CONSTRUCTION PLANS

MUSTANG LAKES
PHASE ONE

AUGUST 2014

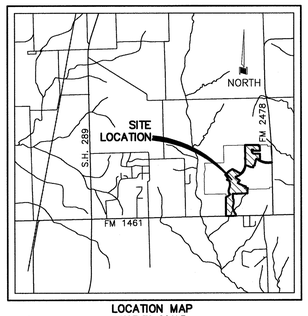
CITY OF CELINA

COLLIN COUNTY, TEXAS

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

DATE 5/14/2015 BY

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x108. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.



LOCATION MAP
NOT TO SCALE

OWNER

CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER

THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: RANDY MCCUISTION P.E.

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
STATE REGISTRATION NUMBER F-399
5225 VILLAGE CREEK DRIVE SUITE 200
972-931-0694 PLANO, TEXAS 75093
CONTACT: CASEY ROSS P.E.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

FOR CONSTRUCTION

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05052-01

(PLAN # P-201408-01)

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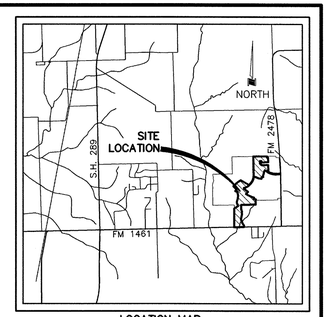
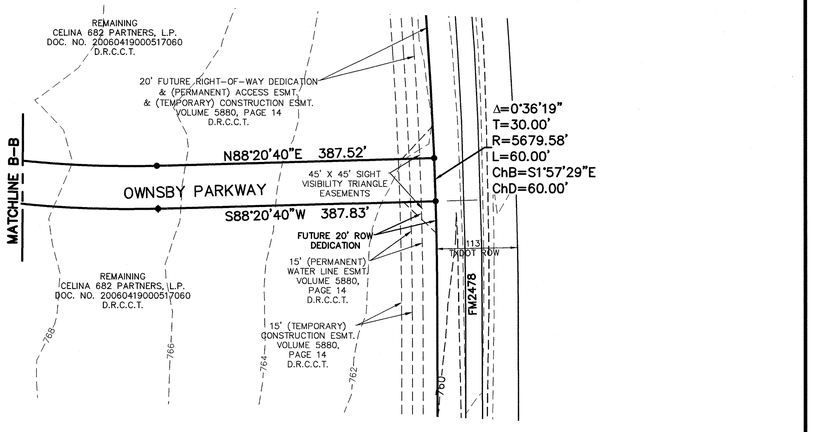
NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE FOR LANDSCAPE AND SCREENING PURPOSES EXCEPT LOTS 1X AND 3X BLOCK E AS THESE SHALL BE BUILDABLE LOTS.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48085C0140J DATED JUNE 2, 2009.
7. HOA LOTS SHALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. STORM DRAIN LINE AND HEADWALLS ON HOA LOTS SHALL BE HOA'S RESPONSIBILITY.



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 50 0 100 300
(IN FEET)
1 inch = 100 ft.



167.863 ACRES
335 RESIDENTIAL LOTS
19 HOA LOTS

CONSTRUCTION PLAT

MUSTANG LAKES PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 100'

OWNER
CELINA 682 PARTNERS, LP
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214-691-2556
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ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS

LEGEND
PWE = PRIVATE WALL EASEMENT
VE = VISIBLITY EASEMENT
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
◇ = DENOTES STREET NAME CHANGE
⊛ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED:

DOCUMENT NUMBER

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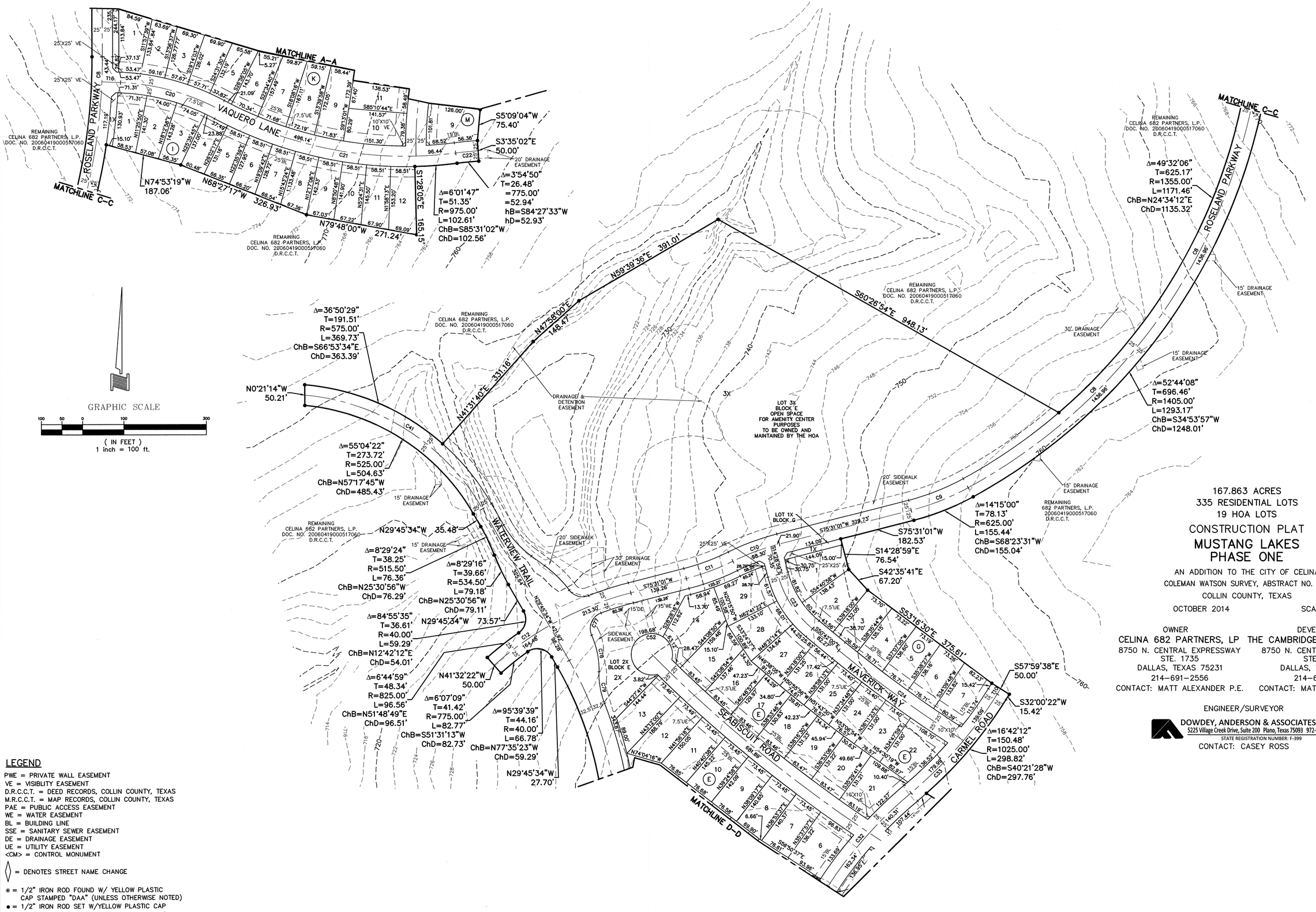

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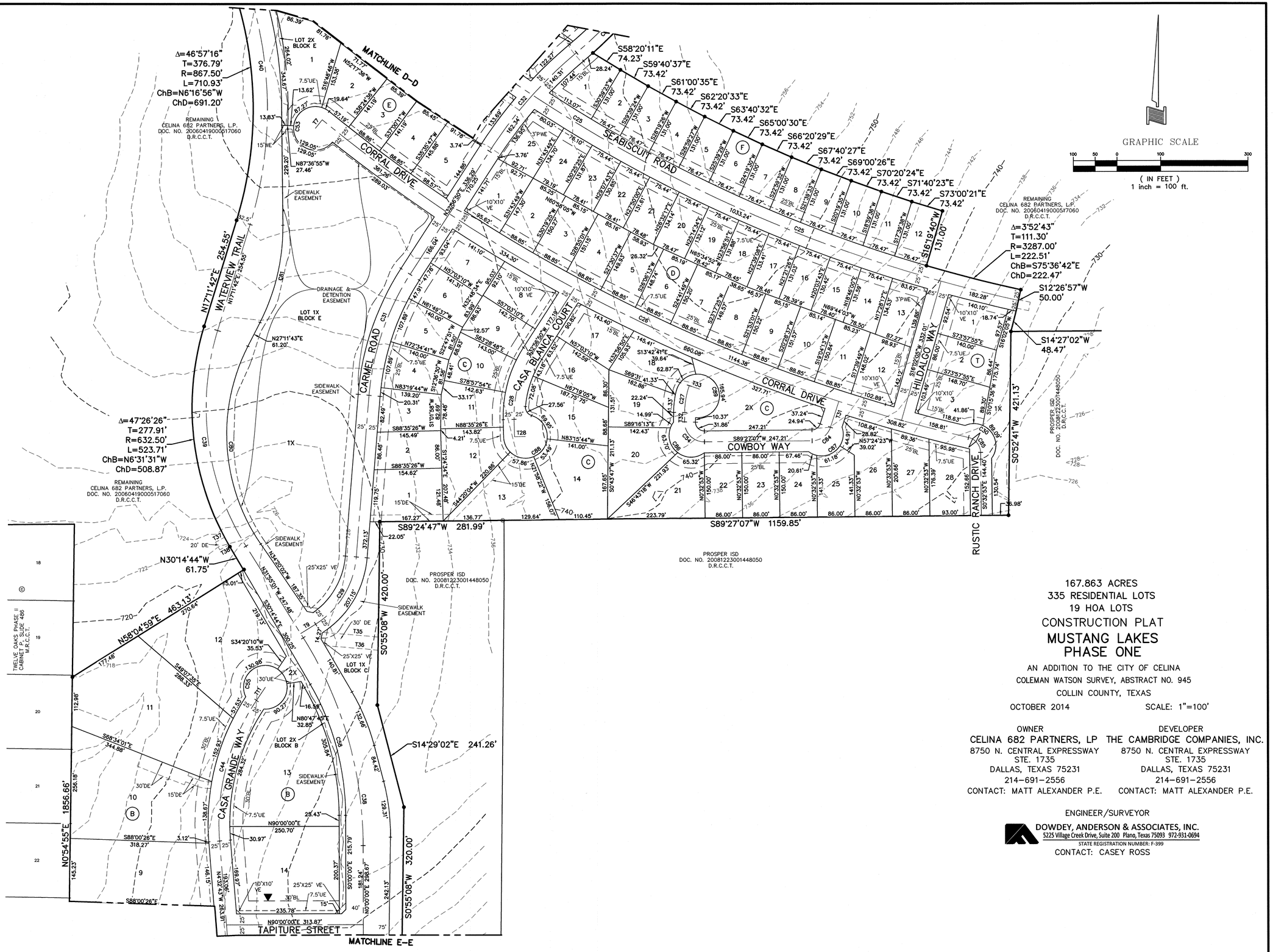

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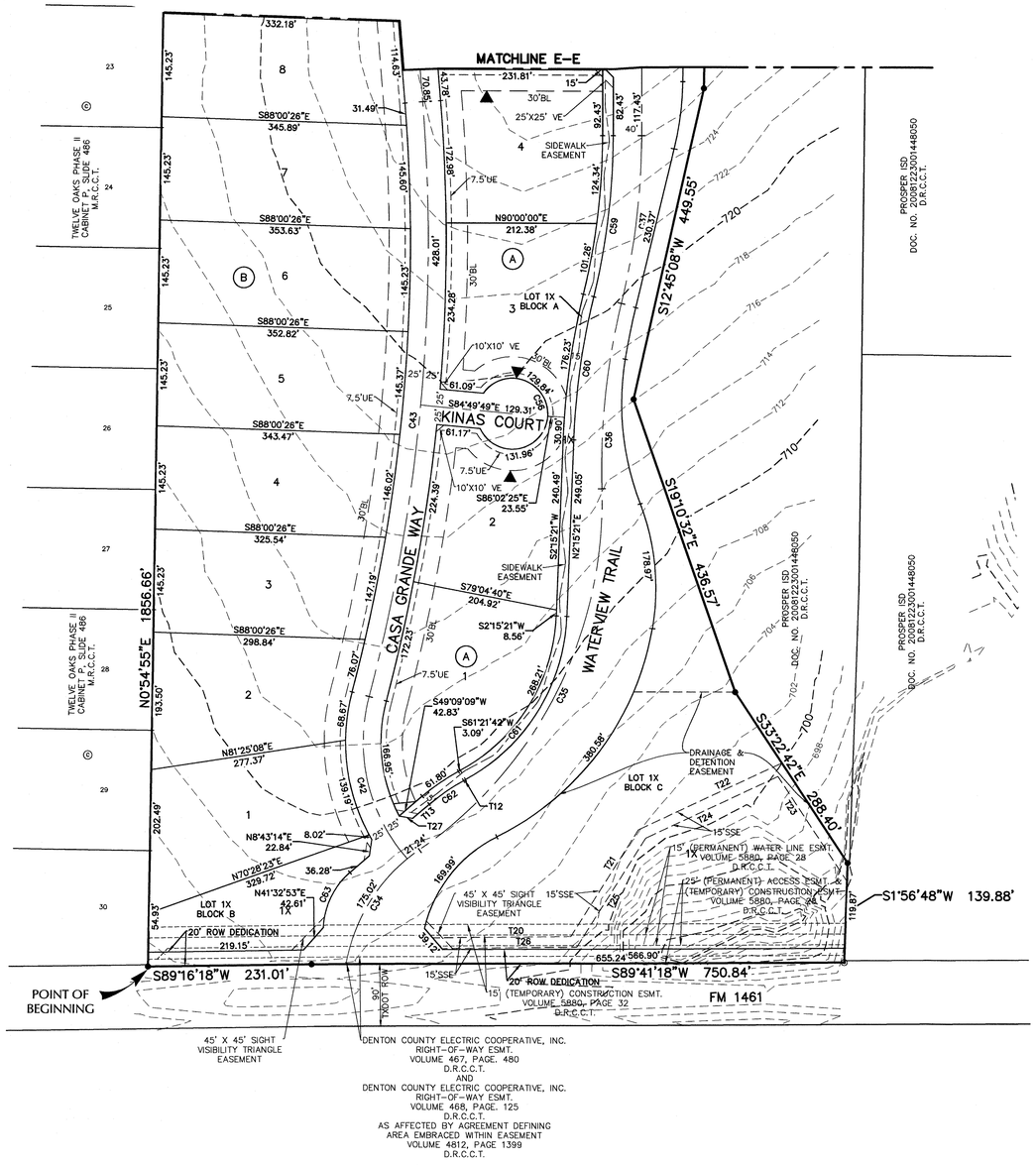

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S17°24'13"W	29.51'
T2	N89°42'42"E	15.00'
T3	N89°42'42"E	25.00'
T4	S41°39'09"E	17.39'
T5	S72°18'29"E	55.09'
T6	S17°41'31"W	14.56'
T7	S39°18'56"W	25.00'
T9	N58°04'59"E	40.50'
T10	N32°00'22"E	15.42'
T11	N34°17'50"E	36.55'
T16	S87°41'30"E	45.41'
T28	N88°35'26"E	25.00'
T31	S18°00'01"W	62.16'
T32	N00°43'47"E	21.56'
T33	S71°14'18"E	25.00'
T34	N50°01'30"E	10.91'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°56'52"	350.00'	100.19'	195.16'	S73°34'51"E 192.64'
C2	32°40'53"	250.00'	73.30'	142.60'	S73°56'51"E 140.67'
C3	17°41'31"	500.00'	77.81'	154.39'	S08°33'27"W 153.78'
C4	92°06'44"	400.00'	415.02'	643.06'	S46°20'40"E 576.02'
C5	50°44'53"	200.00'	94.86'	177.14'	S67°01'35"E 171.41'
C6	36°14'35"	200.00'	65.45'	126.51'	S23°31'51"E 124.41'
C7	33°49'45"	1200.00'	364.92'	708.52'	N73°16'59"W 698.27'
C8	61°27'52"	1380.00'	820.43'	1480.41'	S30°32'05"W 1410.43'
C8	61°27'52"	1380.00'	820.43'	1480.41'	S30°32'05"W 1410.43'
C9	14°15'00"	600.00'	75.00'	149.23'	S68°23'31"W 148.84'
C10	11°28'42"	600.00'	60.30'	120.20'	S69°46'40"W 120.00'
C11	11°28'42"	600.00'	60.30'	120.20'	S69°46'40"W 120.00'
C12	27°03'23"	800.00'	192.48'	377.78'	S61°59'20"W 374.28'
C13	12°44'37"	1000.00'	111.67'	222.42'	S79°51'38"E 221.96'
C14	90°00'00"	45.00'	45.00'	70.69'	N27°18'29"W 63.64'
C15	88°49'09"	45.00'	44.08'	69.76'	N62°06'06"E 62.98'
C16	90°00'00"	174.00'	174.00'	273.32'	N62°41'31"E 246.07'
C17	90°00'00"	174.00'	174.00'	273.32'	N27°18'29"W 246.07'
C18	19°21'24"	900.00'	153.49'	304.05'	N08°00'49"E 302.61'
C19	56°04'48"	225.00'	119.84'	220.23'	N61°40'18"E 211.54'
C20	25°55'58"	550.00'	126.64'	248.94'	S74°43'31"E 246.82'
C21	35°44'20"	950.00'	306.28'	592.57'	S79°37'42"E 583.01'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C22	3°54'50"	800.00'	27.33'	54.65'	N84°27'33"E 54.64'
C23	36°13'01"	250.00'	81.75'	158.03'	S32°35'29"E 155.41'
C24	7°06'35"	3000.00'	186.37'	372.26'	S54°15'17"E 372.02'
C25	32°49'27"	3312.00'	975.54'	1897.41'	N61°08'20"W 1871.57'
C27	18°01'55"	200.00'	31.73'	62.94'	N09°44'45"E 62.68'
C28	34°21'25"	266.00'	82.23'	159.50'	S15°46'08"W 157.13'
C29	53°26'09"	200.00'	100.67'	186.53'	N31°21'55"E 179.84'
C31	28°17'59"	600.00'	151.27'	296.35'	N18°47'51"E 293.35'
C32	17°20'26"	1000.00'	152.49'	302.65'	N41°37'03"E 301.49'
C33	18°16'54"	1000.00'	160.90'	319.07'	N41°08'49"E 317.72'
C34	44°58'45"	250.00'	103.50'	196.26'	N32°41'09"E 191.26'
C35	56°49'28"	600.00'	324.58'	595.06'	N26°45'48"E 570.97'
C36	15°19'38"	984.00'	132.41'	263.23'	N06°00'53"E 262.45'
C37	13°40'42"	1000.00'	119.94'	238.73'	N06°50'21"E 238.16'
C38	31°55'01"	900.00'	257.36'	501.35'	N15°57'30"W 494.89'
C39	49°06'43"	600.00'	274.14'	514.30'	N07°21'39"W 498.70'
C40	46°57'16"	900.00'	390.91'	737.56'	N06°16'56"W 717.09'
C41	55°19'32"	549.99'	288.29'	531.07'	N57°25'20"W 510.68'
C42	56°06'42"	250.00'	133.24'	244.83'	N13°13'32"W 235.17'
C43	19°22'32"	2500.00'	426.79'	845.42'	N05°08'33"E 841.40'
C44	38°50'33"	500.00'	176.29'	338.96'	N14°52'33"E 332.51'
C46	16°23'36"	250.00'	36.01'	71.53'	N41°49'42"E 71.29'

LINE TABLE

LINE	BEARING	LENGTH
T12	N61°21'42"E	3.09'
T13	N49°09'09"E	30.81'
T14	N56°22'06"W	44.61'
T17	S56°42'20"W	35.23'
T18	S53°51'04"E	39.65'
T27	S80°15'27"E	19.05'

LINE TABLE

LINE	BEARING	LENGTH
T20	N89°16'23"E	194.68'
T21	N32°14'09"E	178.26'
T22	N65°00'50"E	223.35'
T23	S33°22'42"E	176.92'
T24	N65°00'50"E	205.99'
T25	N32°14'09"E	182.00'
T26	N89°16'23"E	190.12'
T35	S85°14'24"E	126.81'
T36	S85°14'24"E	121.66'
T37	N61°05'22"E	23.68'
T38	N61°05'22"E	23.68'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C30	150°03'49"	50.00'	187.02'	130.96'	N38°42'36"W 96.61'
C45	295°19'59"	50.00'	31.65'	257.73'	N68°54'54"E 53.48'
C47	270°00'01"	50.00'	50.00'	235.62'	S45°17'19"E 70.71'
C48	295°38'56"	50.00'	31.46'	258.00'	S2°26'00"E 53.25'
C49	141°41'02"	50.00'	143.92'	123.64'	N27°18'29"W 94.46'
C50	300°00'00"	50.00'	28.87'	261.80'	S74°44'47"W 50.00'
C51	162°33'33"	50.00'	325.97'	141.86'	N62°06'06"E 98.84'
C52	299°59'55"	50.00'	28.87'	261.80'	S44°53'55"W 50.00'
C53	270°23'25"	50.00'	49.66'	235.96'	S5°52'47"E 70.47'
C55	299°59'41"	50.00'	28.87'	261.79'	N55°45'48"W 50.00'
C56	300°00'00"	50.00'	28.87'	261.80'	N5°10'11"E 50.00'
C58	30°14'44"	600.00'	162.15'	316.73'	N15°07'22"W 313.06'
C59	13°40'42"	960.00'	115.14'	229.18'	N6°50'21"E 228.64'
C60	11°27'26"	1024.00'	102.73'	204.15'	S7°58'01"W 203.81'
C61	59°06'21"	275.00'	155.92'	283.69'	N31°48'31"E 271.27'
C62	12°12'32"	275.00'	29.41'	58.60'	S55°15'25"W 58.49'
C63	46°44'39"	108.00'	46.67'	88.11'	S25°46'50"W 85.69'
C66	261°47'12"	50.00'	57.74'	228.45'	S54°30'58"E 75.59'
C67	133°37'49"	3.00'	7.00'	7.00'	S89°48'09"W 5.52'
C69	45°29'52"	253.17'	106.16'	201.04'	S011°51"E 195.80'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C70	46°22'11"	213.67'	91.51'	172.92'	N0°11'51"W 168.24'
C74	24°05'30"	240.50'	51.32'	101.13'	S41°48'19"E 100.38'
C75	74°39'30"	40.00'	30.50'	52.12'	S74°10'10"E 48.51'
C76	17°00'39"	282.50'	42.25'	83.87'	N45°20'45"W 83.57'
C77	93°24'08"	40.00'	42.45'	65.21'	S22°43'29"W 58.22'
C78	25°19'00"	205.50'	46.15'	90.80'	N11°19'05"W 90.07'
C79	22°56'14"	194.50'	39.46'	77.86'	S10°07'41"E 77.35'
C80	61°31'45"	444.50'	264.60'	477.34'	N3°34'10"W 454.73'
C81	27°40'34"	478.50'	117.87'	231.13'	N13°21'26"E 228.89'
C86	165°01'04"	50.00'	380.24'	144.01'	S44°54'33"E 99.15'
C87	145°11'29"	50.00'	159.51'	126.70'	N53°43'34"E 95.42'
C88	252°00'16"	50.00'	68.81'	219.92'	N52°35'17"E 80.90'
C89	262°12'03"	50.00'	57.32'	228.81'	N35°25'11"W 75.36'

GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.

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19 HOA LOTS

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VE = VISIBLITY EASEMENT
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
WE = WATER EASEMENT
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT

◇ = DENOTES STREET NAME CHANGE

⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

REVISED:

DOCUMENT NUMBER

Y:\05052\05052-01FP.dwg, Layout4, 5/1/2015 7:33:26 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	A	51249
2	A	43606
3	A	45629
4	A	48309

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	B	49487
2	B	47402
3	B	45437
4	B	48675
5	B	50654
6	B	51391
7	B	50889
8	B	49240
9	B	47223
10	B	63417
11	B	71037
12	B	53534
13	B	60090
14	B	48828

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	C	19366
2	C	12905
3	C	13177
4	C	13337
5	C	13370
6	C	12681
7	C	13214
8	C	13626
9	C	13057
10	C	13975
11	C	13749
12	C	20634
13	C	24103
14	C	25179
15	C	19641
16	C	15255
19	C	15651
20	C	20507
21	C	20981
22	C	12900

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
23	C	12900
24	C	12805
25	C	12718
26	C	20434
27	C	16197
28	C	15281

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
13	D	11700
14	D	10226
15	D	10065
16	D	10043
17	D	10160
18	D	10194
19	D	10143
20	D	10231
21	D	10211
22	D	10083
23	D	10093
24	D	10334
25	D	12070

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	F	12447
2	F	9828
3	F	9828
4	F	9828
5	F	9828
6	F	9828
7	F	9828
8	F	9828
9	F	9828
10	F	9828
11	F	9828
12	F	9828

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	E	22242
2	E	14798
3	E	12317
4	E	12515
5	E	14030
6	E	12640
7	E	10357
8	E	10546
9	E	10593
10	E	10768
11	E	11073
12	E	12752
13	E	12467
14	E	16067
15	E	11906
16	E	10738
17	E	10593
18	E	10845
19	E	10739
20	E	10739

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	E	12424
22	E	12870
23	E	9811
24	E	9811
25	E	9811
26	E	9732
27	E	10622
28	E	11120
29	E	12524

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	G	12390
2	G	11687
3	G	9955
4	G	10196
5	G	10233
6	G	10132
7	G	10874

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	I	8716
2	I	9368
3	I	9152
4	I	8156
5	I	8062
6	I	7981
7	I	8164
8	I	8616
9	I	8898
10	I	9005
11	I	9385
12	I	10049

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	K	9612
2	K	7958
3	K	7986
4	K	8180
5	K	8513
6	K	9740
7	K	10637
8	K	11143
9	K	11241
10	K	11926
11	K	8787
12	K	8717
13	K	8942
14	K	9868
15	K	8940
16	K	8940
17	K	8940
18	K	8610
19	K	8610
20	K	8940

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	K	8940
22	K	8927
23	K	10605
24	K	17078
25	K	10048
26	K	8447
27	K	8450
28	K	8446
29	K	8440
30	K	8736
31	K	9918

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	L	10339
2	L	8215
3	L	8426
4	L	9476
5	L	11375
6	L	12896
7	L	9946
8	L	9819
9	L	7516
10	L	7662
11	L	7662
12	L	7662
13	L	7662
14	L	7662
15	L	9629
16	L	9538
17	L	7938
18	L	7938
19	L	8153
20	L	9395

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	L	11433
22	L	8480
23	L	8310

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	M	10329
2	M	8952
3	M	7675
4	M	7642
5	M	7609
6	M	7865
7	M	7930
8	M	7945
9	M	11143

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	N	14317
2	N	10844
3	N	11813
4	N	9750
5	N	6707
6	N	6025
7	N	8904
8	N	5942
9	N	5533
10	N	5500
11	N	6600

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	O	10079
2	O	7114
3	O	6632
4	O	6239
5	O	6435
6	O	6033
7	O	6037
8	O	6041
9	O	6045
10	O	6049
11	O	6053
12	O	6057
13	O	6061
14	O	5761
15	O	6682
16	O	10081
17	O	9024
18	O	6796
19	O	6104
20	O	5759

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	O	5759
22	O	5759
23	O	6910
24	O	9228
25	O	7910
26	O	7920
27	O	9028
28	O	8253
29	O	8253
30	O	8402

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	P	7016
2	P	7203
3	P	6235
4	P	6230
5	P	6225
6	P	6221
7	P	6218
8	P	6214
9	P	6211
10	P	6208
11	P	6204
12	P	6198
13	P	6192
14	P	6185
15	P	6178
16	P	6172
17	P	6165
18	P	6158
19	P	6152
20	P	6145

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	P	6138
22	P	6132

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	Q	8007
2	Q	6537
3	Q	6297
4	Q	6000
5	Q	6000
6	Q	6000
7	Q	6000
8	Q	6000
9	Q	6000
10	Q	6000
11	Q	6000
12	Q	6000
13	Q	6000
14	Q	6000
15	Q	6000
16	Q	6000
17	Q	6000
18	Q	6000
19	Q	6000
20	Q	6000

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
21	Q	6000
22	Q	6000
23	Q	7281
24	Q	9342
25	Q	6000
26	Q	6000
27	Q	6000
28	Q	6000
29	Q	6000
30	Q	6000
31	Q	6000
32	Q	6000
33	Q	6000
34	Q	6000
35	Q	6000
36	Q	6000
37	Q	6000
38	Q	6000
39	Q	6000
40	Q	6000

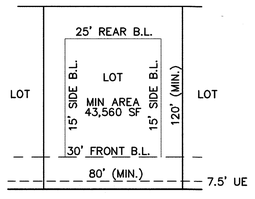
LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
41	Q	6000
42	Q	6000
43	Q	6000
44	Q	6000
45	Q	6000
46	Q	7199

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	R	7200
2	R	6000
3	R	6000
4	R	6000
5	R	6000
6	R	6000
7	R	6000
8	R	6000
9	R	6000
10	R	6000
11	R	6000

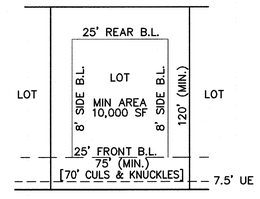
LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	S	8813
2	S	7554
3	S	8070
4	S	8593
5	S	8593
6	S	8593
7	S	8593
8	S	8594
9	S	8594
10	S	8931
11	S	7713
12	S	8799
13	S	10223
14	S	8676
15	S	7715
16	S	7543
17	S	7543
18	S	7543

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	T	13239
2	T	12414
3	T	15272

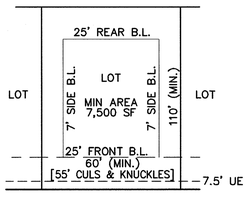
HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	226408	5.20
1X	A	17211	0.40
1X	O	57187	1.31
1X	L	40745	0.94
1X	M	10444	0.24
1X	N	13261	0.30
1X	I	1886	0.04
1X	K	4129	0.09
1X	P	10747	0.25
1X	G	2111	0.05
1X	B	26871	0.62
2X	B	14081	0.32
2X	E	41560	0.95
2X	K	15896	0.36
2X	L	4846	0.11
3X	E	749522	17.21



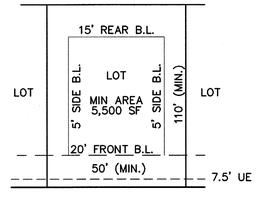
LOTS 1–4 BLOCK A AND LOTS 1–14 BLOCK B
TYPICAL ONE ACRE RESIDENTIAL LOT DETAIL
NOT TO SCALE



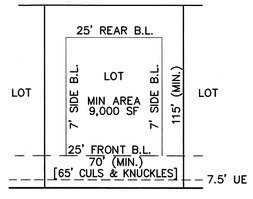
LOTS 1–28 BLOCK C, LOTS 1–12 BLOCK D,
LOTS 1–5 BLOCK E AND LOTS 1–3 BLOCK T.
TYPICAL 86' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 1–12 BLOCK I, LOTS 1–31 BLOCK K,
LOTS 1–23 BLOCK L, LOTS 1–9 BLOCK M,
LOTS 24–30 BLOCK O AND LOTS 1–18 BLOCK S
TYPICAL 60' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 1–11 BLOCK N, LOTS 1–23 BLOCK O,
LOTS 1–22 BLOCK P, LOTS 1–46 BLOCK Q
AND LOTS 1–11 BLOCK R
TYPICAL 50' RESIDENTIAL LOT DETAIL
NOT TO SCALE



LOTS 13–25 BLOCK C, LOTS 6–29 BLOCK E,
LOTS 1–12 BLOCK F AND LOTS 1–7 BLOCK G
TYPICAL 74' RESIDENTIAL LOT DETAIL
NOT TO SCALE

167.863 ACRES
335 RESIDENTIAL LOTS
19 HOA LOTS

CONSTRUCTION PLAT

MUSTANG LAKES PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 60'

OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214–691–2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214–691–2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS

REVISED:

DOCUMENT NUMBER

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OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CELINA 682 PARTNERS, LP, a Texas limited partnership, is the owner of a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., as recorded in Document No. 20060419000517060, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the north line of Farm to Market Road No. 1461, a variable width right-of-way, for the common southwest corner of said Celina 682 Partners, L.P. tract and southeast corner of Lot 30, Block C of TWELVE OAKS PHASE II, an Addition to the City of Celina, Collin County, Texas according to the Plat thereof recorded in Cabinet P, Slide 486, Map Records, Collin County, Texas, from which point a 1/2 inch iron rod with yellow plastic cap stamped "EC&D RPLS 5439" found bears South 06 degrees 27 minutes 24 seconds West, 0.32 feet;

THENCE North 00 degrees 54 minutes 55 seconds East, leaving said north line and with the common west line of said Celina 682 Partners, L.P. tract and east line of said TWELVE OAKS PHASE II Addition, a distance of 1,856.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Northerly, leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following twenty-nine (29) courses and distance:

North 58 degrees 04 minutes 59 seconds East, a distance of 464.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 31 degrees 55 minutes 01 seconds West, a distance of 43.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 49 degrees 06 minutes 43 seconds, a radius of 632.50 feet and a chord bearing and distance of North 07 degrees 21 minutes 39 seconds West, 525.71 feet;

With said curve to the right, an arc distance of 542.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 17 degrees 11 minutes 42 seconds East, a distance of 254.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 46 degrees 57 minutes 16 seconds, a radius of 867.50 feet and a chord bearing and distance of North 06 degrees 16 minutes 56 seconds West, 691.20 feet;

With said curve to the right, an arc distance of 710.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29 degrees 45 minutes 34 seconds West, a distance of 27.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 95 degrees 39 minutes 39 seconds, a radius of 40.00 feet and a chord bearing and distance of North 77 degrees 35 minutes 23 seconds West, 59.29 feet;

With said curve to the left, an arc distance of 66.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 06 degrees 07 minutes 09 seconds, a radius of 775.00 feet and a chord bearing and distance of South 51 degrees 31 minutes 13 seconds West, 82.73 feet;

With said curve to the left, an arc distance of 82.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 41 degrees 32 minutes 22 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 06 degrees 42 minutes 22 seconds, a radius of 825.00 feet and a chord bearing and distance of North 51 degrees 48 minutes 49 seconds East, 96.51 feet;

With said curve to the right, an arc distance of 96.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 84 degrees 55 minutes 34 seconds, a radius of 40.00 feet and a chord bearing and distance of North 12 degrees 42 minutes 13 seconds East, a distance of 54.01 feet;

With said curve to the left, an arc distance of 59.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29 degrees 45 minutes 34 seconds West, a distance of 73.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 08 degrees 29 minutes 16 seconds, a radius of 534.50 feet and a chord bearing and distance of North 25 degrees 30 minutes 56 seconds West, 79.11 feet;

With said curve to the left, an arc distance of 79.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curb to the left having a central angle of 08 degrees 29 minutes 16 seconds, a radius of 515.50 feet and a chord bearing and distance of North 25 degrees 30 minutes 56 seconds West, 79.30 feet;
With said curve to the left, an arc distance of 76.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 29 degrees 45 minutes 34 seconds West, a distance of 35.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 55 degrees 04 minutes 22 seconds, a radius of 504.63 feet and a chord bearing and distance of North 57 degrees 17 minutes 45 seconds West, 485.43 feet;

With said curve to the left, an arc distance of 504.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 21 minutes 14 seconds East, a distance of 50.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 36 degrees 50 minutes 29 seconds, a radius of 575.00 feet and a chord bearing and distance of South 66 degrees 53 minutes 34 seconds East, 363.39 feet;

With said curve to the right, an arc distance of 369.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 41 degrees 31 minutes 40 seconds East, a distance of 331.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 47 degrees 58 minutes 00 seconds East, a distance of 148.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 59 degrees 39 minutes 36 seconds East, a distance of 391.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 60 degrees 26 minutes 54 seconds East, a distance of 948.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 49 degrees 32 minutes 06 seconds, a radius of 1,355.00 feet and a chord bearing and distance of North 24 degrees 34 minutes 12 seconds East, 1,135.32 feet;

With said curve to the left, an arc distance of 1,171.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 11 minutes 51 seconds West, a distance of 383.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 60 degrees 55 minutes 22 seconds, a radius of 253.67 feet and a chord bearing and distance of North 00 degrees 11 minutes 51 seconds West, 257.20 feet;

With said curve to the right, an arc distance of 269.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 11 minutes 51 seconds West, a distance of 201.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 48 minutes 09 seconds West, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 11 minutes 51 seconds West, a distance of 963.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common north line of the above mentioned Celina 682 Partners, L.P. tract and south line of a tract of land described in Deed to Brinkmann Ranchers, LP, as recorded in Volume 6067, Page 1306, Deed Records, Collin County, Texas;

THENCE Easterly, continuing with said common line, the following four (4) courses and distances:

North 89 degrees 48 minutes 09 seconds East, a distance of 33.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLLIS RPLS 1764" found for corner;

North 89 degrees 49 minutes 55 seconds East, a distance of 465.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner from which point a 1/2 inch iron rod found bears South 35 degrees 46 minutes 01 seconds West, a distance of 0.39 feet;

North 89 degrees 47 minutes 20 seconds East, a distance of 305.39 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 51 minutes 51 seconds East, a distance of 562.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Southerly, leaving said common line, over and across the above mentioned Celina 682 Partners, L.P. tract, the following sixty-nine (69) courses and distances:

South 00 degrees 17 minutes 18 seconds East, a distance of 122.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 17 minutes 18 seconds West, a distance of 10.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 350.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 610.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00 degrees 17 minutes 18 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 42 minutes 42 seconds West, a distance of 144.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 187.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 50 minutes 57 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 25 degrees 26 minutes 07 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 37 degrees 59 minutes 21 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 50 degrees 34 minutes 40 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 63 degrees 09 minutes 54 seconds East, a distance of 54.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 75 degrees 42 minutes 38 seconds East, a distance of 54.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89 degrees 04 minutes 12 seconds East, a distance of 61.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 480.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 125.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 42 minutes 42 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 17 minutes 18 seconds East, a distance of 401.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 100 degrees 50 minutes 46 seconds, a radius of 50.00 feet and a chord bearing and distance of South 50 degrees 08 minutes 05 seconds West, 77.08 feet;

With said curve to the right, an arc distance of 88.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 10 degrees 33 minutes 28 seconds West, a distance of 51.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 56 degrees 22 minutes 06 seconds East, a distance of 29.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 35 degrees 17 minutes 14 seconds, a radius of 1440.00 feet and a chord bearing and distance of South 74 degrees 00 minutes 43 seconds East, 872.91 feet.

With said curve to the left, an arc distance of 886.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 88 degrees 20 minutes 40 seconds East, a distance of 387.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common east line of the above mentioned Celina 682 Partners, L.P. tract and west line of Farm to Market Road 2478, a variable with right-of-way for the beginning of a non-tangent curve to the right having a central angle of 00 degrees 36 minutes 19 seconds, a radius of 5679.58 feet and a chord bearing and distance of South 01 degrees 57 minutes 29 seconds East, 60.00 feet;

With said common line and said curve to the right, an arc distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 88 degrees 20 minutes 40 seconds West, leaving said common line, a distance of 387.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 35 degrees 17 minutes 14 seconds, a radius of 1500.00 feet and a chord bearing and distance of North 74 degrees 00 minutes 43 seconds West, 909.28 feet;

With said curve to the right, an arc distance of 923.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 56 degrees 22 minutes 06 seconds West, a distance of 332.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 33 degrees 37 minutes 54 seconds West, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 24 degrees 07 minutes 26 seconds West, a distance of 67.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 08 degrees 38 minutes 59 seconds West, a distance of 89.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 18 degrees 12 minutes 56 seconds West, a distance of 239.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 47 minutes 43 seconds West, a distance of 58.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 08 degrees 52 minutes 51 seconds West, a distance of 57.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 05 degrees 09 minutes 04 seconds West, a distance of 75.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 03 degrees 35 minutes 02 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle 03 degrees 54 minutes 50 seconds, a radius of 775.00 feet and a chord bearing and distance of South 84 degrees 27 minutes 33 seconds West, 52.93 feet;

With said curve to the left, an arc distance of 52.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the right having a central angle of 06 degrees 01 minutes 47 seconds, a radius of 975.00 feet and a chord bearing and distance of South 85 degrees 31 minutes 02 seconds West, 102.56 feet;

With said curve to the right, an arc distance of 102.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 01 degrees 28 minutes 05 seconds East, a distance of 165.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

167.863 ACRES
335 RESIDENTIAL LOTS
19 HOA LOTS

CONSTRUCTION PLAT

MUSTANG LAKES PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 60'

OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS

REVISED:

DOCUMENT NUMBER

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North 79 degrees 48 minutes 00 seconds West, a distance of 271.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 68 degrees 27 minutes 17 seconds West, a distance of 326.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 74 degrees 53 minutes 19 seconds West, a distance of 187.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve right the right having a central angle of 52 degrees 44 minutes 08 seconds, a radius of 1,405.00 feet and a chord bearing and distance of South 34 degrees 53 minutes 57 seconds West, 1248.01 feet;

With said curve to the right, an arc distance of 1,293.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 14 degrees 15 minutes 00 seconds, a radius of 625.00 feet and a chord bearing and distance of South 68 degrees 23 minutes 31 seconds West, 155.04 feet;

With said curve to the right, an arc distance of 155.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner

South 75 degrees 31 minutes 01 seconds West, a distance of 182.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 28 minutes 59 seconds East, a distance of 76.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 42 degrees 35 minutes 41 seconds East, a distance of 67.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 53 degrees 16 minutes 30 seconds East, a distance of 375.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 57 degrees 59 minutes 38 seconds East, a distance of 49.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 17 degrees 33 minutes 55 seconds, a radius of 1,025.00 feet and a chord bearing and distance of South 39 degrees 55 minutes 36 seconds West, 313.01 feet;

With said curve to the right, an arc distance of 298.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 58 degrees 20 minutes 11 seconds East, a distance of 74.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 59 degrees 40 minutes 37 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 61 degrees 00 minutes 35 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 62 degrees 20 minutes 33 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 63 degrees 40 minutes 32 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 65 degrees 00 minutes 30 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 65 degrees 00 minutes 30 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 66 degrees 20 minutes 29 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 67 degrees 40 minutes 27 seconds East, a distance of 73.42 feet to a 1/2 inch iron r od with a yellow plastic cap stamped "DAA" set for corner;

South 69 degrees 00 minutes 26 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 70 degrees 20 minutes 24 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 71 degrees 40 minutes 23 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 73 degrees 00 minutes 21 seconds East, a distance of 73.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 16 degrees 19 minutes 40 seconds West, a distance of 131.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 52 minutes 43 seconds, a radius of 3,287.00 feet and a chord bearing and distance of South 75 degrees 36 minutes 42 seconds East, 222.47 feet;

With said curve to the left, an arc distance of 222.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 26 minutes 57 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 27 minutes 02 seconds West, a distance of 48.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the most northern west corner of a tract of land described in Deed to Prosper Independent School District , as recorded in Document Number 20081223001448050, Deed Records, Collin County, Texas;

THENCE South 00 degrees 52 minutes 41 seconds West, with the common south line of the above mentioned Celina 682 Partners, L.P. tract and said Prosper Independent School District tract, a distance of 421.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 89 degrees 27 minutes 07 seconds West, with said common line, a distance of 1,159.85 feet to a 1/2 inch square pipe found for corner;

THENCE South 89 degrees 24 minutes 47 seconds West, continuing with said common line, a distance of 281.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Southerly, leaving said common line and with the common east line of said Celina 682 Partnership, L.P. and west line of said Prosper Independent School District tract, the following six (6) courses and distances:

South 00 degrees 55 minutes 08 seconds West, a distance of 420.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 29 minutes 02 seconds East, a distance of 241.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00 degrees 55 minutes 08 seconds West, a distance of 320.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 12 degrees 45 minutes 08 seconds West, a distance of 449.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 19 degrees 10 minutes 32 seconds East, a distance of 436.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 33 degrees 22 minutes 42 seconds East, a distance of 288.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the common east line of said Celina 682 Partnership, L.P. tract and west line of a tract of land described in Deed to Prosper Independent School District, as recorded in Document Number 20081223001448040, Deed Records, Collin County, Texas;

THENCE South 01 degrees 56 minutes 48 seconds West, with said common line, a distance of 139.88 feet to a 5/8 inch iron rod found in the north line of the above mentioned Farm to Market Road No. 1461, for the common southeast corner of said Celina 682 Partnership, L.P. tract and southwest corner of said Prosper Independent School District tract;

THENCE South 89 degrees 41 minutes 18 seconds West, leaving said common line and with said north line, a distance of 750.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner from which point a 1/2 inch iron rod bears South 76 degrees 31 minutes 14 seconds West, a distance of 2.08 feet;

THENCE South 89 degrees 16 minutes 18 seconds West, continuing with said north line, a distance of 231.01 feet to the POINT OF BEGINNING and containing 167.863 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CELINA 682 PARTNERS, LP, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MUSTANG LAKES PHASE ONE addition, an addition to the City of Celina, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated, for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

The area or areas shown on the plat as "VAM" (Visiblity, Access, and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including but without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The portion of Lots 1X and 3X Block E and Lot 1X Block C as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas

WITNESS, my hand this the _____ day of _____, 2015.

CELINA 682 PARTNERS, LP

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared _____, _____ of _____, 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 purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

_____
Signature of the Registered Professional

_____
Texas Registration No.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Sean Patton, Registered Public Land Surveyor, 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 purpose and considerations therein expressed.

Given under me and seal of office, this ____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat.

RECOMMENDED BY:

Planning and Zoning Commission
City of Celina, Texas

_____ _____
Signature of Chairperson

_____
Date of Recommendation

APPROVED BY:

City Council
City of Celina, Texas

_____ _____
Signature of Mayor

_____
Date of Approval

ATTEST:

_____ _____
City Secretary

_____
Date

167.863 ACRES
335 RESIDENTIAL LOTS
19 HOA LOTS

CONSTRUCTION PLAT

MUSTANG LAKES PHASE ONE

AN ADDITION TO THE CITY OF CELINA
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"= 60'

OWNER
CELINA 682 PARTNERS, LP
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

DEVELOPER
THE CAMBRIDGE COMPANIES, INC.
8750 N. CENTRAL EXPRESSWAY
STE. 1735
DALLAS, TEXAS 75231
214-691-2556
CONTACT: MATT ALEXANDER P.E.

ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: CASEY ROSS

REVISED:

DOCUMENT NUMBER

05052-01

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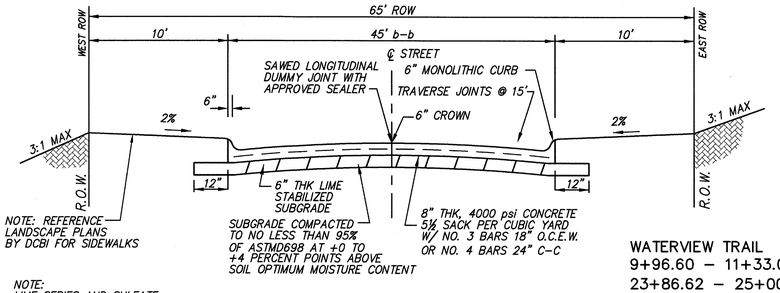
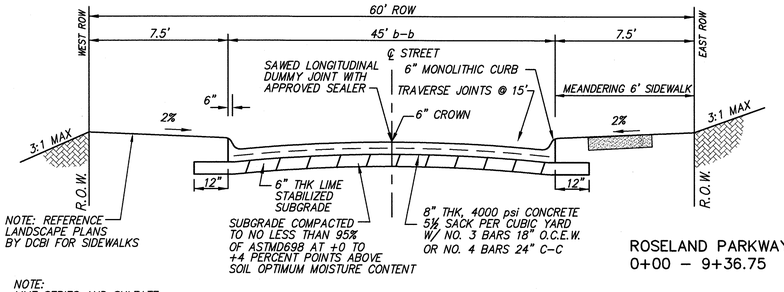


NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

WATERVIEW TRAIL
9+96.60 – 11+33.09
23+86.62 – 25+00

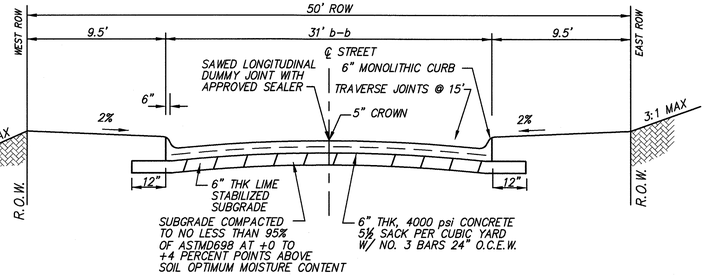
TYPICAL PAVEMENT SECTION
N.T.S.
45' B-B / 65' ROW STREETS



NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

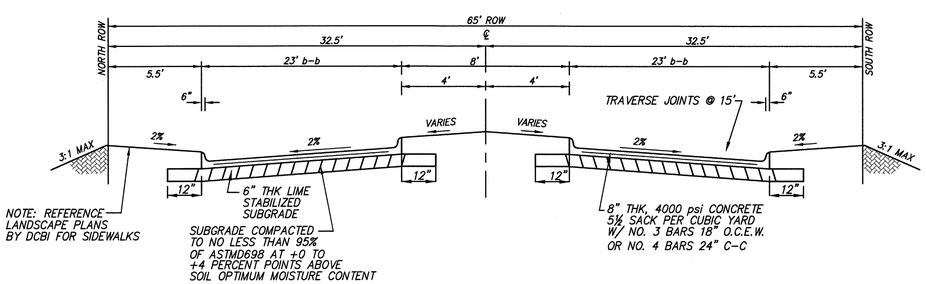
ROSELAND PARKWAY
0+00 – 9+36.75

TYPICAL PAVEMENT SECTION
N.T.S.
45' B-B / 60' ROW STREETS



NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

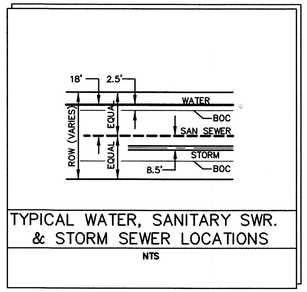
TYPICAL PAVEMENT SECTION
N.T.S.
31' B-B STREETS



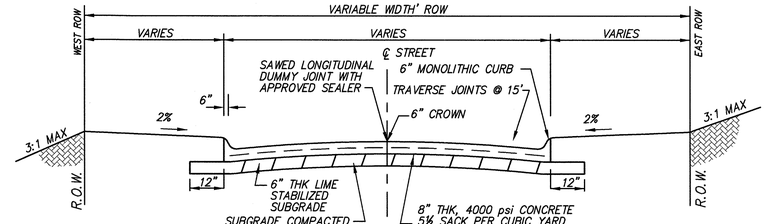
NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

VARIABLE WIDTH ROW TYPICAL PAVEMENT SECTION
N.T.S.
2-23' B-B / 65' ROW DIVIDED STREET

WATERVIEW TRAIL
34+33.13 – 37+64.82



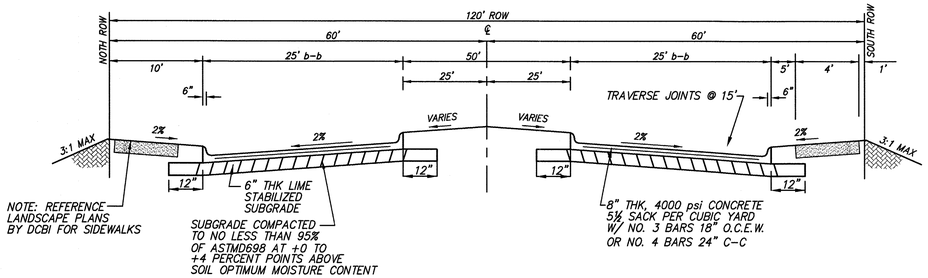
TYPICAL WATER, SANITARY SWR. & STORM SEWER LOCATIONS
NTS



NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

TYPICAL PAVEMENT SECTION
N.T.S.
VARIABLE WIDTH B-B STREET

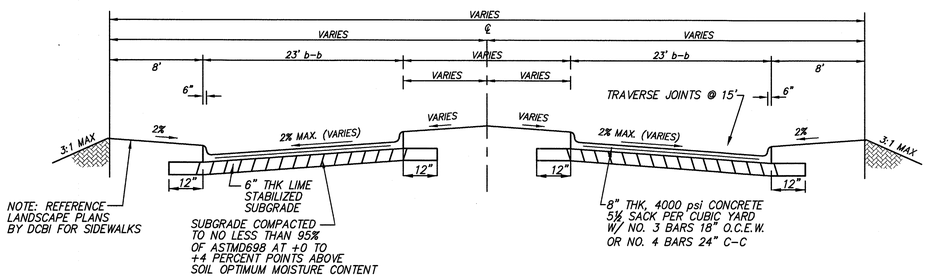
WATERVIEW TRAIL
9+25.74 – 9+96.60
11+33.09 – 12+17.03
25+00 – 27+77.01
41+69.76 – 42+79.48



NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

TYPICAL PAVEMENT SECTION
N.T.S.
2-25' B-B DIVIDED STREET

OWNSBY PARKWAY
21+55.18 – 28+50.11



NOTE:
LIME SERIES AND SULFATE TESTS TO BE PERFORMED AFTER UTILITY INSTALLATION

VARIABLE WIDTH ROW TYPICAL PAVEMENT SECTION
N.T.S.
2-23' B-B DIVIDED STREET

WATERVIEW TRAIL
0+00 – 9+25.74
12+17.03 – 21+12.27
27+77.01 – 34+33.13
37+64.82 – 41+69.76

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

GENERAL PAVING NOTES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
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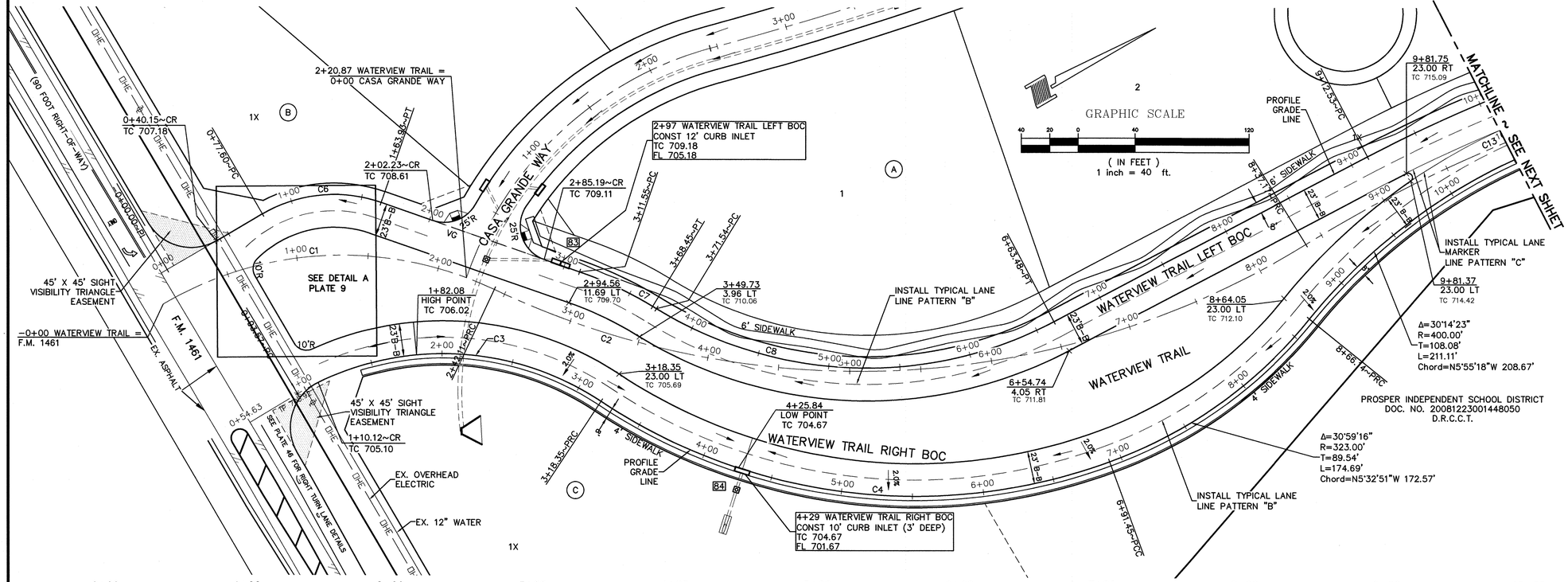
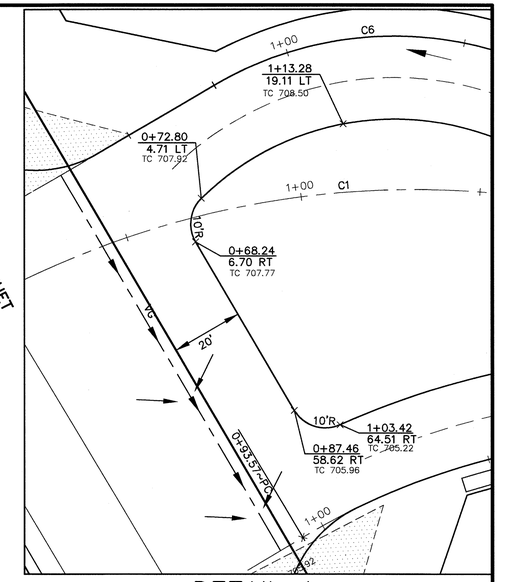
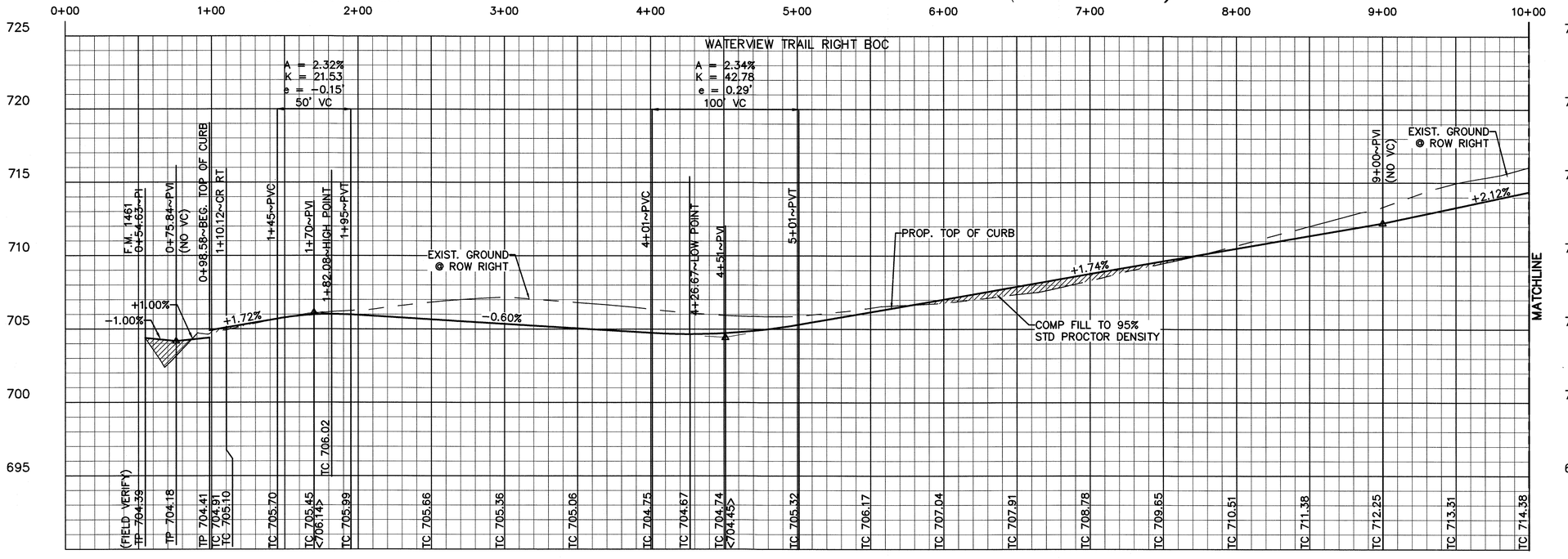
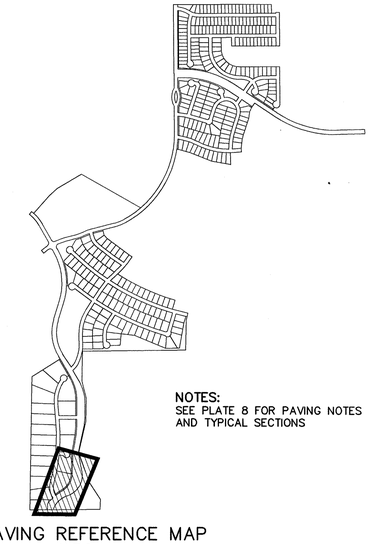




DETAIL A
1" = 20'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	55°29'14"	250.00'	131.50'	242.11'	N27°25'55"E 232.76'
C2	56°49'28"	600.00'	324.58'	595.06'	N26°45'48"E 570.97'
C3	64°23'44"	200.00'	125.94'	224.78'	N31°19'28"E 213.14'
C4	53°34'33"	399.00'	201.44'	373.09'	N36°44'03"E 359.65'
C6	49°27'51"	100.00'	46.06'	86.33'	N24°25'14"E 83.68'
C7	12°12'32"	267.00'	28.56'	56.89'	N55°15'25"E 56.79'
C8	59°06'21"	283.00'	160.46'	291.94'	N31°48'31"E 279.17'



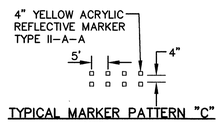


PAVING REFERENCE MAP
N.T.S.

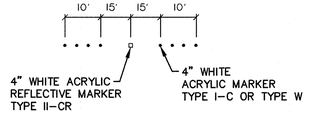
WATERVIEW TRAIL BOC RIGHT [0+00 - 10+00]

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272
J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

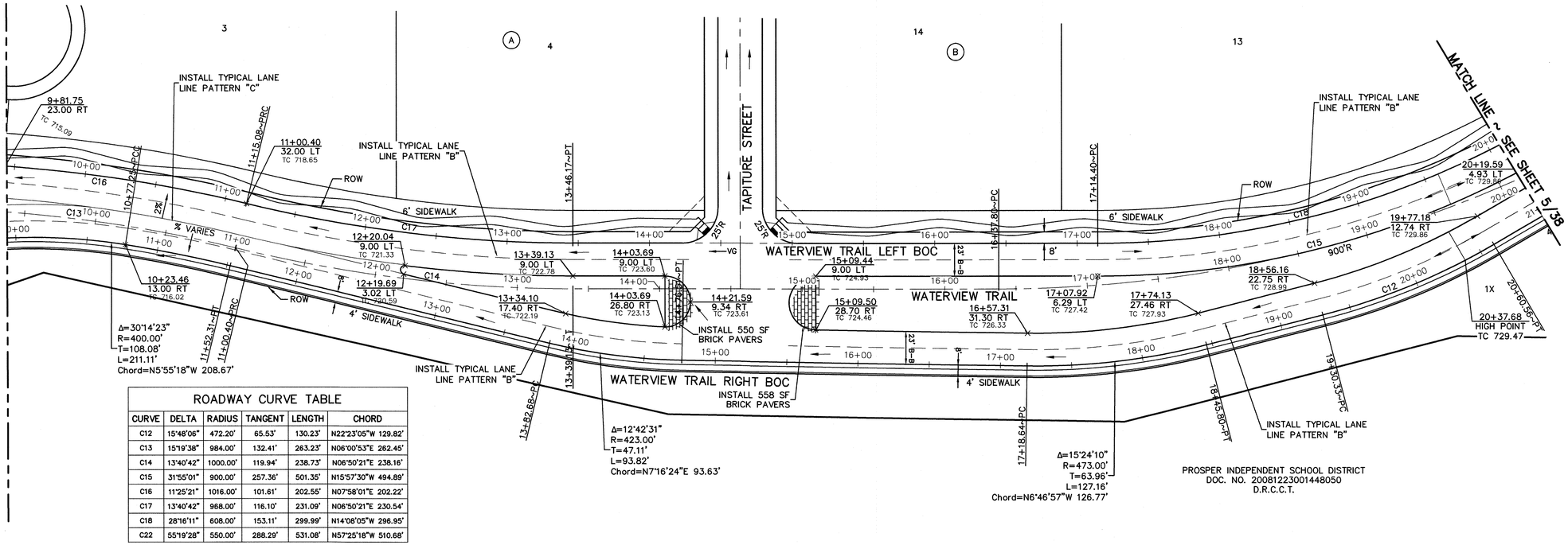
NO.	DATE	BY	REVISION
1	2/8/15	JBA	REVISED BOC RIGHT ALIGNMENT AND PROFILE.

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE
CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	07/15/2014	H: 1" = 40' V: 1" = 4'	05052-01	1 / 38

Y:\05052\05052-01\PAV-A01.dwg, MAVERICK BOC RIGHT 0-1000, 5/7/2015 7:40:08 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C12	15°48'06"	472.20'	65.53'	130.23'	N22°23'05"W 129.82'
C13	15°19'38"	984.00'	132.41'	263.23'	N06°00'53"E 262.45'
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C15	31°55'01"	900.00'	257.36'	501.35'	N15°57'30"W 494.89'
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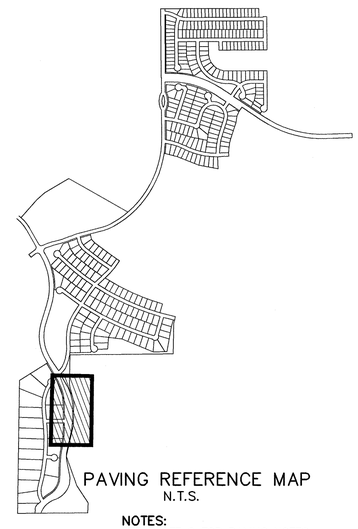
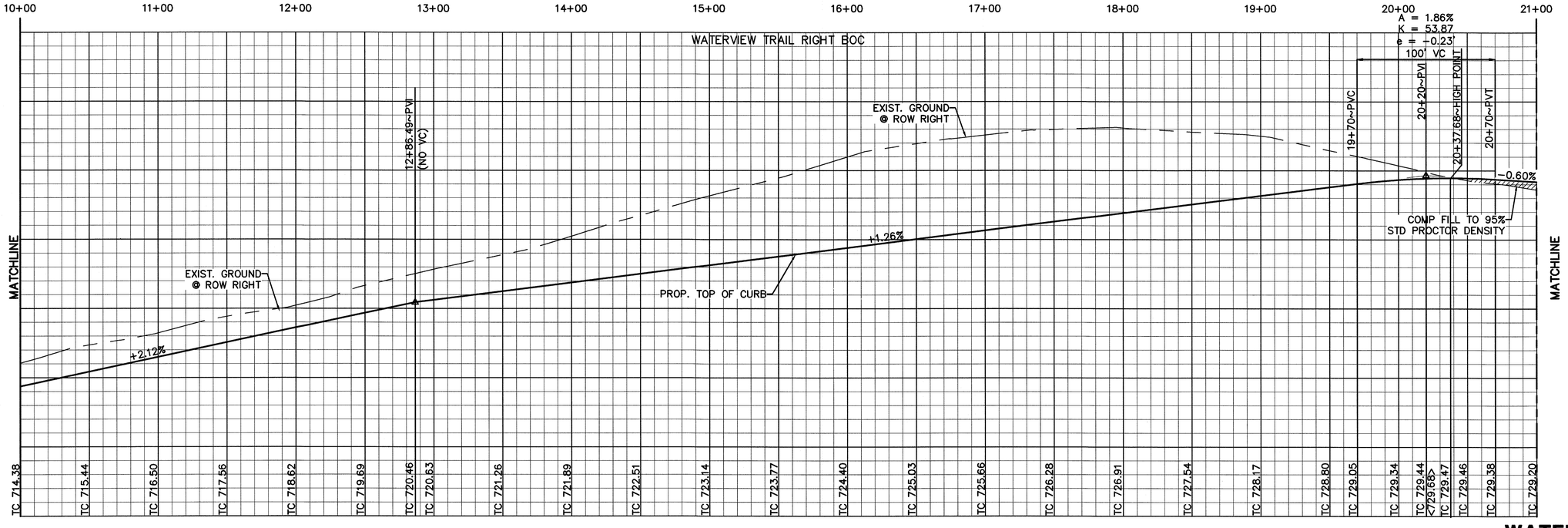
GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.



PAVING REFERENCE MAP
N.T.S.

NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS



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ELEVATION = 742.36'

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SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

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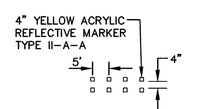
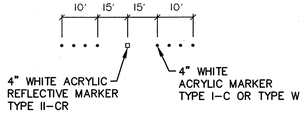


TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

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STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/8/15	JBA	REVISED BOC RIGHT ALIGNMENT AND PROFILE.

WATERVIEW TRAIL BOC RIGHT [10+00 - 21+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	2 / 38

PLATE NO.: 10

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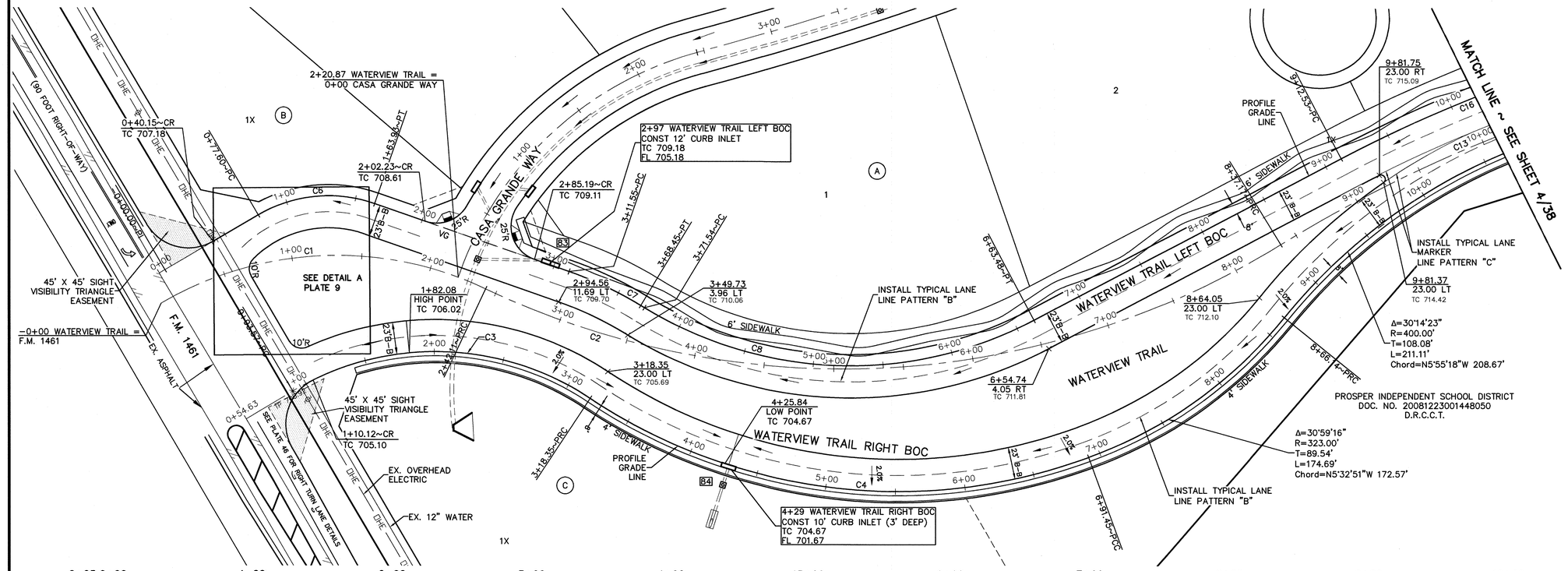

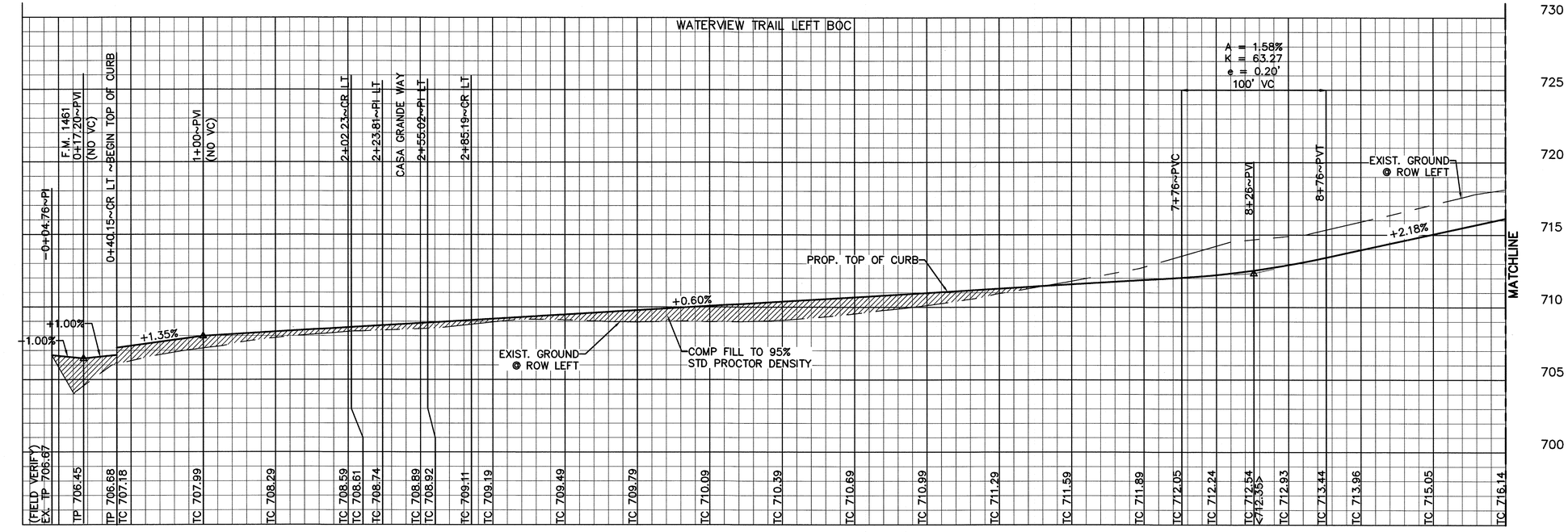

GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
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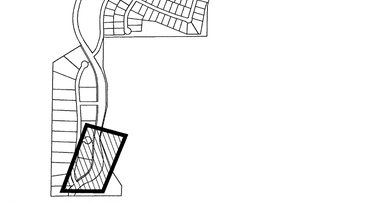

PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
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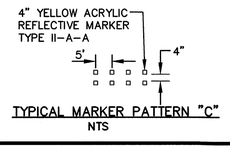
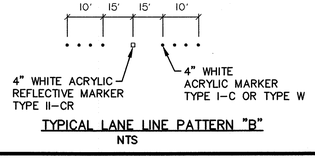


TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

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J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATERVIEW TRAIL BOC LEFT [0+00 - 10+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
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PLATE NO.: 11

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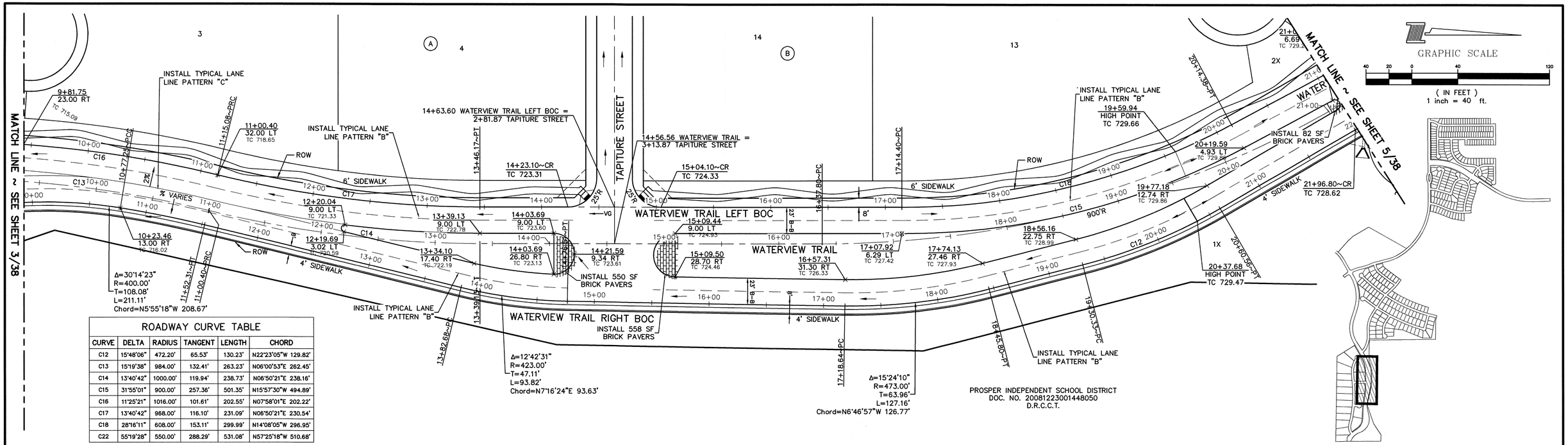

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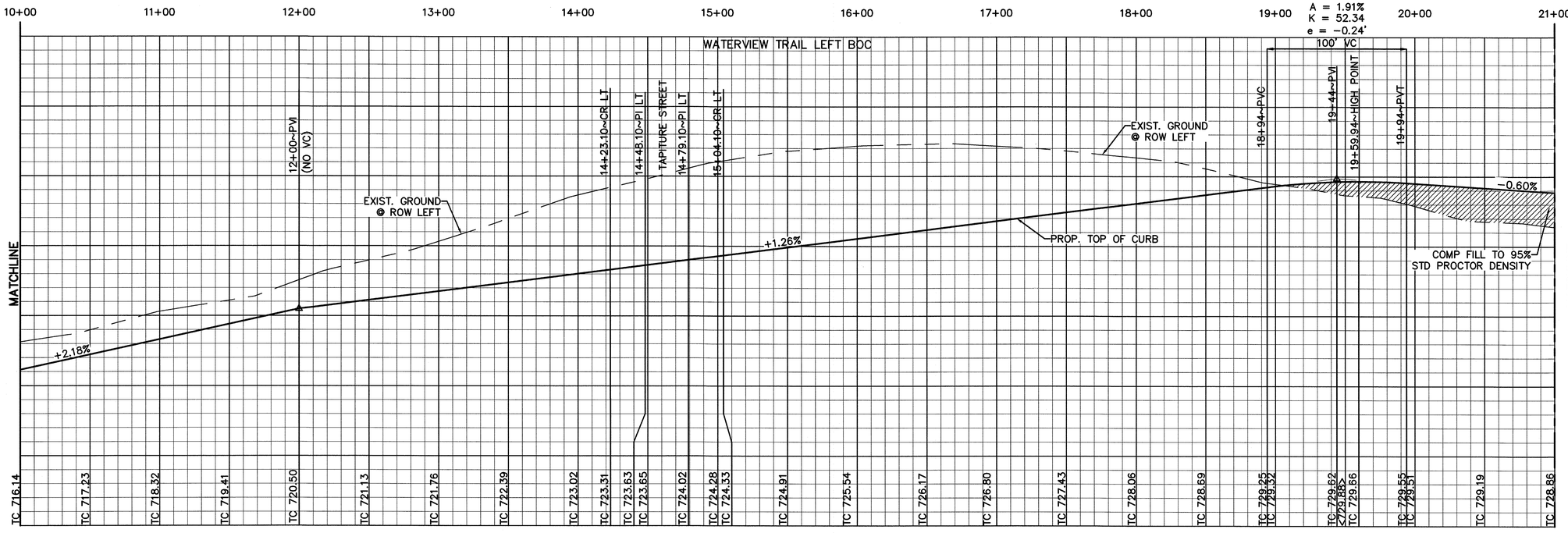

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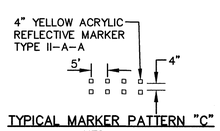
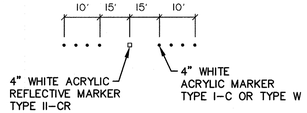


TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
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J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATERVIEW TRAIL BOC LEFT [10+00 - 21+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	4 / 38

PLATE NO.: 12

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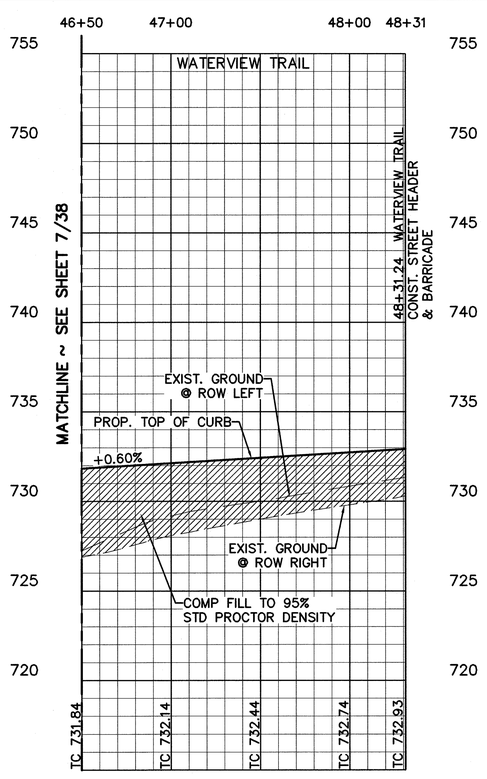

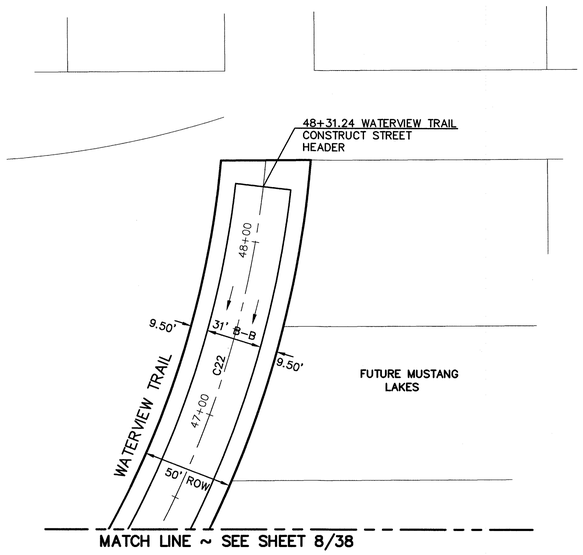

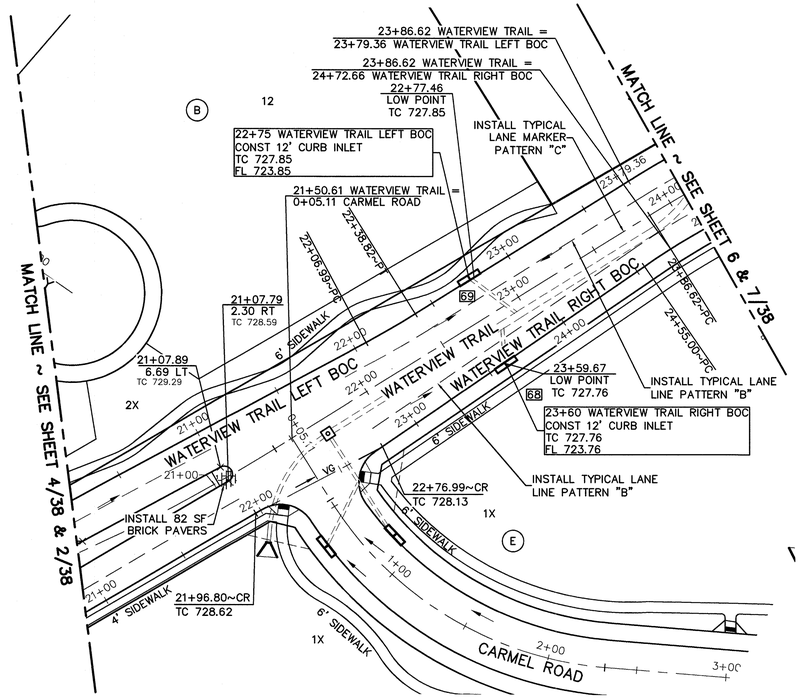

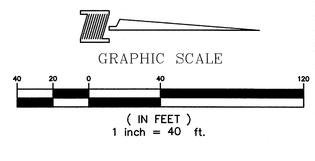

ROADWAY CURVE TABLE

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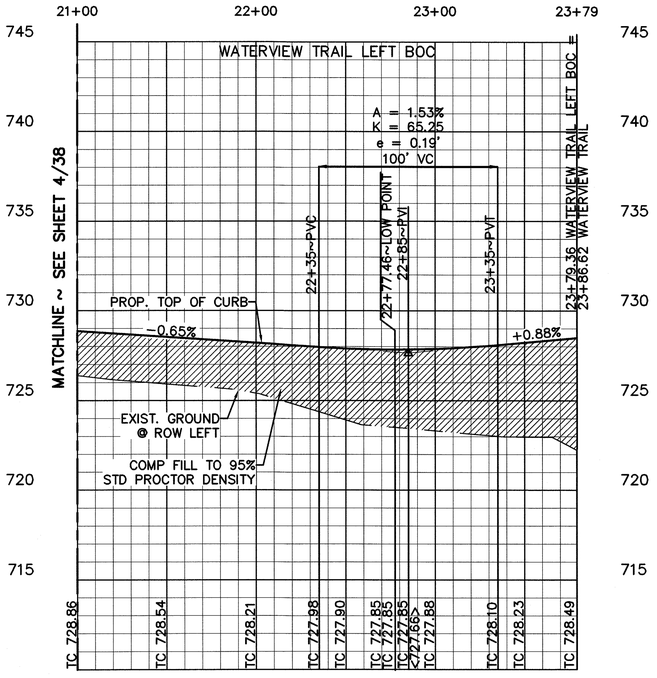

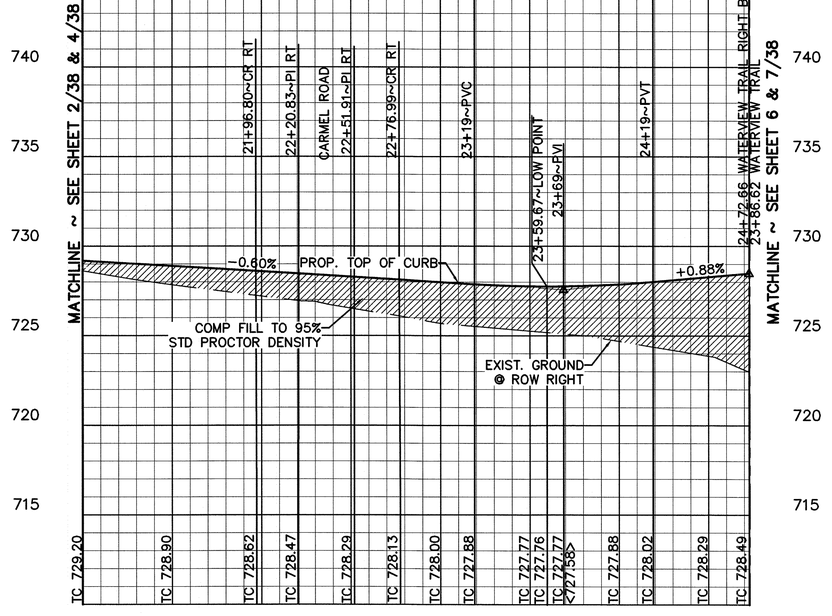

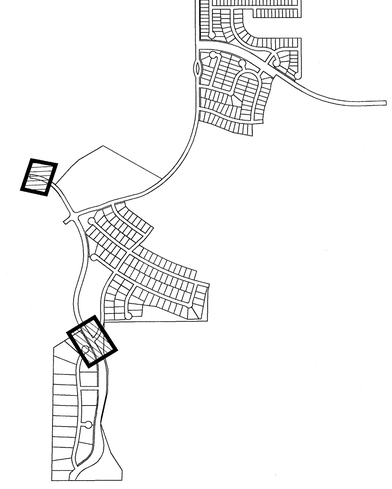

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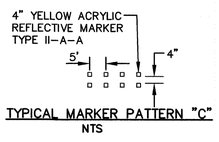
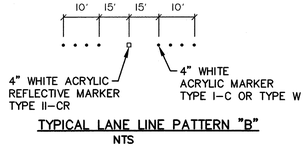


TYPICAL MARKER PATTERN "C"
NTS



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STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
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WATERVIEW TRAIL BOC RIGHT & WATERVIEW TRAIL BOC LEFT [21+00 - END]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

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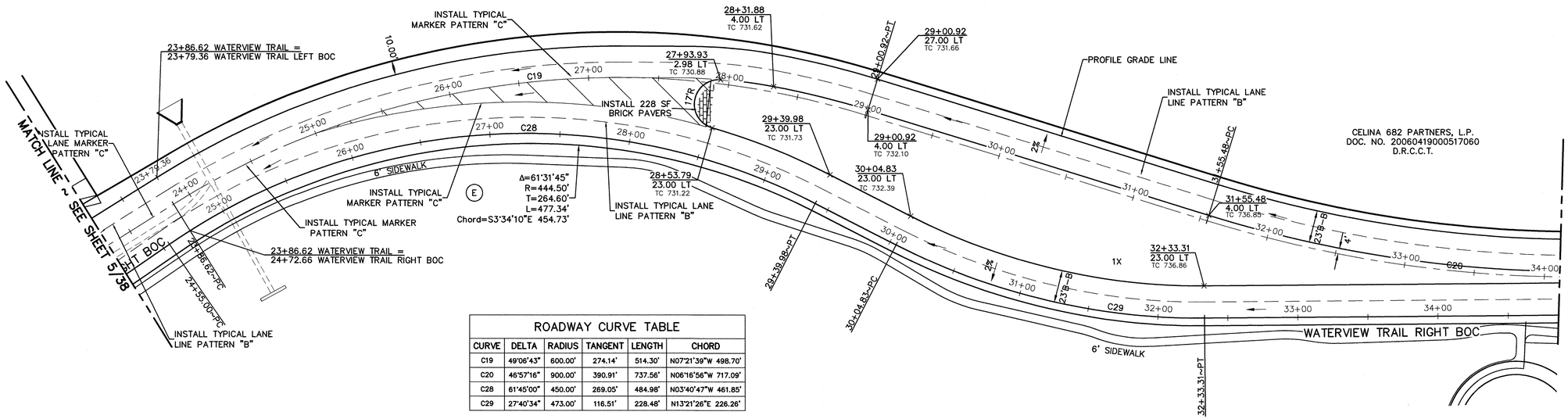
JBA	EA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	5 / 38

Y:\05052\05052-01\PAV-A01.dwg, MAVERICK BOC LEFT & RIGHT(21+00 -END), 5/1/2015 7:39:20 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



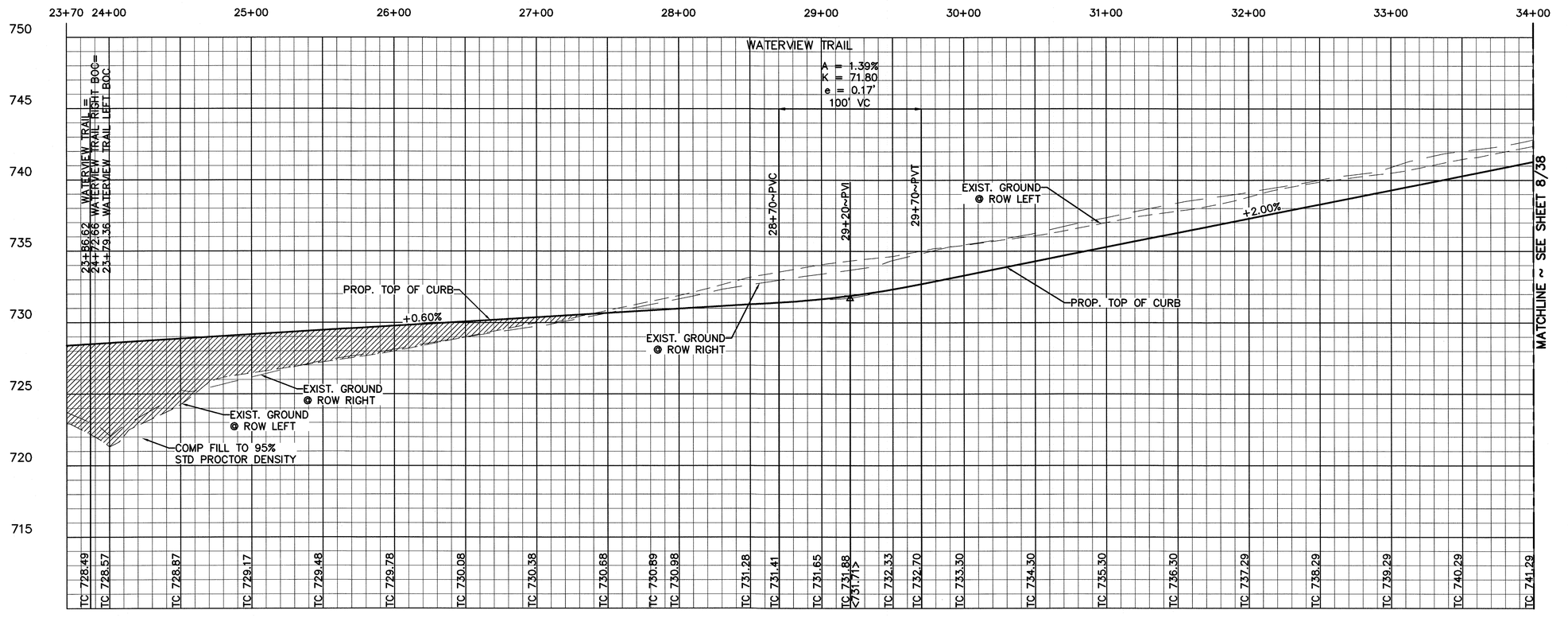
GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C19	49°06'43"	600.00'	274.14'	514.30'	N07°21'39"W 498.70'
C20	46°57'16"	900.00'	390.91'	737.56'	N06°16'56"W 717.09'
C28	61°45'00"	450.00'	269.05'	484.98'	N03°40'47"W 461.85'
C29	27°40'34"	473.00'	116.51'	228.48'	N13°21'26"E 226.26'

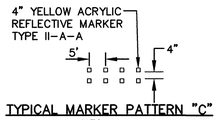


PAVING REFERENCE MAP
N.T.S.

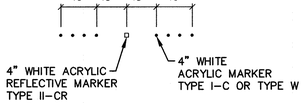
CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATERVIEW TRAIL [23+70-34+00]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

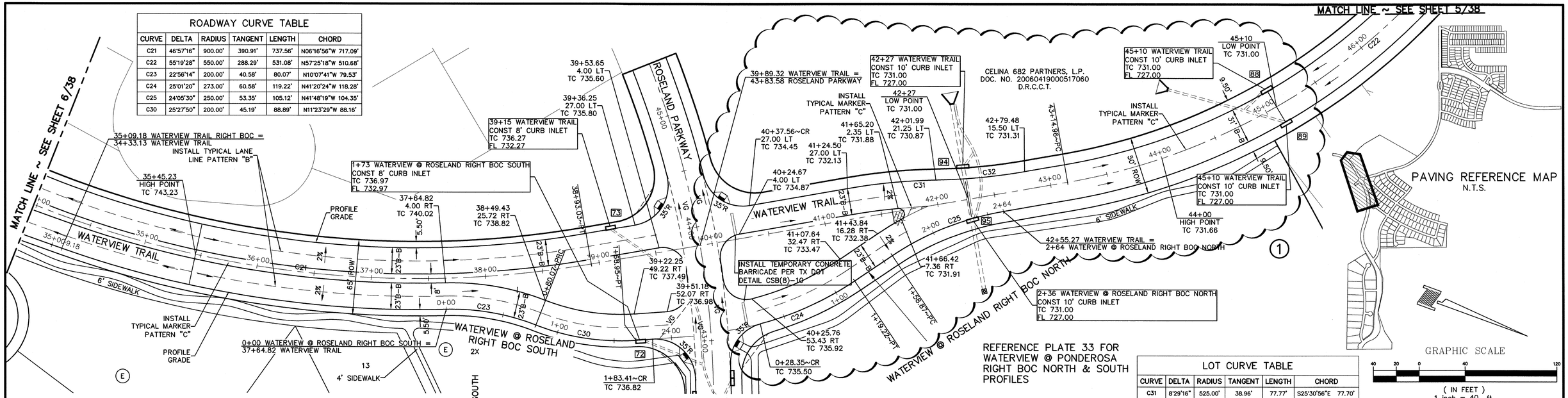
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	6 / 38

PLATE NO.: 14

Y:\05052\05052-01\PAV-A01.dwg, MAVERICK WAY 2370-3400, 5/1/2015 7:38:19 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	46°57'16"	900.00'	390.91'	737.56'	N06°16'56"W 717.09'
C22	55°19'28"	550.00'	288.29'	531.08'	N57°25'18"W 510.68'
C23	22°56'14"	200.00'	40.58'	80.07'	N10°07'41"W 79.53'
C24	25°01'20"	273.00'	60.58'	119.22'	N41°20'24"W 118.28'
C25	24°05'30"	250.00'	53.35'	105.12'	N41°48'19"W 104.35'
C30	25°27'50"	200.00'	45.19'	88.89'	N11°23'29"W 88.16'



PAVING REFERENCE MAP
N.T.S.

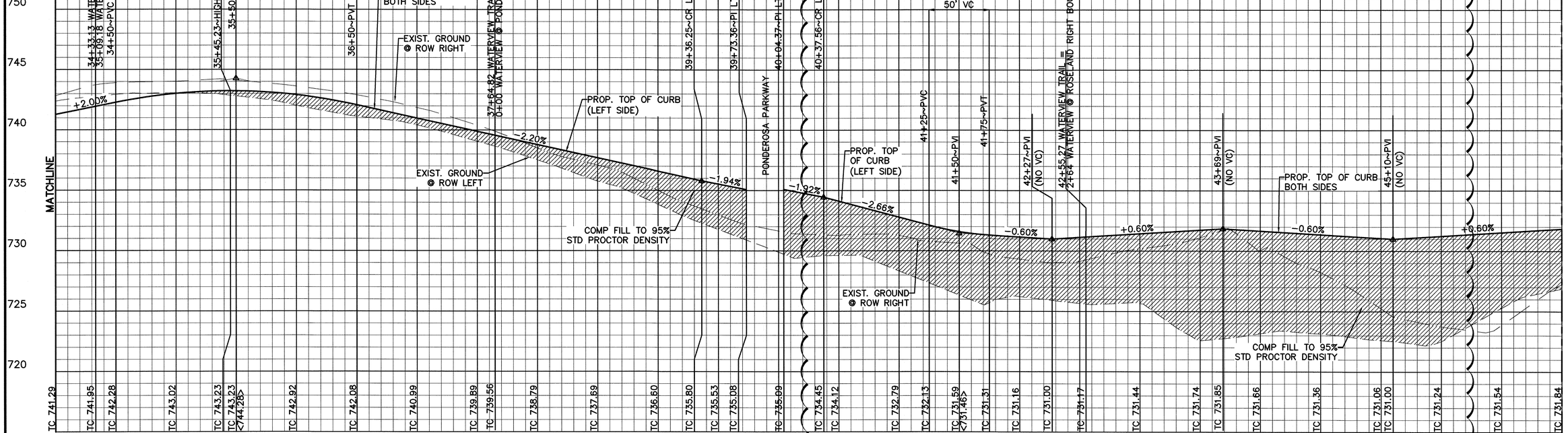
GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

REFERENCE PLATE 33 FOR WATERVIEW @ PONDEROSA RIGHT BOC NORTH & SOUTH PROFILES

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C31	8°29'16"	525.00'	38.96'	77.77'	S25°30'56"E 77.70'
C32	8°29'16"	525.00'	38.96'	77.77'	N25°30'56"W 77.70'

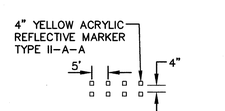


WATERVIEW TRAIL [34+00-46+50]

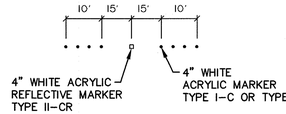
CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

NO.	DATE	BY	REVISION
1	3/17/15	JBA	REV. PROFILE & ADDED INLETS TO NEW LOW POINT.

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

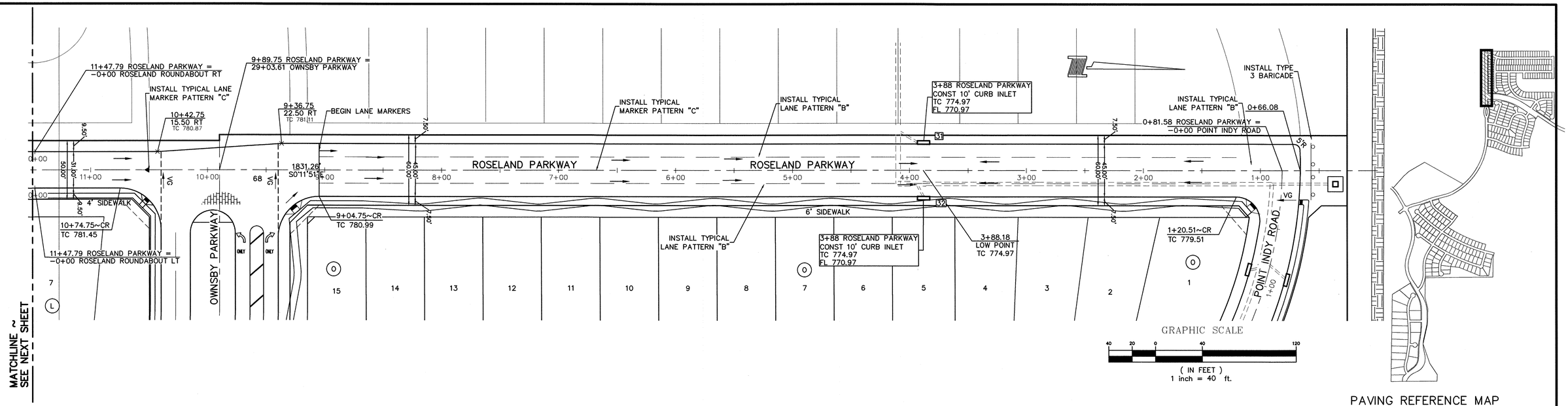
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

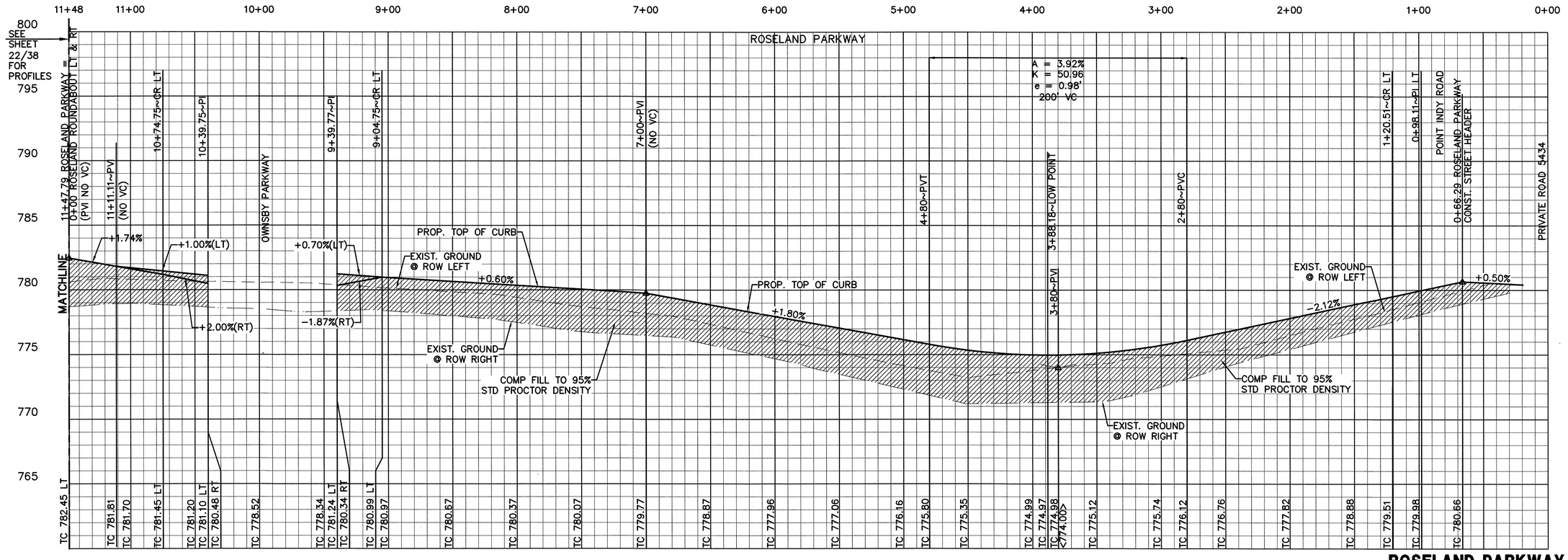
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	8 / 38

PLATE NO.: 15

Y:\05052\05052-01PAV-A01.dwg, MAVERICK WAY 3400-END, 5/1/2015 7:38:49 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

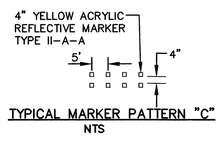


PAVING REFERENCE MAP
N.T.S.

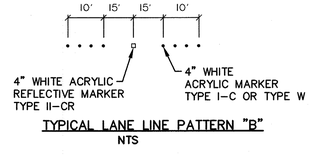


CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

5/11/15

NO.	DATE	BY	REVISION

ROSELAND PARKWAY [0+00-12+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	AS	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	9 / 38

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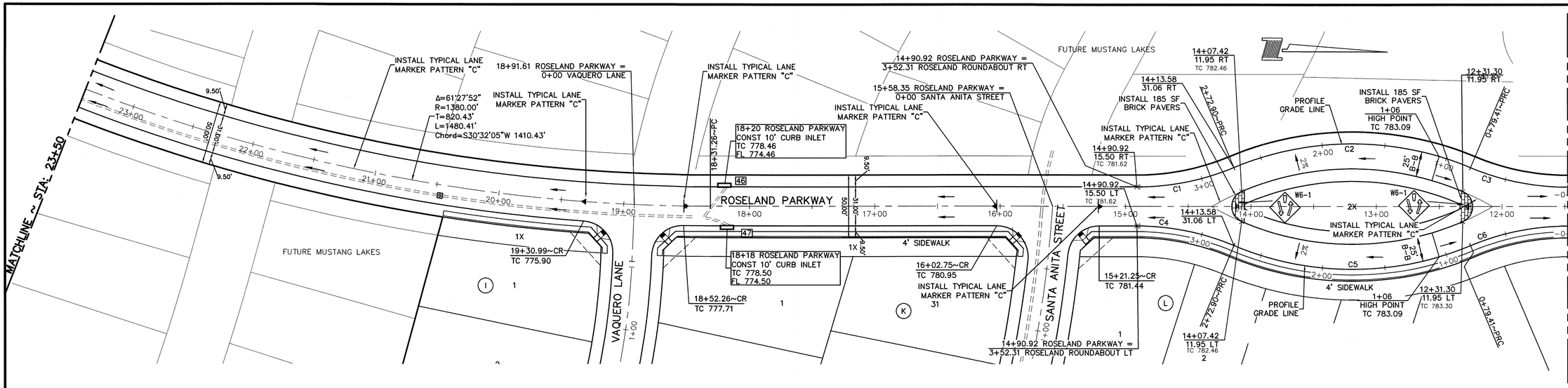
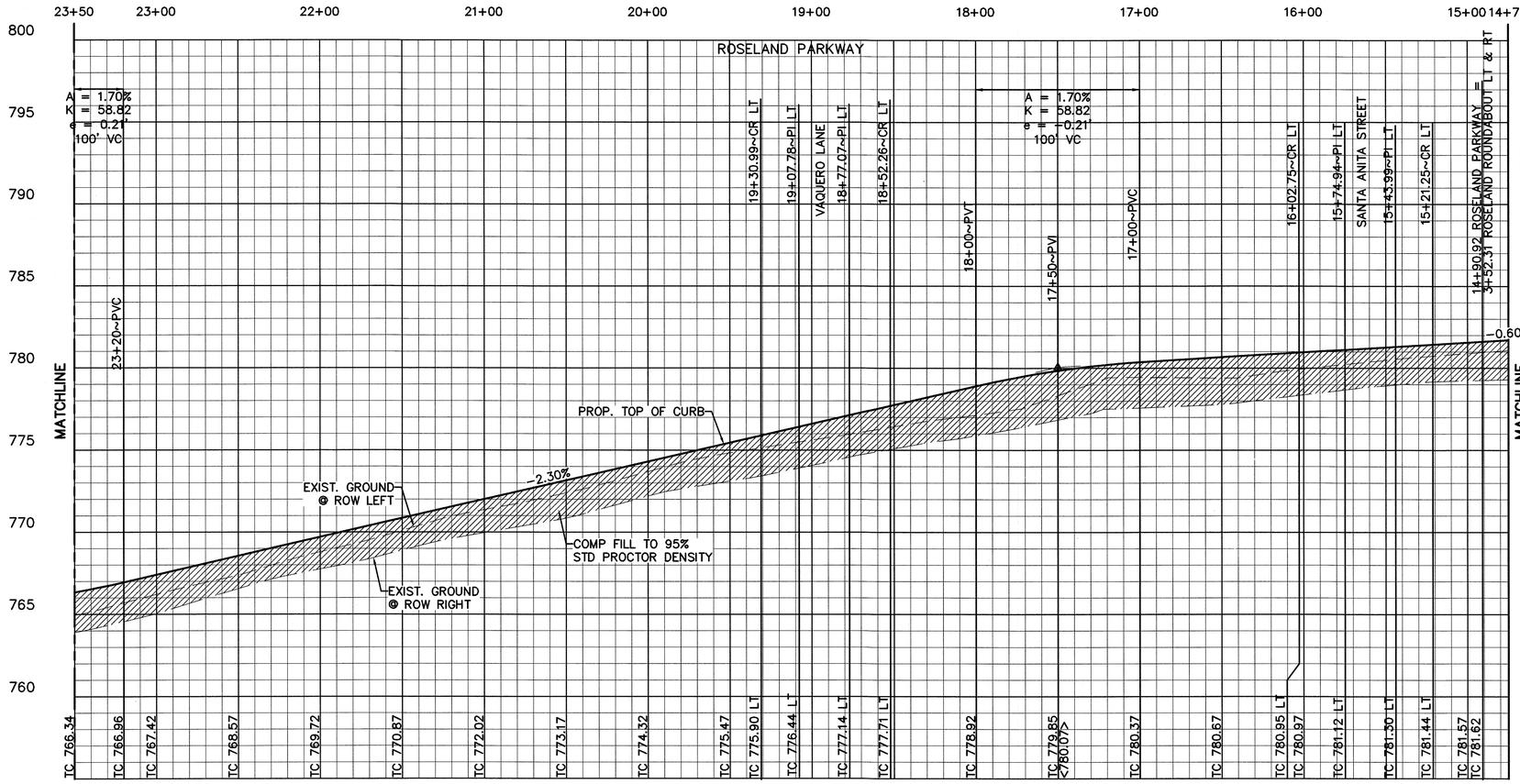


SEE SHEET 22/38 FOR PLAN ROSELAND PARKWAY RIGHT AND LEFT BOC PROFILE VIEWS.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SEE SHEET 22/38 FOR PLAN ROSELAND PARKWAY RIGHT AND LEFT BOC PROFILE VIEWS.

PAVING REFERENCE MAP
N.T.S.

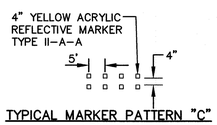
CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

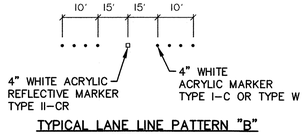
ELEVATION = 744.84'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	22°44'56"	200.00'	40.23'	79.41'	S11°34'19"E 78.89'
C2	45°29'52"	243.67'	102.17'	193.50'	S00°11'51"E 188.45'
C3	22°44'56"	200.00'	40.23'	79.41'	S11°10'37"W 78.89'
C4	22°44'56"	200.00'	40.23'	79.41'	S11°10'37"W 78.89'
C5	45°29'52"	243.67'	102.17'	193.50'	S00°11'51"E 188.45'
C6	22°44'56"	200.00'	40.23'	79.41'	S11°34'19"E 78.89'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

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STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

ROSELAND PARKWAY [12+00-23+50]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	AS	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	10 38

PLATE NO.: 17

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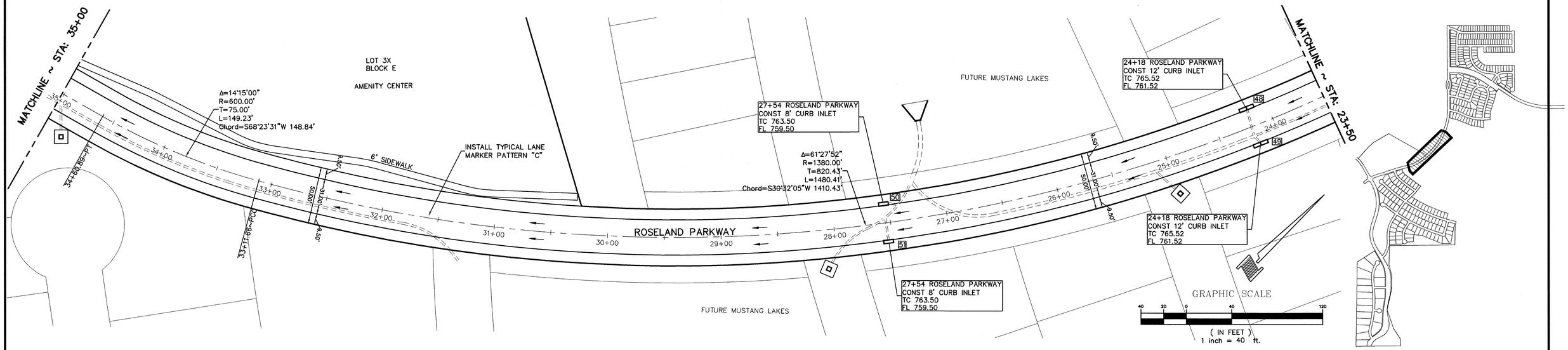
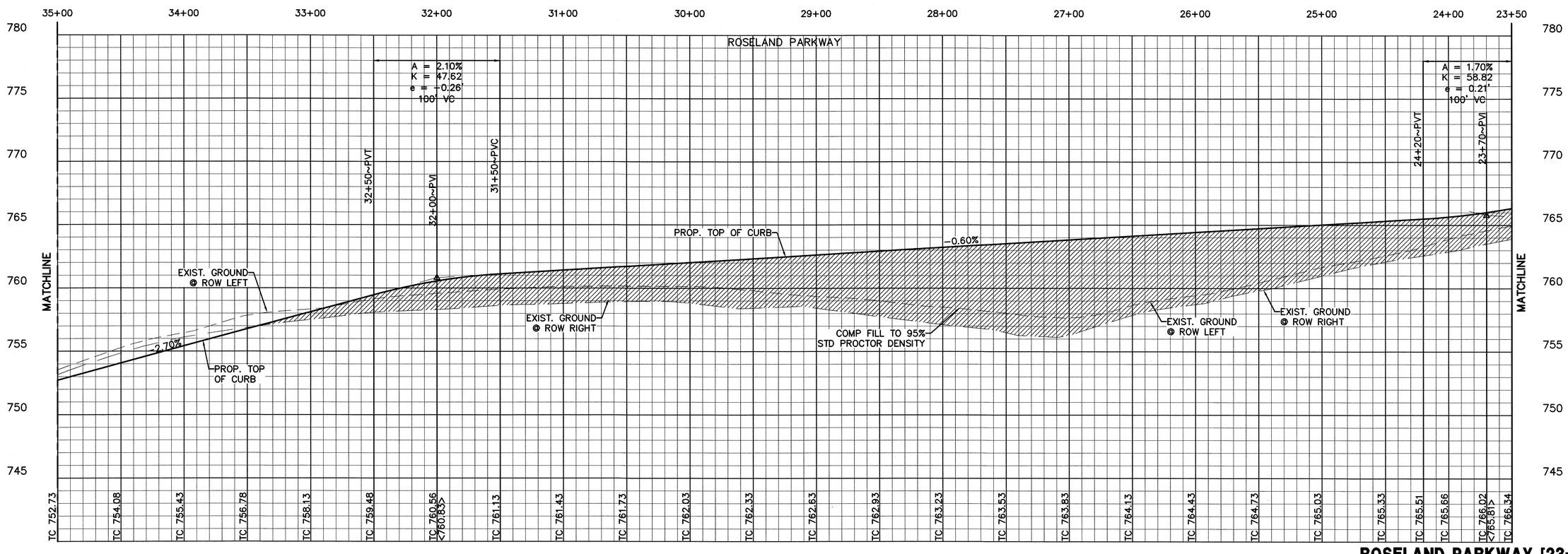


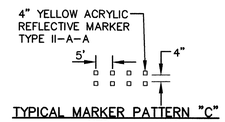
PAVING REFERENCE MAP
N.T.S.



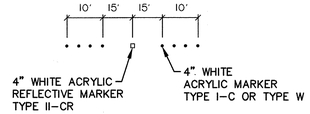
CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

ROSELAND PARKWAY [23+50-35+00]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	AS	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	11 / 38

PLATE NO.: 18

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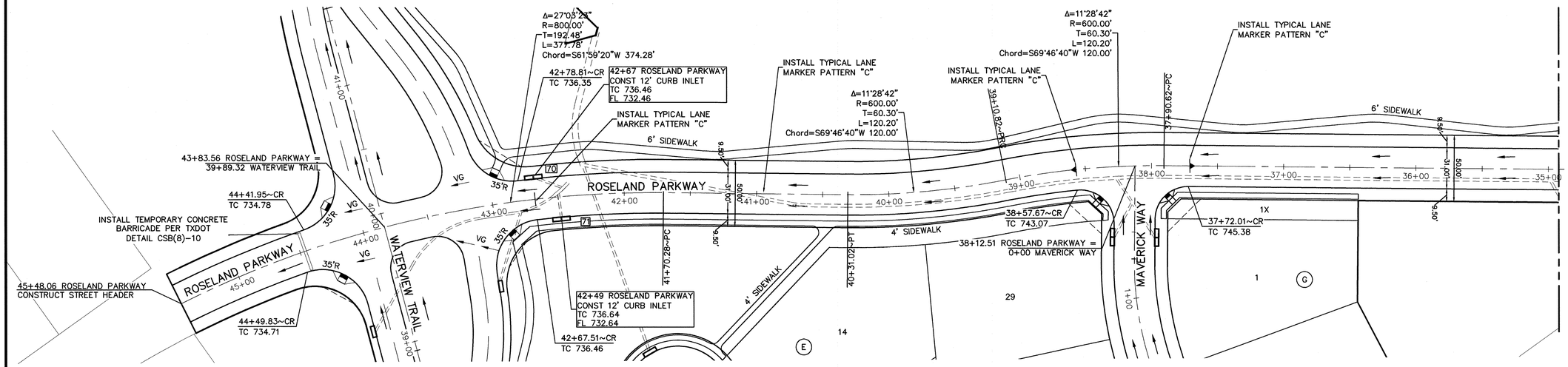

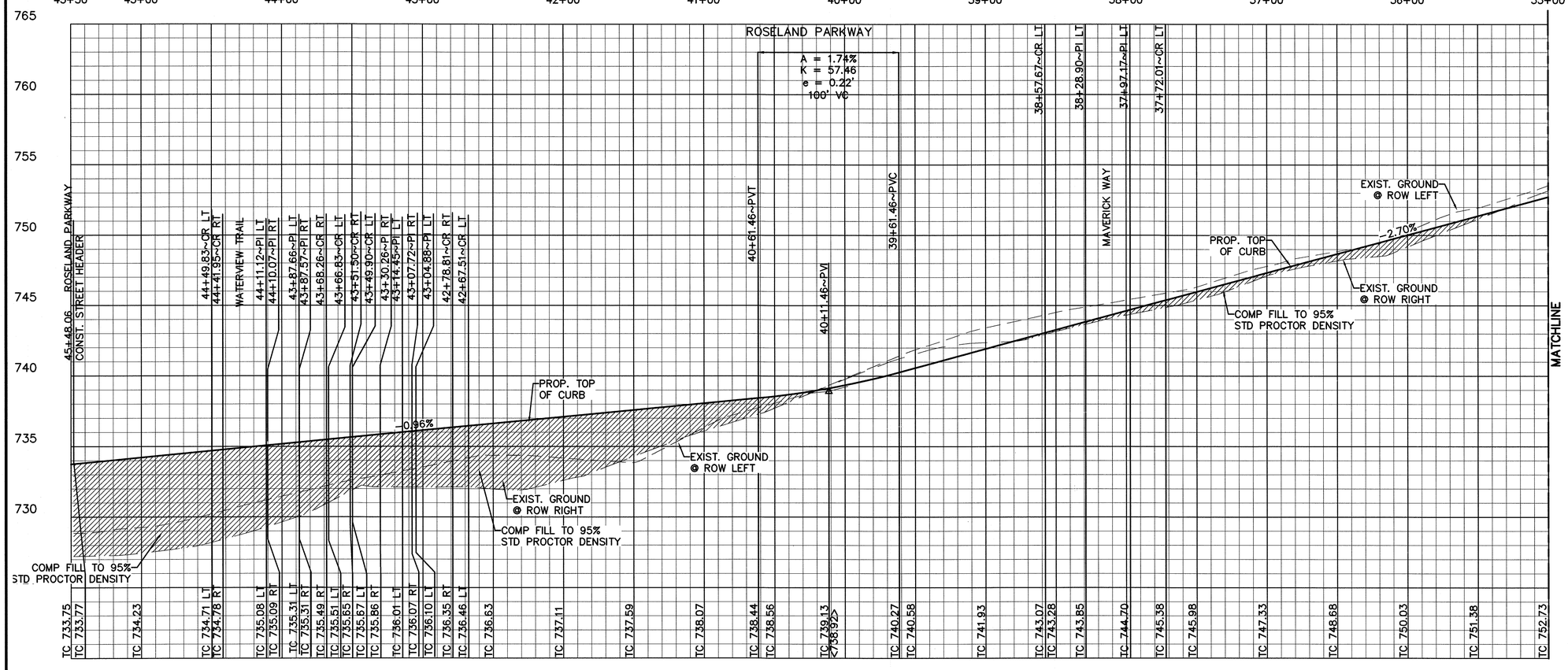

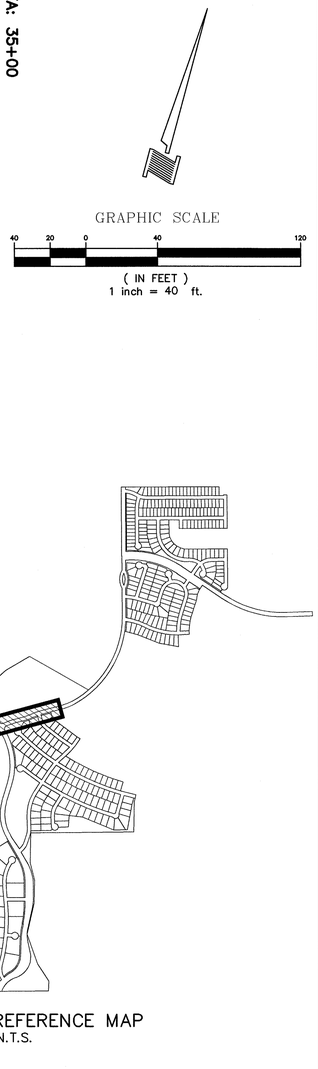

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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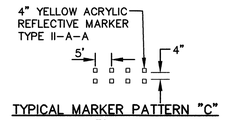
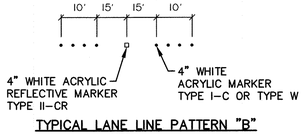
CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS



TYPICAL LANE LINE PATTERN "B"
NTS

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STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

ROSELAND PARKWAY [35+00-END]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	AS	JCR	8/8/2014	H: 1"=40' V: 1"=4'	05052-01	12 / 38

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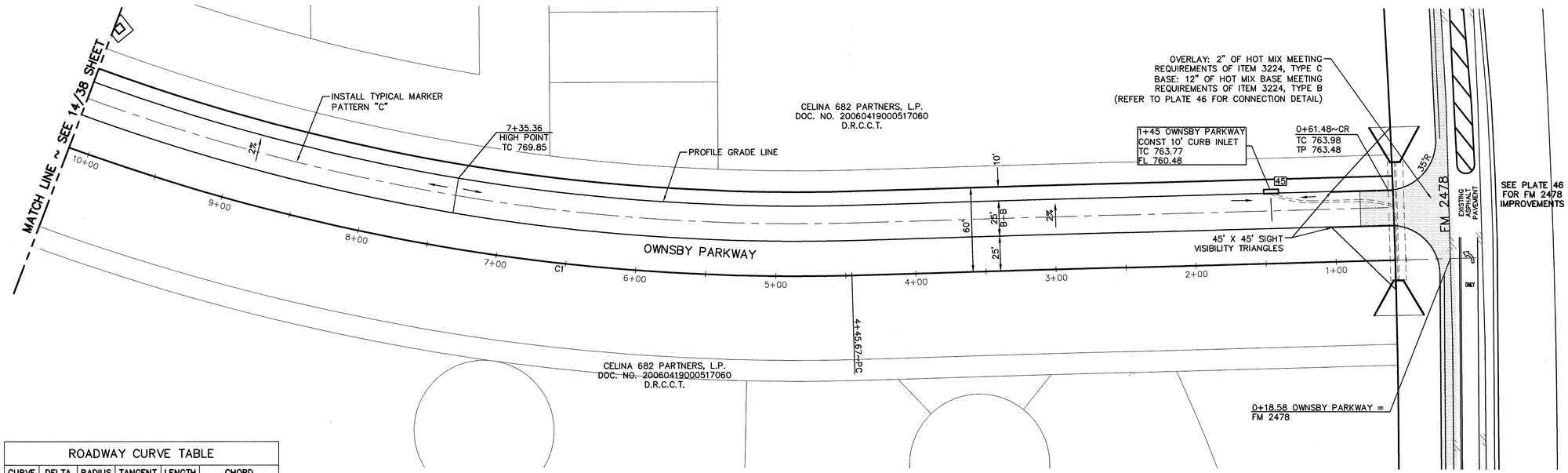
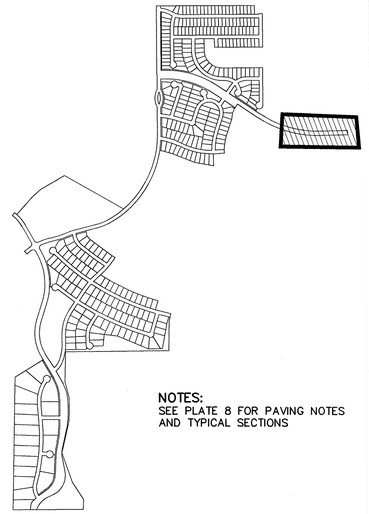


GRAPHIC SCALE

40 20 0 40 120

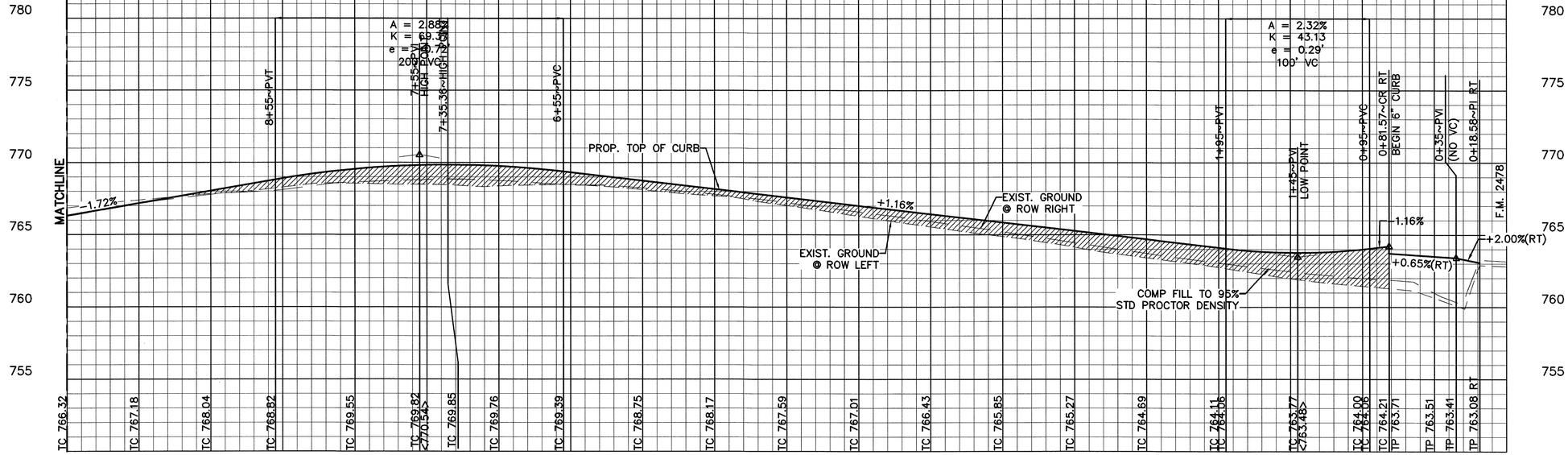
(IN FEET)
1 inch = 40 ft.



PAVING REFERENCE MAP
N.T.S.

NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

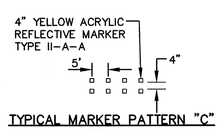
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	35°17'14"	1500.00'	477.08'	923.82'	N74°00'43"W 909.28'



CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'



TYPICAL MARKER PATTERN "C"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

OWNSBY PARKWAY
[0+00 - 10+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

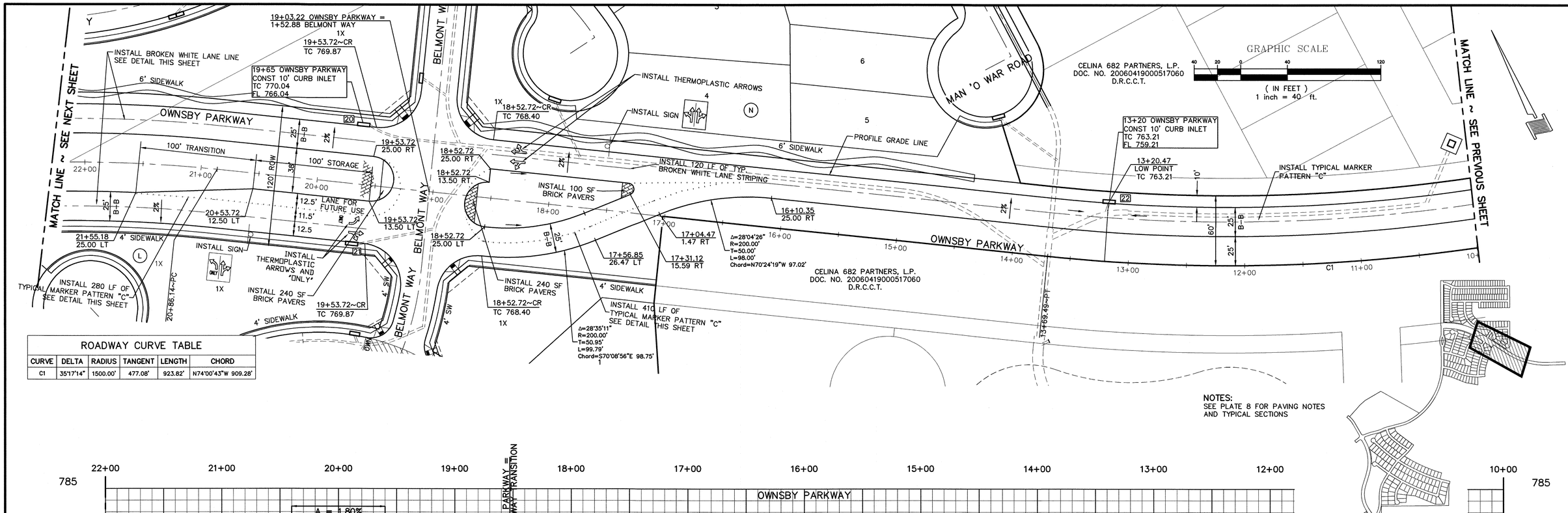
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	13 / 38

PLATE NO.: 20

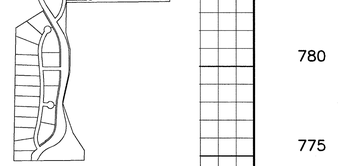
Y:\05052\05052-01PAV-B03.dwg, CR 83 0-10+00, 5/1/2015 8:08:01 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	35°17'14"	1500.00'	477.08'	923.82'	N74°00'43"W 909.28'

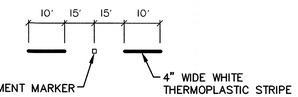
NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS



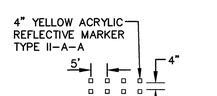
CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'



TYPICAL BROKEN WHITE LANE LINE PATTERN
NTS



TYPICAL MARKER PATTERN "C"
NTS

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

OWNSBY PARKWAY
[10+00 - 22+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	14 / 38

PLATE NO.: 21

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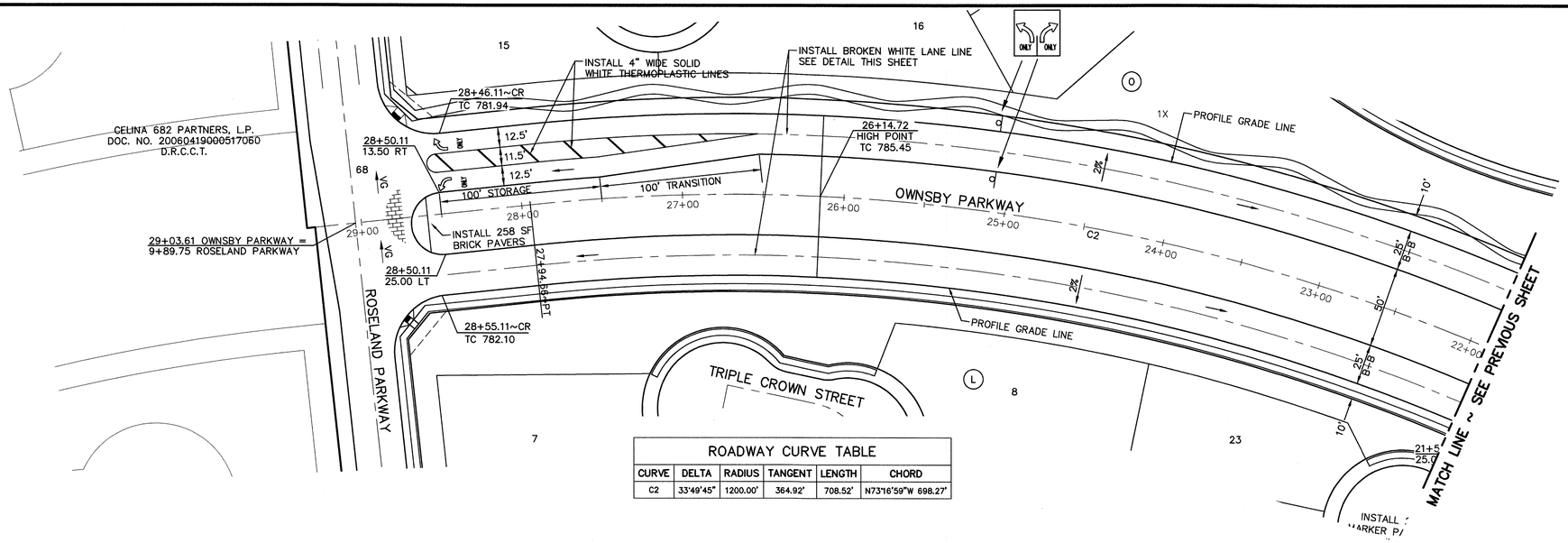
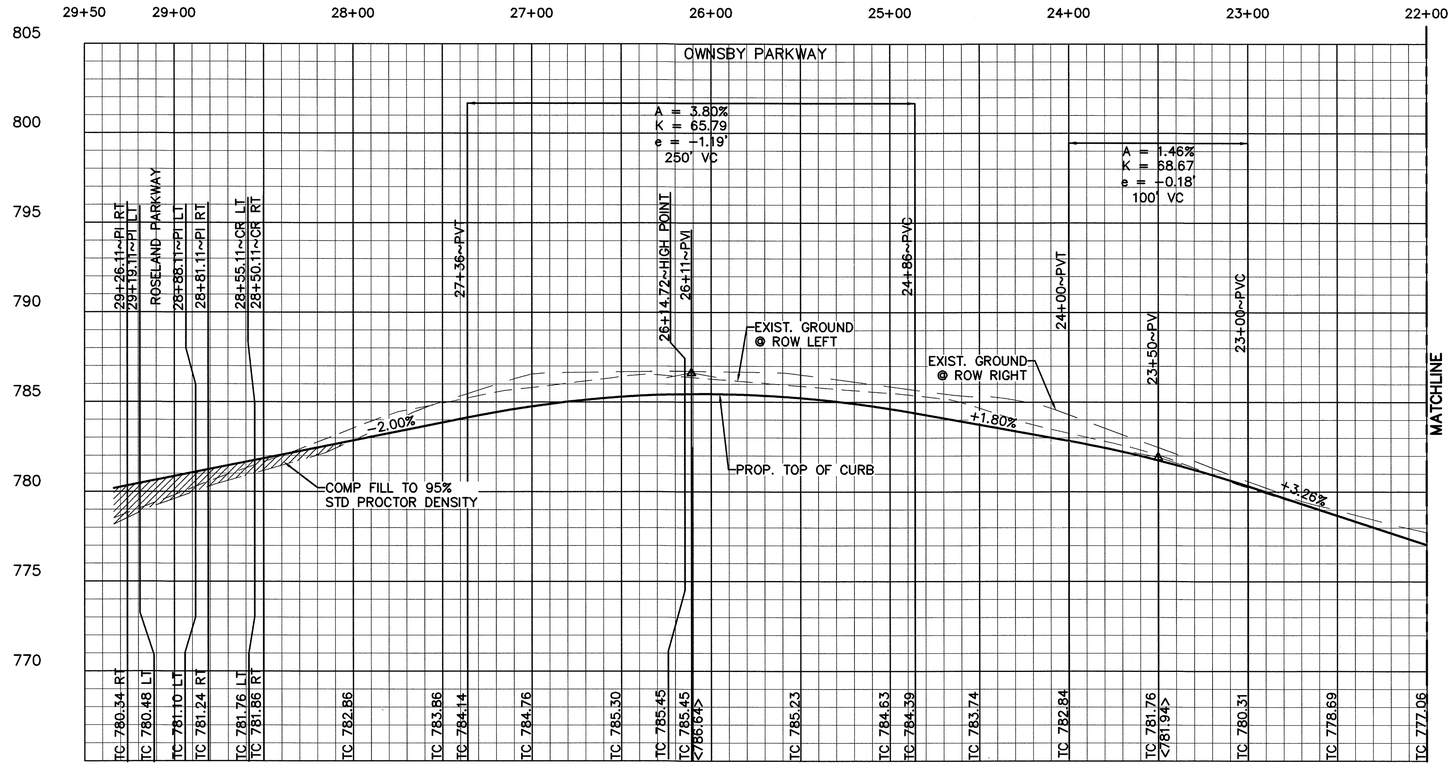
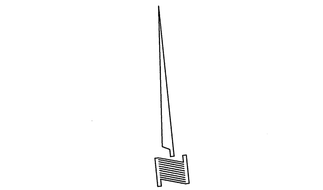
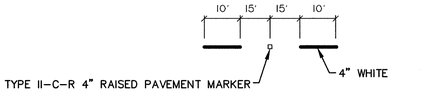


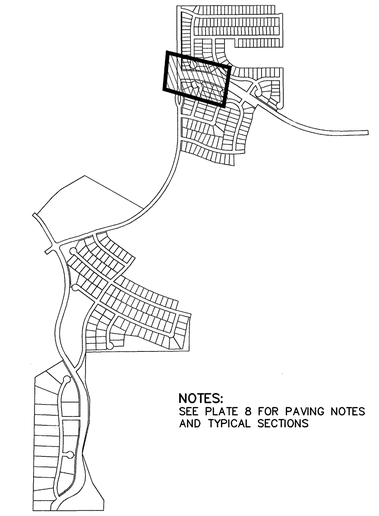
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	33°49'45"	1200.00'	364.92'	708.52'	N73°16'59"W 698.27'







TYPICAL BROKEN WHITE LANE LINE PATTERN
NTS



PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

OWNSBY PARKWAY
[22+00 - END]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	15 / 38

PLATE NO.: 22

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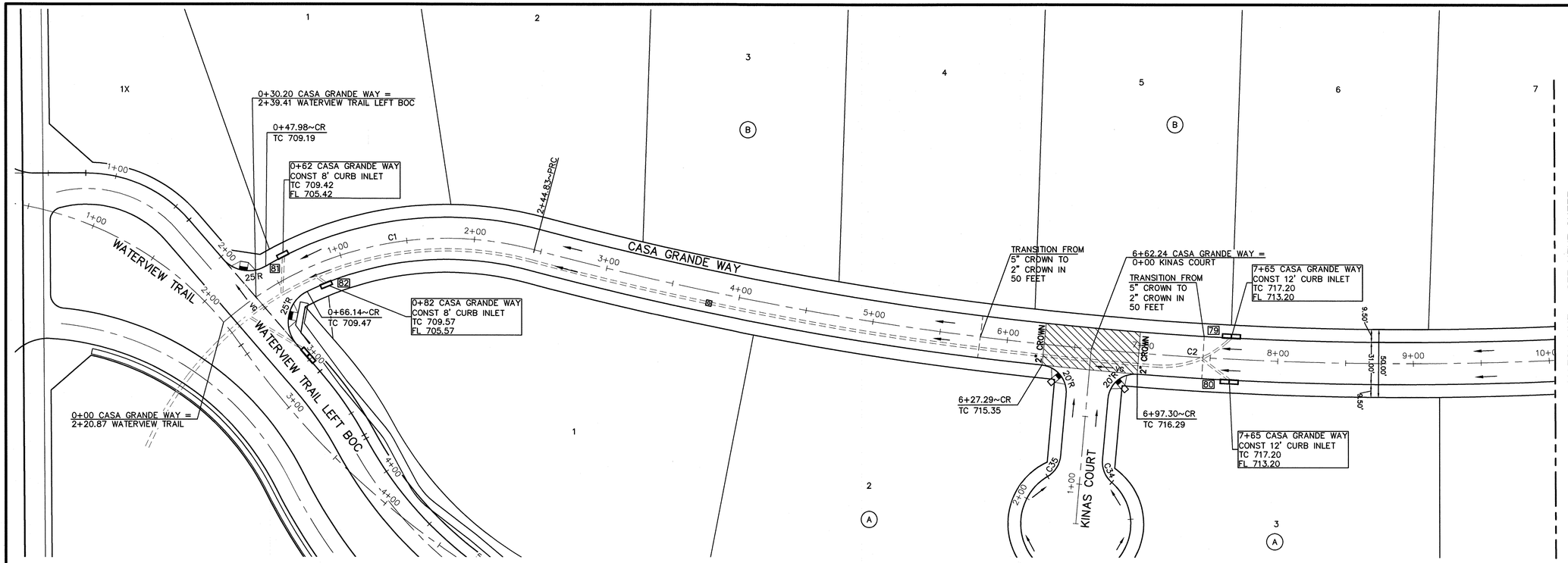
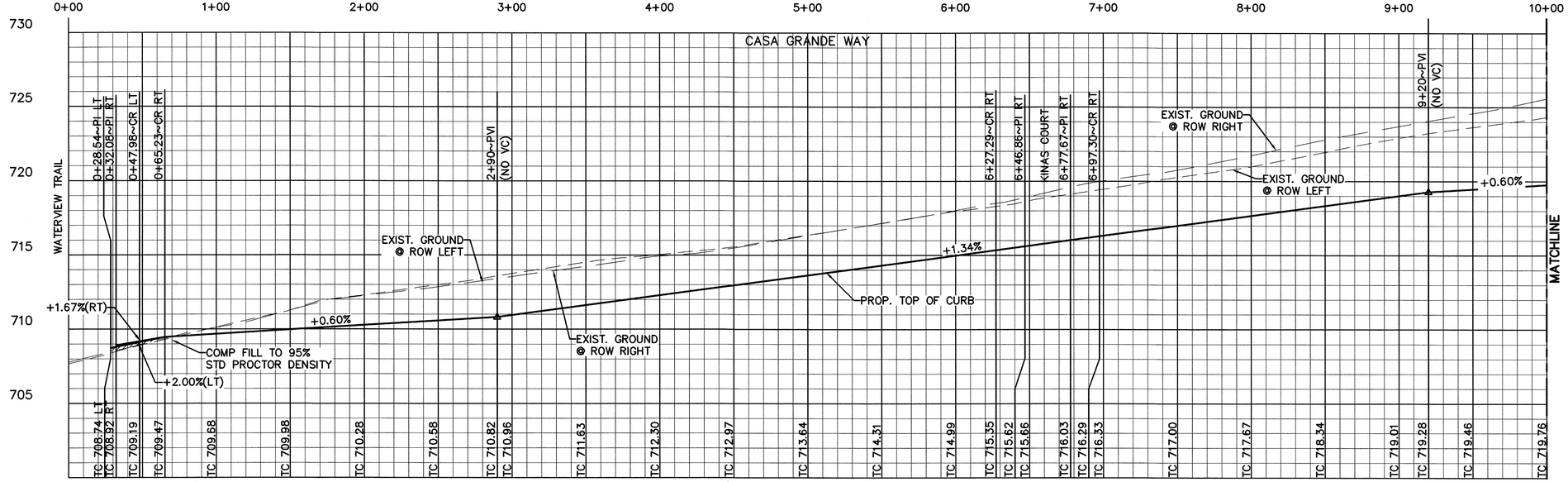


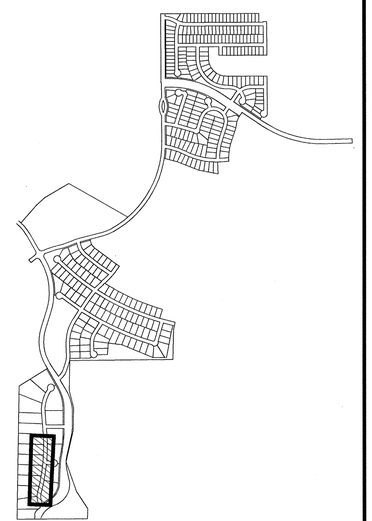
GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	56°06'42"	250.00'	133.24'	244.83'	N13°13'32"W 235.17'
C2	19°22'32"	2500.00'	426.79'	845.42'	N05°08'33"E 841.40'





PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

CASA GRANDE WAY
[0+00 - 10+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H:1" = 40' V: 1" = 4'	05052-01	16 / 38

PLATE NO.: 23

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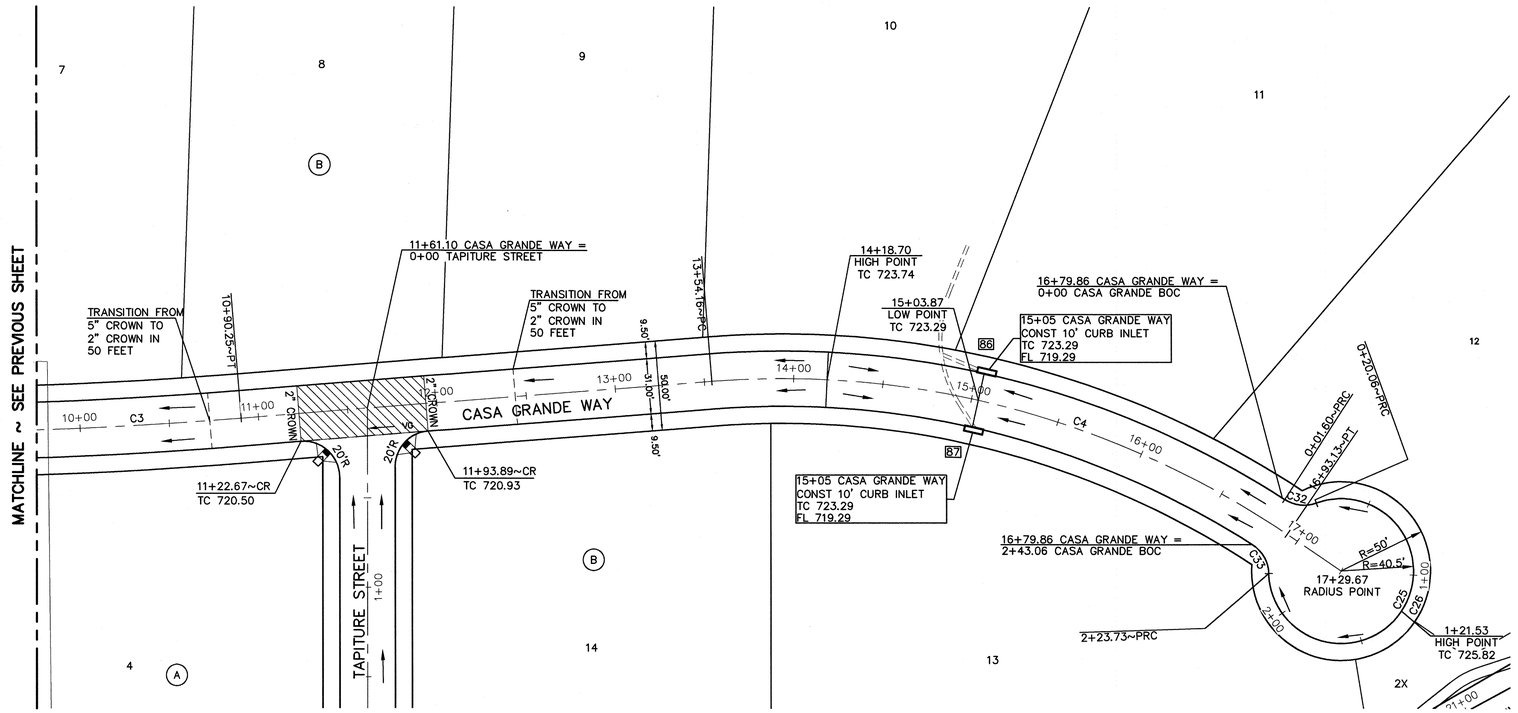


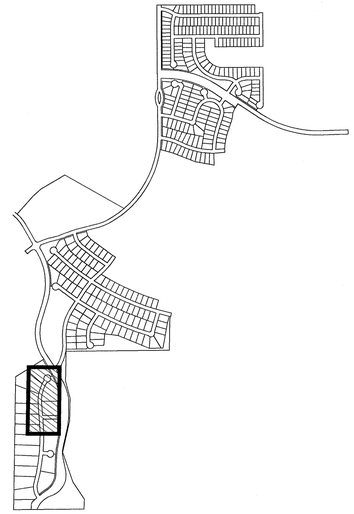
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C3	19°22'32"	2500.00'	426.79'	845.42'	N05°08'33"E 841.40'
C4	38°50'33"	500.00'	176.29'	338.96'	N14°52'33"E 332.51'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C25	288°07'23"	40.50'	29.36'	203.66'	N55°53'04"W 47.54'
C26	299°59'41"	50.00'	28.87'	261.79'	N55°45'48"W 50.00'
C32	52°54'01"	20.00'	9.95'	18.47'	N6°30'15"E 17.82'
C33	55°24'01"	20.00'	10.50'	19.34'	S60°28'37"W 18.59'

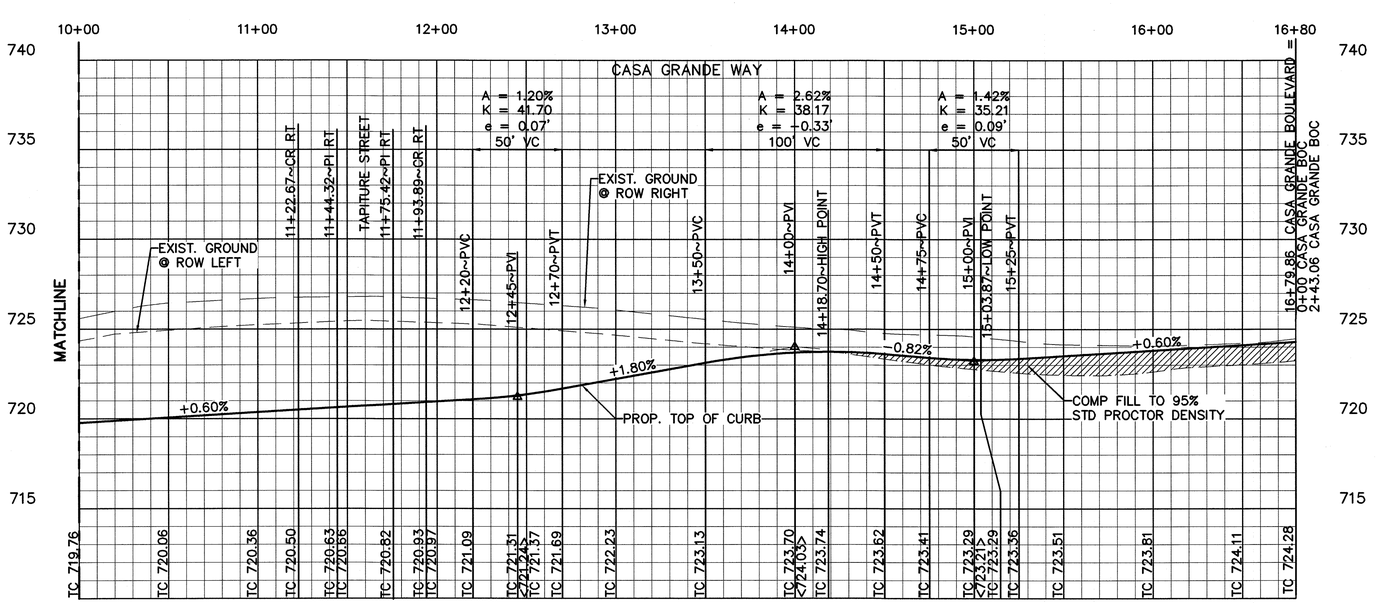
GRAPHIC SCALE

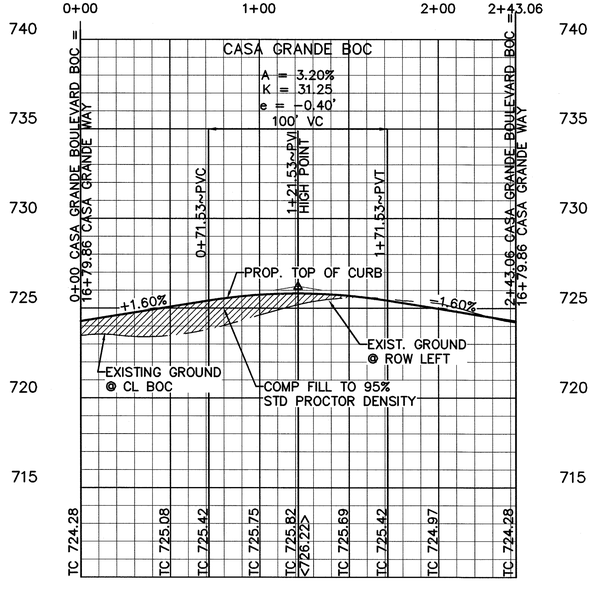
40 20 0 40 120

(IN FEET)
1 inch = 40 ft.



PAVING REFERENCE MAP
N.T.S.





CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

CASA GRANDE WAY
[10+00 - END]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H:1" = 40' V:1" = 4'	05052-01	17 / 38

PLATE NO.: 24

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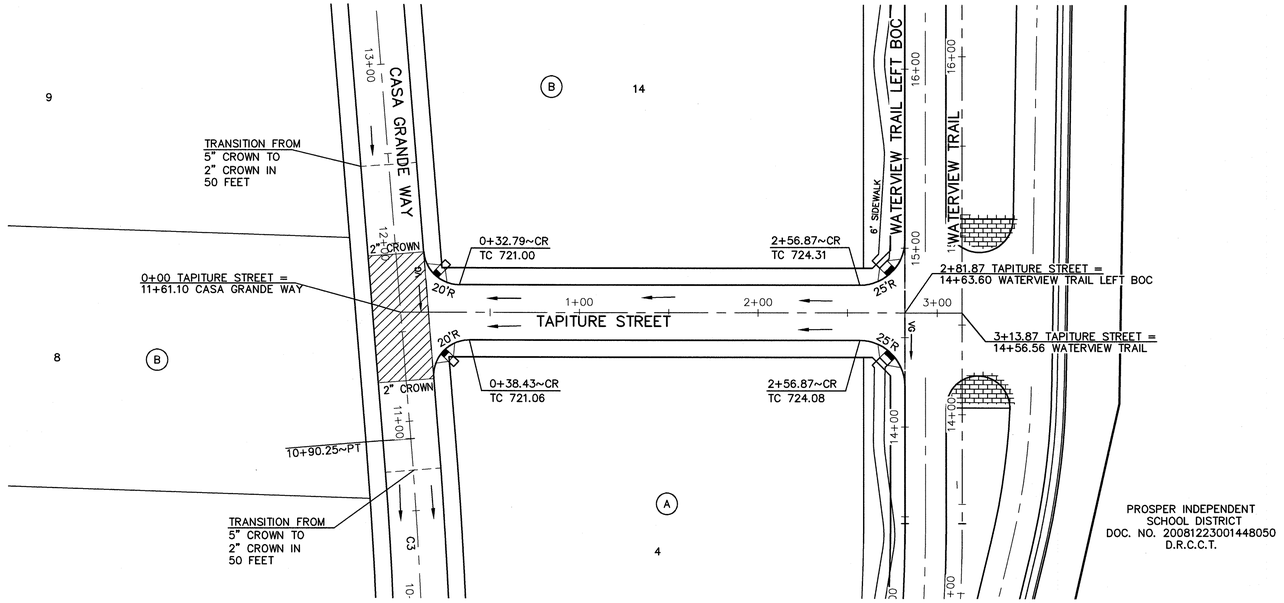
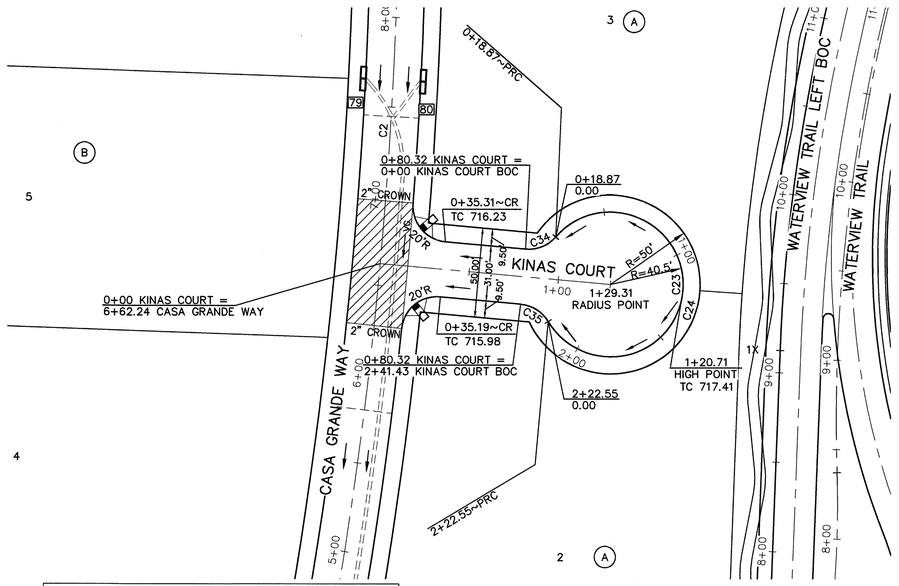
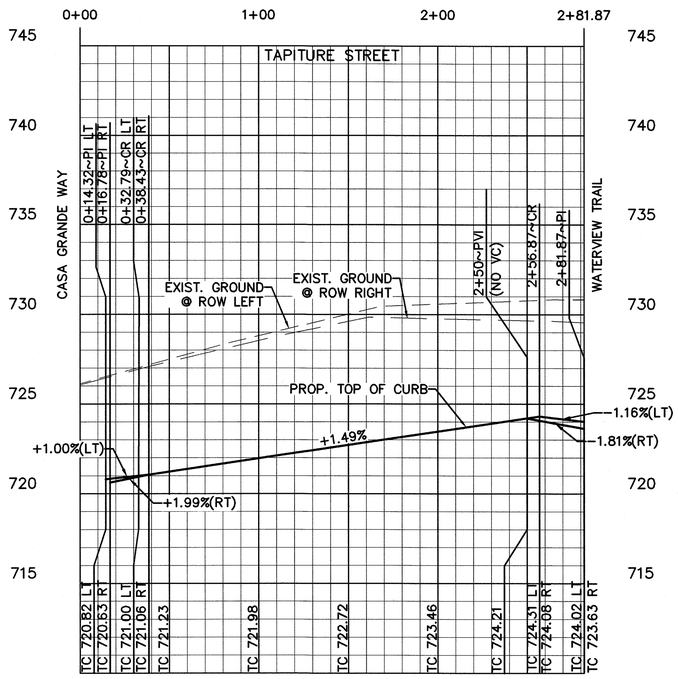
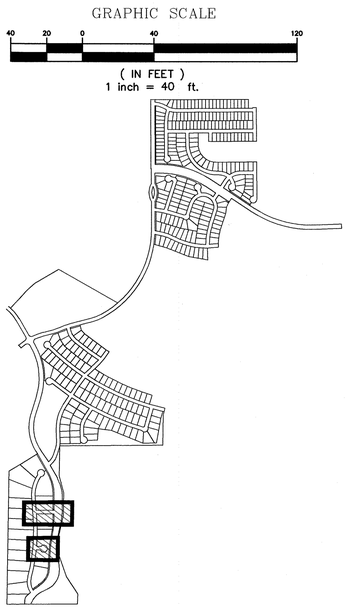


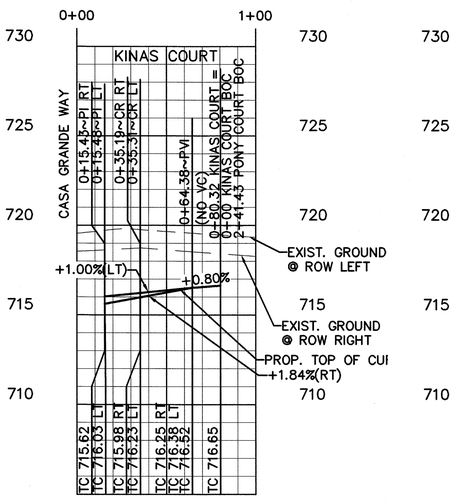


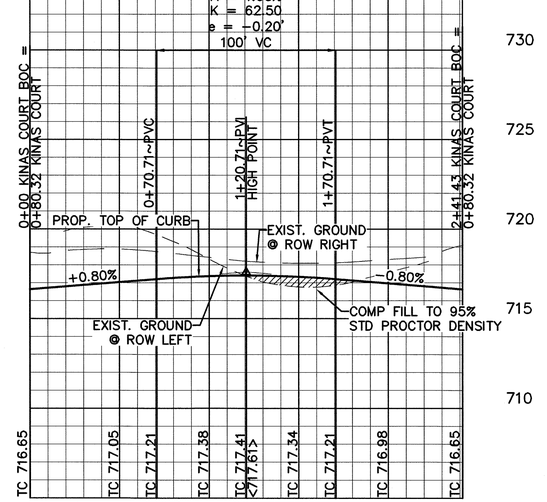
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C23	288°08'34"	40.50'	29.35'	203.68'	N5°10'11"E 47.53'
C24	300°00'00"	50.00'	28.87'	261.80'	N5°10'11"E 50.00'
C34	54°04'17"	20.00'	10.21'	18.87'	N68°08'03"E 18.18'
C35	54°04'17"	20.00'	10.21'	18.87'	N57°47'40"W 18.18'





PAVING REFERENCE MAP
N.T.S.





CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

KINAS COURT & TAPITURE STREET

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H:1" = 40' V: 1" = 4'	05052-01	18 38

PLATE NO.: 25

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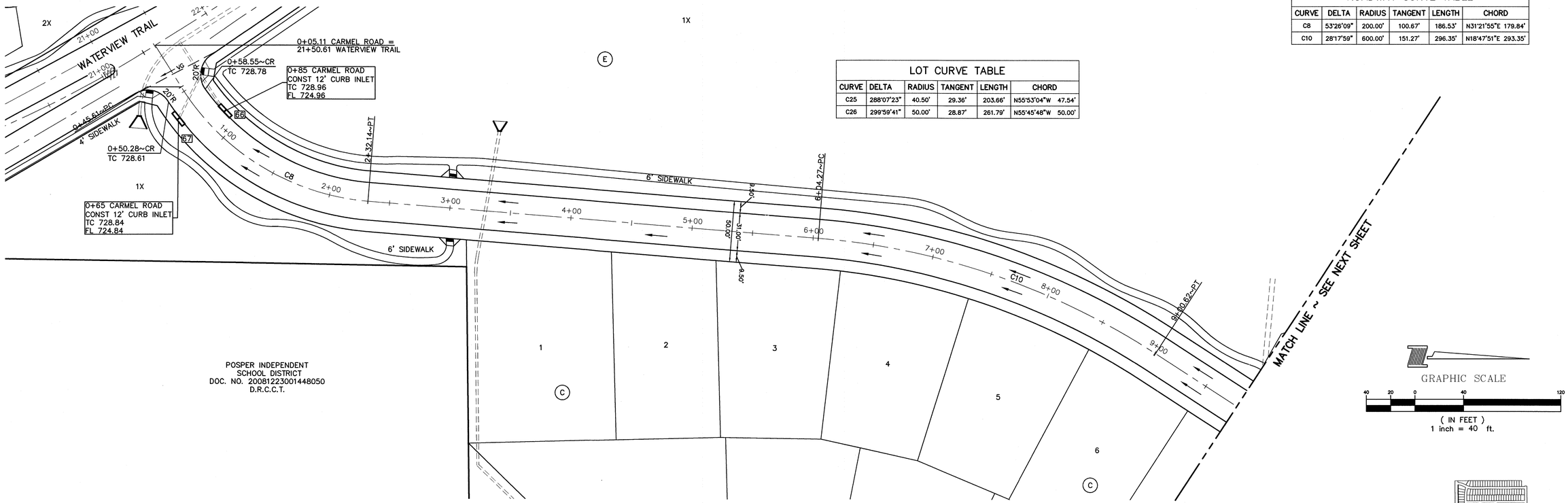
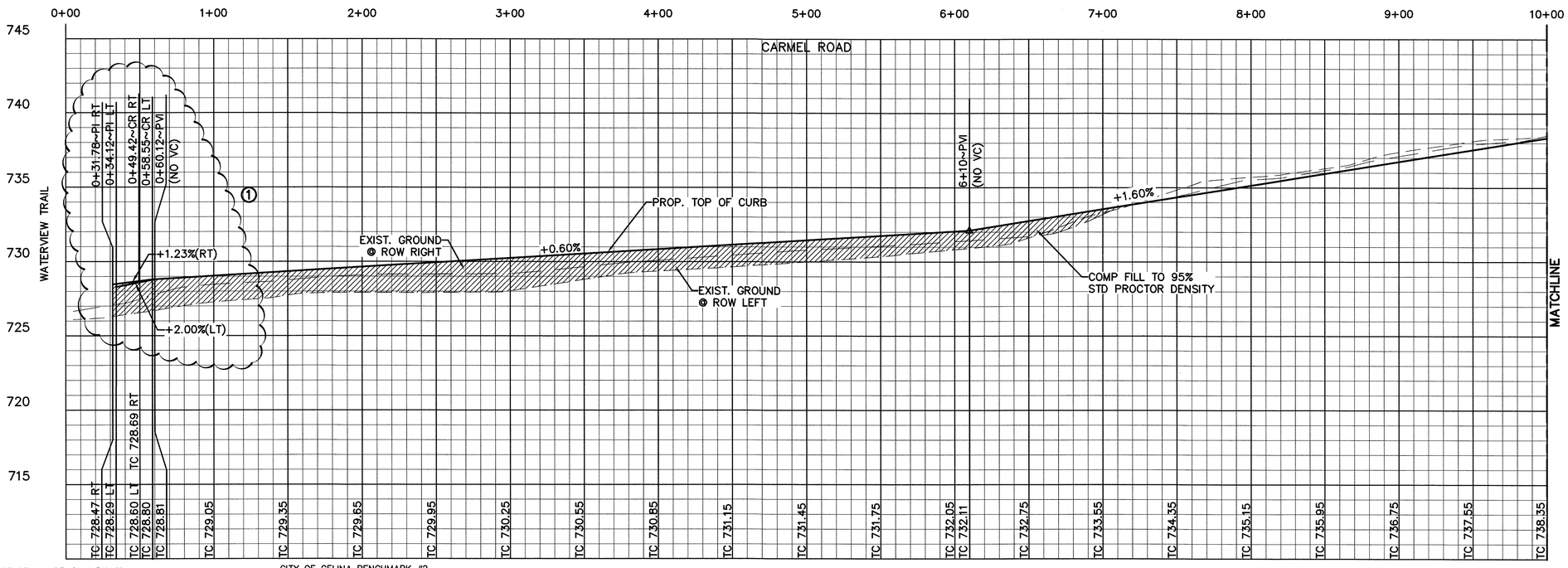
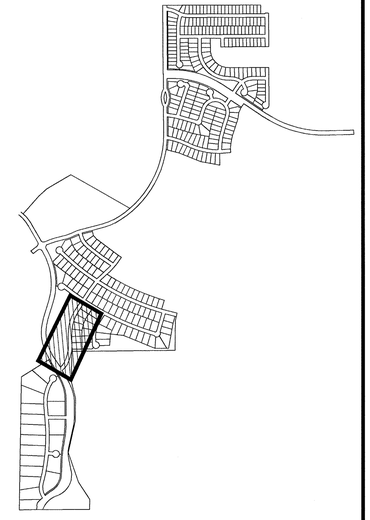


ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	53°26'09"	200.00'	100.67'	186.53'	N31°21'55"E 179.84'
C10	28°17'59"	600.00'	151.27'	296.35'	N18°47'51"E 293.35'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C25	288°07'23"	40.50'	29.36'	203.66'	N55°53'04"W 47.54'
C26	299°59'41"	50.00'	28.87'	261.79'	N55°45'48"W 50.00'





PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	REVISED ALIGNMENT FROM STA. 0+00 TO 6+04.27

CARMEL ROAD [0+00-10+00]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

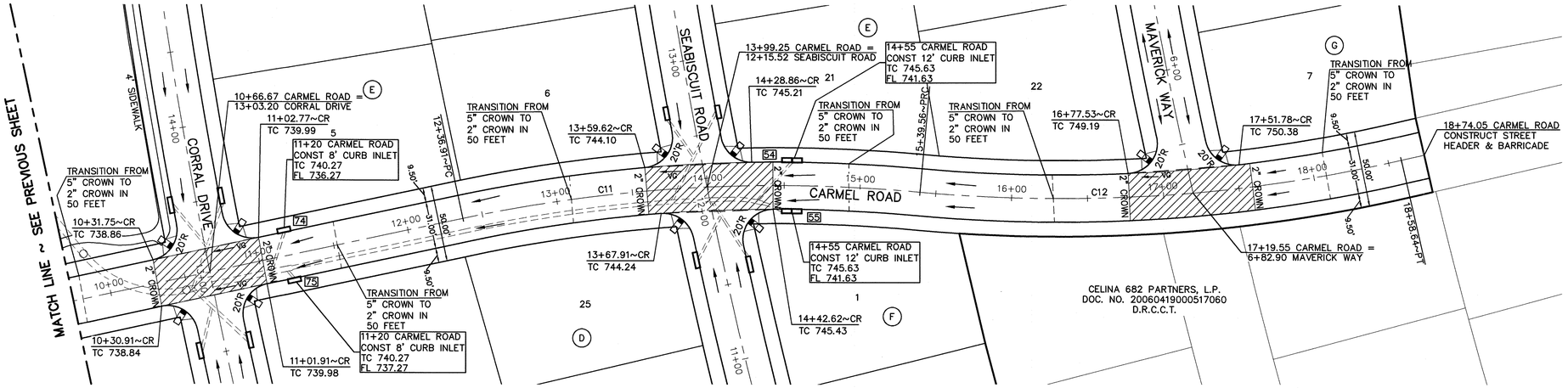
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H:1" = 40' V: 1" = 4'	05052-01	19 / 38

PLATE NO.: 26

Y:\05052\05052-01\PAV-A02.dwg, CARMEL ROAD 0-1000, 5/1/2015 7:43:14 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



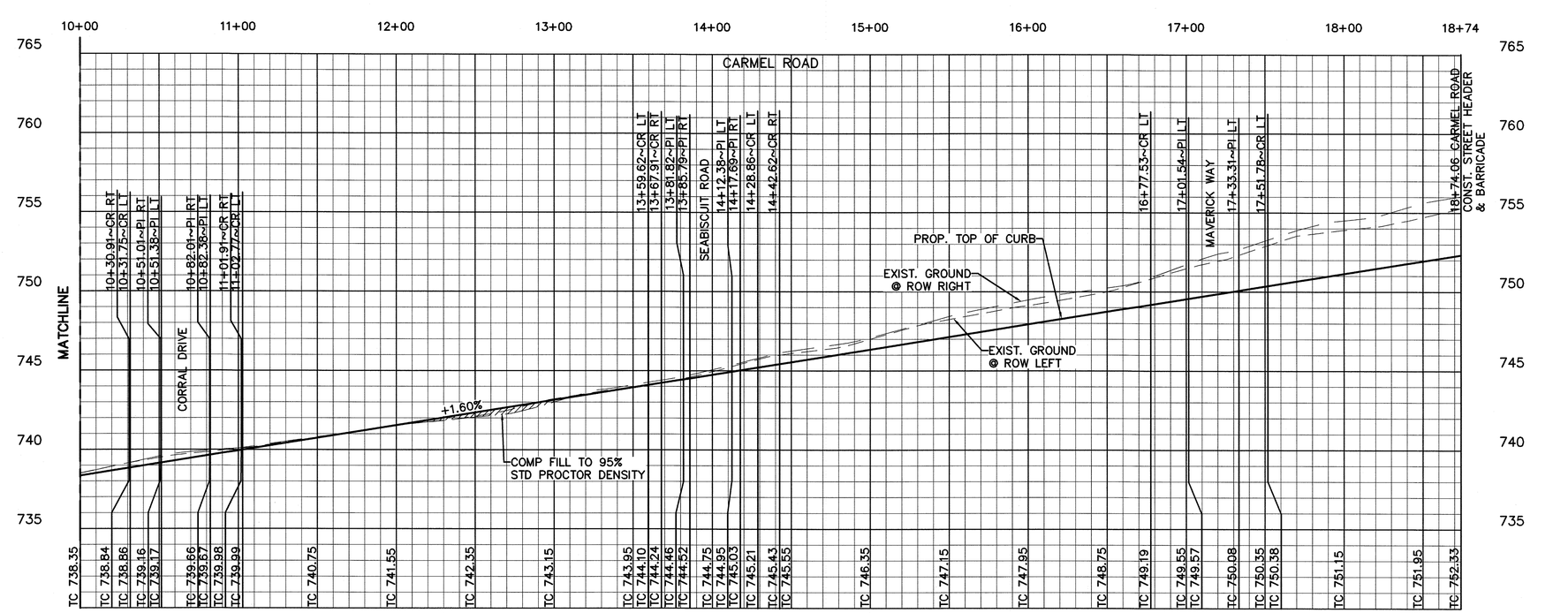
GRAPHIC SCALE

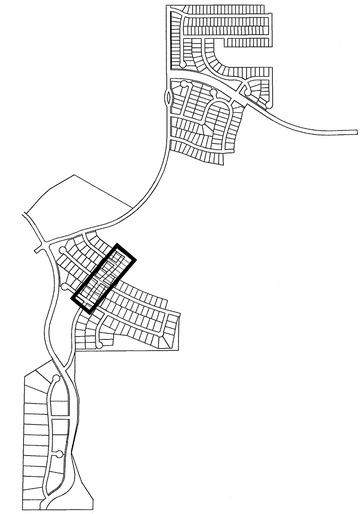
40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	17°20'26"	1000.00'	152.49'	302.65'	N41°37'03"E 301.49'
C12	18°16'54"	1000.00'	160.90'	319.07'	N41°08'49"E 317.72'





PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

CARMEL ROAD [10+00-END]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H:1" = 40' V: 1" = 4'	05052-01	20 / 38

PLATE NO.: 27

Y:\05052\05052-01\PAV-A02.dwg, CARMEL ROAD 1000-END, 5/1/2015 7:43:37 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

MATCH LINE ~ SEE SHEET 22/38

9+68.90 CORRAL DRIVE = 0+00 CASA BLANCA COURT

TRANSITION FROM 5" CROWN TO 2" CROWN IN 50 FEET

TRANSITION FROM 5" CROWN TO 2" CROWN IN 50 FEET

10+06.95~CR
TC 742.14

9+36.42~CR
TC 743.55

6+15.54
HIGH POINT
TC 752.06

3+08.82 CORRAL DRIVE = 0+00 COWBOY WAY

TRANSITION FROM 5" CROWN TO 2" CROWN IN 50 FEET

2+07 CORRAL DRIVE
CONST 10' CURB INLET
TC 736.40
FL 732.00

1+94.41~CR
TC 736.15

TRANSITION FROM 5" CROWN TO 2" CROWN IN 39 FEET

3+43.97~CR
TC 739.19

2+73.66~CR
TC 737.73

2+07 CORRAL DRIVE
CONST 10' CURB INLET
TC 736.40
FL 732.03

-0+00 CORRAL DRIVE =
0+00 RUSTIC RANCH DRIVE
Δ=33°40'40"
R=20.00'
T=6.05'
L=11.76'
Chord=N86°34'45"E 11.59'

0+06.23
18.84 RT

1+22.71~CR
TC 734.71

0+17.38~CR
TC 732.61

TRANSITION FROM 5" CROWN TO 2" CROWN IN 50 FEET

1+58.81 CORRAL DRIVE = 3+32.01 HILDALGO WAY

SEE PLATE 29A FOR RUSTIC RANCH DRIVE PROFILES AND PLAN VIEW.

NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

MATCHLINE

MATCHLINE

PAVING REFERENCE MAP
N.T.S.

12+00 11+00 10+00 9+00 8+00 7+00 6+00 5+00 4+00 3+00 2+00 1+00 0+00

MATCH LINE ~ SEE SHEET 22/38

765 760 755 750 745 740 735 730

CORRAL DRIVE

A = 5.08%
K = 35.46
e = -1.14'
180' VC

A = 2.08%
K = 33.72
e = 0.18'
70' VC

EXIST. GROUND @ ROW RIGHT

EXIST. GROUND @ ROW LEFT

-0.60%

-2.00%

-1.00%

+4.08%

+2.00%

COMP FILL TO 95% STD PROCTOR DENSITY

COMP FILL TO 95% STD PROCTOR DENSITY

PROP. TOP OF CURB

COMP FILL TO 95% STD PROCTOR DENSITY

10+54~PVI (NO VC)
10+06.95~CR LT
9+85.66~PI LT
CASA BLANCA COURT
9+54.64~PI LT
9+36.42~CR LT
9+04~PVI (NO VC)
6+51~PVT
6+15.54~HIGH POINT
5+61~PVI
4+71~PVC
3+96~PVT
3+61~PVI
3+43.97~CR LT
3+26~PVC
3+24.25~PI LT
COWBOY WAY
2+93.38~PI LT
2+73.66~CR LT
1+94.41~CR RT
1+74.27~PI RT
HILDALGO WAY
1+42.13~PI RT
1+22.71~CR RT
0+00 CORRAL DRIVE =
0+00 RUSTIC RANCH DRIVE

TC 740.33
TC 740.63
TC 740.93
TC 741.20
TC 742.14
TC 742.28
TC 742.57
TC 743.19
TC 743.55
TC 744.20
TC 744.74
TC 745.24
TC 745.74
TC 746.24
TC 746.73
TC 746.91
TC 746.88
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TC 738.78
TC 738.75
TC 738.13
TC 737.73 LT
TC 737.26
TC 736.26
TC 736.15
TC 735.75
TC 735.26
TC 735.10
TC 734.71
TC 734.26
TC 733.26
TC 732.26

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	REVISED ALIGNMENT AND PROFILE
2	3/6/15	JCR	REVISED INTERSECTION

CORRAL DRIVE [0+00-10+00]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

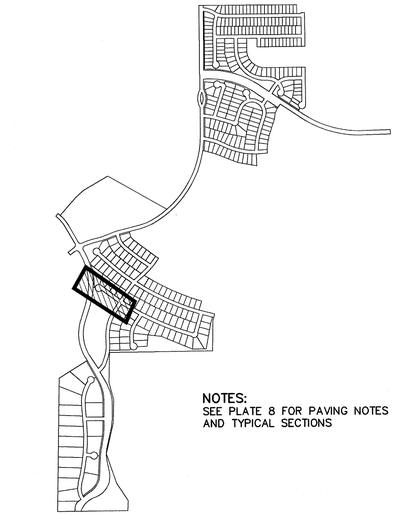
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	21 / 38

PLATE NO.: 28

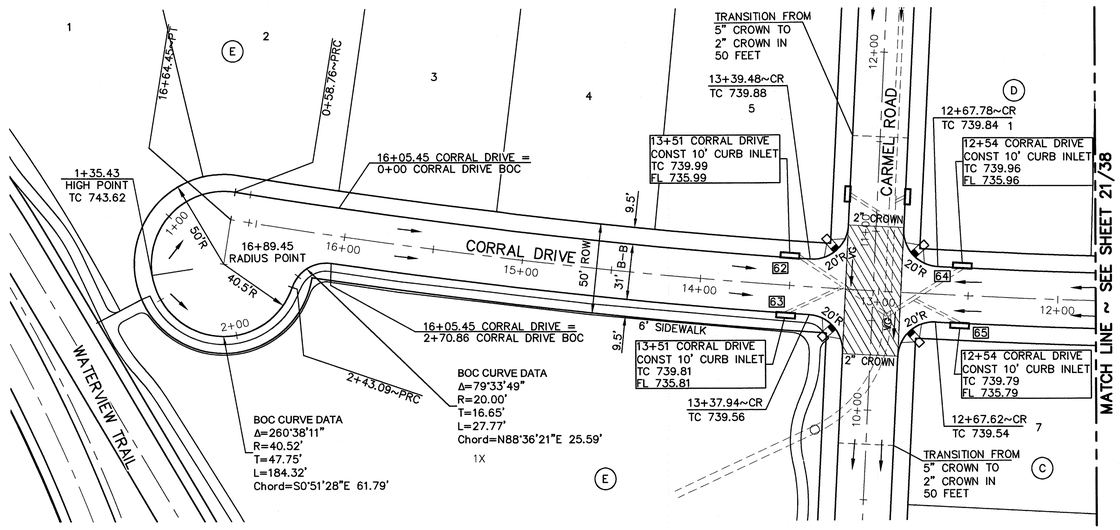
Y:\05052\05052-01\PAV-403.dwg, CORRAL DRIVE [0+00-10+00] PLATE 28, 5/1/2015 7:48:24 AM, jallen. Dowdey, Anderson & Associates, Inc., JA



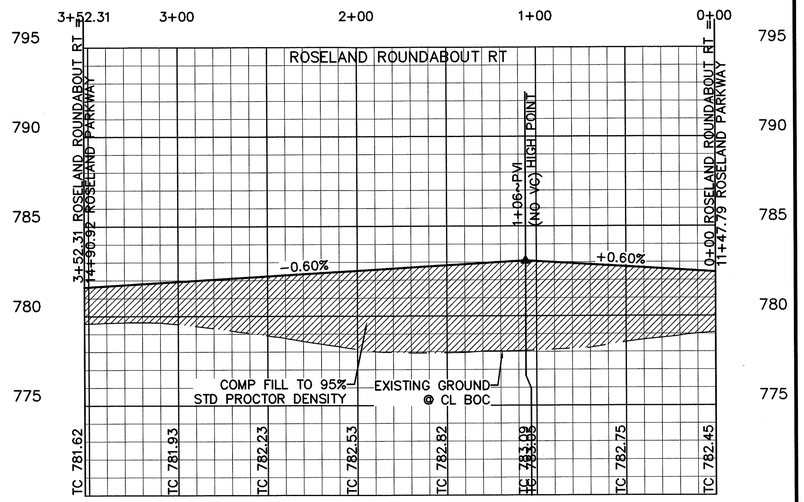
PAVING REFERENCE MAP
N.T.S.

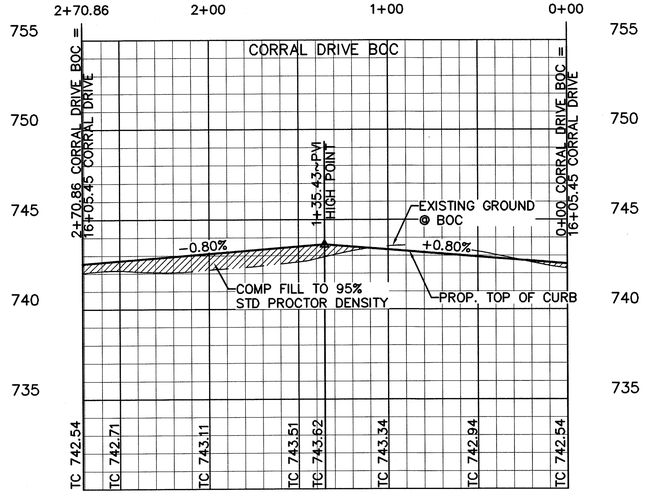
NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

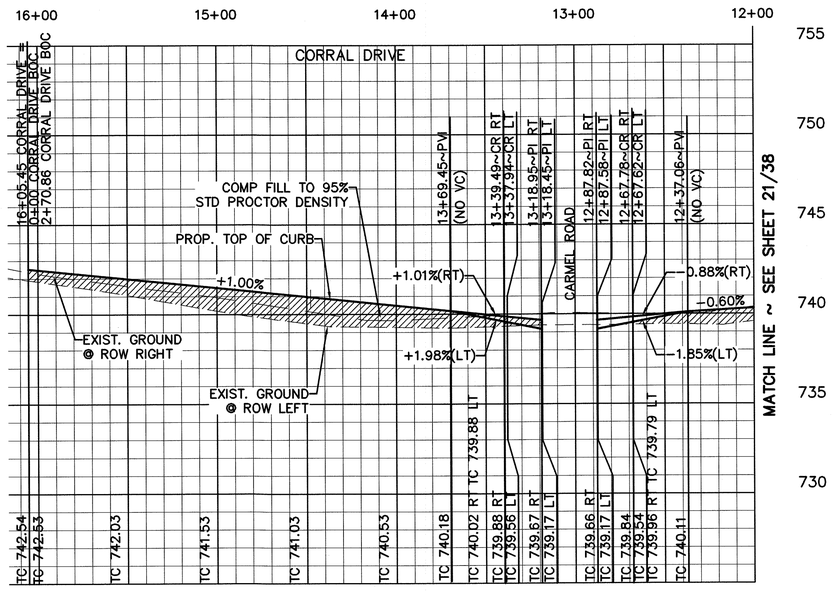
GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

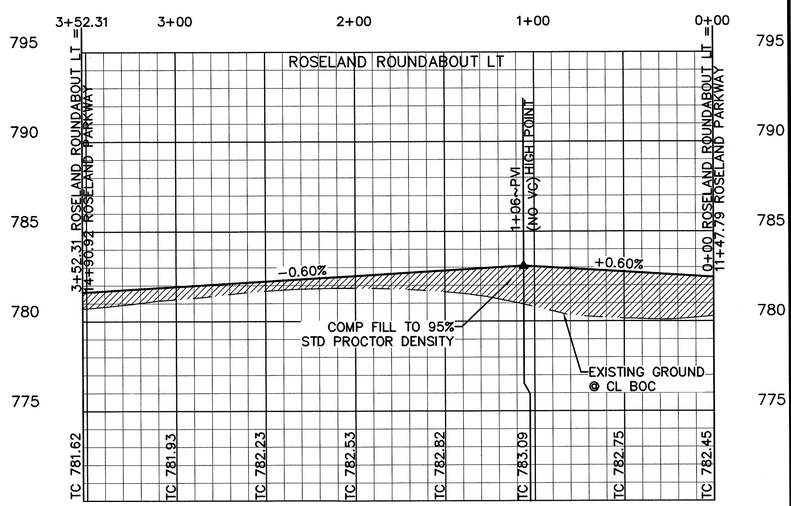


SEE SHEET 9/38 & 10/38
FOR PONDEROSA PARKWAY
RIGHT AND LEFT BOC PLAN VIEWS.









CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	REVISED ALIGNMENT OF CORRAL DRIVE.

CORRAL DRIVE [10+00-END]

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

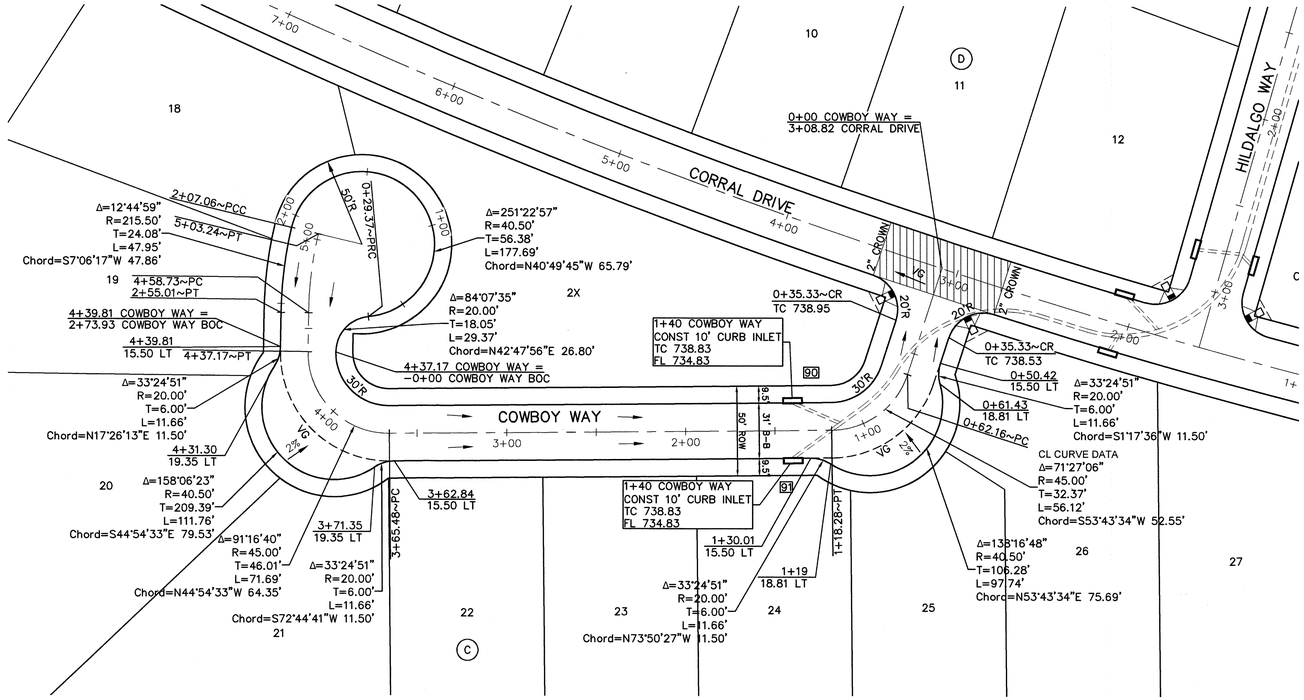
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

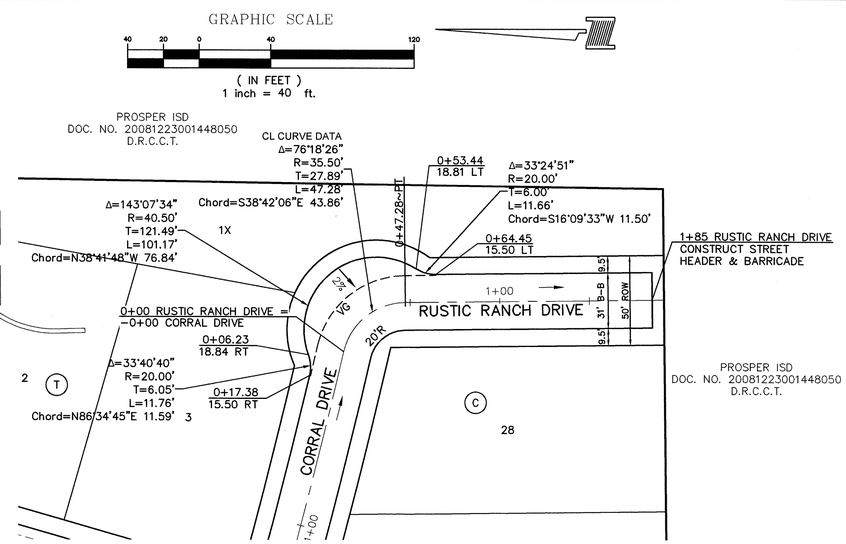
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	22 / 38

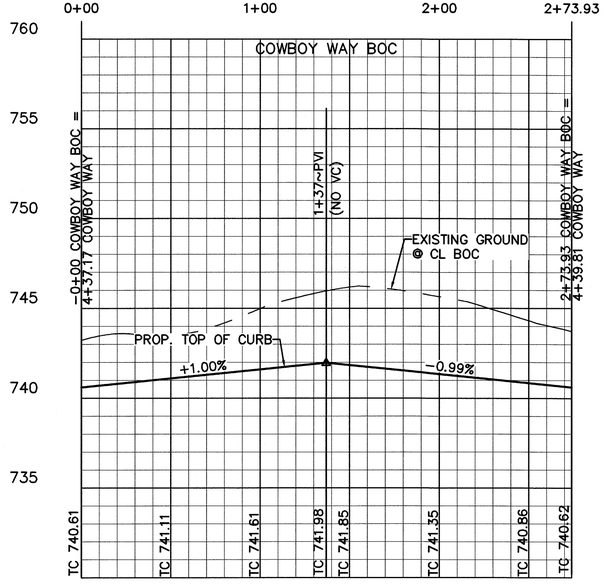
PLATE NO.: 29

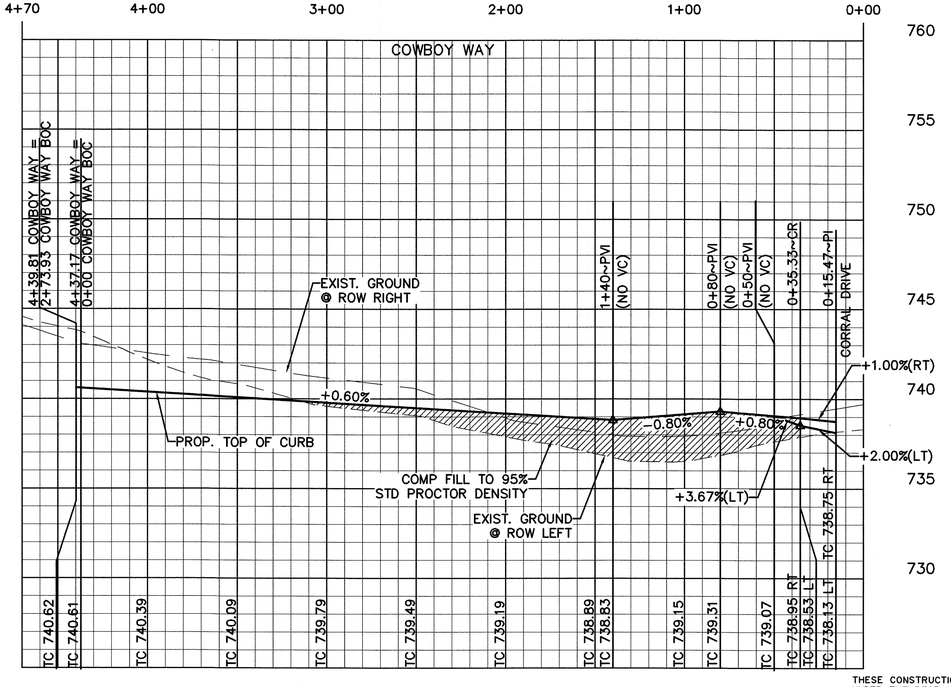
Y:\05052\05052-01\PAV-A03.dwg, CORRAL DRIVE [10+00-END] PLATE 29, 5/1/2015 7:47:28 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

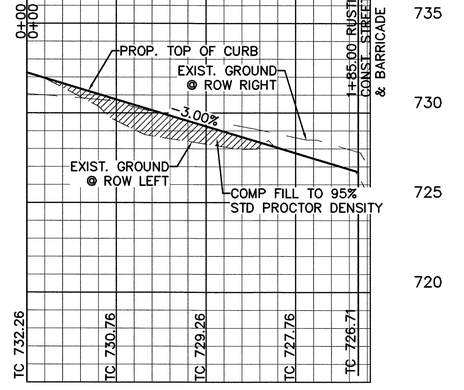


PAVING REFERENCE MAP
N.T.S.









CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	3/6/15	JCR	ADD CUL-DE-SAC TO COWBOY WAY
2	3/11/15	JBA	ADDED ELBOW TO RUSTIC RANCH DRIVE.

COWBOY WAY & RUSTIC RANCH DRIVE

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

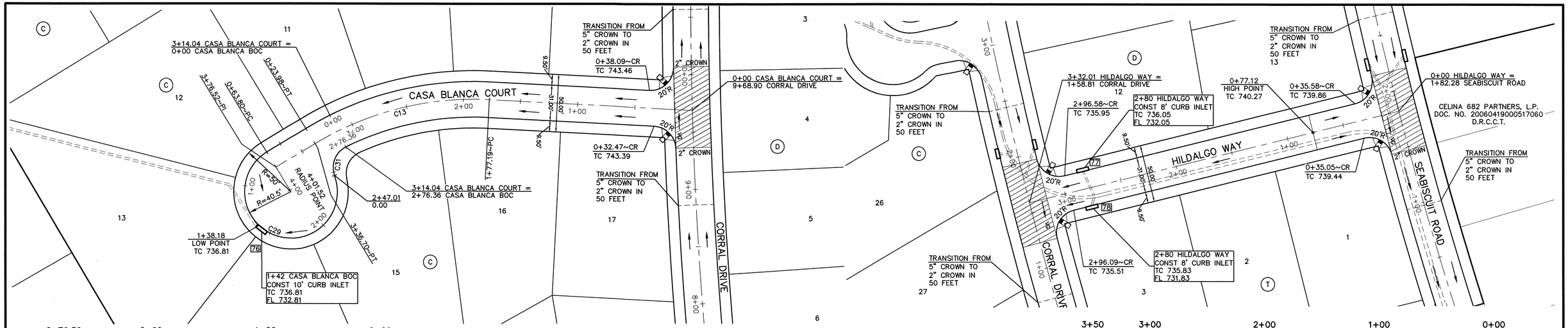
COLLIN COUNTY, TEXAS

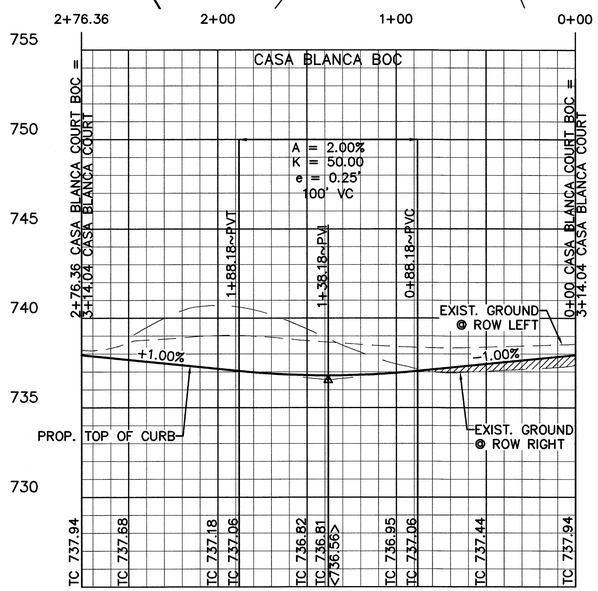
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

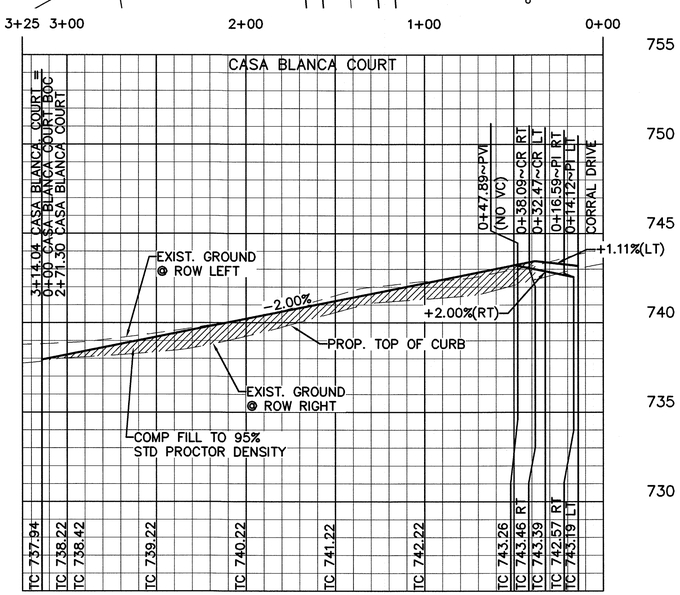
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	AS	JCR	8/8/2014	H: 1"=40' V: 1"=4'	05052-01	22A 38

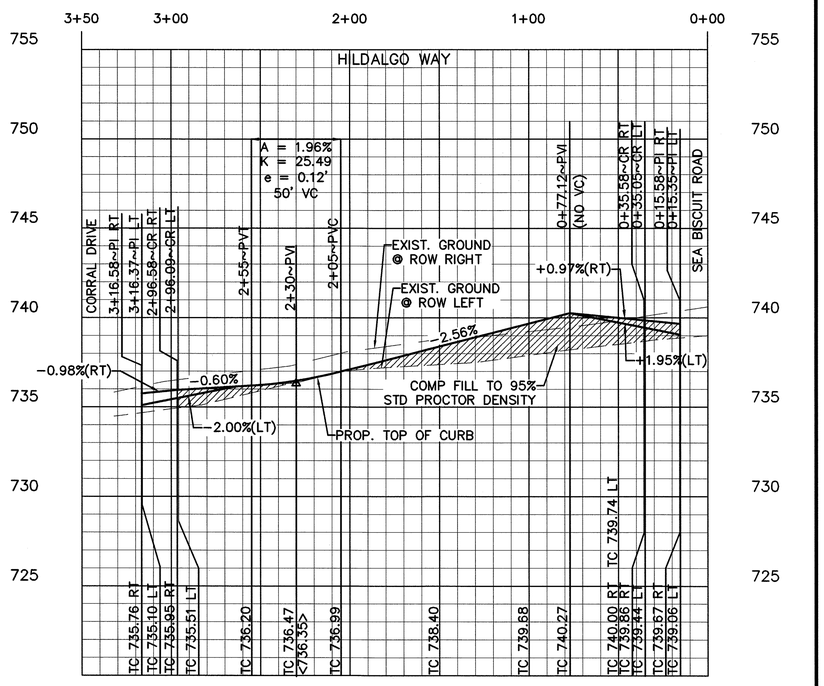
PLATE NO.: 29A

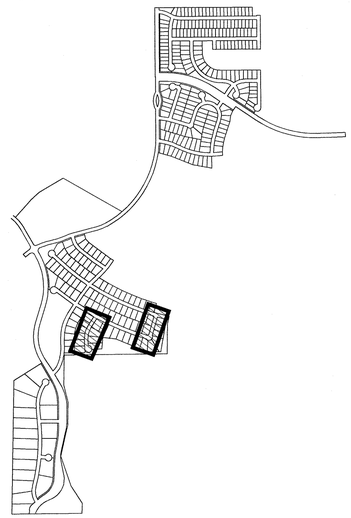
Y:\05052\05052-01PAV-A04.dwg, COWBOY-CATTLE, 5/1/2015 10:30:51 AM, jallen, Dowdey, Anderson & Associates, Inc., JA











PAVING REFERENCE MAP
N.T.S.

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C13	34°21'25"	266.00'	82.23'	159.50'	S15°46'08"W 157.13'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C29	259°12'03"	40.50'	48.96'	183.22'	N48°59'24"E 62.41'
C31	84°04'53"	20.00'	18.03'	29.35'	S38°34'10"E 26.79'

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	REVISED HILDALGO & CASA BLANCA COURT.

HIDALGO WAY & CASA BLANCA COURT

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

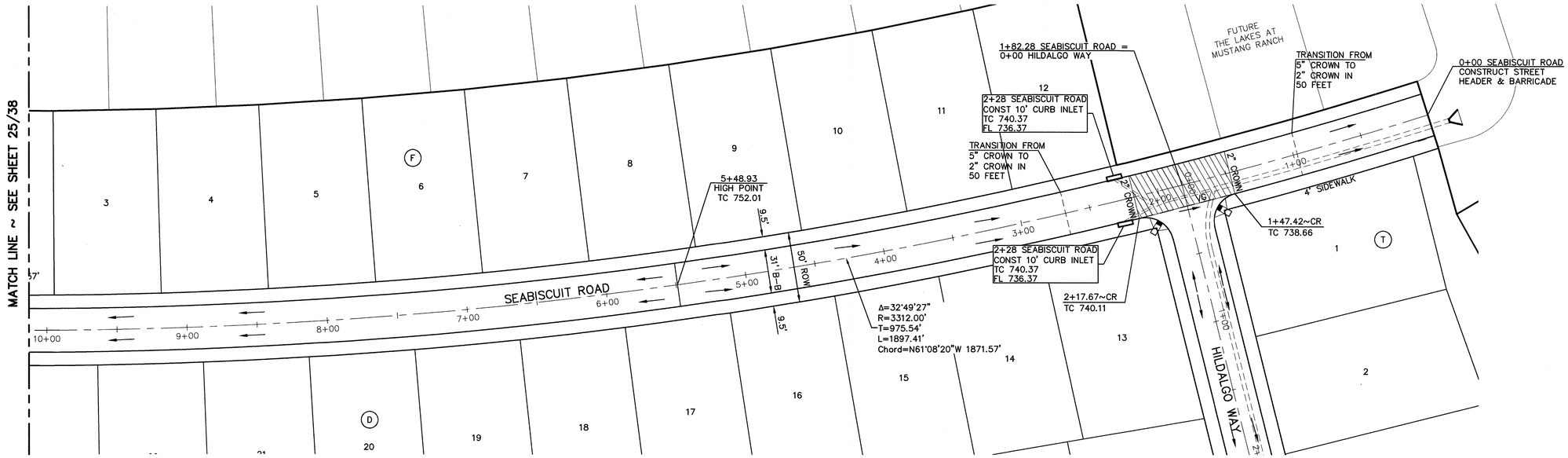
COLLIN COUNTY, TEXAS

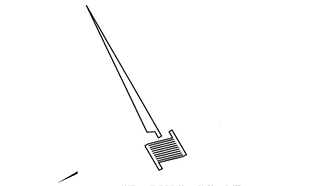
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

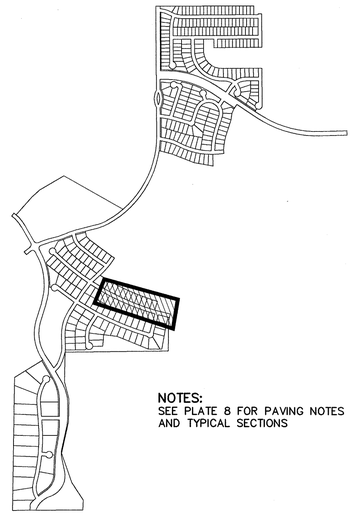
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	08/08/2014	H:1" = 40' V: 1" = 4'	05052-01	23 / 38

PLATE NO.: 30

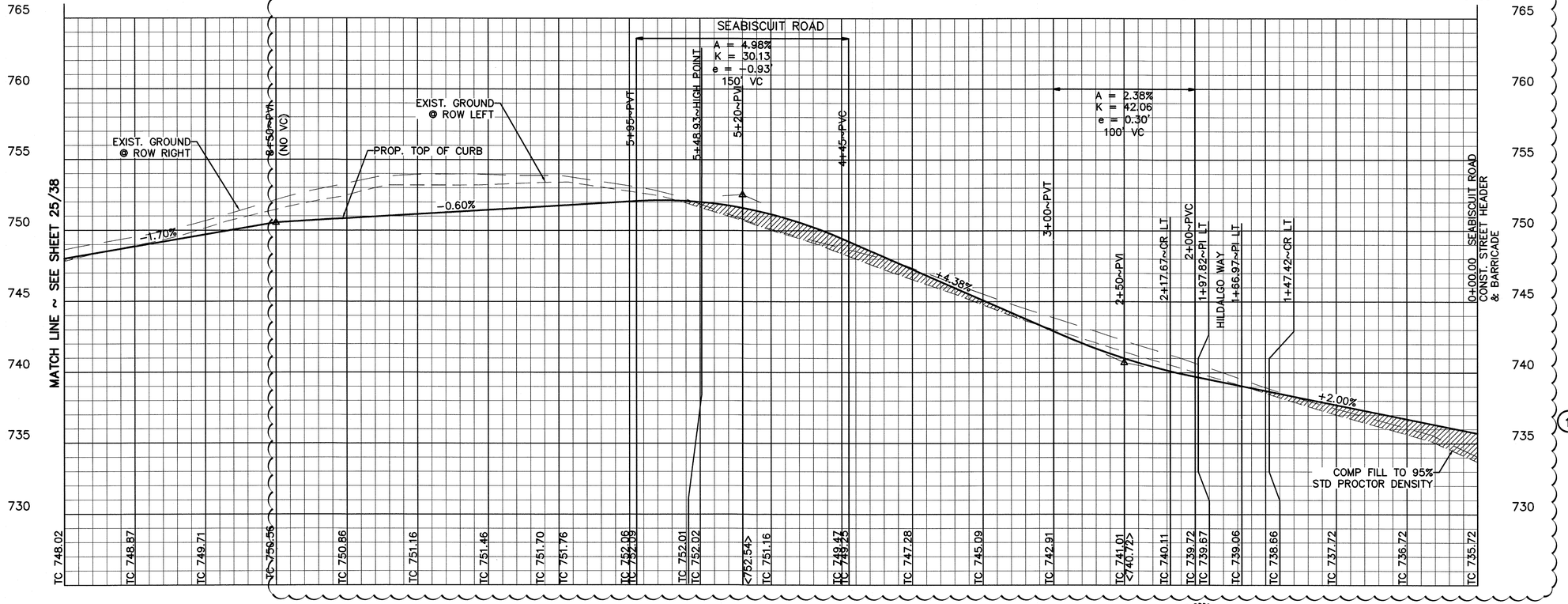
Y:\05052\05052-01PAV-A02.dwg, HIDALGO WAY & CASA BLANCA, 5/1/2015 7:44:10 AM, jallen, Dowdey, Anderson & Associates, Inc., JA







PAVING REFERENCE MAP
N.T.S.



NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	REVISED PROFILE FROM 0+00 TO 8+50.

SEABISCUIT ROAD
[0+00-10+00]
PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

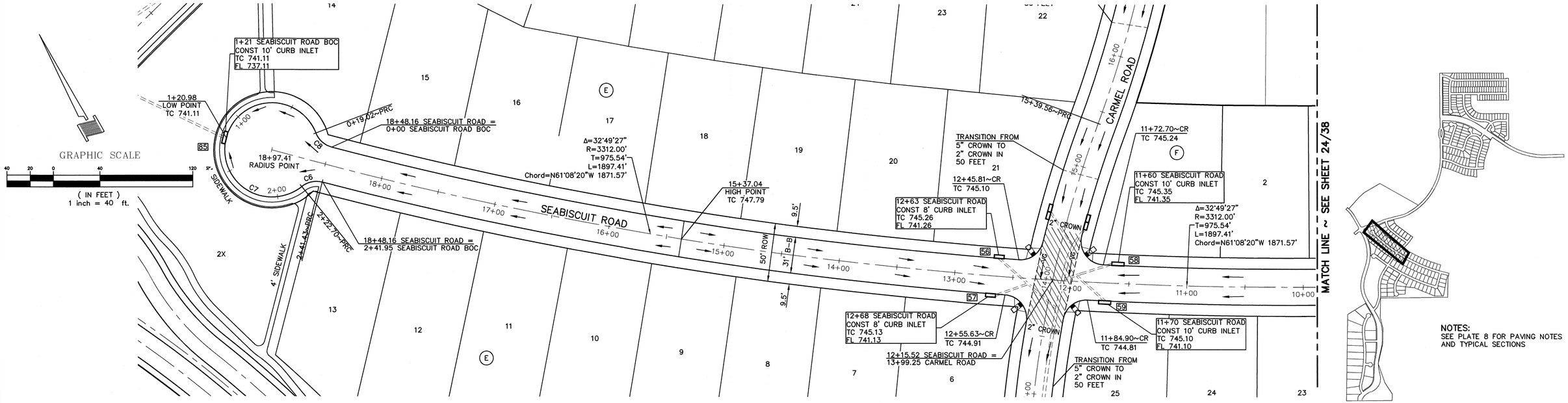
CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	24 38

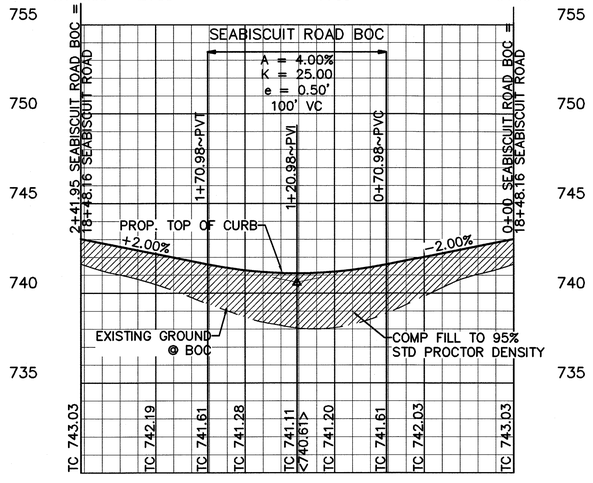
Y:\05052\05052-01PAV-A03.dwg, SEABISQUIT [0+00-10+00] PLATE 31, 5/11/2015 7:48:43 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

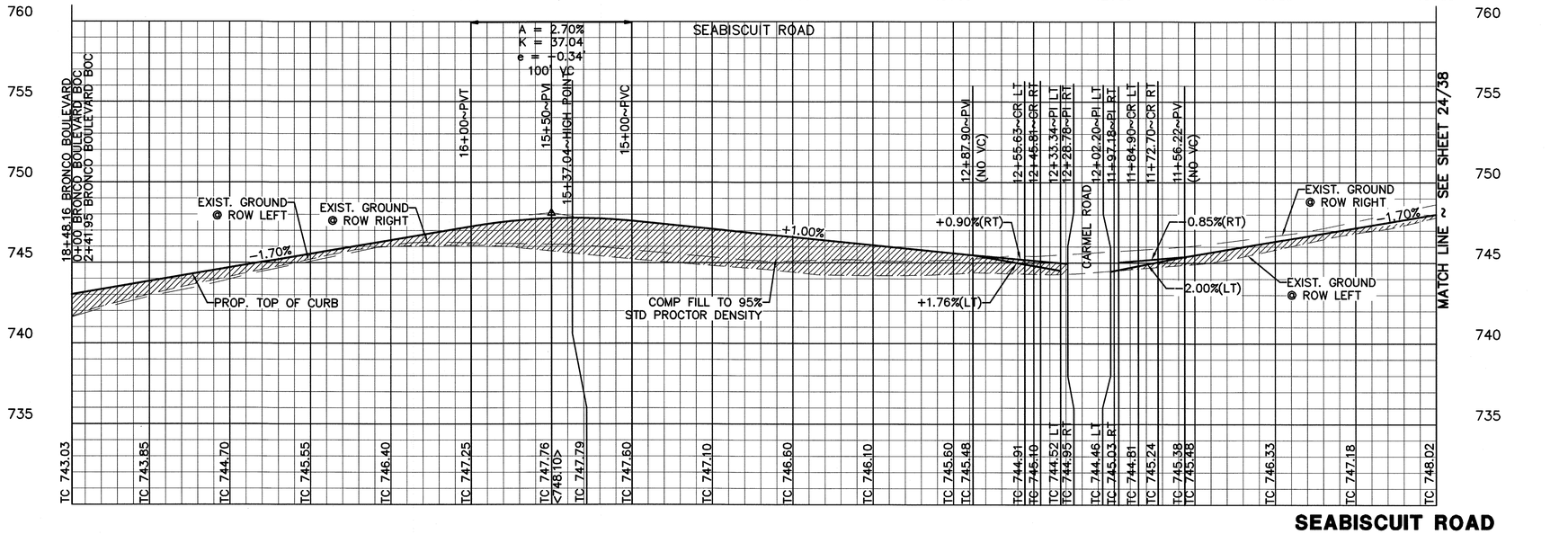


NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

PAVING REFERENCE MAP
N.T.S.

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	53°39'04"	20.00'	10.11'	18.73'	S72°23'43"E 18.05'
C7	288°08'26"	40.50'	29.35'	203.67'	S44°50'58"W 47.53'
C8	54°29'55"	20.00'	10.30'	19.02'	N18°19'46"W 18.31'





SEABISCUIT ROAD
[10+00-END]

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

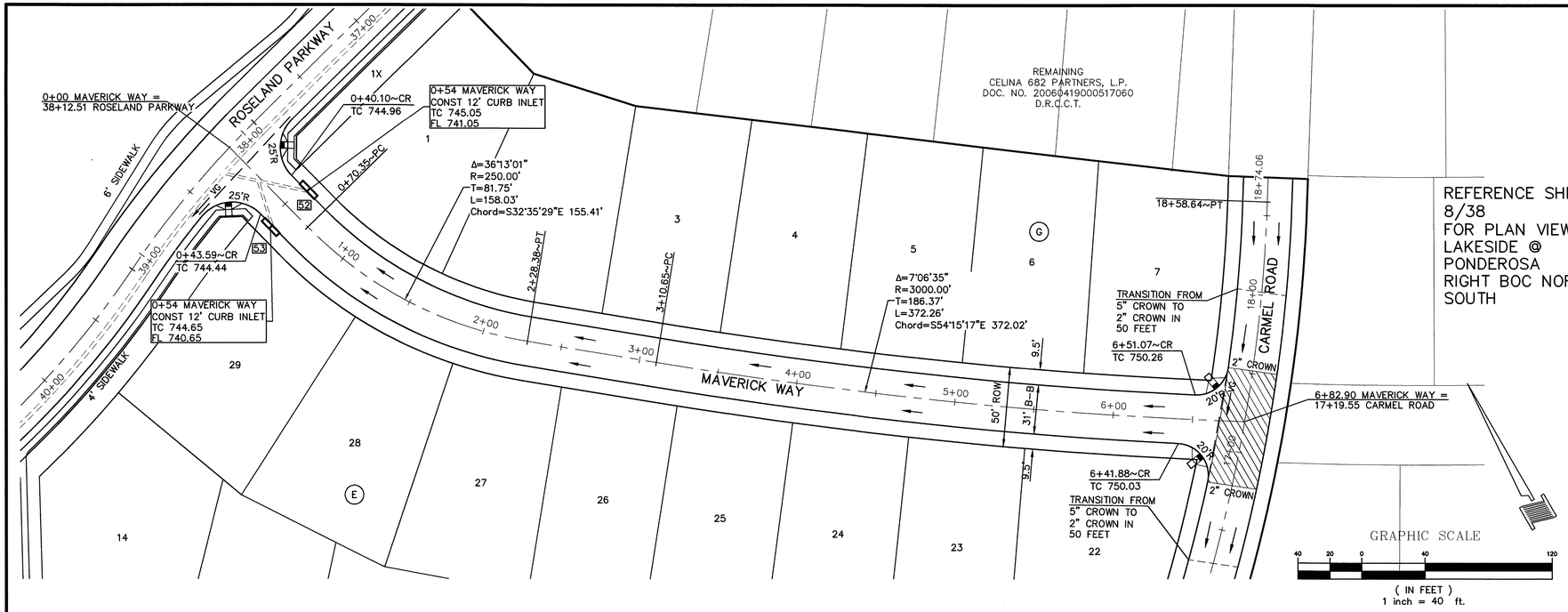
CITY OF CELINA

COLLIN COUNTY, TEXAS

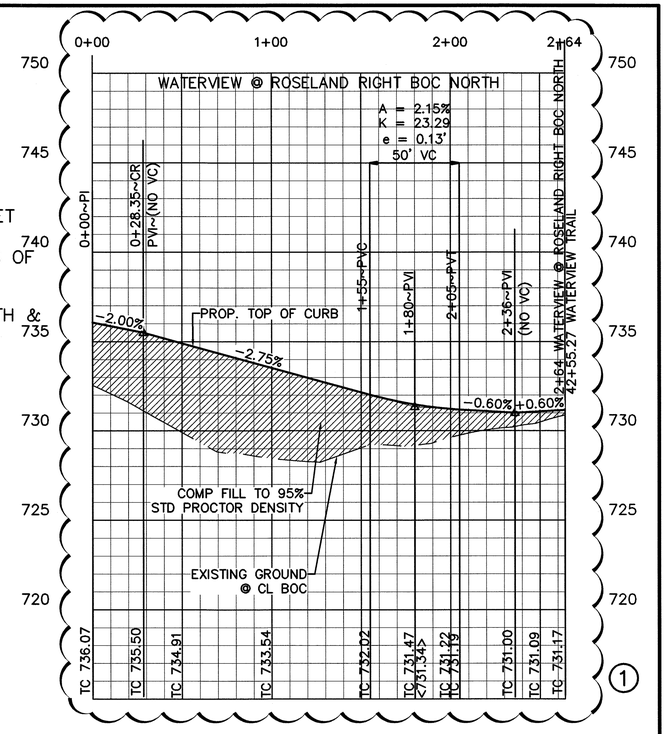
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

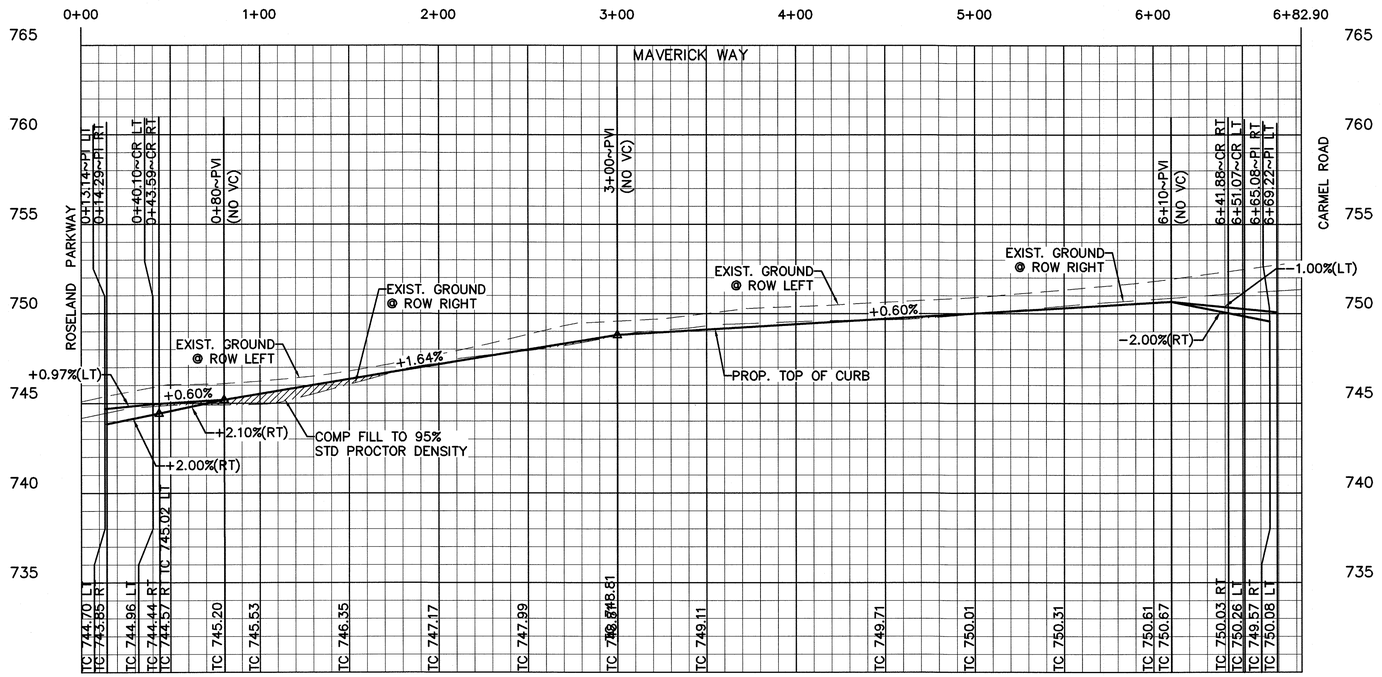
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	25 / 38

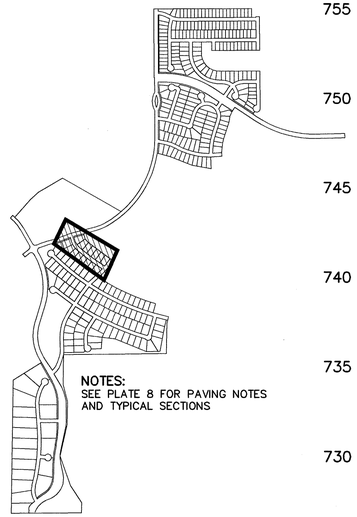
Y:\05052\05052-01\PAV-A03.dwg, SEABISCUIT [10+00-END] PLATE 32, 5/1/2015 7:48:11 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



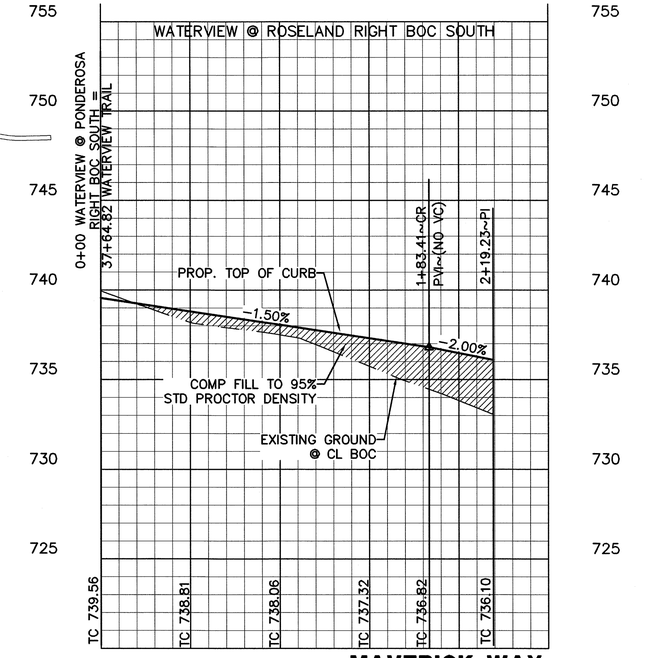
REFERENCE SHEET 8/38 FOR PLAN VIEWS OF LAKESIDE @ PONDEROSA RIGHT BOC NORTH & SOUTH







PAVING REFERENCE MAP
N.T.S.



CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

NO.	DATE	BY	REVISION
1	3/17/15	JBA	REV. WATERVIEW @ ROSELAND RT BOC NORTH PROFILE

MAVERICK WAY

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

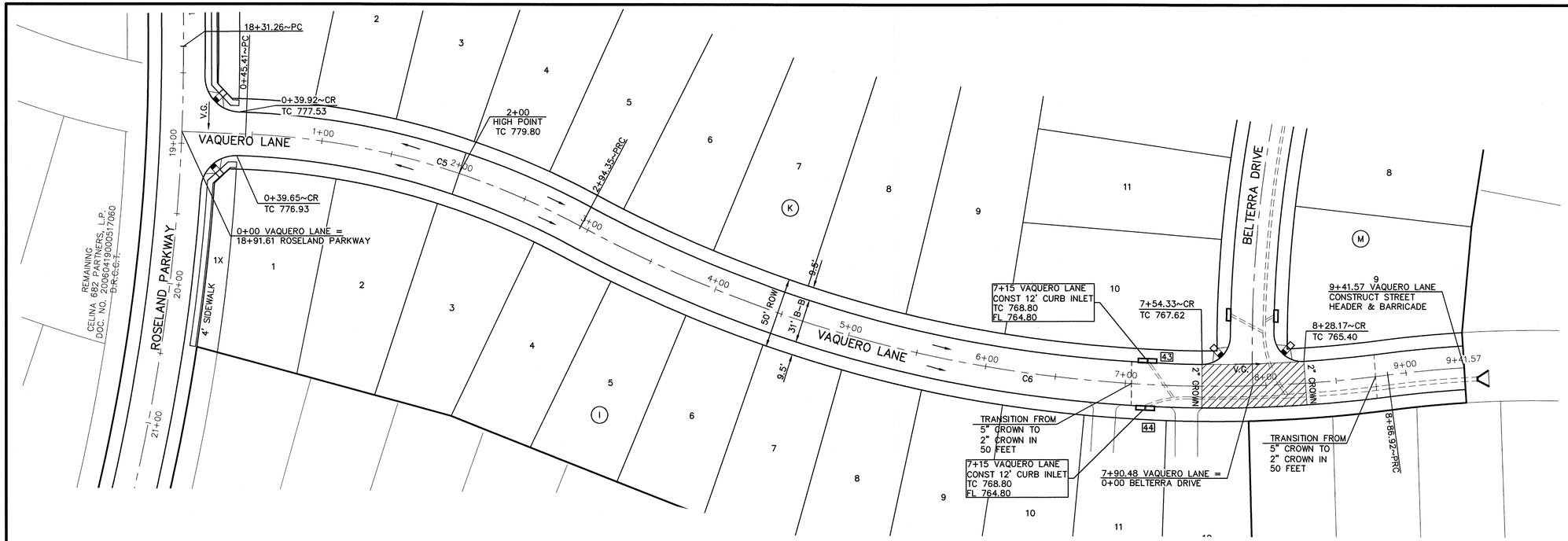
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	EA	JCR	8/8/2014	H: 1'=40' V: 1'=4'	05052-01	26 / 38

PLATE NO.: 33

Y:\05052\05052-01\PAV-A03.dwg, MAVERICK WAY PLATE 33, 5/1/2015 7:49:07 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

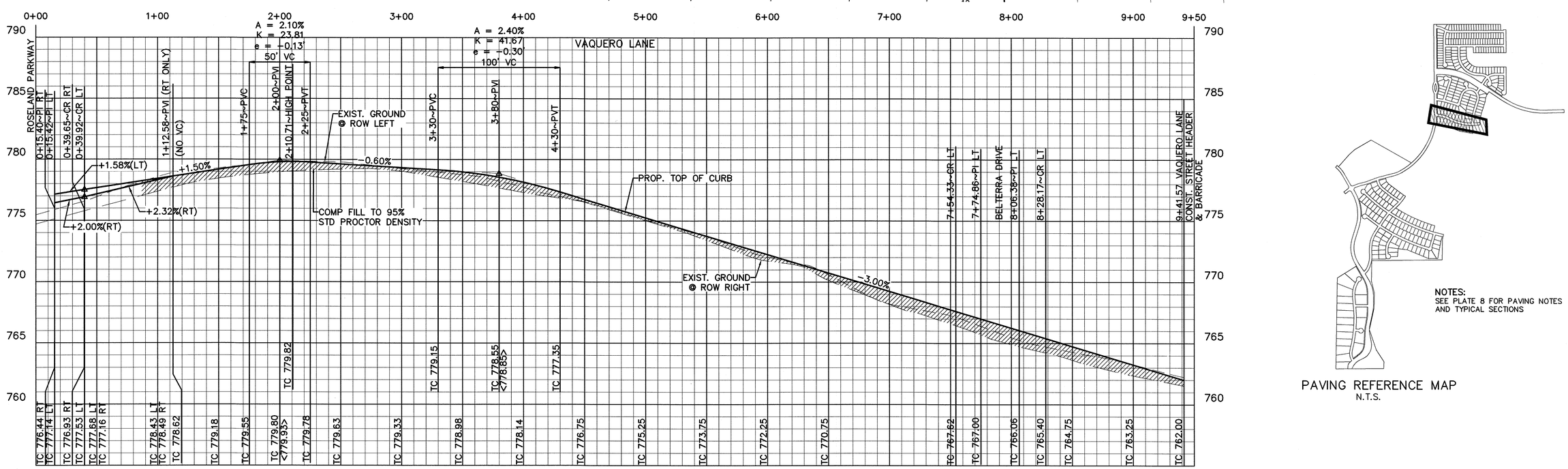


GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	25°55'58"	550.00'	126.64'	248.94'	S74°43'31"E 246.82'
C6	35°44'20"	950.00'	306.28'	592.57'	S79°37'42"E 583.01'



NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

NO.	DATE	BY	REVISION

VAQUERO LANE
PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

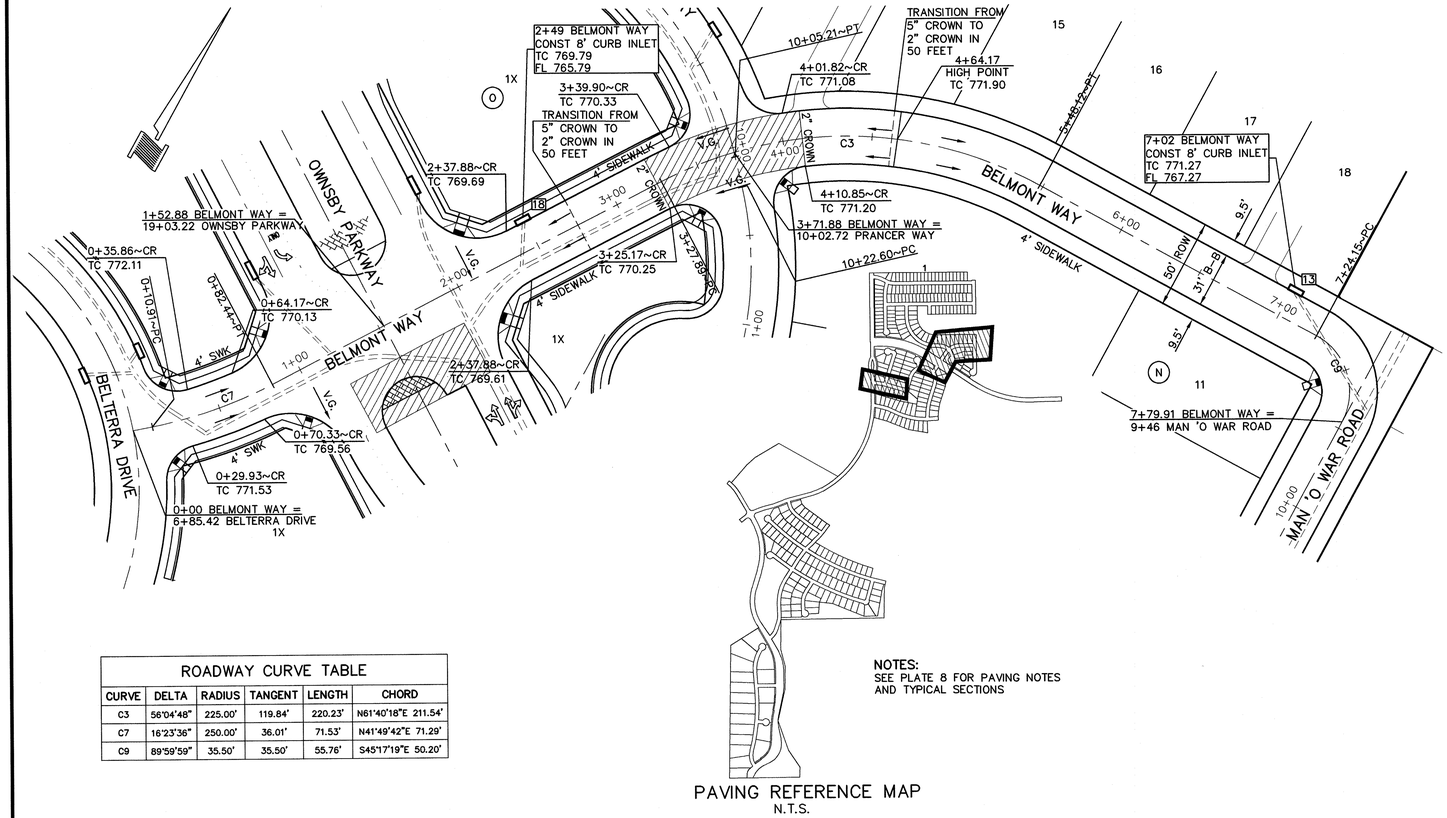
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	27 / 38

Y:\05052\05052-01\PAV-B01.dwg, VAQUERO LANE, 5/1/2015 7:58:06 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

40 20 0 40 120

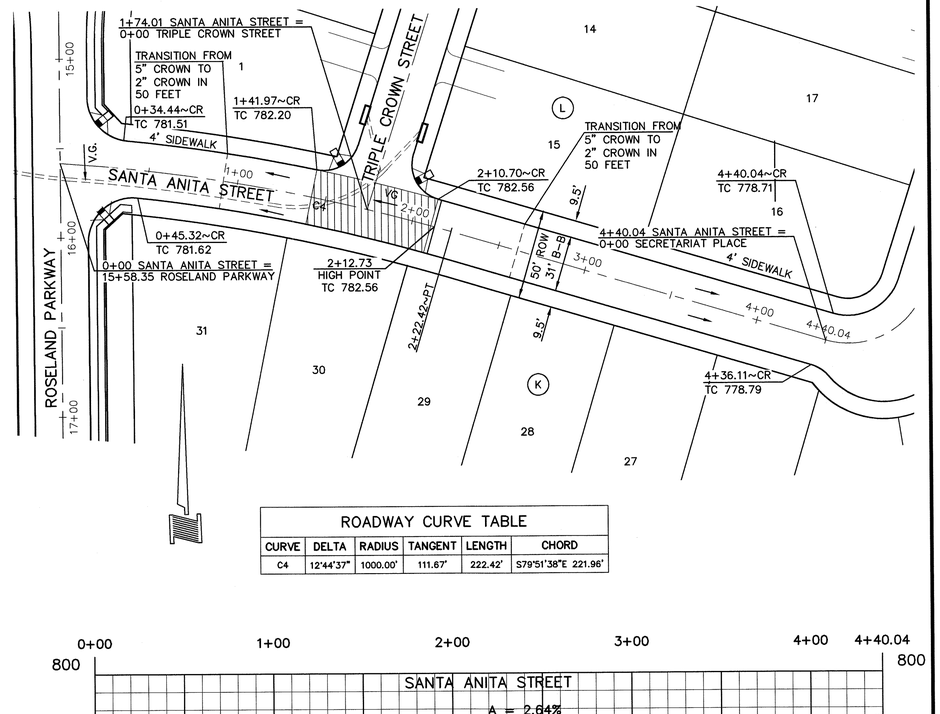
(IN FEET)
1 inch = 40 ft.



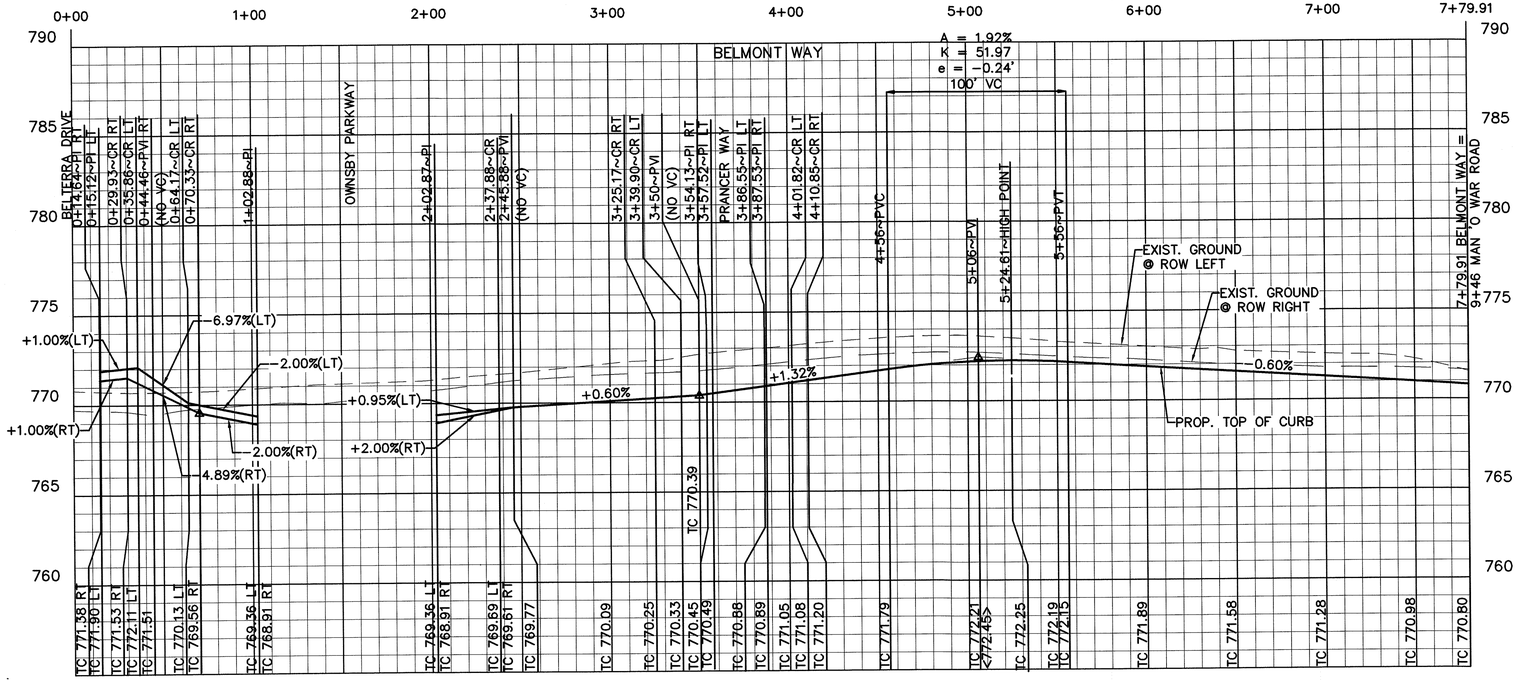
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C3	56°04'48"	225.00'	119.84'	220.23'	N61°40'18"E 211.54'
C7	16°23'36"	250.00'	36.01'	71.53'	N41°49'42"E 71.29'
C9	89°59'59"	35.50'	35.50'	55.76'	S45°17'19"E 50.20'

NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

PAVING REFERENCE MAP
N.T.S.



ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	12°44'37"	1000.00'	111.67'	222.42'	S79°51'38"E 221.96'



CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

BELMONT WAY & SANTA ANITA STREET

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

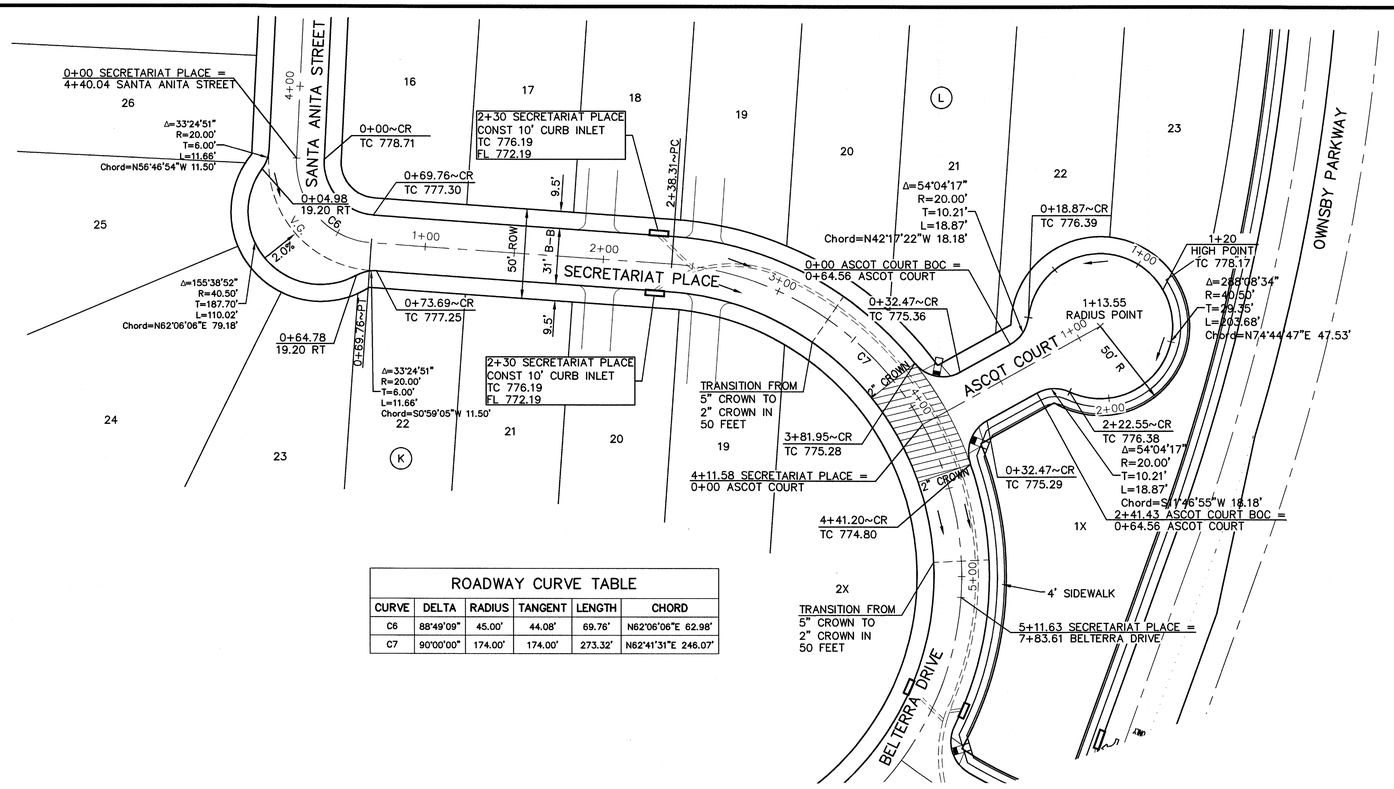
CITY OF CELINA

COLLIN COUNTY, TEXAS

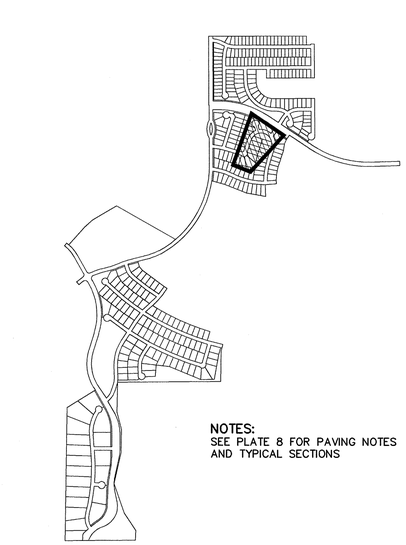
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	28 / 38

Y:\05052\05052-01\PAV-801.dwg, BELMONT AND SANTA ANITA, 5/1/2015 7:57:34 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

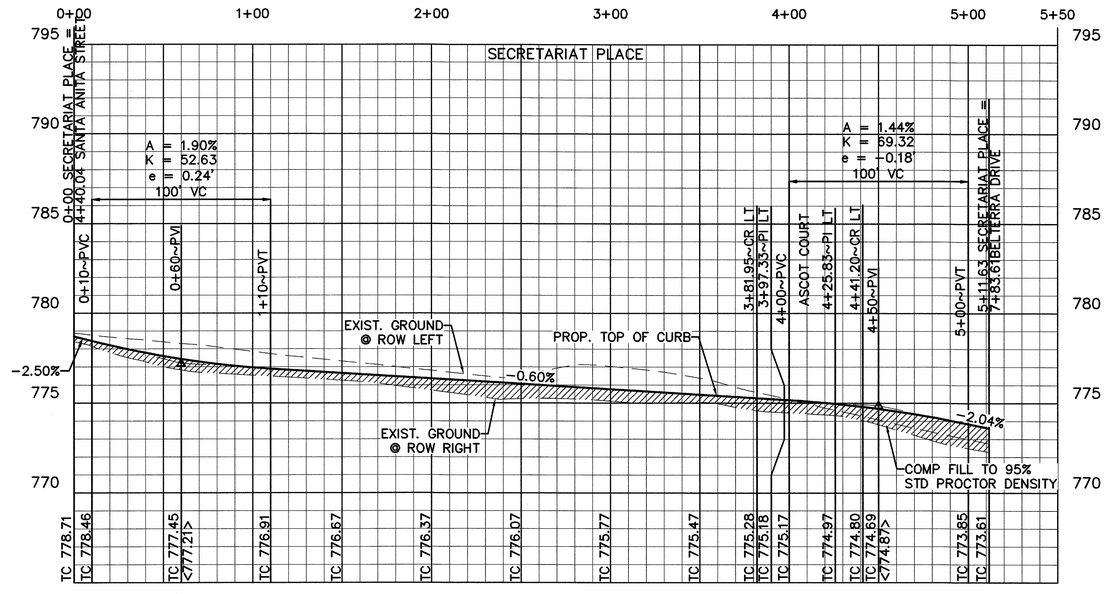


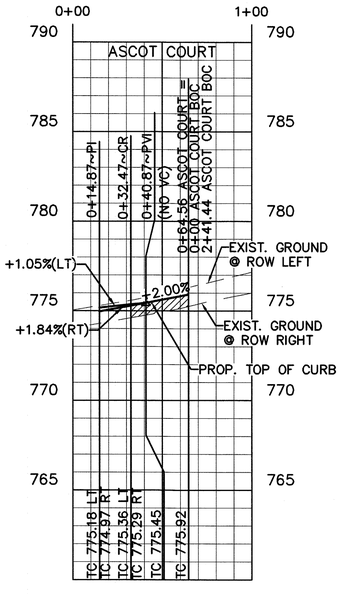
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	88°49'09"	45.00'	44.08'	69.76'	N62°06'06"E 62.98'
C7	90°00'00"	174.00'	174.00'	273.32'	N62°41'31"E 246.07'

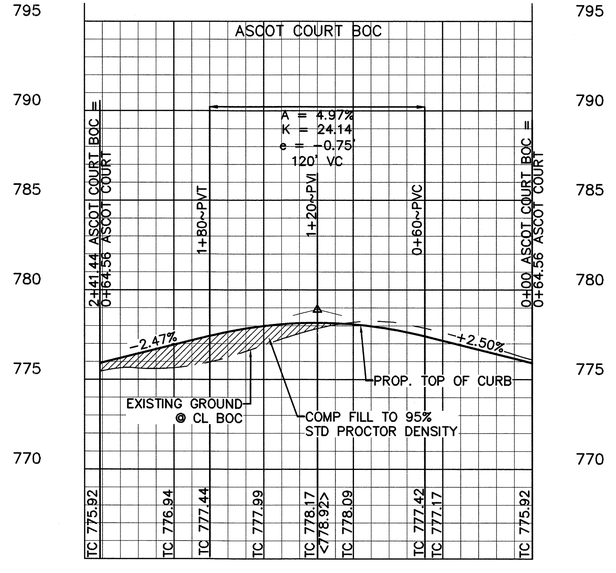


PAVING REFERENCE MAP
N.T.S.

NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS







CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SECRETARIAT PLACE & ASCOT COURT

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	29 / 38

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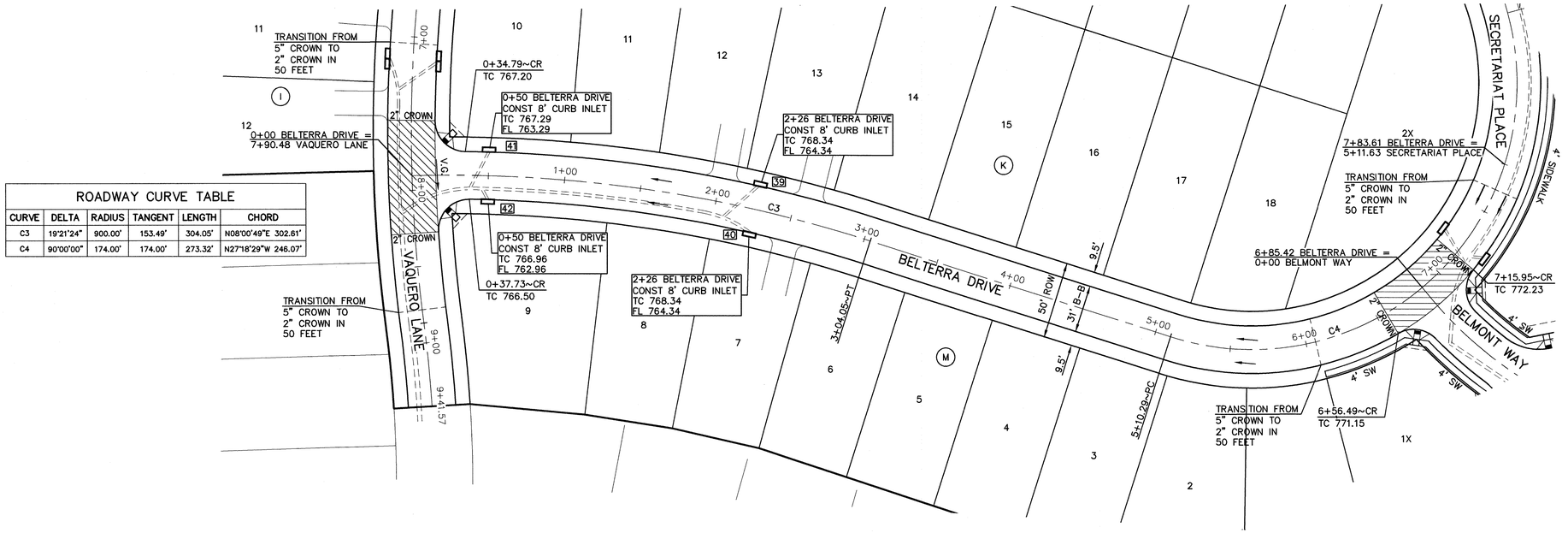
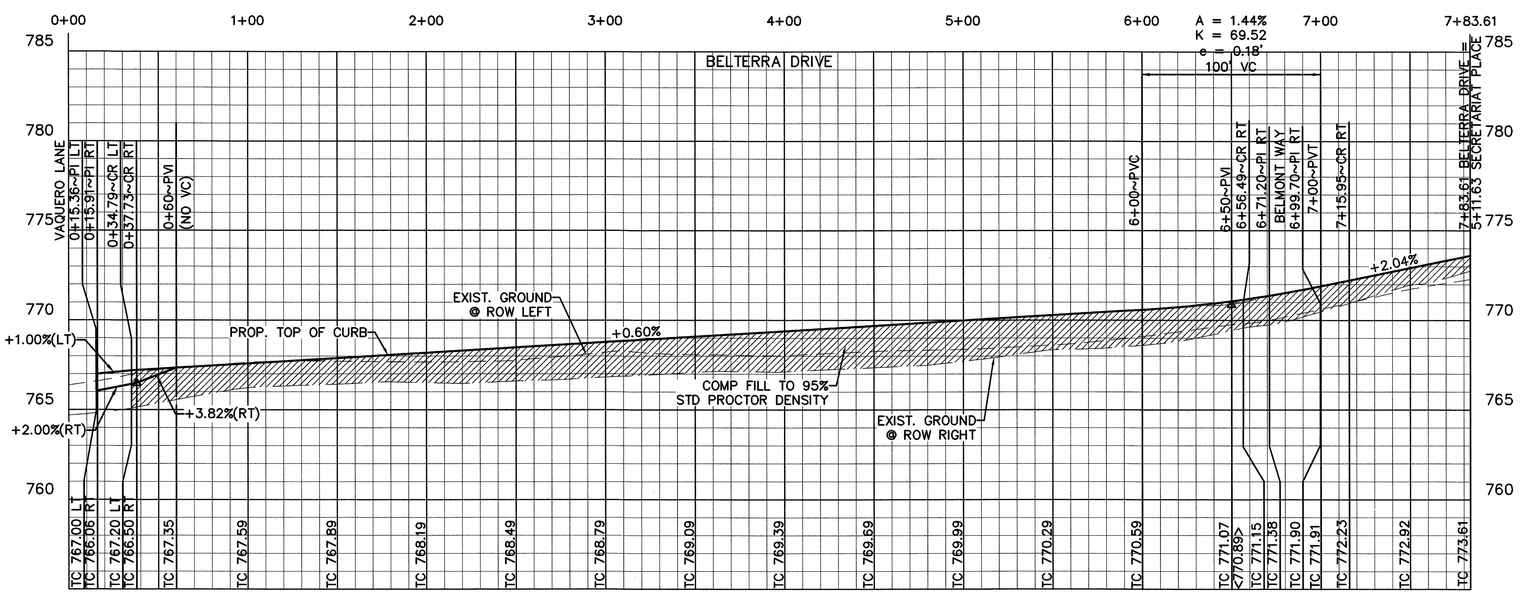
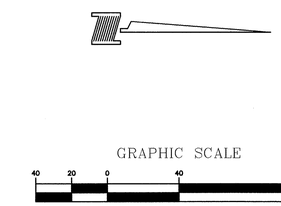


ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C3	19°21'24"	900.00'	153.49'	304.05'	N08°00'49"E 302.61'
C4	90°00'00"	174.00'	174.00'	273.32'	N27°18'29"W 246.07'

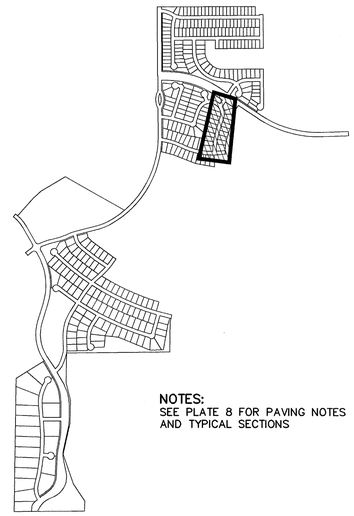




GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.



PAVING REFERENCE MAP
N.T.S.

NOTES:
SEE PLATE 8 FOR PAVING NOTES
AND TYPICAL SECTIONS

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

BELTERRA DRIVE

PAVING PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

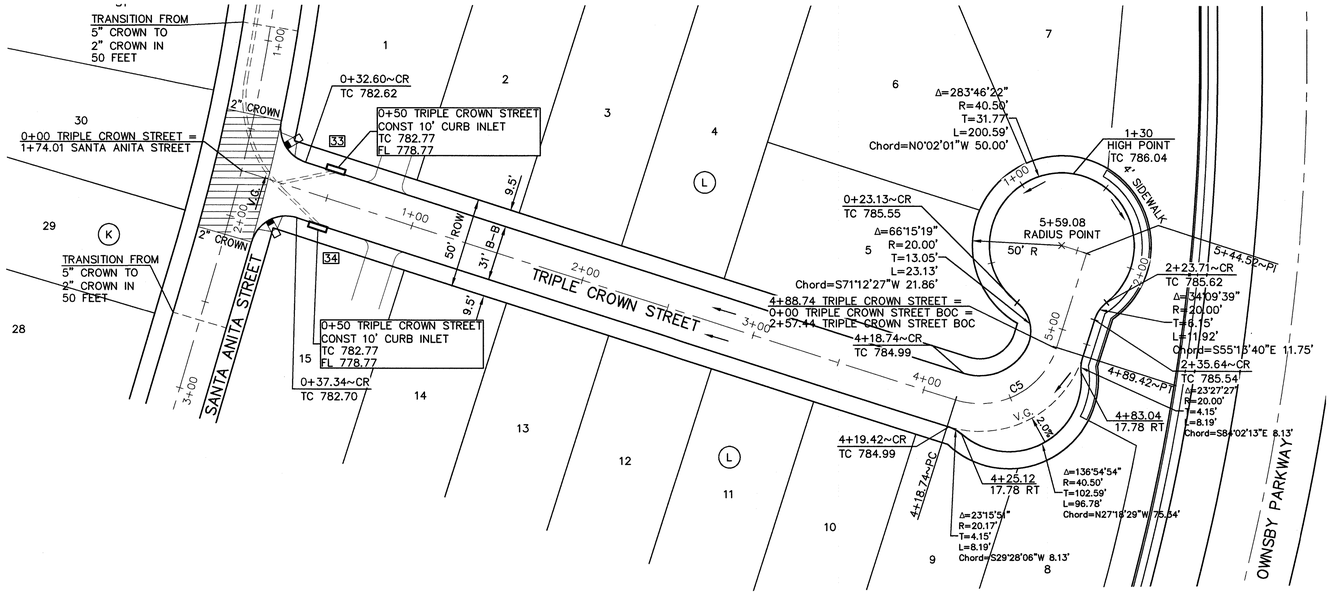
CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	30 38

Y:\05052\05052-01\PAV-B03.dwg, WILD HORSE DRIVE, 5/1/2015 8:07:30 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

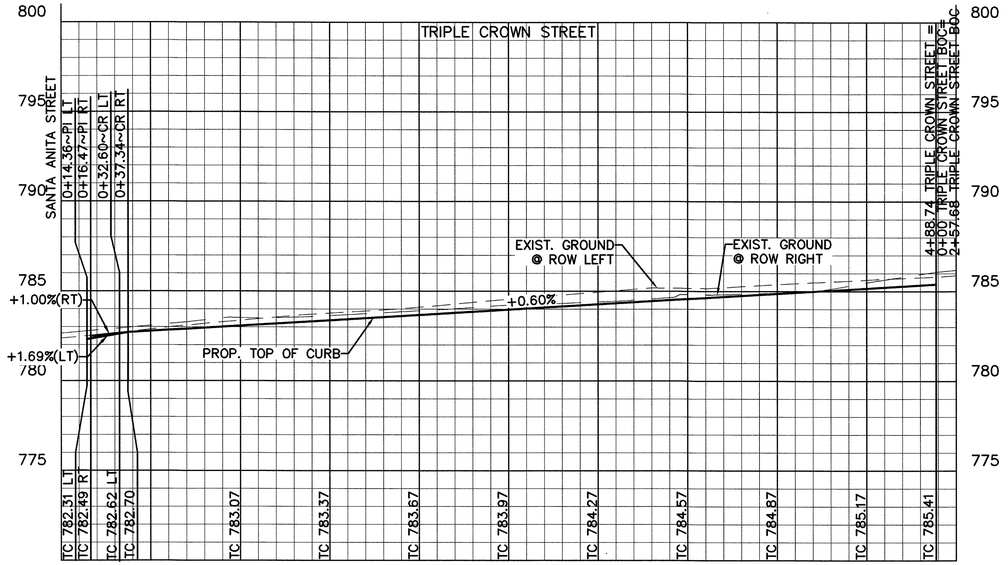


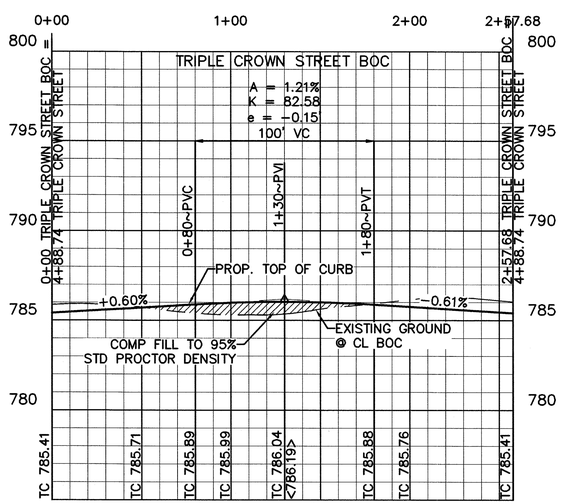
PAVING REFERENCE MAP
N.T.S.

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

NOTES:
SEE PLATE 8 FOR PAVING NOTES
AND TYPICAL SECTIONS

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	90°00'00"	45.00'	45.00'	70.69'	N27°18'29"W 63.64'





CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

TRIPLE CROWN STREET
PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

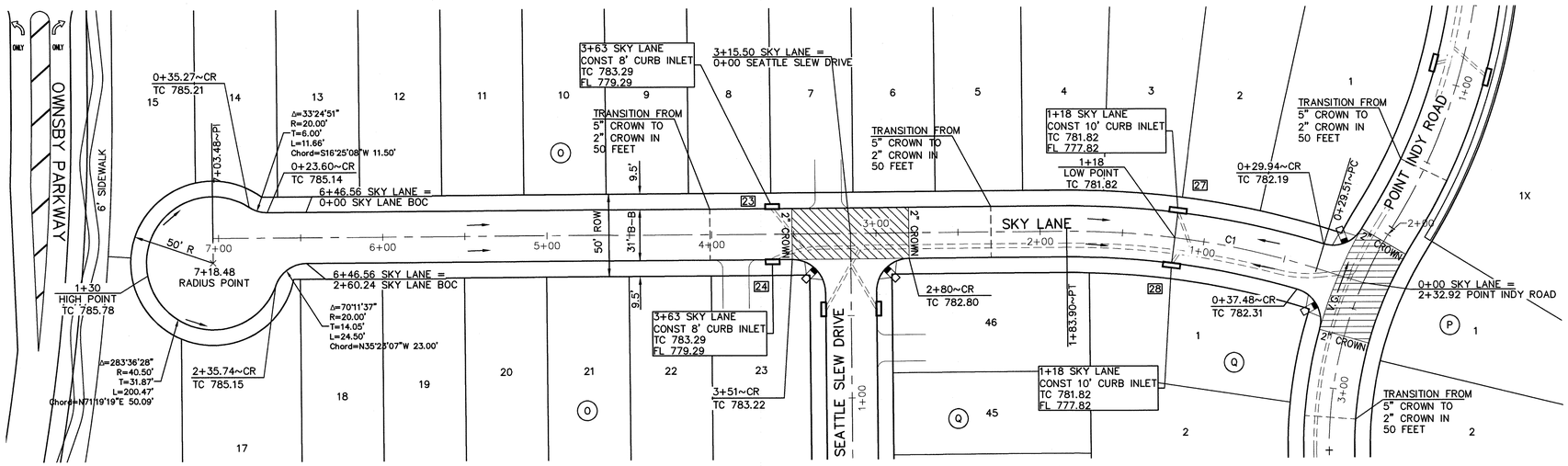
COLLIN COUNTY, TEXAS

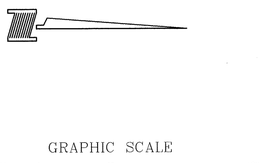
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	31 38

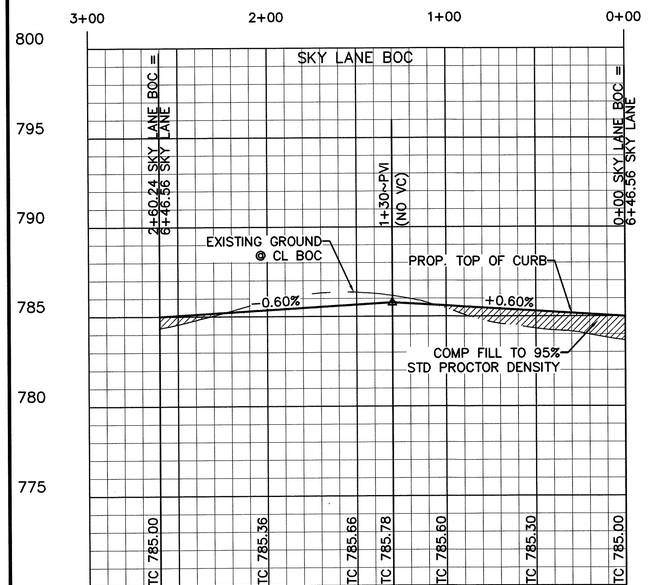
PLATE NO.: 38

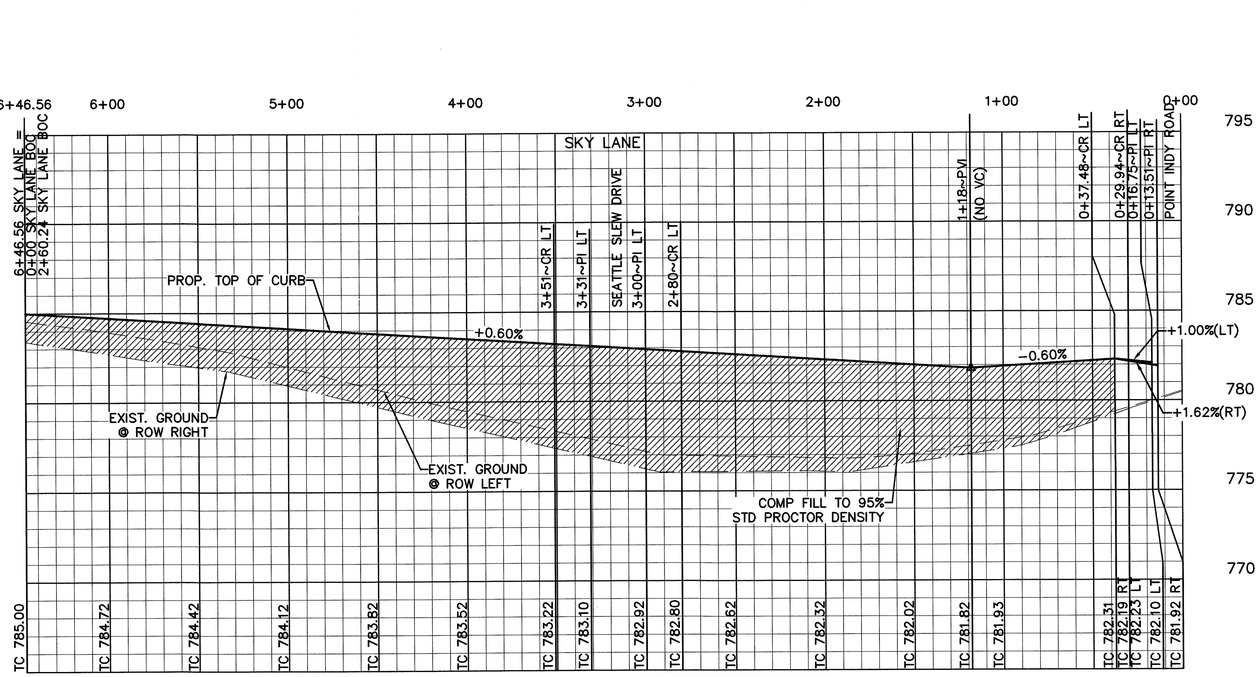
Y:\05052\05052-01\PAV-B02.dwg, TRIPLE CROWN, 5/1/2015 8:02:51 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

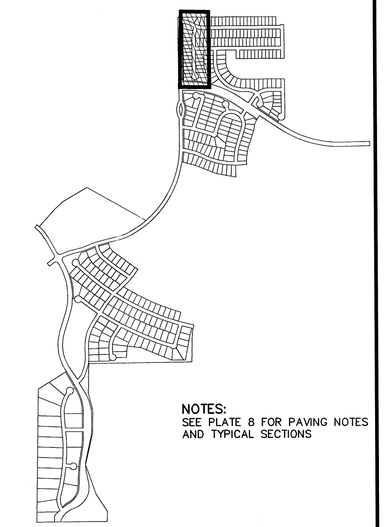




ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	17°41'31"	500.00'	77.81'	154.39'	S08°33'27"W 153.78'







PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

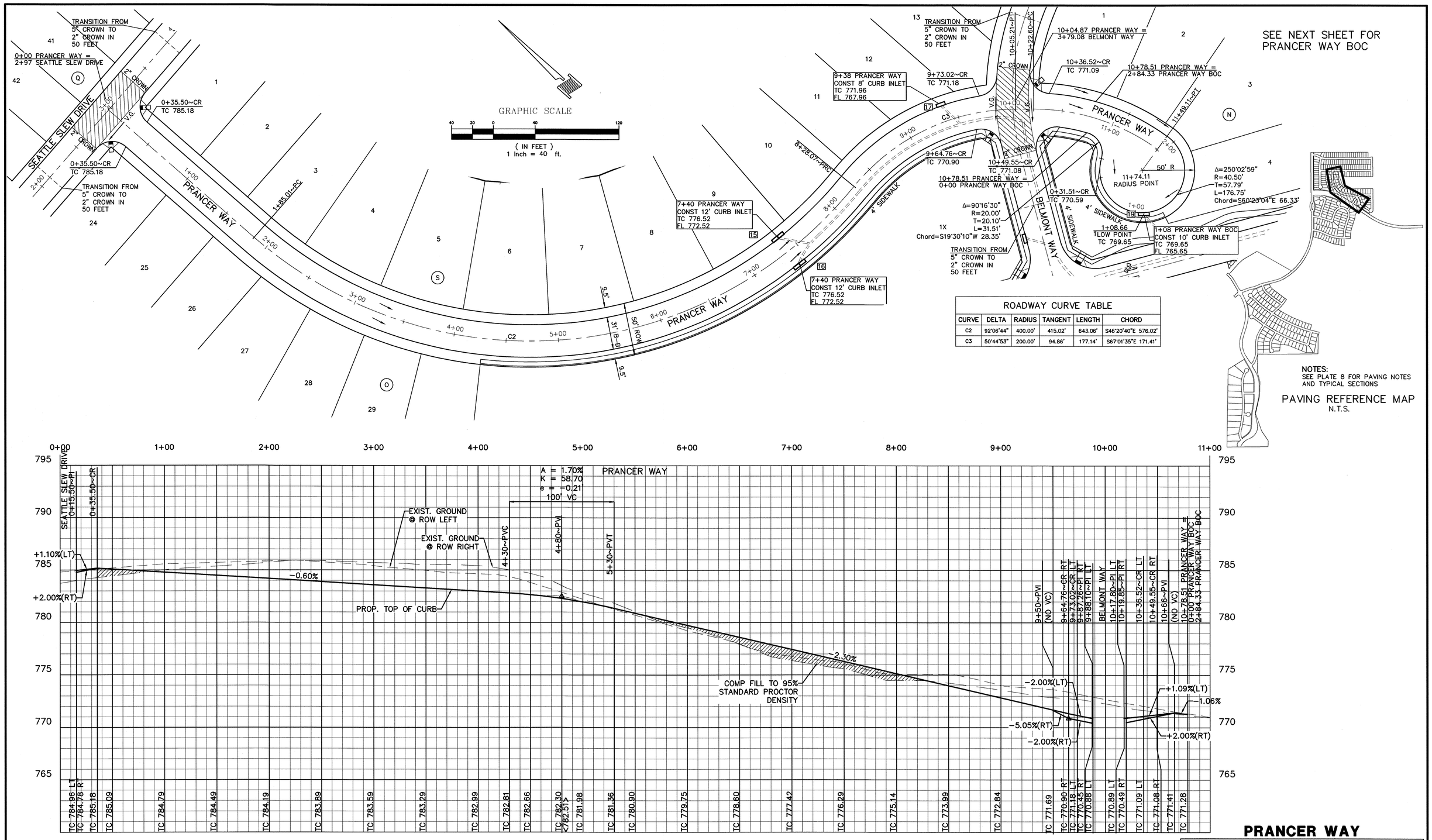
NO.	DATE	BY	REVISION

SKY LANE
PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE
CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	32 / 38

Y:\05052\05052-01\PAV-802.dwg, SKY LANE, 5/1/2015 8:04:01 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	92°06'44"	400.00'	415.02'	643.06'	S46°20'40"E 576.02'
C3	50°44'53"	200.00'	94.86'	177.14'	S67°01'35"E 171.41'

NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

PRANCER WAY
PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	33 38

PLATE NO.: 40

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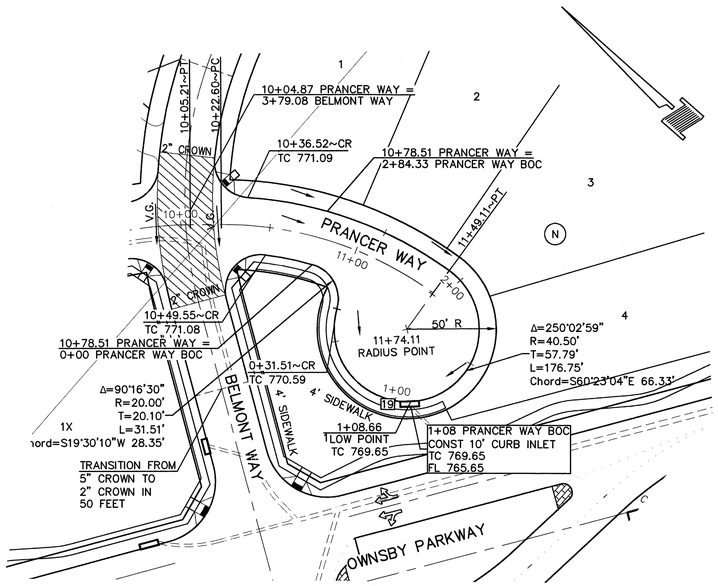

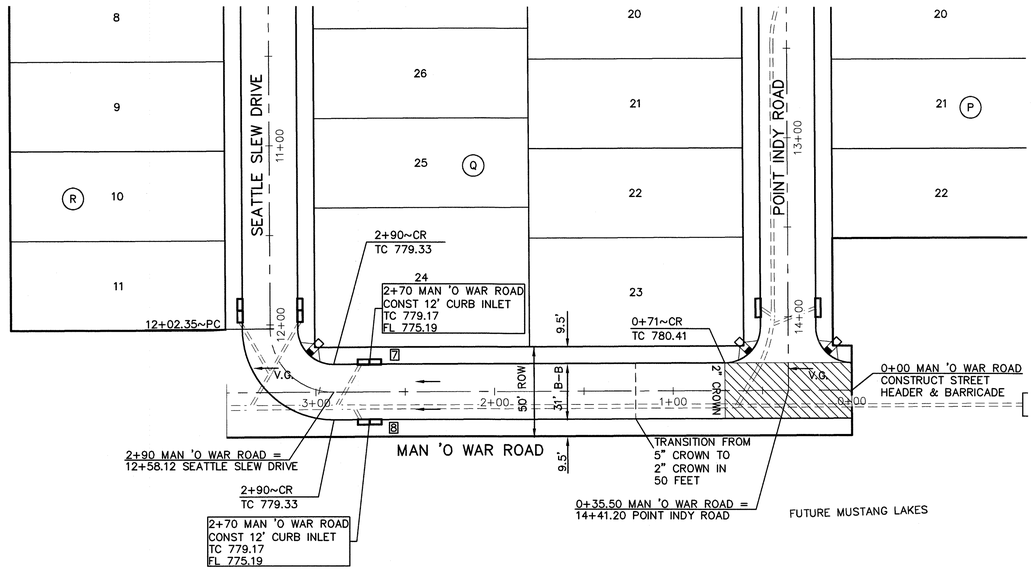

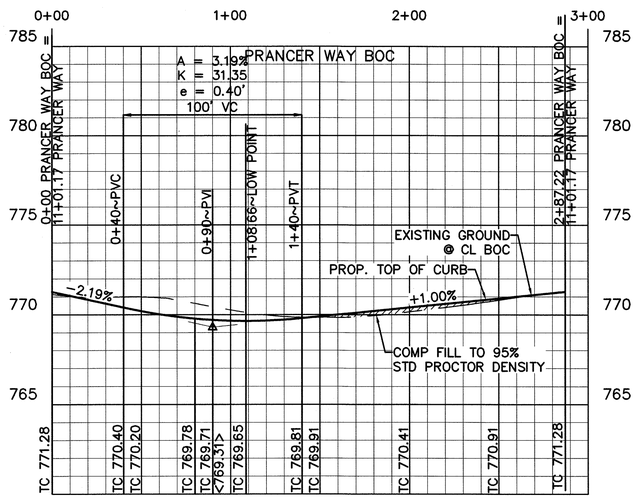

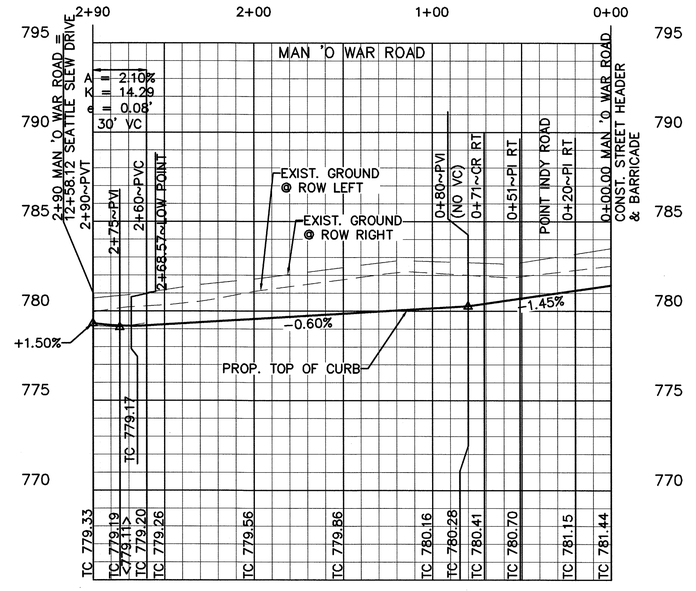

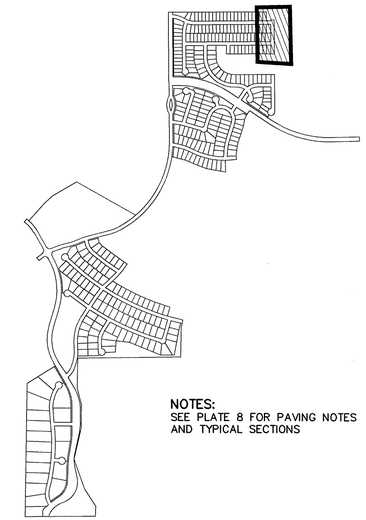

PAVING REFERENCE MAP
N.T.S.

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

PRANCER WAY BOC & MAN 'O WAR ROAD [0+00 - 4+70.50]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	8/8/2014	H: 1" = 40' V: 1" = 4'	05052-01	34 38

PLATE NO.: 41

Y:\05052\05052-01\PAV-BO2.dwg, PRANCER BOC & MAN O WAR ROAD, 5/1/2015 8:00:59 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

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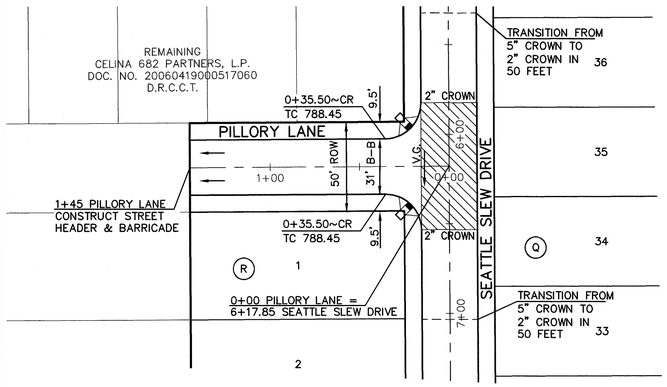
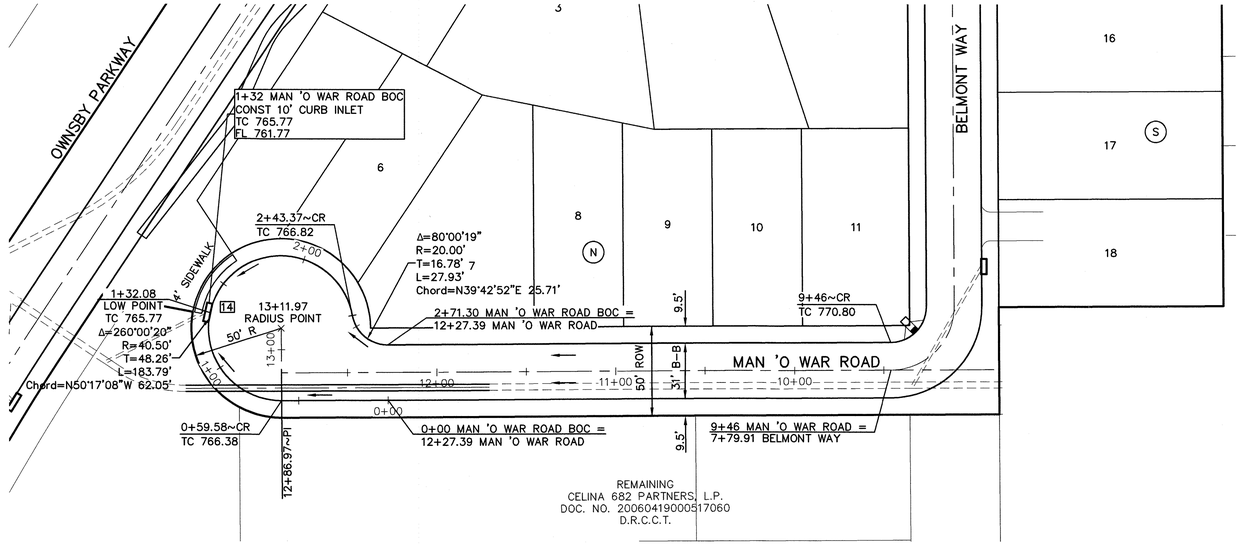
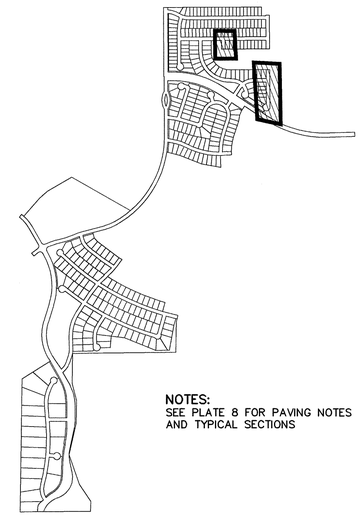
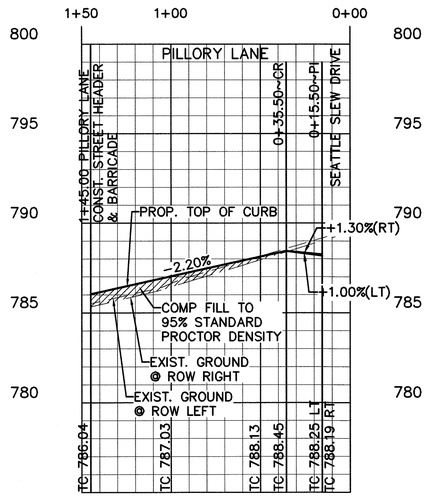
(IN FEET)
1 inch = 40 ft.

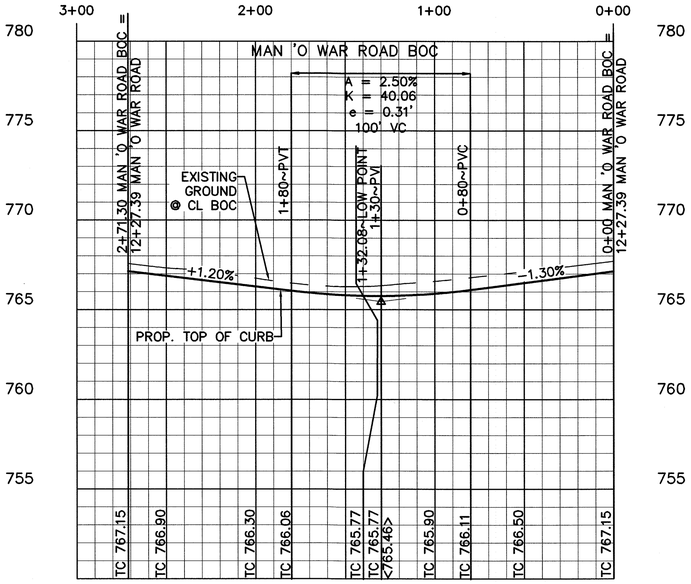


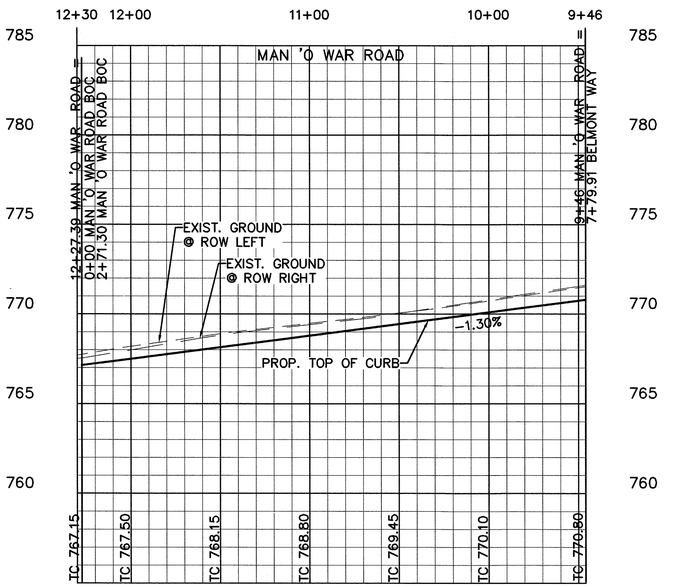




PAVING REFERENCE MAP
N.T.S.







CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

PILLORY LANE & MAN 'O WAR ROAD [9+46 - END]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	35 / 38

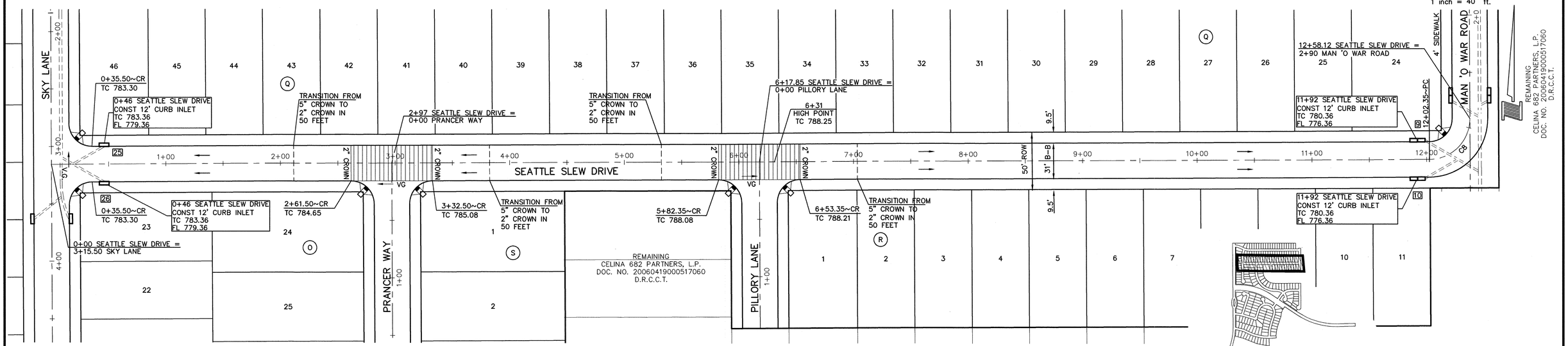
PLATE NO.: 42

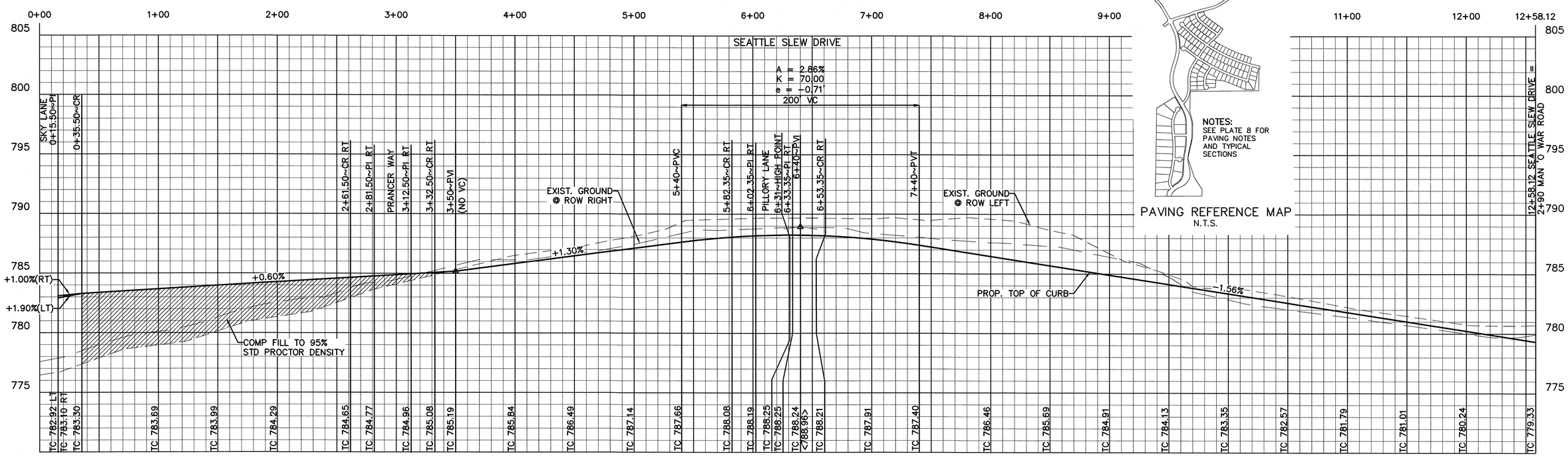
Y:\05052\05052-01\PAV-B22.dwg, MAN O WAR ROAD & RHETT LANE, 5/12/2015 8:01:50 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

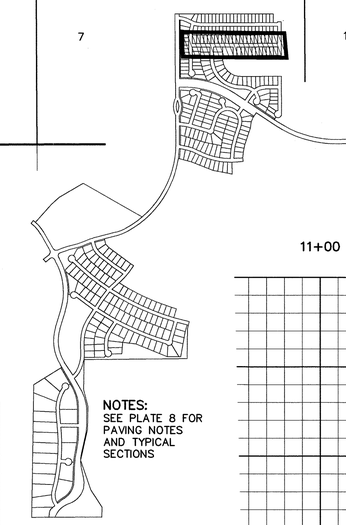
GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.







NOTES:
SEE PLATE 8 FOR PAVING NOTES AND TYPICAL SECTIONS

PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SEATTLE SLEW DRIVE
PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

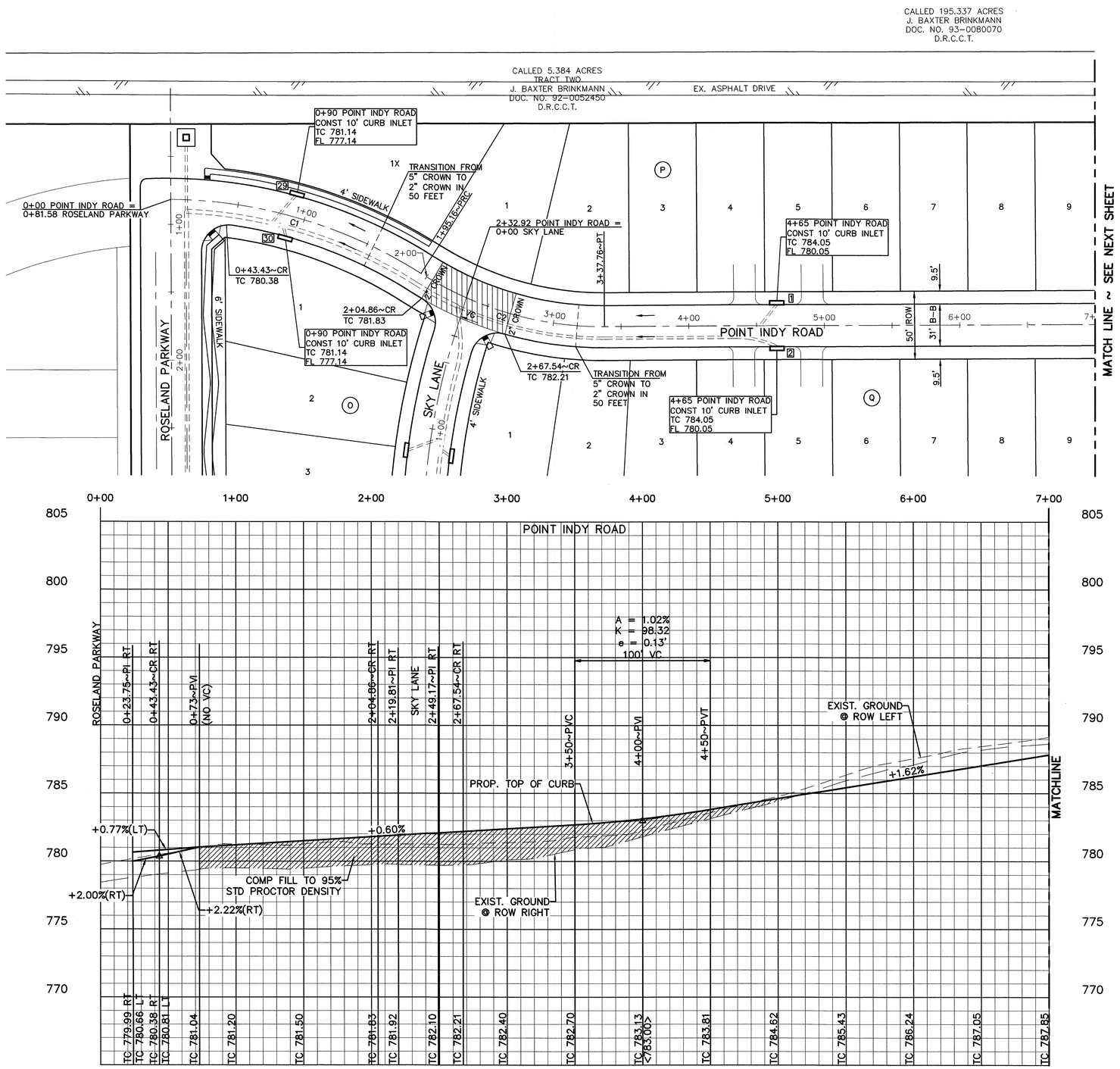
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	36 / 38

PLATE NO.: 43

Y:\05052\05052-01\PAV-B01.dwg, SEATTLE SLEW, 5/1/2015 7:57:11 AM, jallen, Dowdey, Anderson & Associates, Inc. JA

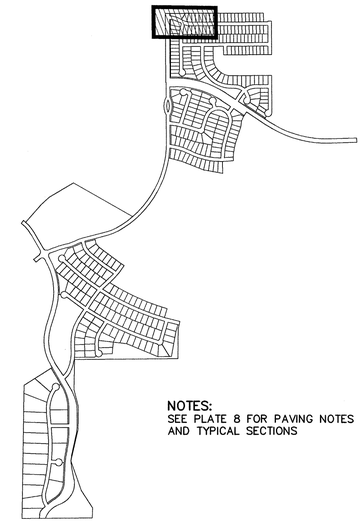


GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°56'52"	350.00'	100.19'	195.16'	S73°34'51"E 192.64'
C2	32°40'53"	250.00'	73.30'	142.60'	S73°56'51"E 140.67'



NOTES:
SEE PLATE 8 FOR PAVING NOTES
AND TYPICAL SECTIONS

PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POINT INDY ROAD
[0+00 - 7+00]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

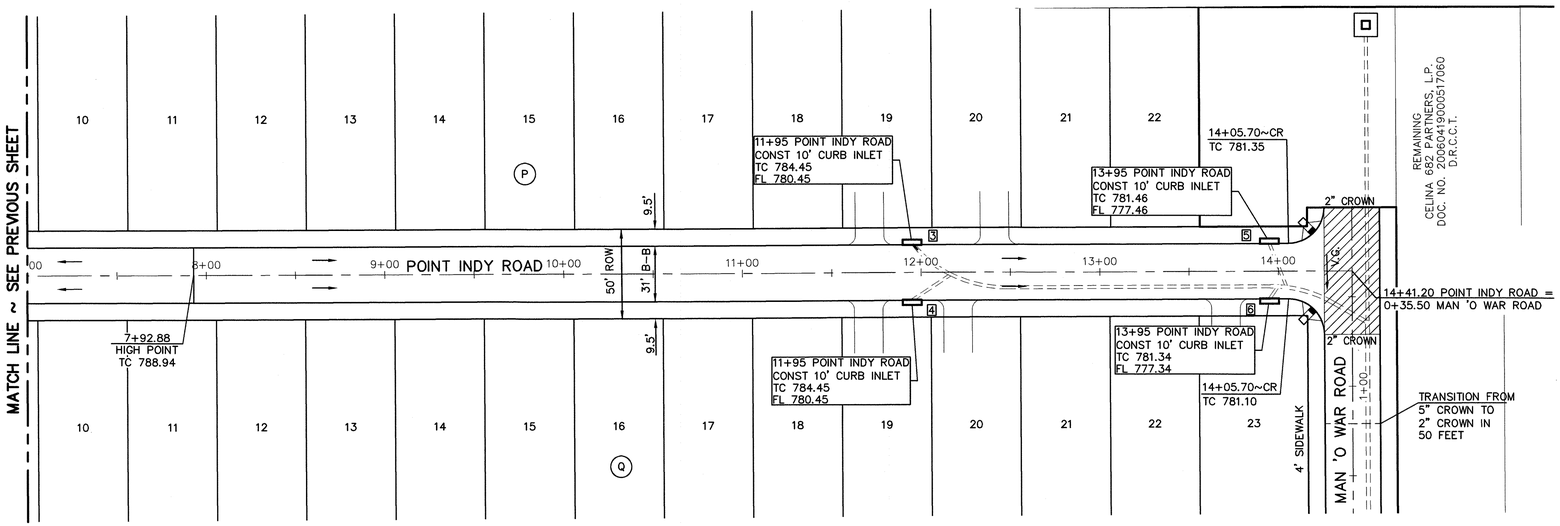
COLLIN COUNTY, TEXAS

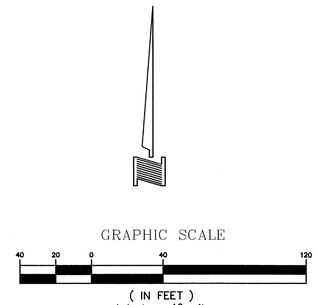
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

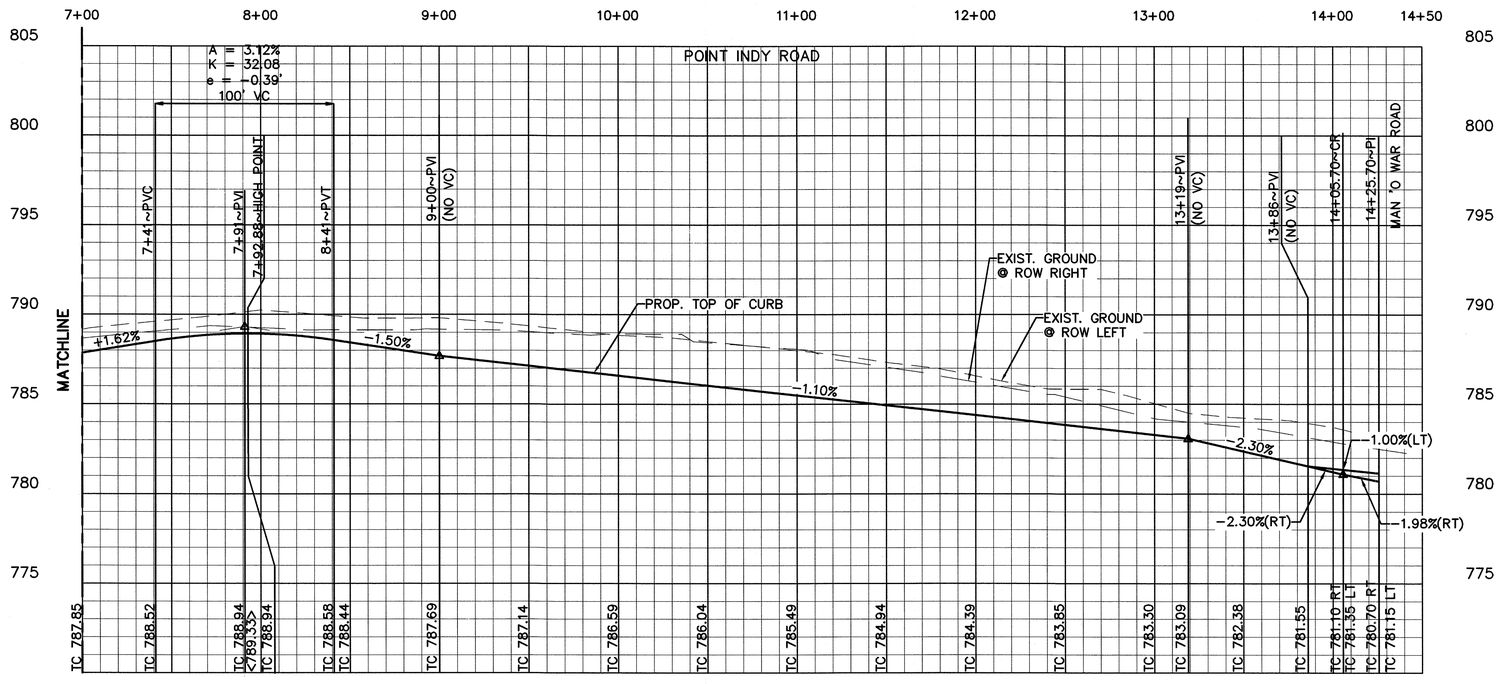
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	37 / 38

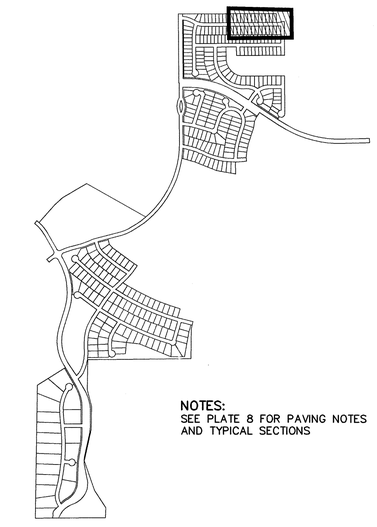
PLATE NO.: 44

Y:\05052\05052-01\PAV-B01.dwg, POINT INDY0-700, 5/1/2015 7:59:29 AM, jallen, Dowdey, Anderson & Associates, Inc., JA









PAVING REFERENCE MAP
N.T.S.

CITY OF CELINA BENCHMARK #1
"x" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "x" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POINT INDY ROAD
[7+00 - END]

PAVING PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

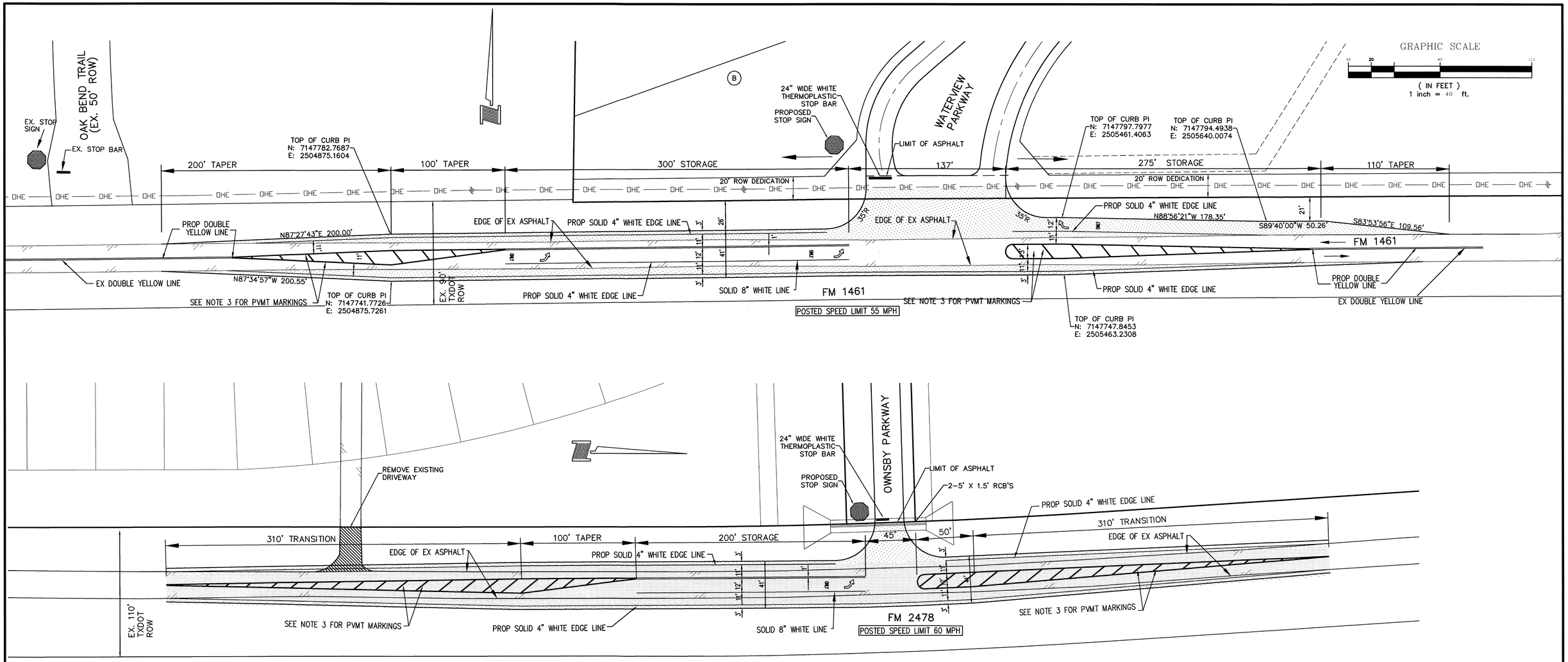
CITY OF CELINA

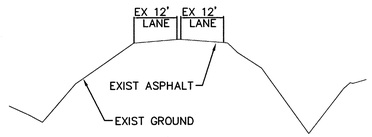
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	LEW	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	38 / 38

Y:\05052\05052-01\PAV-B01.dwg, POINT INDY700-END, 5/1/2015 7:56:54 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



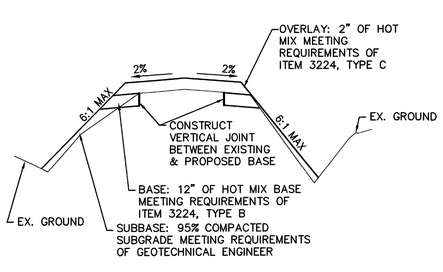


EXIST. TYPICAL SECTION FM 1461 & FM 2478

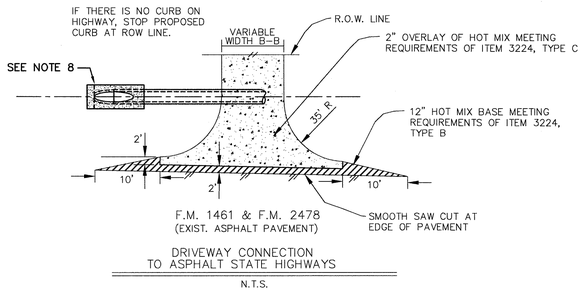
= 2" OVERLAY MEETING REQUIREMENTS OF ITEM 3224, TYPE C OVER 12" BASE MEETING REQUIREMENTS OF ITEM 3224, TYPE B (261 SY)

= 2" OVERLAY MEETING REQUIREMENTS OF ITEM 3224, TYPE C (1655 SY)

LEGEND



PROP. TYPICAL SECTION FM 1461 & FM 2478



DRIVEWAY CONNECTION TO ASPHALT STATE HIGHWAYS

N.T.S.

GENERAL NOTES:

1. FOR DETAILS ON BARRICADE AND SIGN SUPPORT STRUCTURES, SEE TxDOT STANDARD DETAIL SHEETS BC(1)–13 THROUGH BC(12)–13.

2. FOR OVERALL TRAFFIC CONTROL PLAN SEE TxDOT STANDARD DETAIL SHEET TCP (2–2)–12 "TRAFFIC CONTROL PLAN".

3. FOR STANDARD PAVEMENT MARKINGS SEE TxDOT STANDARD DETAIL SHEETS PM (1)–12 THROUGH PM (4)–12

4. SEQUENCING: ABUTTING ROAD SHALL BE CONSTRUCTED PRIOR TO WIDENING AND RESTRIPING OF F.M. 1461 & F.M. 2468.

5. POSTED SPEED LIMIT ON F.M. 1461 IS 55 M.P.H, AND 60 M.P.H. ON F.M. 2468.

6. ALL STANDARD TXDOT TESTING REQUIREMENTS WILL BE FOLLOWED.

7. STRIPING REMOVAL MUST BE IN ACCORDANCE WITH TXDOT DETAILS AND SPECIFICATIONS (ITEM 677). REMOVAL SHALL BE SUBMITTED TO TXDOT BY PAVING CONTRACTOR FOR APPROVAL.

8. SET P–PD TYPE II SAFETY END TREATMENT FOR REINFORCED CONCRETE PIPE CULVERTS, OPTION 2 (CAST–IN–PLACE MITERED PIPE WITH RIPRAP APRON.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

FM 1461 & FM 2478 IMPROVEMENTS

MUSTANG LAKES PHASE ONE

CIYT OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	1" = 40'	05052-01	1 / 1

PLATE NO.: 46

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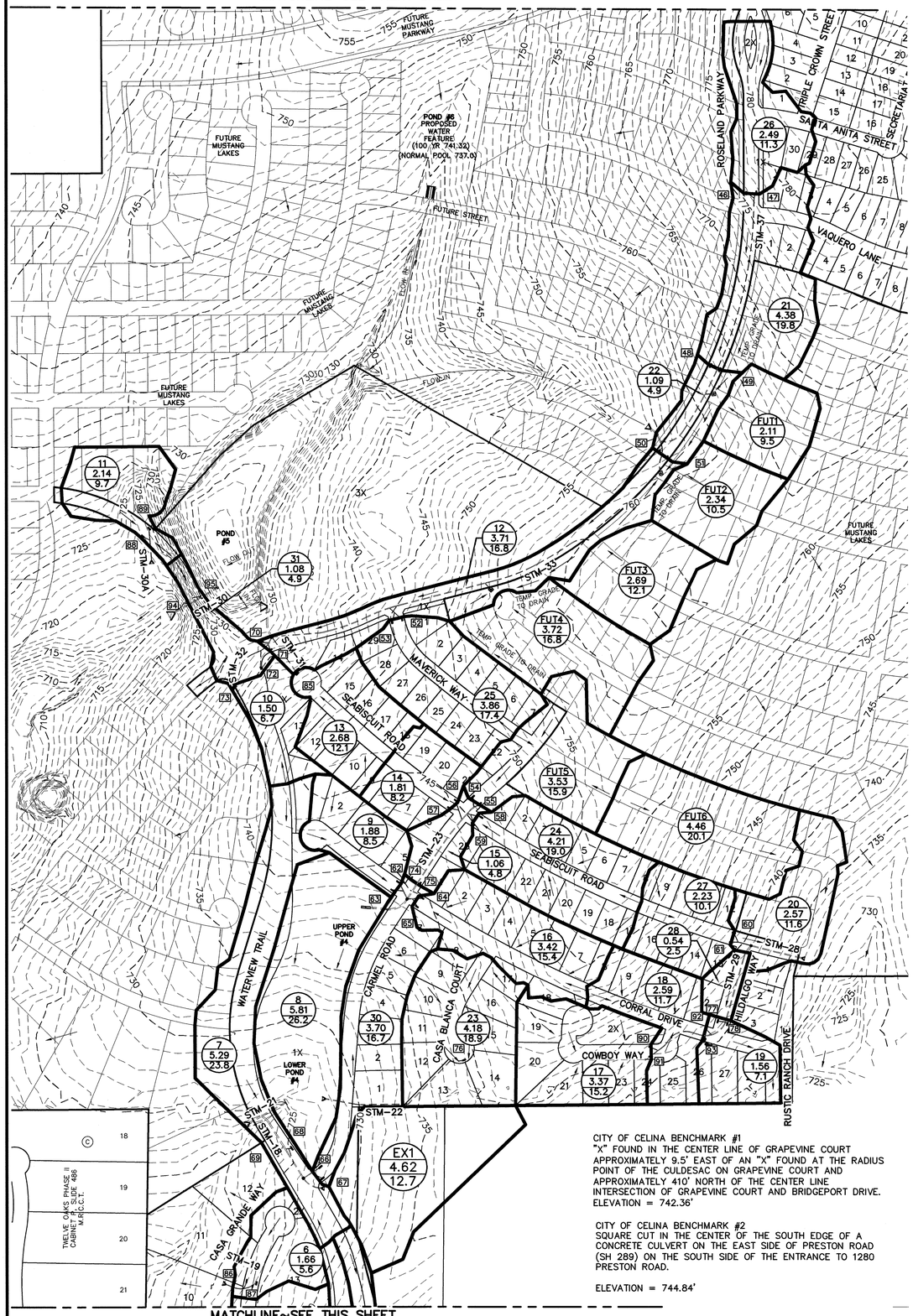

DRAINAGE AREA DATA (Tc=15 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
1	3.21 AC	0.450	15 MIN	7.52 IN/HR	10.9 CFS	TO INLET 84
2	0.37 AC	0.450	15 MIN	7.52 IN/HR	1.3 CFS	TO EX BAR DITCH
3	3.37 AC	0.450	15 MIN	7.52 IN/HR	11.4 CFS	TO INLETS 81 & 83
4	4.53 AC	0.450	15 MIN	7.52 IN/HR	15.3 CFS	TO INLETS 79 & 80
5	3.88 AC	0.450	15 MIN	7.52 IN/HR	13.1 CFS	TO INLET 83
6	1.66 AC	0.450	15 MIN	7.52 IN/HR	5.6 CFS	TO INLETS 86 & 87
7	5.29 AC	0.600	15 MIN	7.52 IN/HR	23.8 CFS	TO INLETS 68 & 69
8	5.81 AC	0.600	15 MIN	7.52 IN/HR	26.2 CFS	TO POND #4
9	1.88 AC	0.600	15 MIN	7.52 IN/HR	8.5 CFS	TO INLETS 62 & 63
10	1.50 AC	0.600	15 MIN	7.52 IN/HR	6.7 CFS	TO INLETS 72 & 73
11	2.14 AC	0.600	15 MIN	7.52 IN/HR	9.7 CFS	TO INLETS 88 & 89
12	3.71 AC	0.600	15 MIN	7.52 IN/HR	16.8 CFS	TO INLETS 70 & 71
13	2.68 AC	0.600	15 MIN	7.52 IN/HR	12.1 CFS	TO INLET 85
14	1.81 AC	0.600	15 MIN	7.52 IN/HR	8.2 CFS	TO INLETS 56 & 57
15	1.06 AC	0.600	15 MIN	7.52 IN/HR	4.8 CFS	TO INLETS 74 & 75
16	3.42 AC	0.600	15 MIN	7.52 IN/HR	15.4 CFS	TO INLETS 64 & 65
17	3.37 AC	0.600	15 MIN	7.52 IN/HR	15.2 CFS	TO INLETS 90 & 91
18	2.59 AC	0.600	15 MIN	7.52 IN/HR	11.7 CFS	TO INLETS 92 & 93
19	1.56 AC	0.600	15 MIN	7.52 IN/HR	7.1 CFS	TO OFFSITE AREA
20	2.57 AC	0.600	15 MIN	7.52 IN/HR	11.6 CFS	TO FUTURE SAG INLETS
21	4.38 AC	0.600	15 MIN	7.52 IN/HR	19.8 CFS	TO INLETS 48 & 49
22	1.09 AC	0.600	15 MIN	7.52 IN/HR	4.9 CFS	TO INLETS 50 & 51
23	4.18 AC	0.600	15 MIN	7.52 IN/HR	18.9 CFS	TO INLET 76
24	4.21 AC	0.600	15 MIN	7.52 IN/HR	19.0 CFS	TO INLETS 58 & 59
25	3.86 AC	0.600	15 MIN	7.52 IN/HR	17.4 CFS	TO INLETS 52 & 53
26	2.49 AC	0.600	15 MIN	7.52 IN/HR	11.3 CFS	TO INLETS 46 & 47
27	2.23 AC	0.600	15 MIN	7.52 IN/HR	10.1 CFS	TO INLETS 60 & 61
28	0.54 AC	0.600	15 MIN	7.52 IN/HR	2.5 CFS	TO INLETS 77 & 78
29	4.62 AC	0.400	15 MIN	7.52 IN/HR	13.9 CFS	EX1
30	3.70 AC	0.600	15 MIN	7.52 IN/HR	16.7 CFS	TO INLETS 66 & 67
31	1.08 AC	0.600	15 MIN	7.52 IN/HR	4.9 CFS	TO INLETS 94 & 95

DRAINAGE AREA DATA (Tc=20 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
EX1	4.62 AC	0.40	20 MIN	6.89 IN/HR	12.73 CFS	TO PROPOSED HEADWALL

DRAINAGE AREA DATA (Tc=15 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
FUT1	2.11 AC	0.60	15 MIN	7.52 IN/HR	9.5 CFS	TO FUTURE INLETS
FUT2	2.34 AC	0.60	15 MIN	7.52 IN/HR	10.5 CFS	TO FUTURE INLETS
FUT3	2.69 AC	0.60	15 MIN	7.52 IN/HR	12.1 CFS	TO FUTURE INLETS
FUT4	3.72 AC	0.60	15 MIN	7.52 IN/HR	16.8 CFS	TO FUTURE INLET
FUT5	3.53 AC	0.60	15 MIN	7.52 IN/HR	15.9 CFS	TO INLETS 54 & 55
FUT6	4.46 AC	0.60	15 MIN	7.52 IN/HR	20.1 CFS	TO FUTURE INLETS

GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

DRAINAGE AREA

Q = CIA (cfs)
C = 0.60 (Single Family)
C = 0.45 (1 Acre Lots)
I_{100}= 7.52 in/hr (Single Family)
Tc = 15 min. (Single Family)

Legend

- A-1 / 4.32 / 12.3 — Drainage Area, Acreage, Runoff (cfs)
- Flow Direction
- Drainage Divide
- 619 — Exist. Contour
- A1 — Proposed Inlet
- A — Block Number
- Existing Concrete

INLET DESIGN CHART

No.	Location	Design Storm Freq. (yrs.)	AREA RUNOFF Q = CIA: Time of Conc. (min.)	Intensity (in./hr.)	Runoff Coeff. ("C")	Area (Ac.)	"Q" (c.f.s.)	Carry-Over From Upstrm Inlet (c.f.s.)	Total Gutter Flow (c.f.s.)	Gutter Capacity (c.f.s.)	Gutter Slope (ft./100 ft.)	Crown Type	SELECTED INLET Length "Li" (Feet)	Type	Carry-Over To Dwnstrm Inlet (c.f.s.)	Inlet Capacity (c.f.s.)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
46	18+20 ROSELAND PARKWAY	100	15	7.52	0.60	1.24	5.6	–	5.6	19.6	2.30%	5" PARA.	10	STD	–	6.0
47	18+18 ROSELAND PARKWAY	100	15	7.52	0.60	1.25	5.7	–	5.7	19.6	2.30%	5" PARA.	10	STD	–	6.0
48	24+56 ROSELAND PARKWAY	100	15	7.52	0.60	2.19	9.9	–	9.9	10.0	0.60%	5" PARA.	12	STD	0.9	9.0
49	24+58 ROSELAND PARKWAY	100	15	7.52	0.60	2.19	9.9	–	9.9	10.0	0.60%	5" PARA.	12	STD	0.9	9.0
50	27+54 ROSELAND PARKWAY	100	15	7.52	0.60	0.54	2.4	0.9	3.3	10.0	0.60%	5" PARA.	8	STD	–	5.3
51	27+54 ROSELAND PARKWAY	100	15	7.52	0.60	0.55	2.5	0.9	3.4	10.0	0.60%	5" PARA.	8	STD	–	5.3
52	0+54 MAVERICK WAY	100	15	7.52	0.60	1.93	8.7	–	8.7	9.8	1.00%	5" PARA.	12	STD	–	9.0
53	0+54 MAVERICK WAY	100	15	7.52	0.60	1.93	8.7	–	8.7	16.8	2.95%	5" PARA.	12	STD	1.2	7.5
54	14+55 CARMEL ROAD	100	15	7.52	0.60	1.76	7.9	–	7.9	12.4	1.60%	5" PARA.	12	STD	–	8.8
55	14+55 CARMEL ROAD	100	15	7.52	0.60	1.77	8.0	–	8.0	12.4	1.60%	5" PARA.	12	STD	–	8.8
56	12+63 SEABISCUIT ROAD	100	15	7.52	0.60	0.90	4.1	–	4.1	9.8	1.00%	5" PARA.	8	STD	–	5.2
57	12+68 SEABISCUIT ROAD	100	15	7.52	0.60	0.91	4.1	–	4.1	13.9	2.00%	5" PARA.	8	STD	–	4.8
58	11+60 SEABISCUIT ROAD	100	15	7.52	0.60	2.11	9.5	–	9.5	12.8	1.70%	5" PARA.	10	STD	2.7	6.8
59	11+70 SEABISCUIT ROAD	100	15	7.52	0.60	2.10	9.5	–	9.5	12.8	1.70%	5" PARA.	10	STD	2.7	6.8
60	2+28 SEABISCUIT ROAD	100	15	7.52	0.60	1.11	5.0	–	5.0	13.9	2.00%	5" PARA.	10	STD	0	6.5
61	2+28 SEABISCUIT ROAD	100	15	7.52	0.60	1.12	5.1	–	5.1	13.9	2.00%	5" PARA.	10	STD	0	6.5
62	13+51 CORRAL DRIVE	100	15	7.52	0.60	0.90	4.3	–	4.3	9.8	1.01%	5" PARA.	10	STD	0	5.2
63	13+51 CORRAL DRIVE	100	15	7.52	0.60	0.90	4.2	–	4.2	13.9	1.98%	5" PARA.	10	STD	0	4.8
64	12+54 CORRAL DRIVE	100	15	7.52	0.60	1.71	7.7	–	7.7	9.8	1.00%	5" PARA.	10	STD	0.7	7.0
65	12+54 CORRAL DRIVE	100	15	7.52	0.60	1.71	7.7	–	7.7	13.9	1.97%	5" PARA.	10	STD	1.2	6.5
66	0+85 CARMEL ROAD	100	15	7.52	0.60	1.85	8.4	1.0	9.4	11.0	1.26%	5" PARA.	12	STD	0.6	8.8
67	0+55 CARMEL ROAD	100	15	7.52	0.60	1.85	8.3	1.1	9.4	11.0	1.26%	5" PARA.	12	STD	0.6	8.8
68	23+60 WATERVIEW TRAIL RIGHT BOC	100	15	7.52	0.60	2.64	11.9	0.6	12.5	–	SAG	1/4"/FT	10	STD	–	21.2
69	22+70 WATERVIEW TRAIL LEFT BOC	100	15	7.52	0.60	2.64	11.9	0.6	12.5	–	SAG	1/4"/FT	10	STD	–	21.2
70	43+16 ROSELAND PARKWAY	100	15	7.52	0.60	1.92	8.4	–	8.4	10.0	1.04%	5" PARA.	12	STD	–	8.4
71	43+06 ROSELAND PARKWAY	100	15	7.52	0.60	1.92	8.4	1.2	9.6	10.0	1.04%	5" PARA.	12	STD	1.2	8.4
72	1+73 WATERVIEW @ ROSELAND RT BOC SOUTH	100	15	7.52	0.60	0.75	3.4	–	3.4	14.2	2.10%	5" PARA.	8	STD	–	4.8
73	39+15 WATERVIEW TRAIL	100	15	7.52	0.60	0.75	3.4	–	3.4	14.2	2.10%	5" PARA.	8	STD	–	4.8
74	11+20 CARMEL ROAD	100	15	7.52	0.60	0.53	2.4	2.7	5.1	12.4	1.60%	5" PARA.	8	STD	0.1	5.0
75	11+20 CARMEL ROAD	100	15	7.52	0.60	0.53	2.4	2.7	5.1	12.4	1.60%	5" PARA.	8	STD	0.1	5.0
76	1+42 CASA BLANCA COURT BOC	100	15	7.52	0.60	4.18	18.9	–	18.9	–	SAG	–	12	STD	–	21.2
77	2+80 HILDALGO WAY	100	15	7.52	0.60	0.27	1.2	–	1.2	–	0.60%	–	8	STD	–	9.0
78	2+80 HILDALGO WAY	100	15	7.52	0.60	0.27	1.3	–	1.3	–	2.00%	–	8	STD	–	6.5
79	7+65 CASA GRANDE WAY	100	15	7.52	0.45	2.26	7.6	–	7.6	11.4	1.34%	5" PARA.	12	STD	–	8.8
80	7+65 CASA GRANDE WAY	100	15	7.52	0.45	2.27	7.7	–	7.7	11.4	1.34%	5" PARA.	12	STD	–	8.8
81	0+62 CASA GRANDE WAY	100	15	7.52	0.45	1.68	5.7	–	5.7	7.6	0.60%	5" PARA.	8	STD	0.1	5.6
82	0+82 CASA GRANDE WAY	100	15	7.52	0.45	1.69	5.7	–	5.7	7.6	0.60%	5" PARA.	8	STD	0.1	5.6
83	2+97 WATERVIEW TRAIL LT BOC	100	15	7.52	0.45	3.88	13.1	–	13.1	17.8	0.60%	1/4"/FT	14	STD	3.9	9.2
84	4+29 WATERVIEW TRAIL RT BOC	100	15	7.52	0.45	3.21	10.9	–	10.9	17.8	SAG	–	10	STD	–	21.2
85	1+21 SEABISCUIT ROAD BOC	100	15	7.52	0.60	2.68	12.1	–	12.1	–	SAG	–	10	STD	–	21.2
86	15+05 CASA GRANDE WAY	100	15	7.52	0.45	0.82	2.8	–	2.8	–	SAG	–	10	STD	–	21.2
87	15+05 CASA GRANDE WAY	100	15	7.52	0.45	0.82	2.8	–	2.8	–	SAG	–	10	STD	–	21.2
88	45+10 WATERVIEW TRAIL	100	15	7.52	0.60	1.07	4.8	–	4.8	–	SAG	–	10	STD	–	21.2
89	45+10 WATERVIEW TRAIL	100	15	7.52	0.60	1.07	4.9	–	4.9	–	SAG	–	10	STD	–	21.2
90	1+40 COWBOY WAY	100	15	7.52	0.60	1.69	7.6	–	7.6	–	SAG	–	10	STD	–	21.2
91	1+40 COWBOY WAY	100	15	7.52	0.60	1.68	7.6	–	7.6	–	SAG	–	10	STD	–	21.2
92	2+07 CORRAL DRIVE	100	15	7.52	0.60	1.30	5.9	0	5.9	13.9	2.00%	5" PARA.	10	STD	0	6.5
93	2+07 CORRAL DRIVE	100	15	7.52	0.60	1.29	5.8	0	5.8	13.9	2.00%	5" PARA.	10	STD	0	6.5
94	42+27 WATERVIEW TRAIL	100	15	7.52	0.60	0.54	2.4	–	2.4	–	SAG	–	10	STD	–	21.2
95	2+36 WATERVIEW @ ROSELAND RT BOC NORTH	100	15	7.52	0.60	0.54	2.5	0	2.5	–	SAG	–	10	STD	–	21.2

STREET CAPACITY CALCULATIONS

151.5 $\sqrt{S}$ = TO TOP OF CURB (60' ROW; 37' B–B)
257.9 $\sqrt{S}$ = TO TOP OF CURB (50' ROW; 27' B–B)
196.2 $\sqrt{S}$ = TO TOP OF CURB (50' ROW; 31' B–B)
57.7 $\sqrt{S}$ = (25' B–B @ 1/4"/FT.)

USE CAPACITY OF TRIANGULAR GUTTERS (FIGURE 3) IN STORM MANUAL FOR (23' B–B @ 1/4"/FT.)

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

DRAINAGE AREA MAP
MUSTANG LAKES PHASE ONE

CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	1"=200'	05052-01	1 / 2

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GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

INLET DESIGN CHART

No.	INLET Location	Design Storm Freq. (yrs.)	AREA RUNOFF Q = CIA: Time of Conc. (min.)	Intensity I (in./hr.)	Runoff Coeff. ("C")	Area (Ac.)	"Q" (c.f.s.)	Carry-Over From Upstrm Inlet (c.f.s.)	Total Gutter Flow (c.f.s.)	Gutter Capacity (c.f.s.)	Gutter Slope (ft./100 ft.)	Crown Type	SELECTED INLET Length "Li" (Feet)	Type	Carry-Over To Dwnstrm Inlet (c.f.s.)	Inlet Capacity (c.f.s.)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	4+85 POINT INDY ROAD	100	15	7.52 & 6.89	0.60 & 0.40	1.03 & 1.03	7.5	–	7.5	7.9	0.60	5" PARA.	10	STD	0	7.5
2	4+65 POINT INDY ROAD	100	15	7.52 & 6.89	0.60 & 0.40	1.03 & 1.03	7.5	–	7.5	7.9	0.60	5" PARA.	10	STD	0	7.5
3	11+95 POINT INDY ROAD	100	15	7.52 & 6.89	0.60 & 0.40	1.32 & 0.79	8.1	–	8.1	10.2	1.00	5" PARA.	10	STD	1.1	7.0
4	11+95 POINT INDY ROAD	100	15	7.52 & 6.89	0.60 & 0.40	1.32 & 0.79	8.1	–	8.1	10.2	1.00	5" PARA.	10	STD	1.1	7.0
5	13+95 POINT INDY ROAD	100	15	7.52 & 6.89	0.60 & 0.40	0.68 & 1.02	5.9	1.1	7.0	10.2	1.00	5" PARA.	10	STD	0	7.0
6	13+95 POINT INDY ROAD	100	15	7.52 & 6.89	0.60 & 0.40	0.68 & 1.02	5.8	1.1	6.9	14.4	2.00	5" PARA.	10	STD	0.7	6.5
7	2+70 MAN 'O WAR ROAD	100	15	7.52 & 6.89	0.60 & 0.40	0.91 & 1.15	7.2	0.4	7.6	11.6	1.30	5" PARA.	12	STD	0	8.7
8	2+70 MAN 'O WAR ROAD	100	15	7.52 & 6.89	0.60 & 0.40	0.91 & 1.15	7.3	0.3	7.6	11.6	1.30	5" PARA.	12	STD	0	8.7
9	11+92 SEATTLE SLEW DRIVE	100	15	7.52	0.60	1.81	8.2	–	8.2	13.2	1.68	5" PARA.	12	STD	0.5	7.7
10	11+92 SEATTLE SLEW DRIVE	100	15	7.52	0.60	1.82	8.2	–	8.2	13.2	1.68	5" PARA.	12	STD	0.5	7.7
13	7+02 BELMONT WAY	100	15	7.52	0.60	0.84	3.8	–	3.8	7.9	0.60	5" PARA.	8	STD	0	5.6
14	1+32 MAN 'O WAR ROAD BOC	100	15	7.52	0.60	3.73	16.9	0	16.9	–	SAG	5" PARA.	10	STD	–	20.0
15	7+40 PRANCER WAY	100	15	7.52	0.60	1.91	8.6	–	8.6	12.7	1.57	5" PARA.	12	STD	0	8.6
16	7+40 PRANCER WAY	100	15	7.52	0.60	1.91	8.6	–	8.6	12.7	1.57	5" PARA.	12	STD	0	8.6
17	9+38 PRANCER WAY	100	15	7.52	0.60	0.68	3.1	0	3.1	10.2	1.00	5" PARA.	8	STD	0	5.2
18	8+49 BELMONT WAY	100	15	7.52	0.60	1.29	5.8	0	5.8	10.2	1.00	5" PARA.	8	STD	0.6	5.2
19	1+08 PRANCER WAY BOC	100	15	7.52	0.60	1.13	5.1	–	5.1	–	SAG	5" PARA.	10	STD	–	20.0
20	19+65 OWNSBY PARKWAY	100	15	7.52	0.60	1.43	6.4	–	6.4	34.0	1.30	5" PARA.	10	STD	0	6.9
21	19+65 OWNSBY PARKWAY	100	15	7.52	0.60	1.43	6.5	–	6.5	34.0	1.30	5" PARA.	10	STD	0	6.9
22	13+20 OWNSBY PARKWAY	100	15	7.52	0.60	2.61	11.8	0	11.8	–	SAG	5" PARA.	10	STD	–	20.0
23	3+63 SKY LANE	100	15	7.52	0.60	1.45	6.5	–	6.5	7.9	0.60	5" PARA.	8	STD	0.9	5.6
24	3+63 SKY LANE	100	15	7.52	0.60	1.45	6.6	–	6.6	7.9	0.60	5" PARA.	8	STD	1.0	5.6
25	0+46 SEATTLE SLEW DRIVE	100	15	7.52	0.60	1.27	5.7	–	5.7	7.9	0.60	5" PARA.	8	STD	0.1	5.6
26	0+46 SEATTLE SLEW DRIVE	100	15	7.52	0.60	1.28	5.8	–	5.8	7.9	0.60	5" PARA.	8	STD	0.2	5.6
27	1+18 SKY LANE	100	15	7.52	0.60	0.76	3.5	1.1	4.6	–	SAG	5" PARA.	10	STD	–	20.0
28	1+18 SKY LANE	100	15	7.52	0.60	0.77	3.4	1.1	4.5	–	SAG	5" PARA.	10	STD	–	20.0
29	0+90 POINT INDY ROAD	100	15	7.52	0.60	2.11	7.5	0	7.5	7.9	0.60	5" PARA.	10	STD	–	7.5
30	0+90 POINT INDY ROAD	100	15	7.52	0.60	2.11	7.6	0	7.6	7.9	0.60	5" PARA.	10	STD	0.1	7.5
31	3+88 ROSELAND PARKWAY	100	15	7.52	0.60	2.13	8.8	0	8.8	–	SAG	5" PARA.	10	STD	–	20.0
32	3+88 ROSELAND PARKWAY	100	15	7.52	0.60	2.13	8.8	0.1	8.9	–	SAG	5" PARA.	10	STD	–	20.0
33	0+50 TRIPLE CROWN STREET	100	15	7.52	0.60	1.69	7.6	–	7.6	7.9	0.60	5" PARA.	10	STD	0.1	7.5
34	0+50 TRIPLE CROWN STREET	100	15	7.52	0.60	1.70	7.7	–	7.7	7.9	0.60	5" PARA.	10	STD	0.2	7.5
35	2+30 SECRETARIAT PLACE	100	15	7.52	0.60	1.61	7.2	–	7.2	7.9	0.60	5" PARA.	10	STD	0	7.5
36	2+30 SECRETARIAT PLACE	100	15	7.52	0.60	1.61	7.3	–	7.3	7.9	0.60	5" PARA.	10	STD	0	7.5
37	7+25 BELTERRA DRIVE	100	15	7.52	0.60	1.15	5.2	0	5.2	15.9	2.45	5" PARA.	8	STD	0.5	4.7
38	7+25 BELTERRA DRIVE	100	15	7.52	0.60	1.16	5.2	0	5.2	15.9	2.45	5" PARA.	8	STD	0.5	4.7
39	2+26 BELTERRA DRIVE	100	15	7.52	0.60	1.57	7.1	0.5	7.6	7.9	0.60	5" PARA.	8	STD	2.0	5.6
40	2+26 BELTERRA DRIVE	100	15	7.52	0.60	1.58	7.1	0.5	7.6	7.9	0.60	5" PARA.	8	STD	2.0	5.6
41	0+50 BELTERRA DRIVE	100	15	7.52	0.60	0.59	2.6	2.0	4.6	10.2	1.00	5" PARA.	8	STD	0	5.2
42	0+50 BELTERRA DRIVE	100	15	7.52	0.60	0.59	2.7	2.0	4.7	18.6	3.34	5" PARA.	8	STD	0	4.5
43	7+17 VAQUERO LANE	100	15	7.52	0.60	1.86	8.4	–	8.4	16.1	2.50	5" PARA.	12	STD	0.5	7.9
44	7+17 VAQUERO LANE	100	15	7.52	0.60	1.87	8.4	–	8.4	16.1	2.50	5" PARA.	12	STD	0.5	7.9
45	1+45 OWNSBY PARKWAY	100	15	7.52	0.60	1.13	5.1	–	5.1	–	SAG	5" PARA.	10	STD	–	20.0

NOTE: AREA RUNOFF CALCULATIONS FOR INLETS 1–8 INCLUDE BOTH OFFSITE AND SINGLE FAMILY.

DRAINAGE AREA DATA (Tc=10 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
OS1	0.93 AC	0.40	10 MIN	6.89 IN/HR	2.6 CFS	TO STM–08
OS2	2.25 AC	0.40	10 MIN	6.89 IN/HR	6.2 CFS	TO STM–08
OS3	2.05 AC	0.40	10 MIN	6.89 IN/HR	5.6 CFS	TO STM–08
OS4	1.57 AC	0.40	10 MIN	6.89 IN/HR	4.3 CFS	TO STM–06
OS5	2.03 AC	0.40	10 MIN	6.89 IN/HR	5.6 CFS	TO STM–06
OS6	2.30 AC	0.40	10 MIN	6.89 IN/HR	6.3 CFS	TO STM–06

DRAINAGE AREA DATA (Tc=15 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
52	3.74 AC	0.600	15 MIN	7.52 IN/HR	16.9 CFS	TO INLET 14
53	0.84 AC	0.600	15 MIN	7.52 IN/HR	3.8 CFS	TO INLET 13
54	3.63 AC	0.600	15 MIN	7.52 IN/HR	16.4 CFS	TO INLETS 9 & 10
55	2.65 AC	0.600	15 MIN	7.52 IN/HR	11.9 CFS	TO INLETS 3 & 4
56	1.35 AC	0.600	15 MIN	7.52 IN/HR	6.1 CFS	TO INLETS 5 & 6
57	1.82 AC	0.600	15 MIN	7.52 IN/HR	8.2 CFS	TO INLETS 7 & 8
58	2.71 AC	0.600	15 MIN	7.52 IN/HR	12.2 CFS	TO PROPOSED HEADWALL
59	9.59 AC	0.600	15 MIN	7.52 IN/HR	43.3 CFS	TO FUTURE INLETS
60	4.48 AC	0.600	15 MIN	7.52 IN/HR	20.2 CFS	TO EX TXDOT CULVERT
61	4.72 AC	0.600	15 MIN	7.52 IN/HR	21.3 CFS	TO PROPOSED HEADWALL
62	1.13 AC	0.600	15 MIN	7.52 IN/HR	5.1 CFS	TO INLET 45
63	0.95 AC	0.400	15 MIN	7.52 IN/HR	2.9 CFS	TO PROPOSED HEADWALL

DRAINAGE AREA DATA (Tc=15 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
32	3.73 AC	0.600	15 MIN	7.52 IN/HR	16.8 CFS	TO INLETS 43 & 44
33	1.18 AC	0.600	15 MIN	7.52 IN/HR	5.3 CFS	TO INLETS 41 & 42
34	3.15 AC	0.600	15 MIN	7.52 IN/HR	14.2 CFS	TO INLETS 39 & 40
35	3.22 AC	0.600	15 MIN	7.52 IN/HR	14.5 CFS	TO INLETS 35 & 36
36	3.39 AC	0.600	15 MIN	7.52 IN/HR	15.3 CFS	TO INLETS 33 & 34
37	2.31 AC	0.600	15 MIN	7.52 IN/HR	10.4 CFS	TO INLETS 37 & 38
38	2.21 AC	0.600	15 MIN	7.52 IN/HR	10.0 CFS	TO FUTURE INLET
39	2.61 AC	0.600	15 MIN	7.52 IN/HR	11.8 CFS	TO INLET 22
40	2.85 AC	0.600	15 MIN	7.52 IN/HR	12.9 CFS	TO INLETS 20 & 21
41	3.33 AC	0.600	15 MIN	7.52 IN/HR	15.0 CFS	TO INLETS 31 & 32
42	2.90 AC	0.600	15 MIN	7.52 IN/HR	13.1 CFS	TO INLETS 23 & 24
43	1.53 AC	0.600	15 MIN	7.52 IN/HR	6.9 CFS	TO INLETS 27 & 28
44	2.55 AC	0.600	15 MIN	7.52 IN/HR	11.5 CFS	TO INLETS 25 & 26
45	2.07 AC	0.600	15 MIN	7.52 IN/HR	9.4 CFS	TO INLETS 1 & 2
46	1.97 AC	0.600	15 MIN	7.52 IN/HR	8.9 CFS	TO INLETS 29 & 30
47	5.07 AC	0.600	15 MIN	7.52 IN/HR	22.9 CFS	TO FUTURE INLETS
48	3.82 AC	0.600	15 MIN	7.52 IN/HR	17.2 CFS	TO INLETS 15 & 16
49	0.68 AC	0.600	15 MIN	7.52 IN/HR	3.1 CFS	TO INLET 17
50	1.29 AC	0.600	15 MIN	7.52 IN/HR	5.8 CFS	TO INLET 18
51	1.13 AC	0.600	15 MIN	7.52 IN/HR	5.1 CFS	TO INLET 19

DRAINAGE AREA

Q = CIA (cfs)
C = 0.60 (Single Family)
C = 0.45 (1 Acre Lots)
I_{100}= 7.52 in/hr (Single Family)
Tc = 15 min. (Single Family)

STREET CAPACITY CALCULATIONS

151.5 $\sqrt{S}$ = TO TOP OF CURB (60' ROW; 37' B–B)
257.9 $\sqrt{S}$ = TO TOP OF CURB (50' ROW; 27' B–B)
196.2 $\sqrt{S}$ = TO TOP OF CURB (50' ROW; 31' B–B)
57.7 $\sqrt{S}$ = TO MAINTAIN 9' DRY LANE (25' B–B @ 1/4"/FT.)

USE CAPACITY OF TRIANGULAR GUTTERS (FIGURE 3) IN STORM MANUAL FOR (23' B–B @ 1/4"/FT.)

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97278.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97278 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

DRAINAGE AREA MAP
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	1" = 200'	05052-01	2 / 2

PLATE NO.: 48

Y:\05052\05052-01DAM-B.dwg, DAM PLATE 48, 5/1/2015 8:12:19 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

Storm Drain Calculations

From	To	Pipe Length	100-year Intensity	Q pipe	Pipe Size Diameter	Box Size Width	Box Size Height	n	Sf	HGL U/S	HGL D/S	V1 (in)	V2 (out)	V1^2/2g	V2^2/2g	Kj	Kj V1^2/2g	Hk	Design HGL	Invert Elevation From	Invert Elevation To	T/C or Ground Elev.
		ft	in/hr	cfs	in	ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	ft	ft
1	2	3	13	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
STM-17																						
10+67.00	10+94.11	27.11	7.52	7.6	18			0.013	0.0052	709.93	709.79	13.22	6.36	2.71	0.63	0.5	1.36	0.10	709.79	711.35	713.20	717.21
07+00.00	10+67.00	367.00	7.52	15.3	21			0.013	0.0093	713.42	710.00	6.36	6.36	0.63	0.63	0.5	0.31	0.31	710.00	706.94	711.35	716.83
04+04.00	07+00.00	296.00	7.52	15.3	21			0.013	0.0093	709.69	706.94	6.36	8.69	0.63	1.17	0.5	0.31	0.86	706.94	703.39	706.94	711.69
03+75.00	04+04.00	29.00	7.52	20.9	21			0.013	0.0174	706.08	705.57	8.69	11.02	1.17	1.89	0.5	0.59	1.30	705.57	702.96	703.39	708.99
03+45.78	03+75.00	29.22	7.52	26.5	21			0.013	0.028	704.27	703.46	11.02	6.01	1.89	0.56	0.5	0.94	0.10	703.46	701.33	702.96	708.62
02+22.67	03+45.78	123.11	7.52	34.3	33			0.013	0.0046	703.36	702.79	6.01	-	0.56	-	0.5	0.28	-	-	695.00	701.33	705.23
STM-17A																						
00+35.00	01+40.49	105.49	7.52	10.9	21			0.013	0.0047	703.57	703.07	4.53	4.53	0.32	0.32	0.5	0.16	0.16	703.07	694.92	701.67	704.80
00+09.38	00+35.00	25.62	7.52	10.9	21			0.013	0.0047	702.91	702.79	4.53	4.53	0.32	0.32	0.5	0.16	-	-	694.50	694.83	694.50
STM-18																						
02+50.82	03+23.58	72.76	7.52	16.5	24			0.013	0.0053	727.54	727.16	5.25	4.82	0.43	0.36	0.5	0.21	0.15	727.16	723.89	724.62	764.90
01+36.00	02+50.82	114.82	7.52	33.3	36			0.013	0.0025	727.01	726.72	4.82	3.88	0.36	0.23	0.5	0.18	0.10	726.72	722.67	722.89	762.00
01+25.00	01+36.00	11.00	7.52	45.2		4	3	0.013	0.0046	726.62	726.57	3.88	4.92	0.23	0.38	0.5	0.12	0.26	726.57	722.64	722.67	761.00
00+00.00	01+25.00	125.00	7.52	57.1		4	3	0.013	0.0033	726.31	725.90	4.92	-	0.38	-	0.5	0.19	-	-	722.39	722.64	764.10
STM-19																						
02+71.00	03+16.34	45.34	7.52	2.8	21			0.013	0.0003	720.90	720.89	1.16	2.33	0.02	0.08	0.5	0.01	0.10	720.89	719.15	719.29	723.29
02+07.68	02+71.00	63.32	7.52	5.6	21			0.013	0.0012	720.79	720.71	2.33	-	0.08	-	0.5	0.04	-	-	718.96	719.15	721.90
STM-20																						
00+32.00	00+58.93	26.93	7.52	8.8	18			0.013	0.0064	727.17	727.00	4.98	7.32	0.39	0.83	0.5	0.19	0.64	727.00	724.11	724.97	728.95
00+00.00	00+32.00	32.00	7.52	17.6	21			0.013	0.0112	726.36	726.00	7.32	-	0.83	-	0.5	0.42	-	-	723.38	724.11	728.21
STM-21																						
00+59.36	01+52.23	92.87	7.52	6.8		3	2	0.013	0.0047	725.99	725.55	8.17	5.49	1.04	0.47	0.5	0.52	0.10	725.55	723.40	727.00	729.00
00+13.00	00+59.36	46.36	7.52	65.9		4	3	0.013	0.0028	725.45	725.32	5.49	-	0.47	-	0.5	0.23	-	-	722.30	722.39	726.00
STM-22																						
01+69.06	05+67.96	398.90	7.52	18.9	21			0.013	0.0142	734.41	728.74	7.86	6.02	0.96	0.56	0.5	0.48	0.10	728.74	726.18	732.81	736.90
00+90.00	01+69.06	79.06	7.52	18.9	24			0.013	0.007	728.64	728.09	6.02	4.75	0.56	0.35	0.5	0.28	0.10	728.09	721.69	725.93	730.20
00+50.00	00+90.00	40.00	7.52	18.9	27			0.013	0.0037	727.99	727.84	4.75	-	0.35	-	0.5	0.18	-	-	719.75	719.95	730.54
STM-23																						
09+81.00	09+98.80	17.80	7.52	8.0	21			0.013	0.0025	742.33	742.29	3.33	3.24	0.17	0.16	0.5	0.09	0.10	742.29	739.40	741.63	745.60
09+51.00	09+81.00	30.00	7.52	15.9	30			0.013	0.0015	742.19	742.14	3.24	6.01	0.16	0.56	0.5	0.08	0.48	742.14	738.91	739.40	744.85
09+25.00	09+51.00	26.00	7.52	29.5	30			0.013	0.0052	741.66	741.53	6.01	7.68	0.56	0.92	0.5	0.28	0.64	741.53	738.49	738.91	744.43
06+67.00	09+25.00	258.00	7.52	37.7	30			0.013	0.0084	740.89	738.73	7.68	4.44	0.92	0.31	0.5	0.46	0.10	738.73	734.36	738.49	744.00
06+57.00	06+67.00	10.00	7.52	42.7	42			0.013	0.0018	738.63	738.61	4.44	4.96	0.31	0.38	0.5	0.15	0.23	738.61	733.14	733.30	739.90
06+04.30	06+57.00	52.70	7.52	47.7	42			0.013	0.0022	738.38	738.26	4.96	5.55	0.38	0.48	0.5	0.19	0.29	738.26	732.28	733.14	738.90
04+39.26	06+04.30	165.04	7.52	69.7	48			0.013	0.0024	737.98	737.58	5.55	-	0.48	-	0.5	0.24	-	-	728.15	729.80	734.50
STM-24																						
00+29.00	00+59.43	30.43	7.52	4.3	21			0.013	0.0007	738.55	738.53	1.79	3.53	0.05	0.19	0.5	0.02	0.17	738.53	734.77	735.99	740.10
00+00.00	00+29.00	29.00	7.52	8.5	21			0.013	0.0029	738.36	738.28	3.53	-	0.19	-	0.5	0.10	-	-	733.58	734.77	739.90
STM-25																						
00+17.00	00+49.43	32.43	7.52	7.0	24			0.013	0.001	738.62	738.59	2.23	4.30	0.08	0.29	0.5	0.04	0.25	738.59	734.41	735.96	740.00
00+00.00	00+17.00	17.00	7.52	13.5	24			0.013	0.0036	738.34	738.28	4.30	-	0.29	-	0.5	0.14	-	-	733.58	734.41	738.90
STM-26																						
00+33.00	00+66.45	33.45	7.52	4.1	18			0.013	0.0015	741.77	741.72	2.32	4.64	0.08	0.33	0.5	0.04	0.29	741.72	740.11	741.23	745.20
00+00.00	00+33.00	33.00	7.52	8.2	18			0.013	0.0061	741.43	741.23	4.64	-	0.33	-	0.5	0.17	-	-	738.99	740.11	744.00
STM-27																						
00+12.00	00+44.48	32.48	7.52	6.8	18			0.013	0.0042	742.60	742.47	3.85	7.70	0.23	0.92	0.5	0.12	0.81	742.47	739.93	741.34	745.40
00+00.00	00+12.00	12.00	7.52	13.6	18			0.013	0.0168	741.66	741.46	7.70	-	0.92	-	0.5	0.46	-	-	739.41	739.93	745.50
STM-28																						
04+07.00	04+30.46	23.46	7.52	5.1	18			0.013	0.0024	733.88	733.83	2.89	5.72	0.13	0.51	0.5	0.06	0.44	733.83	735.34	736.37	740.40
03+62.63	04+07.00	44.37	7.52	10.1	18			0.013	0.0092	733.38	732.98	5.72	5.59	0.51	0.49	0.5	0.25	0.23	732.98	733.38	735.34	738.70
01+87.23	03+62.63	175.40	7.52	39.5	36			0.013	0.0035	732.74	732.13	5.59	-	0.49	-	0.5	0.24	-	-	729.13	729.73	733.00
STM-29																						
05+39.00	05+71.91	32.91	7.52	7.6	18			0.013	0.0052	735.03	734.86	4.30	6.32	0.29	0.62	0.5	0.14	0.48	734.86	734.15	734.83	737.90
03+58.00	05+39.00	181.00	7.52	15.2	21			0.013	0.0092	735.58	733.92	6.32	5.28	0.62	0.43	0.5	0.31	0.12	733.92	731.46	734.09	737.90
03+35.00	03+58.00	23.00	7.52	21.0	27			0.013	0.0046	734.99	734.88	5.28	6.77	0.43	0.71	0.5	0.22	0.50	734.88	730.90	730.95	736.20
02+70.00	03+35.00	65.00	7.52	26.9	27			0.013	0.0075	734.38	733.90	6.77	4.95	0.71	0.38	0.5	0.36	0.10	733.90	730.77	730.90	735.80
00+00.00	02+70.00	270.00	7.52	29.4	33			0.013	0.0031	733.80	732.96	4.95	-	0.38	-	0.5	0.19	-	-	729.73	730.27	738.50
STM-30																						
00+39.00	02+05.00	166.00	7.52	109.7	36			0.013	0.0271	733.90	729.40	6.34	-	0.62	-	0.5	0.31	-	-	716.17	716.50	720.00
STM-30A																						
02+56.00	02+93.23	37.23	7.52	4.9	21			0.013	0.0037	724.57	724.43	2.04	4.03	0.06	0.25	0.5	0.03	0.22	724.43	725.40	727.00	731.00
01+86.29	02+56.00	69.71	7.52	9.7	21			0.013	0.001	724.21	724.14	4.03	-	0.25	-	0.5	0.13	-	-	722.39	725.40	729.30
STM-30B																						
00+56.00	01+14.58	58.58	7.52	2.5	21			0.013	0.005	718.42	718.13	1.04	2.04	0.02	0.06	0.5	0.01	0.10	718.13	718.12	727.00	731.00
00+09.63	00+56.00	46.37	7.52	4.9	21			0.013	0.0015	718.03	717.96	2.04	-	0.06	-	0.5	0.03	-	-	716.17	718.12	718.50
STM-31																						
01+57.31	03+06.26	148.95	7.52	12.1	21			0.013	0.0058	730.57	729.71	5.03	5.07	0.39	0.40	0.5	0.20	0.20	729.71	730.56	737.11	740.10
00+53.87	01+57.31	103.44	7.52	80.7	54			0.013	0.0017	729.51	729.33	5.07	-	0.40	-	0.5	0.20	-	-	713.59	719.67	720.00
STM-32																						
00+60.00	02+13.56	153.56	7.52	3.4	18			0.013	0.001	734.15	734.00	1.92	3.79	0.06	0.22	0.5	0.03	0.19	734.00	731.60	732.27	736.30
00+28.00	00+60.00	32.00	7.52	6.7	18			0.013	0.0042	733.80	733.67	3.79	3.80	0.22	0.22	0.5	0.11	0.11	733.67	730.70	731.60	736.00
00+23.00	00+28.00	5.00	7.52	15.1	27			0.013	0.0024	733.56	733.54	3.80	5.91	0.22	0.54	0.5	0.11	0.43	733.54	730.68	730.70	736.41
00+00.00	00+23.00	23.00	7.52	23.5	27			0.013	0.0058	733.11	732.98	5.91	-	0.54	-	0.5	0.27	-	-	730.56	730.68	735.97
STM-33																						
07+35.24	11+16.84	381.60	7.52	12.1	21			0.013	0.0058	749.31	747.10	10.33	13.74	1.66	2.93	0.5	0.83	2.10	747.10	747.17	756.03	761.30
04+07.02	07+35.24	328.22	7.52	28.9	27			0.013	0.0087	745.00	742.14	13.74	11.34	2.93	2.00	0.5	1.47	0.53	742.14	737.58	747.17	752.50
00+00.00	04+07.02	407.02	7.52	45.1	27			0.013	0.0212	741.61	732.98	11.34	-	2.00	-	0.5	1.00	-	-	730.56	737.58	737.00
STM-34																						
00+22.00	00+53.73	31.73	7.52	8.7	18			0.013	0.0069	743.32	743.10	4.24	6.24	0.28	0.60	0.5	0.14	0.47	743.10	739.22	741.05	745.00
00+00.00	00+22.00	22.00	7.52	16.2	18			0.013	0.0238	742.63	742.11	6.24	-	0.60	-	0.5	0.30	-	-	737.96	739.22	743.50
STM-35																						
00+00.00	00+29.02	29.02	7.52	16.8	21			0.013	0.0112	749.50	749.17	6.98	-	0.76	-	0.5	0.38	-	-	747.17	747.57	753.00
STM-36																						
01+99.00	02+67.61	68.61	7.52	10.5	18			0.013	0.01	761.08	760.40	5.94	7.87	0.55	0.96	0.5	0.27	0.69	760.40	756.48	758.03	763.20
01+86.00	01+99.00	13.00	7.52	13.9	18			0.013	0.0175	759.71	759.48	7.87	9.73	0.96	1.47	0.5	0.48	0.99	759.48	754.30	756.48	763.20
01+59.07	01+86.00	26.93	7.52	17.2	18			0.013	0.0268	758.49	757.77	9.73	5.82	1.47	0.53	0.5	0.74	0.10	757.77	754.28	754.30	763.00
01+04.00	01+59.07	55.07	7.52	56.0	42			0.013	0.0031	757.67	757.50	5.82	-	0.53	-	0.5	0.26	-	-	754.00	754.28	758.20
STM-37																						
09+11.00	09+28.24	17.24	7.52	5.7	18			0.013	0.0029	770.85	770.80	10.86	6.39	1.83	0.63	0.5	0.92	0.10	770.80	773.00	774.46	762.00
03+23.00	09+11.00	588.00	7.52	11.3	18			0.013	0.0116	770.70	763.88	6.39	5.11	0.63	0.41	0.5	0.32	0.10	763.88	760.06	773.00	762.00
03+13.00	03+23.00	10.00	7.52	20.3	27			0.013	0.0043	763.78	763.73	5.11	7.37	0.41	0.84	0.5	0.20	0.64	763.73	759.90	760.06	762.00
02+31.17	03+13.00	81.83	7.52	29.3	27			0.013	0.009	763.09	762.36	7.37	9.76	0.84	1.48	0.5	0.42	1.06	762.36	758.59	759.90	761.00
00+00.00	02+31.17	231.17	7.52	38.8	27			0.013	0.0157	761.30	757.67	9.76	-	1.48	-	0.5	0.74	-	-	754.90	758.59	764.10
STM-38																						
00+00.00	00+29.06	29.06	7.52	9.5	18			0.013	0.0082	762.52	762.28	5.38	-	0.45	-	0.5	0.22	-	-	758.59	760.04	765.00
STM-39																						
00+52.72	00+92.30	39.58	7.52	98.3	66			0.013	0.002	740.98	740.90	6.24	-	0.60	-	0.5	0.30	-	-	736.46	737.00	744.00
00+52.72	00+92.30	39.58	7.52	98.3	66			0.013	0.002	740.98	740.90	6.24	-	0.60	-	0.5	0.30	-	-	736.46	737.00	744.00
00+52.72	00+92.30	39.58	7.52	98.3	66			0.013	0.002	740.98	740.90	6.24	-	0.60	-	0.5	0.30	-	-	736.46	737.00	744.00
00+52.72	00+92.30	39.58	7.52	98.3	66			0.013	0.002	740.98	740.90	6.24	-	0.60	-	0.5	0.30	-	-	736.46	737.00	744.00

From	To	Pipe Length	100-year Intensity	Q pipe	Pipe Size Diameter	Box Size Width	Box Size Height	n	Sf	HGL U/S	HGL D/S	V1 (in)	V2 (out)	V1^2/2g	V2^2/2g	Kj	Kj V1^2/2g	Hk	Design HGL	Invert Elevation From	Invert Elevation To	T/C or Ground Elev.
		ft	in/hr	cfs	in	ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	ft	ft
1	2	3	13	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
STM-01																						
05+28.00	06+03.96	75.96	7.52	6.4	18			0.013	0.0037	766.49	766.21	3.62	8.02	0.20	1.00	0.6	0.12	0.88	766.21	763.53	766.04	768.03
05+04.00	05+24.00	20.00	7.52	31.9	27			0.013	0.0106	765.33	765.12	8.02	8.81	1.00	1.21	0.6	0.60	0.61	765.12	762.21	762.68	767.05
04+13.00	05+00.00	87.00	7.52	62.2	36			0.013	0.0087	764.51	763.75	8.81	9.54	1.21	1.41	0.4	0.48	0.93	763.75	759.44	761.45	764.88
00+00.00	04+13.00	413.00	7.52	67.3	36			0.013	0.0102	762.82	758.61	9.54	-	1.41	-	0.4	0.57	-	-	751.29	759.44	763.68
STM-02																						
05+67.00	05+92.11	25.11	7.52	7.3	18			0.013	0.0048	775.06	774.94	4.13	8.21	0.26	1.05	0.5	0.13	0.91	774.94	770.13	772.19	775.29
02+28.00	05+67.00	339.00	7.52	7.3	18			0.013	0.0191	774.03	767.55	8.21	6.11	1.05	0.58	0.5	0.52	0.10	767.55	765.46	770.13	775.29
02+22.00	02+28.00	6.00	7.52	14.5	24			0.013	0.0072	767.45	767.41	6.11	7.61	0.58	0.90	0.5	0.29	0.61	767.41	765.37	765.46	770.06
01+69.00	02+22.00	53.00	7.52	19.2	24			0.013	0.0112	766.80	766.21	7.61	7.61	0.90	0.90	0.5	0.45	0.45	766.52	764.56	765.37	769.36
00+84.00	01+69.00	85.00	7.52	23.9	24			0.013	0.0112	766.07	765.12	7.61	7.62	0.90	0.90	0.8	0.72	0.18	766.36	763.01	764.56	768.24
00+00.00	00+84.00	84.00	7.52	30.3	27			0.013	0.0096	766.18	765.37	7.62	-	0.90	-	0.5	0.45	-	-	761.36	763.01	763.68
STM-03																						
00+43.00	01+65.00	122.00	7.52	20.3	24			0.013	0.0081	767.83	766.85	6.46	6.41	0.65	0.64	0.5	0.32	0.31	766.85	763.38	765.59	770.25
00+00.00	00+43.00	43.00	7.52	25.5	27			0.013	0.0068	766.53	766.24	6.41	-	0.64	-	0.5	0.32	-	-	762.68	763.38	768.00
STM-04																						
02+48.00	02+70.06	22.06	7.52	8.6	18			0.013	0.0067	774.89	774.74	4.87	9.73	0.37	1.47	0.5	0.18	1.29	774.74	771.94	772.52	773.51
00+61.00	02+48.00	187.00	7.52	17.2	18			0.013	0.0268	773.46	768.44	9.73	6.46	1.47	0.65	0.5	0.74	0.10	768.44	767.10	771.94	771.27
00+00.00	00+61.00	61.00	7.52	20.3	24			0.013	0.0081	768.34	767.85	6.46	-	0.65	-	0.5	0.32	-	-	765.59	766.53	770.25
STM-05																						
03+28.00	03+84.10	56.10	7.52	43.3	33			0.013	0.0067	759.73	759.35	7.29	7.29	0.83	0.83	0.6	0.50	0.33	759.35	758.10	758.55	764.00
00+71.81	03+28.00	256.19	7.52	43.3	33			0.013	0.0067	760.84	759.12	7.29	7.29	0.83	0.83	0.6	0.50	0.33	759.12	756.06	758.10	762.93
00+52.00	00+71.81	19.81	7.52	43.3	54			0.013	0.0067	759.02	758.89	7.29	3.46	0.83	0.19	0.5	0.41	0.10	758.89	753.82	754.31	759.92
00+00.00	00+52.00	52.00	7.52	55.7	54			0.013	0.0008	758.79	758.75	3.46	-	0.19	-	0.5	0.09	-	-	752.54	753.82	761.05
STM-06																						
18+15.00	18+42.25	27.25	7.52	7.0	21			0.013	0.002	782.63	782.57	2.91	5.82	0.13	0.53	0.5	0.07	0.46	782.57	779.13	779.49	783.50
16+31.00	18+15.00	184.00	7.52	14.0	21			0.013	0.0078	782.11	780.68	5.82	6.43	0.53	0.64	0.5	0.26	0.38	780.68	776.51	779.13	783.10
16+26.00	16+31.00	5.00	7.52	20.2	24			0.013	0.008	780.30	780.26	6.43	8.66	0.64	1.16	0.5	0.32	0.84	780.26	776.44	776.51	781.00
15+76.34	16+26.00	49.66	7.52	27.2	24			0.013	0.0145	779.41	778.69	8.66	6.84	1.16	0.73	0.5	0.58	0.14	778.69	775.80	776.44	780.90
13+62.00	15+76.34	214.34	7.52	27.2	27			0.013	0.0077	778.55	776.90	6.84	7.09	0.73	0.78	0.5	0.36	0.42	776.90	772.52	775.80	780.20
13+52.00	13+62.00	10.00	7.52	34.8	30			0.013	0.0072	776.48	776.41	7.09	8.64	0.78	1.16	0.5	0.39	0.77	776.41	772.39	772.52	777.50
13+04.00	13+52.00	48.00	7.52	42.4	30			0.013	0.0107	775.64	775.13	8.64	9.73	1.16	1.47	0.5	0.58	0.89	775.13	771.51	772.39	777.30
12+80.00	13+04.00	24.00	7.52	57.8	33			0.013	0.0119	774.24	773.95	9.73	-	1.47	-	0.5	0.74	-	-	771.20	771.51	776.80
07+07.00	07+65.00	58.00	7.52	93.9	42			0.013	0.0087	767.81	767.31	9.76	10.15	1.48	1.60	0.4	0.59	1.01	767.31	761.74	763.48	769.00
02+53.00	07+07.00	454.00	7.52	97.7	42			0.013	0.0094	766.30	762.03	10.15	11.91	1.60	2.20	0.4	0.64	1.56	762.03	755.02	761.74	765.50
01+86.00	02+53.00	67.00	7.52	114.6	42			0.013	0.0134	760.47	759.57	11.91	6.79	2.20	0.72	0.5	1.10	0.10	759.57	754.43	755.02	761.00
01+61.00	01+86.00	25.00	7.52	170.3	-	5	5	0.013	0.0026	759.47	759.41	6.79	9.48	0.72	1.40	0.5	0.36	1.04	759.41	750.29	749.75	763.50
00+93.00	01+61.00	68.00	7.52	237.6	-	5	5	0.013	0.0051	758.37	758.02	9.48	5.49	1.40	0.47	0.4	0.56	0.10	758.02	745.51	750.29	762.00
00+00.00	00+93.00	93.00	7.52	247.6	-	9	5	0.013	0.0012	757.92	757.81	5.49	-	0.47	-	0.4	0.19	-	-	745.00	745.47	745.00
STM-06A																						
00+00.00	01+66.25	166.25	7.52	16.2	21			0.013	0.0105	779.28	777.53	6.74	-	0.71	-	0.4	0.28	-	-	775.80	776.46	783.50
STM-07																						
00+22.00	00+55.58	33.58	7.52	7.7	18			0.013	0.0054	775.64	775.46	4.36	8.71	0.30	1.18	0.5	0.15	1.03	775.46	773.81	776.36	780.36
00+00.00	00+22.00	22.00	7.52	15.4	18			0.013	0.0215	774.43	773.96	8.71	-	1.18	-	0.4	0.47	-	-	772.14	773.81	779.85
STM-08																						
08+83.00	09+04.03	21.03	7.52	7.5	21			0.013	0.0022	781.61	781.57	3.12	6.24	0.15	0.60	0.5	0.08	0.53	781.57	779.22	779.39	783.50
06+64.00	08+83.00	219.00	7.52	15.0	21			0.013	0.009	781.04	779.07	6.24	7.83	0.60	0.95	0.5	0.30	0.65	779.07	776.18	779.22	783.00
05+22.00	06+64.00	142.00	7.52	46.5	33			0.013	0.0077	778.42	777.33	7.83	7.64	0.95	0.91	0.5	0.48	0.43	777.33	774.61	776.18	781.80
05+13.00	05+22.00	9.00	7.52	54.0	36			0.013	0.0066	776.89	776.84	7.64	8.7	0.91	1.18	0.5	0.45	0.72	776.84	774.53	774.61	780.90
04+49.46	05+13.00	63.54	7.52	61.5	36			0.013	0.0085	776.11	775.57	8.70	8.7	1.18	1.18	0.5	0.59	0.59	775.57	773.94	774.53	780.80
01+48.00	04+49.46	301.46	7.52	61.5	36			0.013	0.0085	774.99	772.42	8.70	5.60	1.18	0.49	0.5	0.59	0.10	772.42	768.13	773.94	779.90
01+30.21	01+48.00	17.79	7.52	70.4	48			0.013	0.0024	772.32	772.28	5.60	5.60	0.49	0.49	1	0.49	0.10	772.28	767.99	768.13	774.60
00+89.00	01+30.21	41.21	7.52	70.4	48			0.013	0.0024	772.18	772.08	5.60	6.3	0.49	0.62	0.4	0.19	0.42	772.08	769.03	767.99	774.70
00+00.00	00+89.00	89.00	7.52	79.2	48			0.013	0.003	771.66	771.39	6.30	-	0.62	-	0.4	0.25	-	-	767.39	769.03	775.20
STM-08A																						
00+00.00	00+54.32	54.32	7.52	14.4	21			0.013	0.0083	776.70	776.25	3.12	6.24	0.15	0.60	0.5	0.08	0.53	0.53	774.50	775.59	780.50
STM-09																						
03+35.00	03+55.64	20.64	7.52	5.6	21			0.013	0.0012	781.53	781.51	2.33	4.66	0.08	0.34	0.5	0.04	0.30	781.51	778.95	779.29	783.20
03+01.00	03+35.00	34.00	7.52	11.2	21			0.013	0.005	781.21	781.04	4.66	4.56	0.34	0.32	0.5	0.17	0.15	781.04	777.68	778.95	782.90
01+07.00	03+01.00	194.00	7.52	22.4	30			0.013	0.003	780.89	780.31	4.56	5.50	0.32	0.47	0.5	0.16	0.31	780.31	776.72	777.68	782.70
00+98.00	01+07.00	9.00	7.52	27.0	30			0.013	0.0043	780.00	779.96	5.50	6.42	0.47	0.64	0.4	0.19	0.45	779.96	776.67	776.72	781.50
00+00.00	00+98.00	98.00	7.52	31.5	30			0.013	0.0059	779.51	778.93	6.42	-	0.64	-	0.4	0.26	-	-	776.18	776.67	781.60
STM-10																						
00+12.00	00+43.27	31.27	7.52	5.6	18			0.013	0.0028	781.78	781.69	3.17	6.34	0.16	0.62	0.5	0.08	0.55	781.69	778.51	779.36	783.30
00+00.00	00+12.00	12.00	7.52	11.2	18			0.013	0.0114	781.15	781.01	6.34	-	0.62	-	0.5	0.31	-	-	777.68	778.51	782.70
STM-11																						
02+30.00	02+62.52	32.52	7.52	7.5	18			0.013	0.0051	779.75	779.59	4.24	6.24	0.28	0.60	0.5	0.14	0.47	779.59	777.72	778.77	782.80
00+00.00	02+30.00	230.00	7.52	15.0	21			0.013	0.009	779.12	777.05	6.24	-	0.60	-	0.5	0.30	-	-	775.30	777.72	782.00
STM-12																						
02+14.10	02+35.07	20.97	7.52	7.9	18			0.013	0.0057	763.67	763.55	4.47	8.94	0.31	1.24	0.5	0.16	1.09	763.55	763.82	764.80	762.00
01+33.10	02+14.10	81.00	7.52	15.8	18			0.013	0.0226	762.46	760.63	8.94	6.11	1.24	0.58	0.5	0.62	0.10	760.63	759.06	763.82	761.00
-00+02.90	01+33.10	136.00	7.52	36.3	33			0.013	0.0047	760.53	759.89	6.11	-	0.58	-	0.5	0.29	-	-	757.14	758.91	764.10
STM-13																						
02+16.00	02+36.34	20.34	7.52	5.6	21			0.013	0.0012	764.49	764.47	2.33	4.66	0.08	0.34	0.5	0.04	0.30	764.47	762.05	762.27	766.20
00+57.00	02+16.00	159.00	7.52	11.2	21			0.013	0.005	764.17	763.38	4.66	6.61	0.34	0.68	0.5	0.17	0.51	763.38	760.12	762.05	764.90
00+49.00	00+57.00	8.00	7.52	15.9	21			0.013	0.0101	762.87	762.79	6.61	8.52	0.68	1.13	0.5	0.34	0.79	762.79	760.02	760.12	764.50
00+00.00	00+49.00	49.00	7.52	20.5	21			0.013	0.0167	762.00	761.18	8.52	-	1.13	-	0.5	0.56	-	-	759.43	760.02	764.30
STM-14																						
00+10.00	00+43.38	33.38	7.52	68.4	30			0.013	0.0054	757.51	757.33	3.12	6.24	0.15	0.60	0.5	0.08	0.53	0.53	754.83	755.00	758.40
STM-15																						
00+00.00	00+87.58	87.58	7.52	5.1	18			0.013	0.0024	762.03	761.82	3.12	6.24	0.15	0.60	0.5	0.08	0.53	0.53	760.41	760.48	763.50
STM-16																						
00+53.61	00+85.00	31.39	7.52	22.3		5	1.5	0.013	0.0011	761.68	761.64	4.24	6.24	0.28	0.60	0.5	0.14	0.47	761.64	760.37	760.43	763.00
00+00.00	00+53.61	53.61	7.52	24.8		5	1.5	0.013	0.0013	761.18	761.11	6.24	-	0.60	-	0.5	0.30	-	-	760.26	760.37	763.00

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

HYDRAULIC CALCULATIONS
MUSTANG LAKES PHASE ONE

CITY OF CELINA

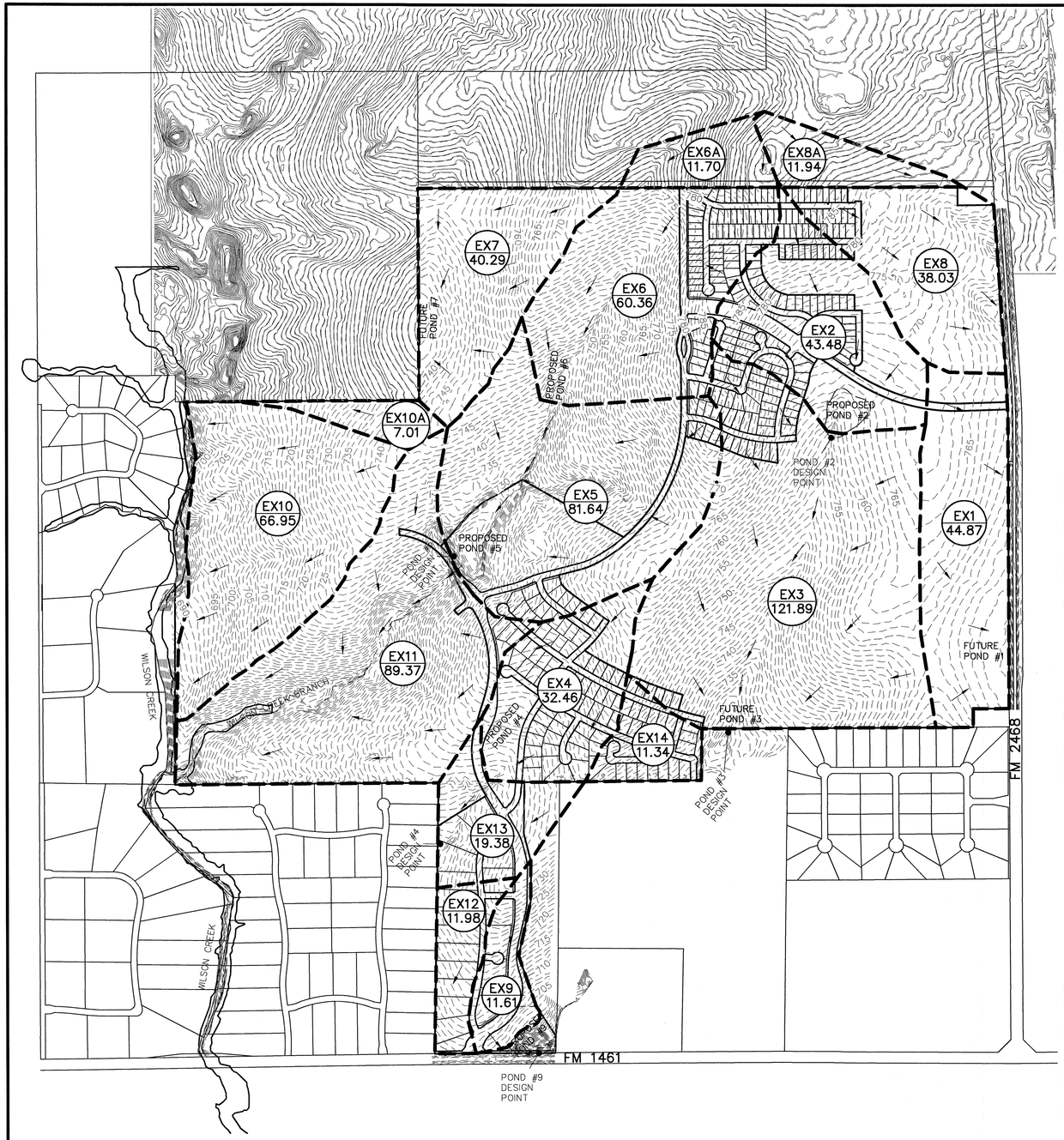
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	-	05052-01	1 / 1

PLATE NO.: 48A

Y:\05052\05052-01DAM-B.dwg, HYD CALCS PLATE 48A, 5/1/2015 8:12:07 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



DRAINAGE AREA DATA (Tc=20 MIN)			
AREA #	AREA	C	COMMENTS
EX1	44.87 AC	0.40	TO POND #1
EX2	43.48 AC	0.40	TO POND #2
EX3	121.89 AC	0.40	TO POND #3
EX4	32.46 AC	0.40	TO POND #4
EX5	81.64 AC	0.40	TO POND #5
EX6	60.36 AC	0.40	TO POND #6
EX6A	11.70 AC	0.40	TO POND #6
EX7	40.29 AC	0.40	TO POND #7
EX8	38.03 AC	0.40	TO POND #8
EX8A	11.94 AC	0.40	TO POND #8
EX9	11.61 AC	0.00	TO POND #9
EX10	66.95 AC	0.40	TO WILSON CREEK
EX10A	7.01 AC	0.40	TO WILSON CREEK
EX11	89.37 AC	0.40	TO WILSON CREEK BRANCH
EX12	11.98 AC	0.40	TO EX. BAR DITCH
EX13	19.38 AC	0.40	TO OFFSITE AREA
EX14	11.34 AC	0.40	TO OFFSITE AREA

TOTAL EXISTING ACREAGE = 713.80 AC

GRAPHIC SCALE

500 250 0 500 1500

(IN FEET)
1 inch = 500 ft.

POND#2
DESIGN DATA

MAX RELEASE RATE:
TIME OF CONCENTRATION = 30 MIN
INTENSITY = 5.74 IN/HR
EX2 = 100.0 CFS

PROPOSED FLOW:
AREA 2 + EX2 (SEE NEXT SHEET)
34, 36 & 37 BYPASS POND (SEE PLATE 48)

SEE PLATE 125 FOR POND RESULTS WHICH SHOWS POND RELEASE RATE OF 30.2 CFS. WHEN ADDED WITH THE BYPASS FLOW AREA, THE DEVELOPED Q DOWNSTREAM IS 49.5 CFS.

POND DESIGNED USING MODIFIED RATIONAL METHOD AND HYDRAFLOW HYDROGRAPH EXTENSION FOR AUTOCAD CIVIL 3D 2014

POND#5 & POND#6
DESIGN DATA

REFERENCE PLATES 130 & 131 FOR HEC-HMS POND RESULTS.

POND#3
DESIGN DATA

MAX RELEASE RATE:
TIME OF CONCENTRATION = 48 MIN
INTENSITY = 4.48 IN/HR
EXISTING Q = 257.6 CFS

PROPOSED Q = 215.6 CFS

SEE PLATE 125 FOR RESULTS

DESIGN DATA PREPARED USING HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD CIVIL3D 2014

POND#4
DESIGN DATA

MAX RELEASE RATE:
TIME OF CONCENTRATION = 26 MIN
INTENSITY = 6.14 IN/HR
EX4 + EX13 = 127.9 CFS

PROPOSED FLOW:
AREAS 4 + 13 + 14 (SEE NEXT SHEET)
AREAS 13 & 14 BYPASS POND

SEE PLATES 125 & 126 FOR POND RESULTS WHICH SHOWS LOWER POND RELEASE RATE OF 6.8 CFS. WHEN ADDED WITH THE BYPASS FLOW AREAS, THE DEVELOPED Q DOWNSTREAM IS 99.0 CFS.

POND DESIGNED USING MODIFIED RATIONAL METHOD AND HYDRAFLOW HYDROGRAPH EXTENSION FOR AUTOCAD CIVIL 3D 2014

POND#9
DESIGN DATA

MAX RELEASE RATE:
TIME OF CONCENTRATION = 25 MIN
INTENSITY = 6.25 IN/HR
EX9 = 29.9 CFS

PROPOSED FLOW:
AREA 9 (SEE NEXT SHEET)

SEE PLATES 125 & 127 FOR POND RESULTS WHICH SHOWS THE POND RELEASE RATE OF 19.3 CFS.

POND DESIGNED USING MODIFIED RATIONAL METHOD AND HYDRAFLOW HYDROGRAPH EXTENSION FOR AUTOCAD CIVIL 3D 2014

DRAINAGE AREA

Q = CIA (cfs)
C = 0.60 (Single Family)
C = 0.45 (1 Acre Lots)
C = 0.40 (Undeveloped)
I_{100}= 7.52 in/hr (Single Family)
Tc = 15 min. (Single Family)

Legend

- A-1 / 4.32 / 12.3 — Drainage Area / Acreage / Runoff (cfs)
- Flow Direction
- Drainage Divide
- 619 — Exist. Contour
- A1 — Proposed Inlet
- A — Block Number
- Existing Concrete

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

EXISTING CONDITION
POND DRAINAGE AREA MAP
MUSTANG LAKES PHASE ONE

CIYT OF CELINA

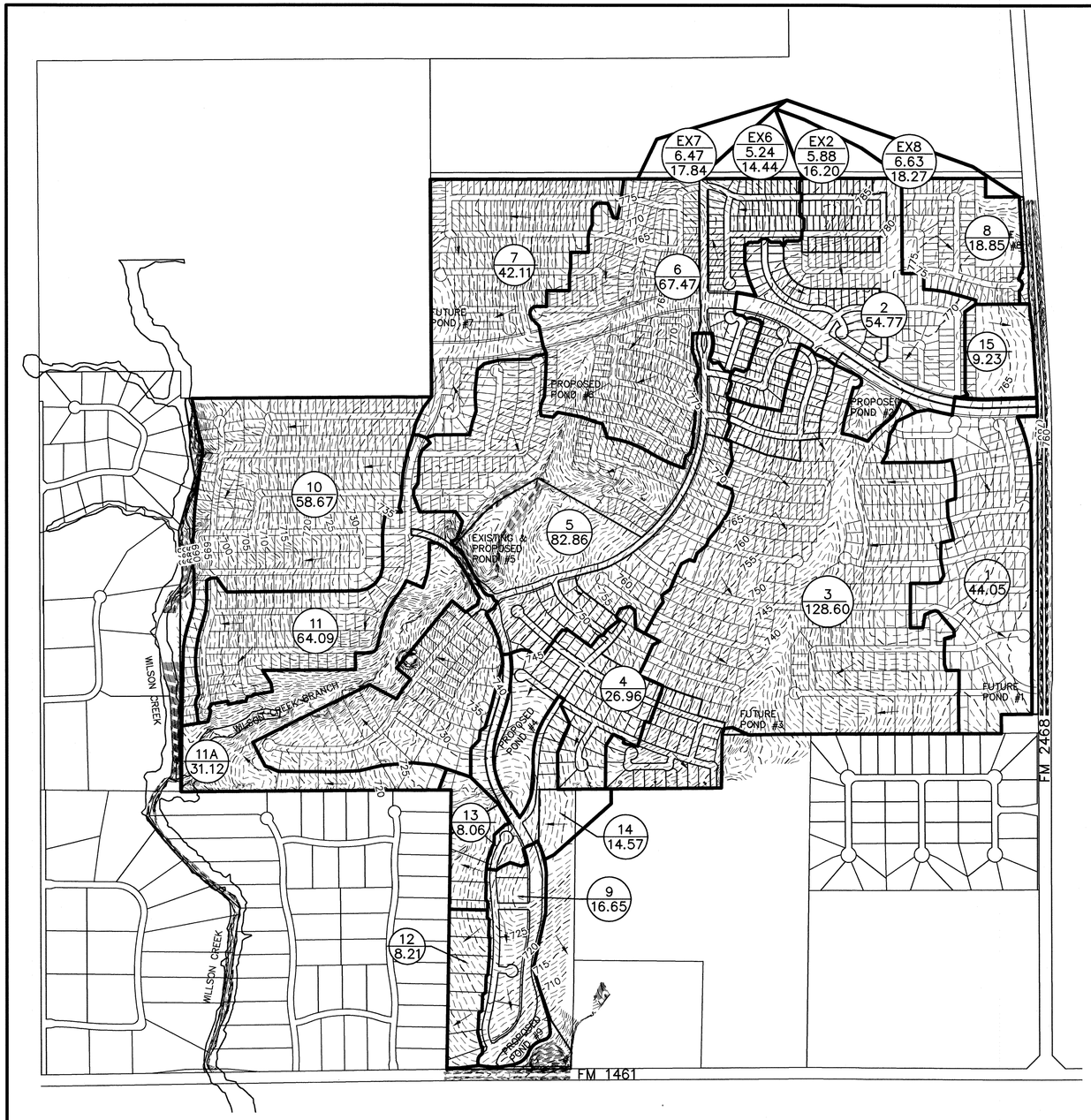
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	1" = 500'	05052-01	1 / 1

PLATE NO.: 49

I:\2005\05052\05052-01\DAM-EXCOND-POND.dwg, Layout1, 5/1/2015 10:41:06 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



GRAPHIC SCALE

500 250 0 500 1500

(IN FEET)
1 inch = 500 ft.

DRAINAGE AREA DATA (Tc=15 MIN)			
AREA #	AREA	C	COMMENTS
1	44.05 AC	0.600	TO POND #1
2	54.77 AC	0.600	TO POND #2
3	128.60 AC	0.600	TO POND #3
4	26.96 AC	0.600	TO POND #4
5	82.86 AC	0.600	TO POND #5
6	67.47 AC	0.600	TO POND #6
7	42.11 AC	0.600	TO POND #7
8	18.85 AC	0.600	TO POND #8
9	16.65 AC	0.450	TO POND #9
10	58.67 AC	0.600	TO WILSON CREEK
11	64.09 AC	0.600	TO WILSON CREEK BRANCH
12	8.21 AC	0.450	TO OFFSITE AREA
13	8.06 AC	0.450	TO OFFSITE AREA
14	14.57 AC	0.600	TO OFFSITE AREA

DRAINAGE AREA DATA (Tc=15 MIN)			
AREA #	AREA	C	COMMENTS
11A	31.12 AC	0.60	TO WILSON CREEK BRANCH

DRAINAGE AREA DATA (Tc=20 MIN)			
AREA #	AREA	C	COMMENTS
EX2	5.88 AC	0.40	TO POND #2
EX6	5.24 AC	0.40	TO POND #6
EX7	6.47 AC	0.40	TO POND #7
EX8	6.63 AC	0.40	TO POND #8

NOTES:
1. SEE PLATES 49 & 123–126 FOR POND CALCULATIONS
2. ASSUMES EX2, EX6, EX7 & EX8 SHALL PROVIDE THEIR OWN ON–SITE DETENTION.
3. POND #5 AND POND #6 ARE DESIGNED USING SCS METHOD VIA HEC–HMS. POND #2, POND #4, AND POND #9 ARE DESIGNED USING MODIFIED RATIONAL METHOD USING HYDRAFLOW HYDRAGRAPHS EXTENSION FOR AUTOCAD CIVIL 3D 2014.

DRAINAGE AREA

Q = CIA (cfs)
C = 0.60 (Single Family)
C = 0.45 (1 Acre Lots)
C = 0.40 (Undeveloped)
I_{100}= 7.52 in/hr (Single Family)
Tc = 15 min. (Single Family)

Legend

- A–1 / 4.32 / 12.3 — Drainage Area, Acreage, Runoff (cfs)
- Flow Direction
- Drainage Divide
- 619 — Exist. Contour
- A1 — Proposed Inlet
- (A) — Block Number
- Existing Concrete

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS * J. CASEY ROSS * 97272 * LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

PROPOSED CONDITION
POND DRAINAGE AREA MAP
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	1" = 500	05052-01	1 / 1

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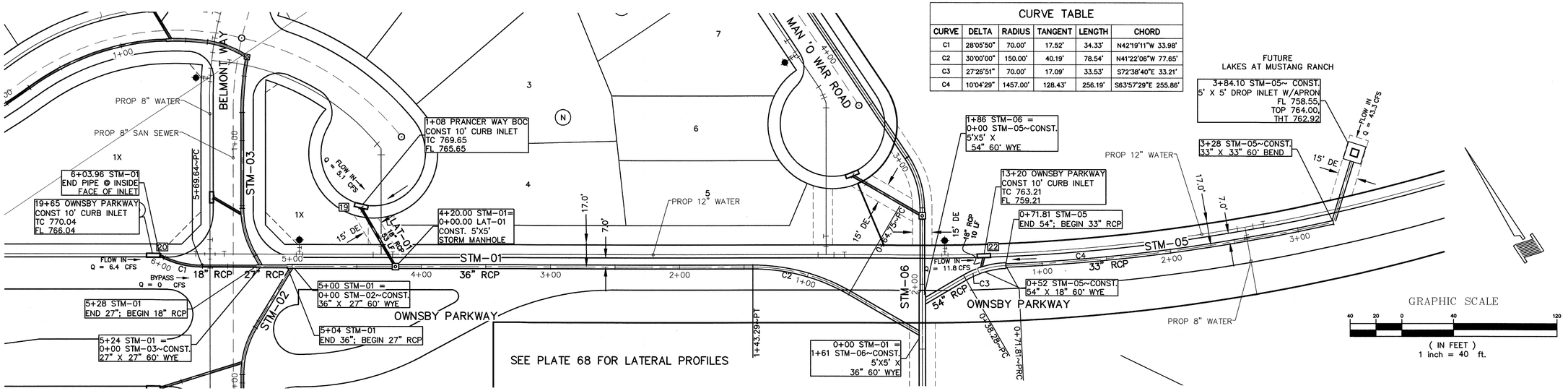
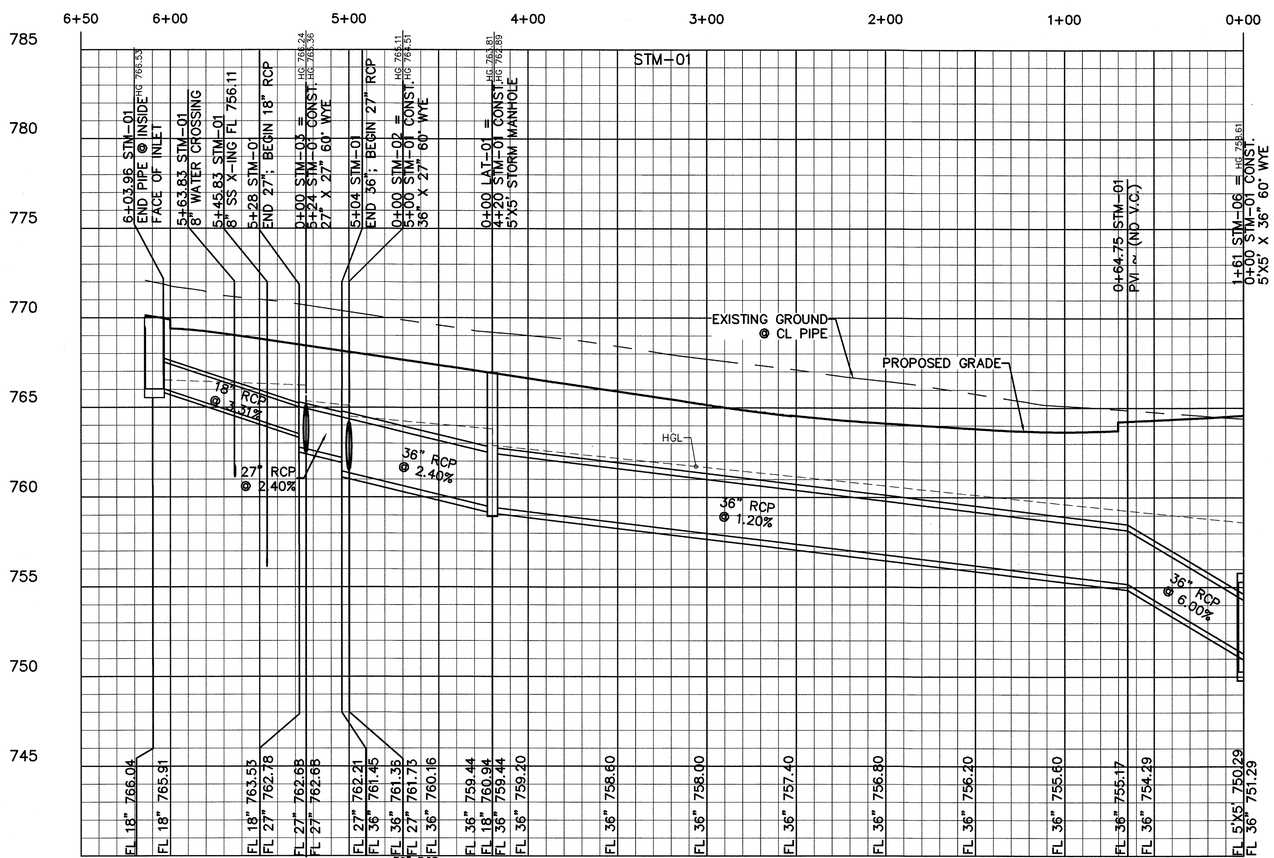


CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	28°05'50"	70.00'	17.52'	34.33'	N42°19'11"W 33.98'
C2	30°00'00"	150.00'	40.19'	78.54'	N41°22'06"W 77.65'
C3	27°26'51"	70.00'	17.09'	33.53'	S72°38'40"E 33.21'
C4	10°04'29"	1457.00'	128.43'	256.19'	S63°57'29"E 255.86'

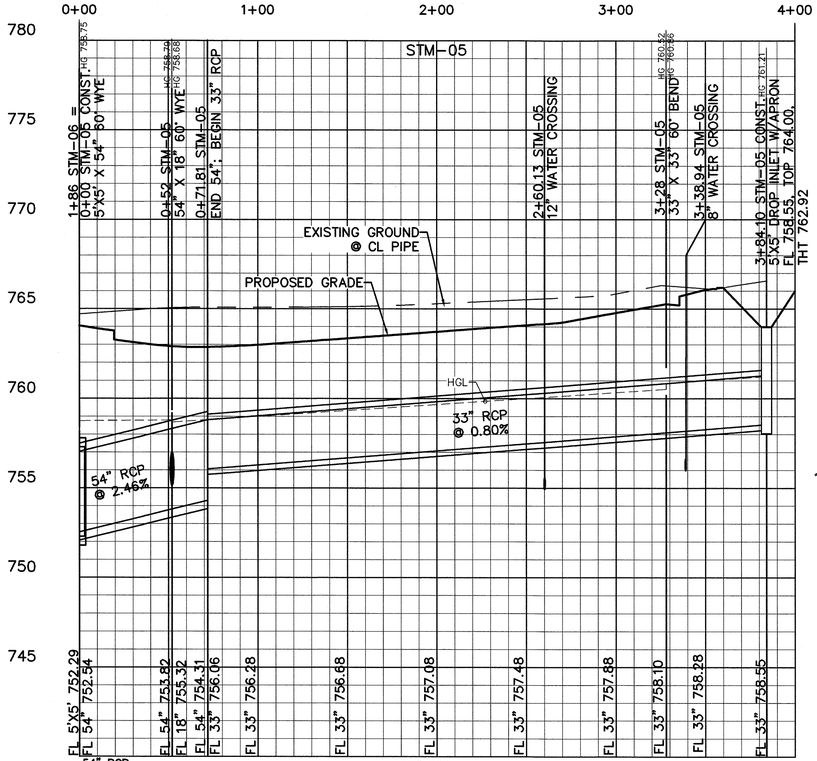


18" RCP
Q_{100}=6.4 CFS
C=6.4 CFS
S=0.0037
Vf=3.62 FPS
Hv=0.20'

27" RCP
Q_{100}=31.9 CFS
C=31.9 CFS
S=0.0106
Vf=8.02 FPS
Hv=1.00'

36" RCP
Q_{100}=62.3 CFS
C=62.3 CFS
S=0.0087
Vf=8.81 FPS
Hv=1.21'

36" RCP
Q_{100}=67.4 CFS
C=67.4 CFS
S=0.0102
Vf=9.54 FPS
Hv=1.41'



54" RCP
Q_{100}=55.1 CFS
C=55.1 CFS
S=0.0008
Vf=3.46 FPS
Hv=0.19'

33" RCP
Q_{100}=43.3 CFS
C=43.3 CFS
S=0.0067
Vf=7.29 FPS
Hv=0.83'

NOTE:
STM-05 SHALL HAVE RUBBER GASKET JOINTS FROM 0+00 TO 0+71.81 AND STM-01 SHALL HAVE RUBBER GASKET JOINTS FROM 0+00 TO 0+64.75.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-01 & STM-05

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	1 / 17

PLATE NO.: 51

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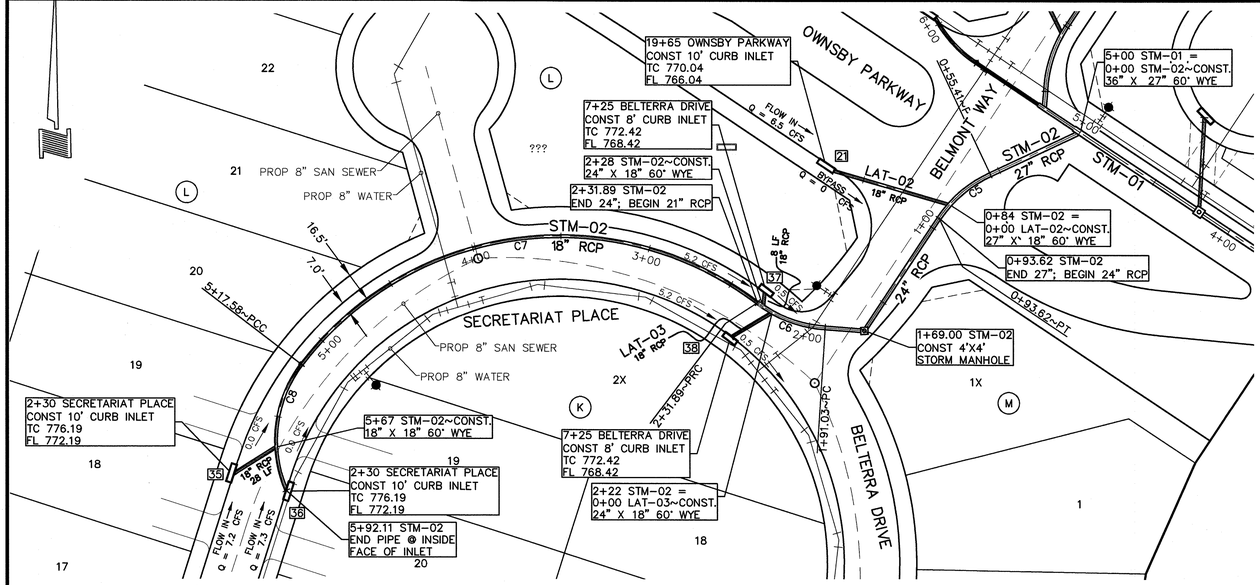


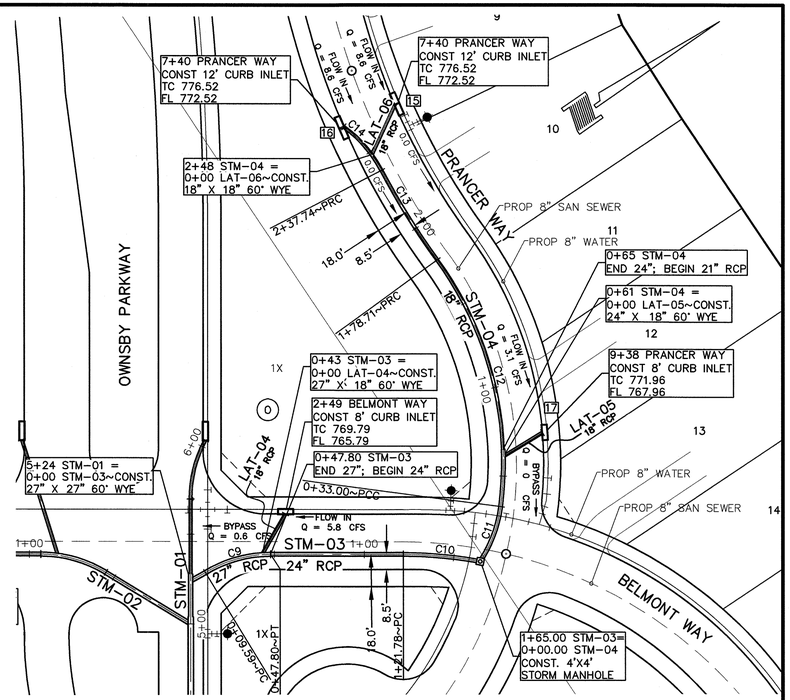
GRAPHIC SCALE

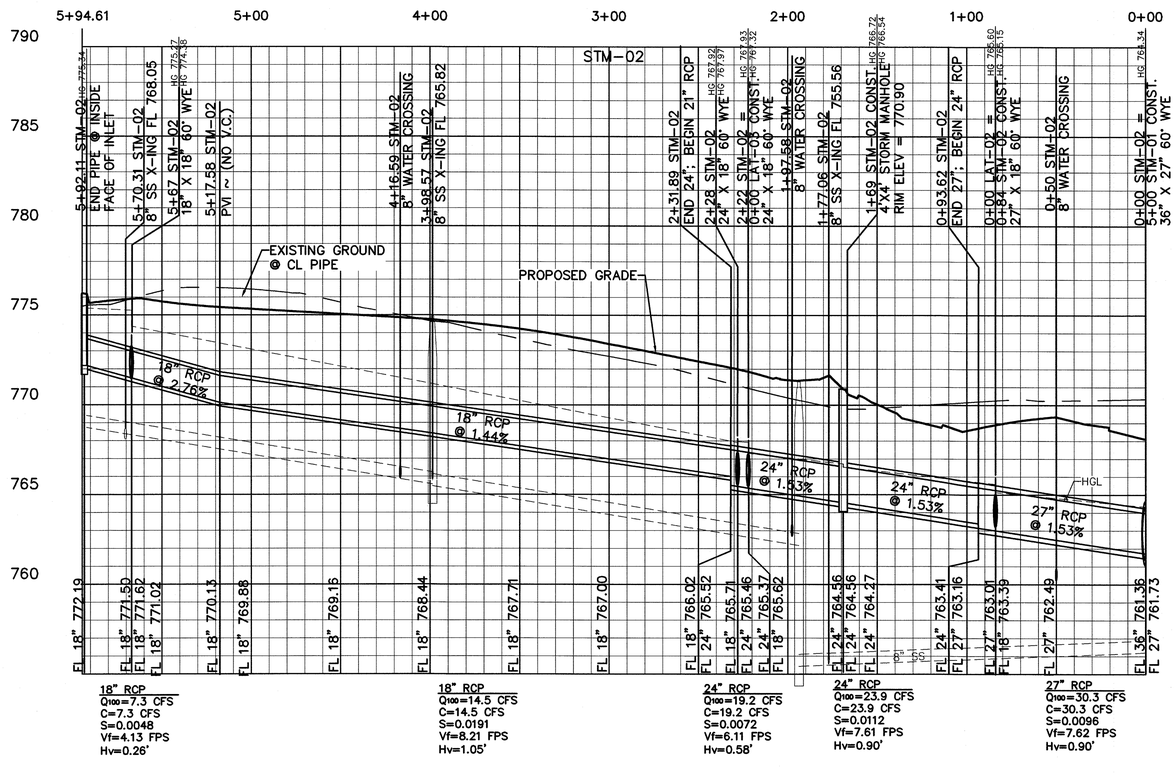
40 20 0 40 120

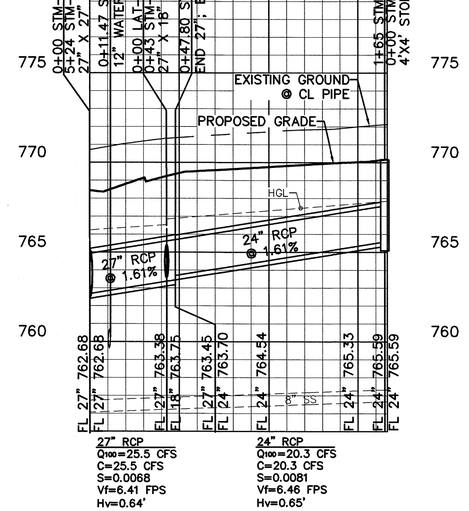
(IN FEET)
1 inch = 40 ft.

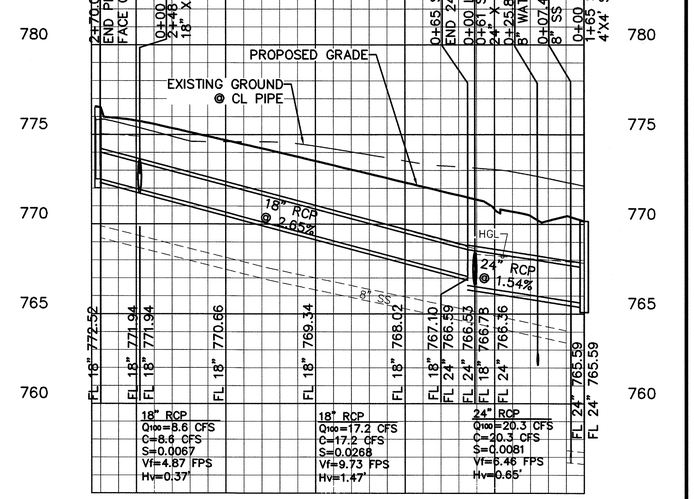
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	31°16'20"	70.00'	19.59'	38.21'	S49°16'04"W 37.73'
C6	33°26'36"	70.00'	21.03'	40.86'	N69°38'48"W 40.28'
C7	89°41'35"	182.50'	181.52'	285.69'	S82°13'42"W 257.40'
C8	61°00'10"	70.00'	41.24'	74.53'	S06°52'49"W 71.06'
C9	31°16'20"	70.00'	19.59'	38.21'	N17°59'44"E 37.73'
C10	10°30'49"	243.00'	22.36'	44.59'	N38°53'19"E 44.53'
C11	25°40'47"	73.63'	16.78'	33.00'	N35°55'15"W 32.73'
C12	43°15'23"	193.00'	76.52'	145.71'	N70°46'20"W 142.27'
C13	8°17'14"	408.14'	29.57'	59.03'	N88°14'24"W 58.98'
C14	26°27'07"	70.00'	16.45'	32.32'	S82°41'02"W 32.03'

SEE PLATE 68 FOR LATERAL PROFILES









CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-02, STM-03 & STM-04

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

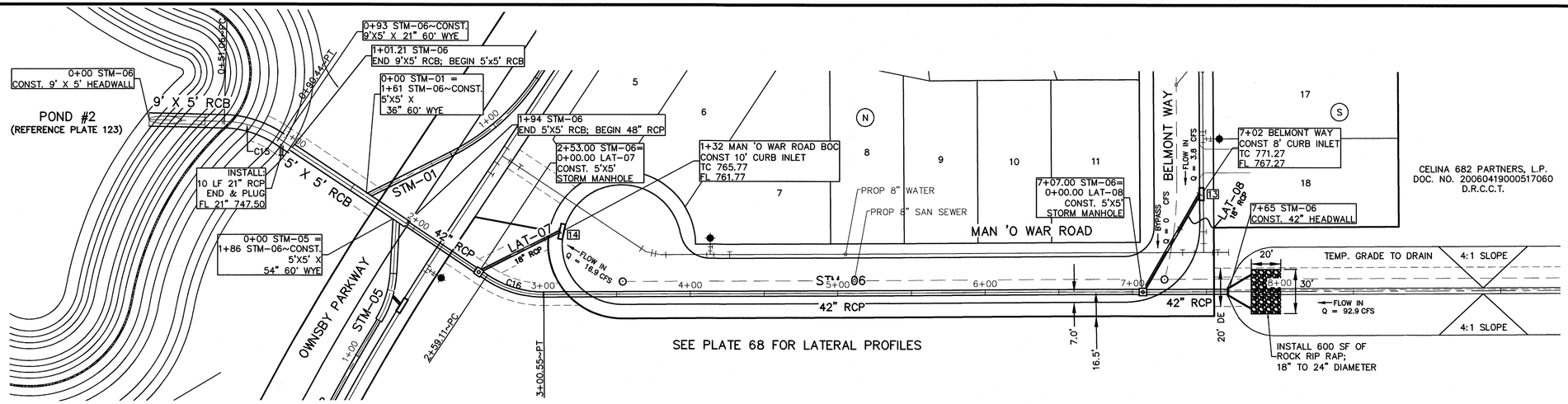
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	2 / 17

PLATE NO.: 52

Y:\05052\05052-01\STM1.dwg, STM-02-03-04 PLATE 52, 5/1/2015 9:19:22 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

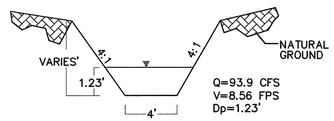


GRAPHIC SCALE

40 20 0 40 120

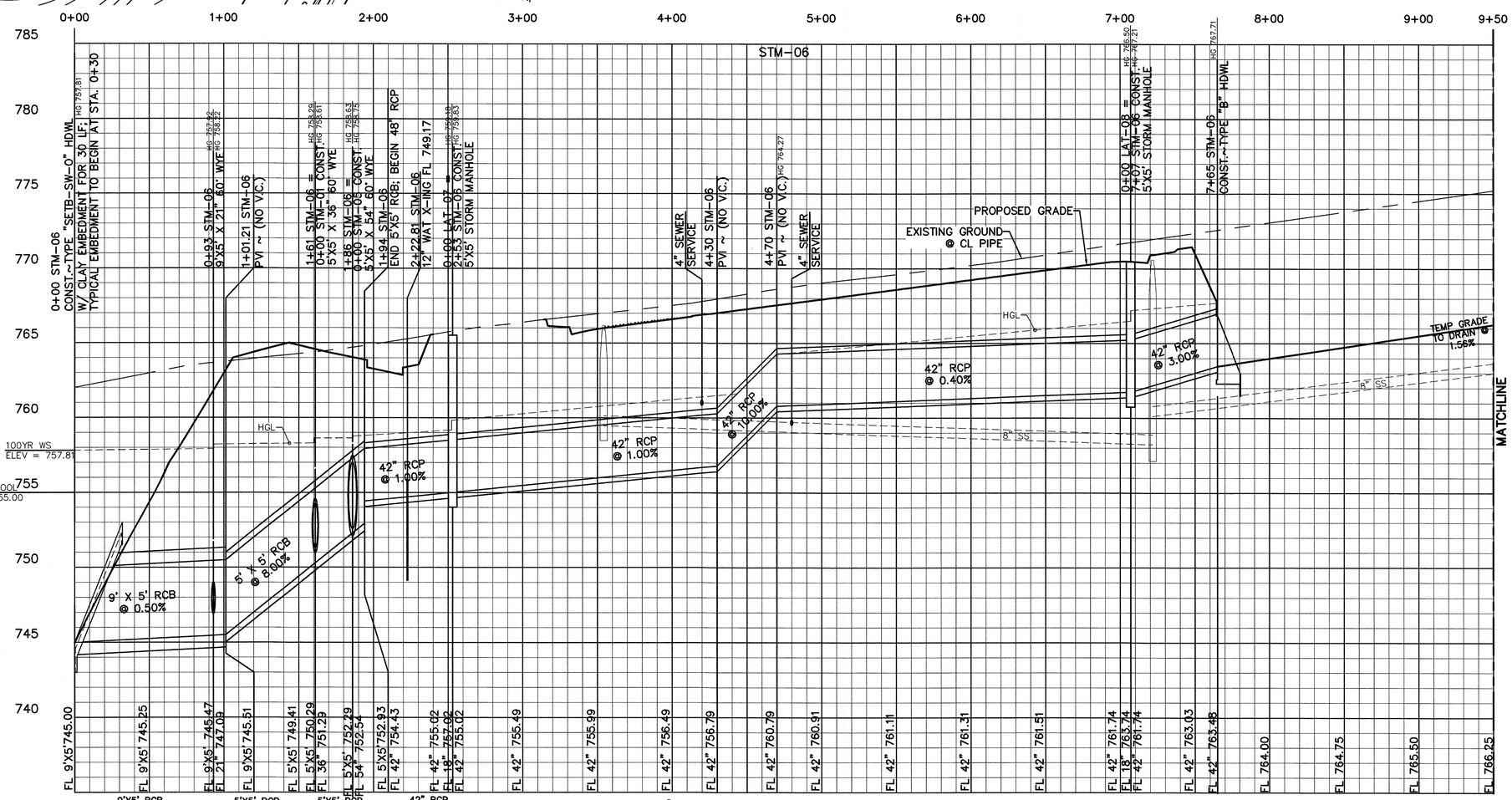
(IN FEET)
1 inch = 40 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C15	32°13'58"	70.00'	20.23'	39.38'	N17°30'55"E 38.86'
C16	33°55'11"	70.00'	21.35'	41.44'	N16°40'19"E 40.84'



GRADE TO DRAIN SECTION
N.T.S.

NOTE:
RUBBER GASKET JOINTS SHALL BE USED FROM STA. 0+00 TO 2+53.



9'X5' RCB
Q100=247.1 CFS
C=247.1 CFS
S=0.0012
Vf=5.49 FPS
Hv=0.47'

5'X5' RCB
Q100=237.1 CFS
C=237.1 CFS
S=0.0051
Vf=9.48 FPS
Hv=1.40'

5'X5' RCB
Q100=169.7 CFS
C=169.7 CFS
S=0.0026
Vf=6.79 FPS
Hv=0.72'

42" RCP
Q100=114.6 CFS
C=114.6 CFS
S=0.0130
Vf=11.91 FPS
Hv=2.20'

42" RCP
Q100=97.7 CFS
C=97.7 CFS
S=0.0094
Vf=10.15 FPS
Hv=1.60'

42" RCP
Q100=93.9 CFS
C=93.9 CFS
S=0.0087
Vf=9.76 FPS
Hv=1.48'

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-06 [0+00-9+50]

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

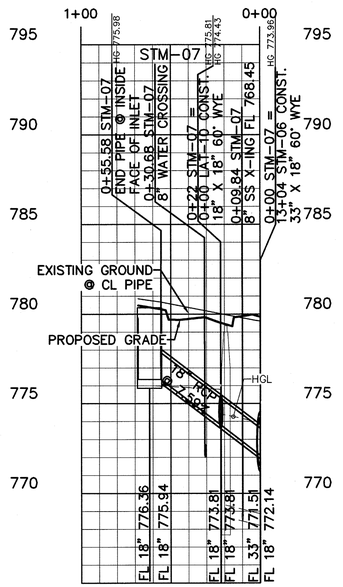
COLLIN COUNTY, TEXAS

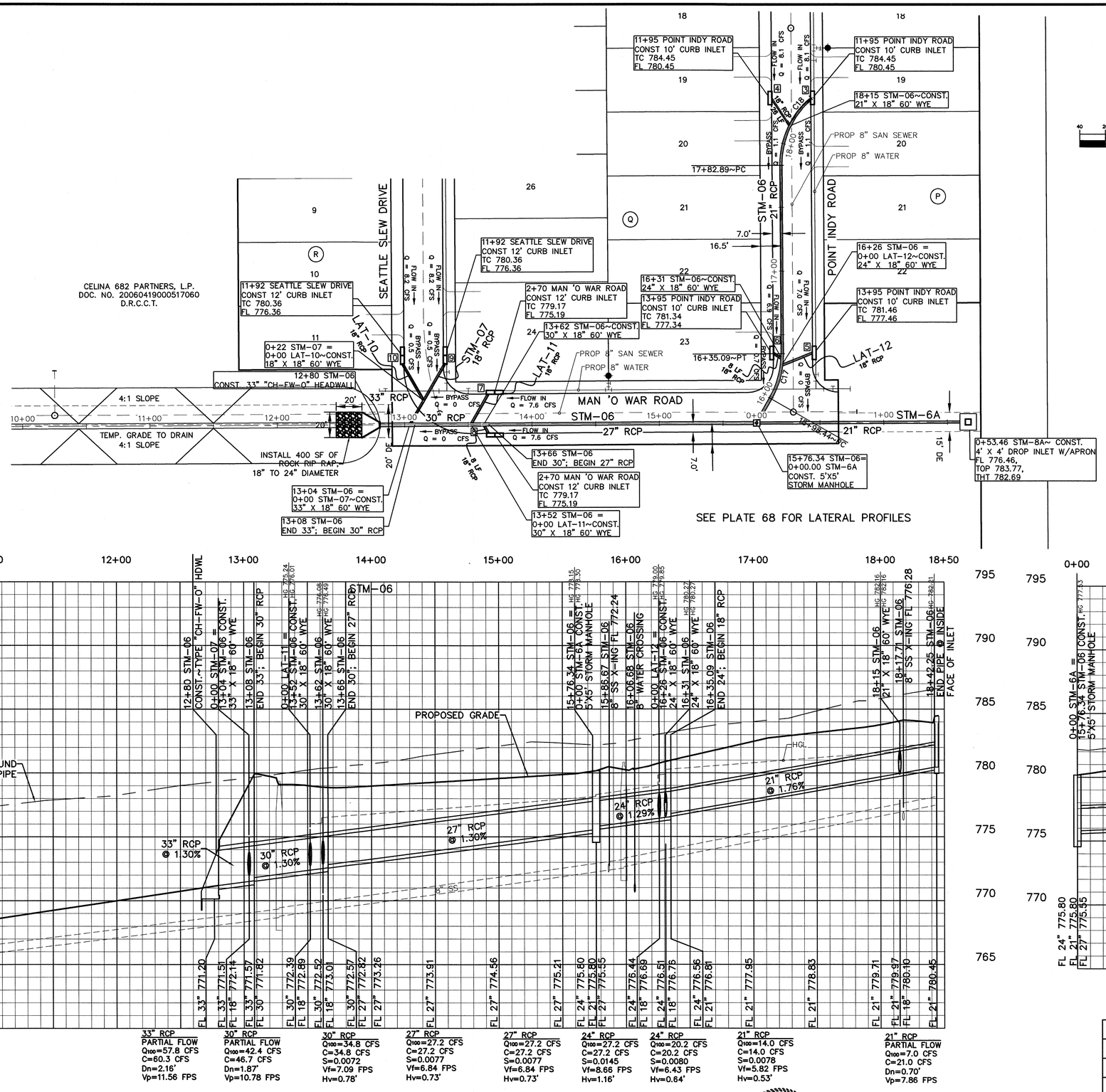
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

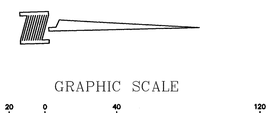
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	3 / 17

PLATE NO.: 53

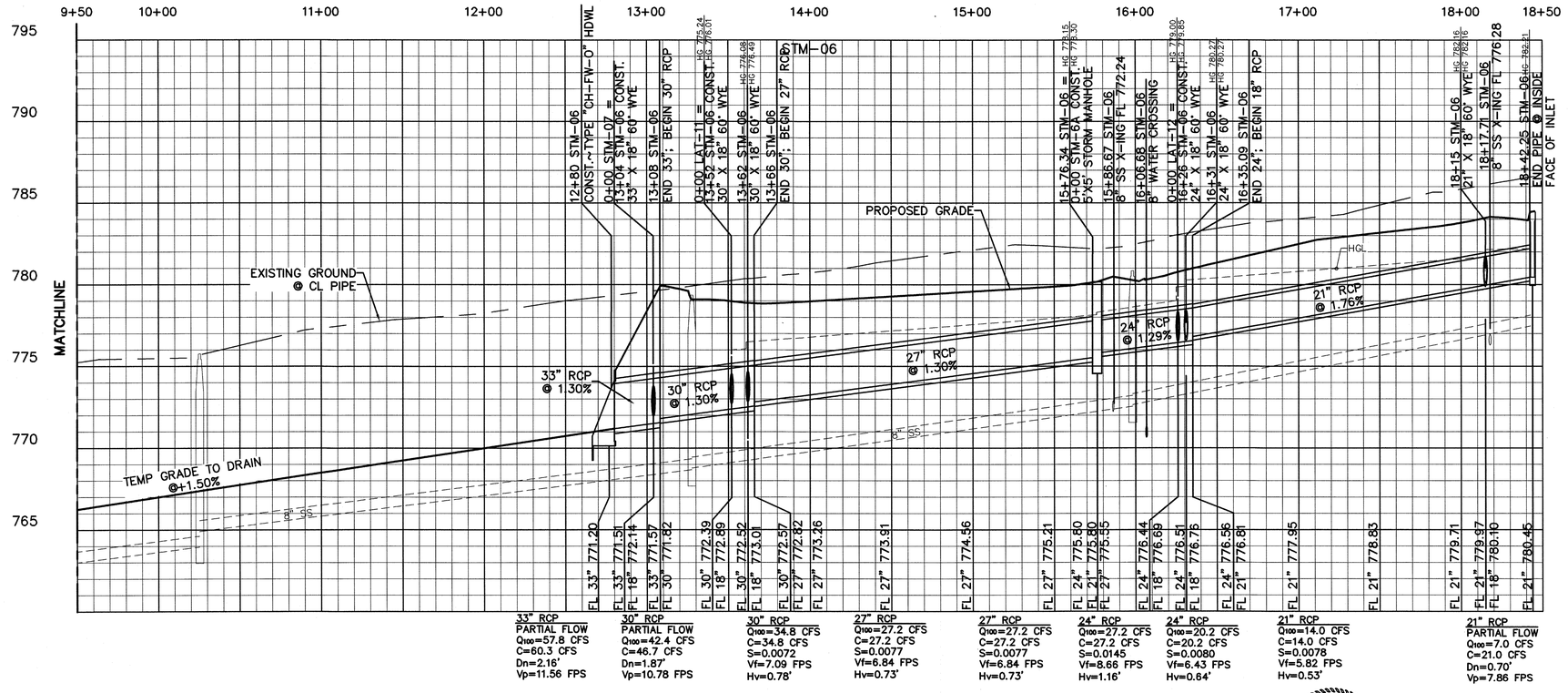
Y:\05052\05052-01\STM1.dwg, STM-06 PLATE 53, 5/1/2015 9:20:14 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

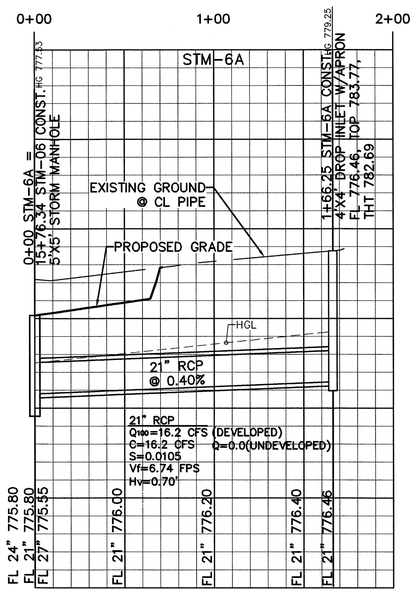






CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	30°00'00"	70.00'	18.76'	36.65'	N75°17'18"W 36.23'
C18	48°55'10"	70.00'	31.84'	59.77'	N65°49'43"W 57.97'





STM-06 [9+50-END]
STM-6A & STM-07

STORM SEWER PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

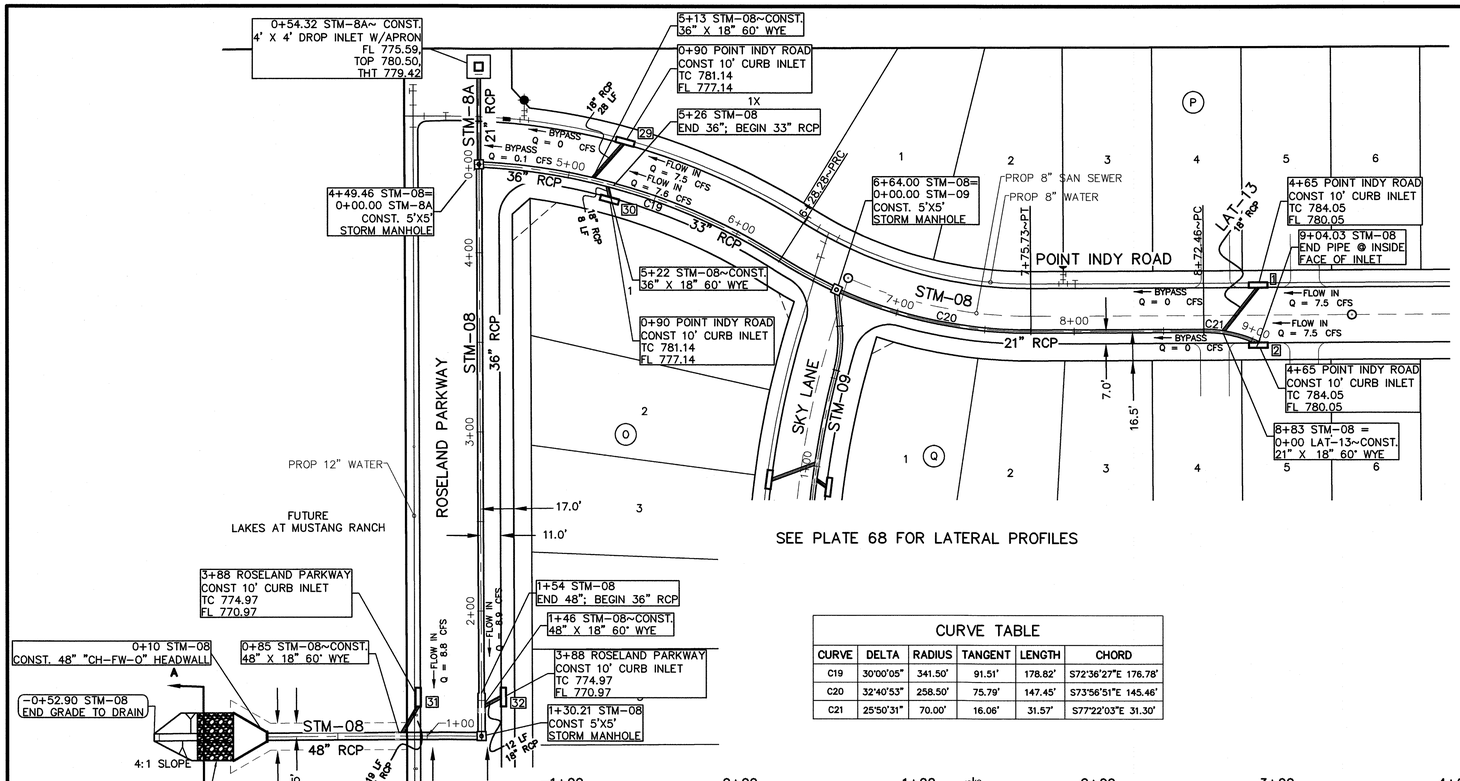
NO.	DATE	BY	REVISION

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

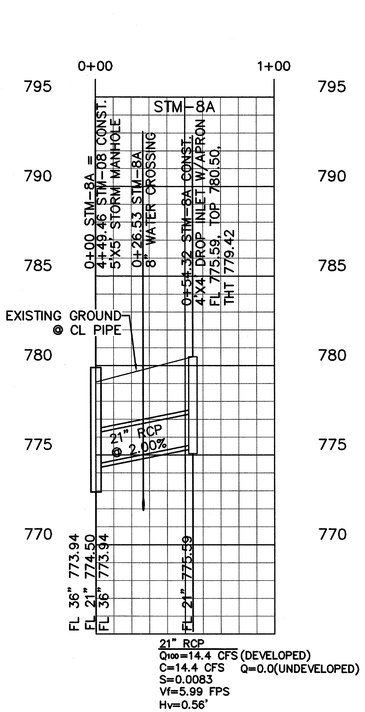
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	4 / 17

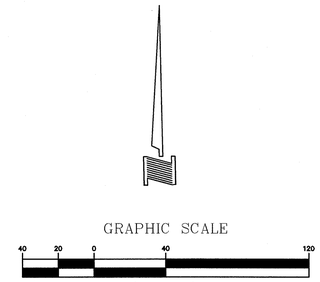
PLATE NO.: 54

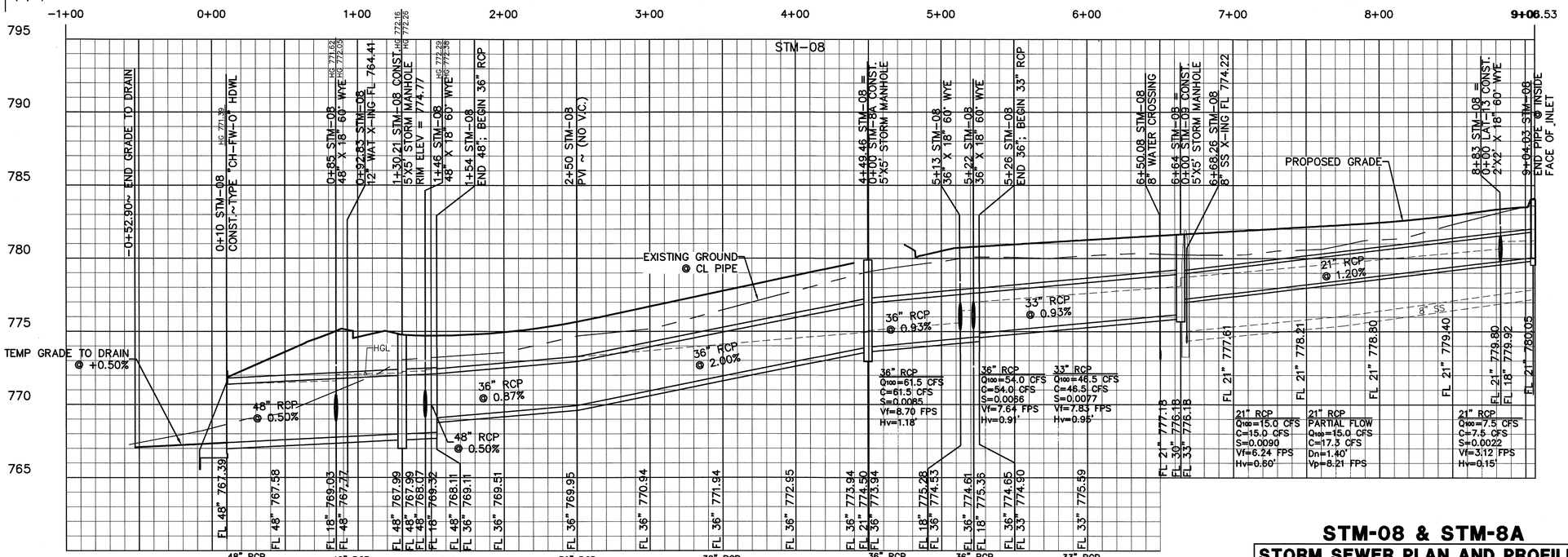
Y:\05052\05052-01\STM1.dwg, STM-06 PLATE 54, 5/1/2015 9:20:40 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C19	30°00'05"	341.50'	91.51'	178.82'	S72°36'27"E 176.78'
C20	32°40'53"	258.50'	75.79'	147.45'	S73°56'51"E 145.46'
C21	25°50'31"	70.00'	16.06'	31.57'	S77°22'03"E 31.30'







CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-08 & STM-8A

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

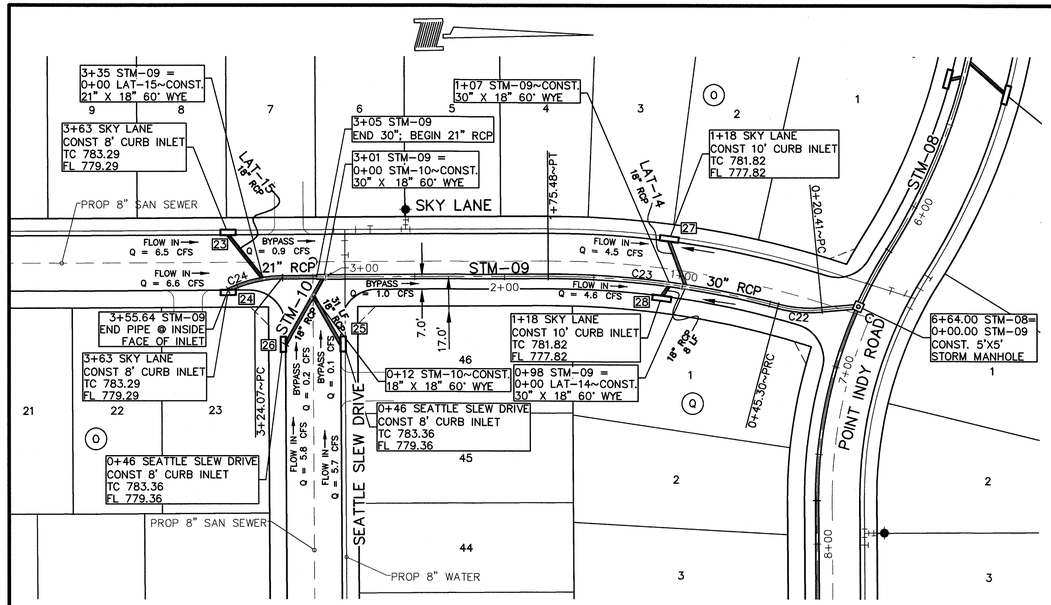
CITY OF CELINA

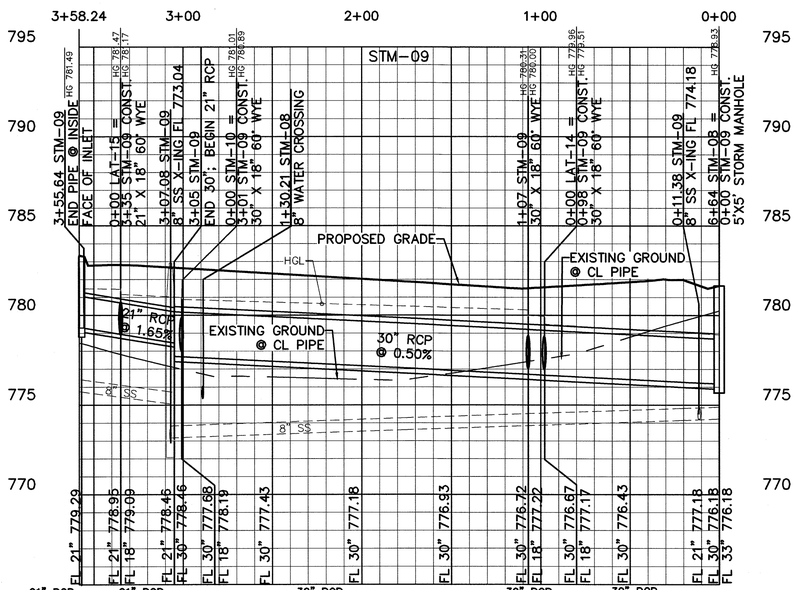
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

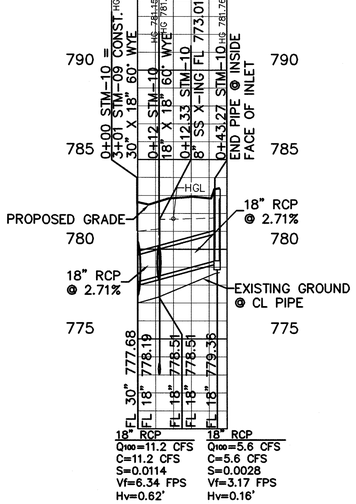
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	5 17

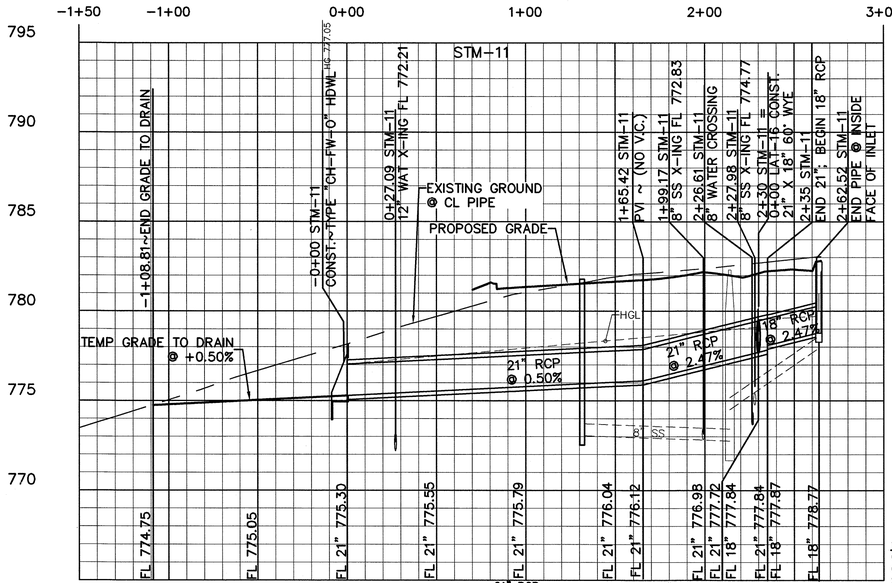
Y:\05052\05052-01\STM1.dwg, STM-08 PLATE 55, 5/1/2015 9:21:15 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



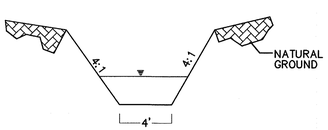


SEE PLATE 68 FOR LATERAL PROFILES





CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C22	20°21'56"	70.00'	12.57'	24.88'	S04°42'18"W 24.75'
C23	15°10'34"	491.50'	65.48'	130.19'	S07°17'59"W 129.81'
C24	25°50'31"	70.00'	16.06'	31.57'	S13°12'34"E 31.30'



A–A
GRADE TO DRAIN SECTION
N.T.S.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-09, STM-10 & STM-11

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

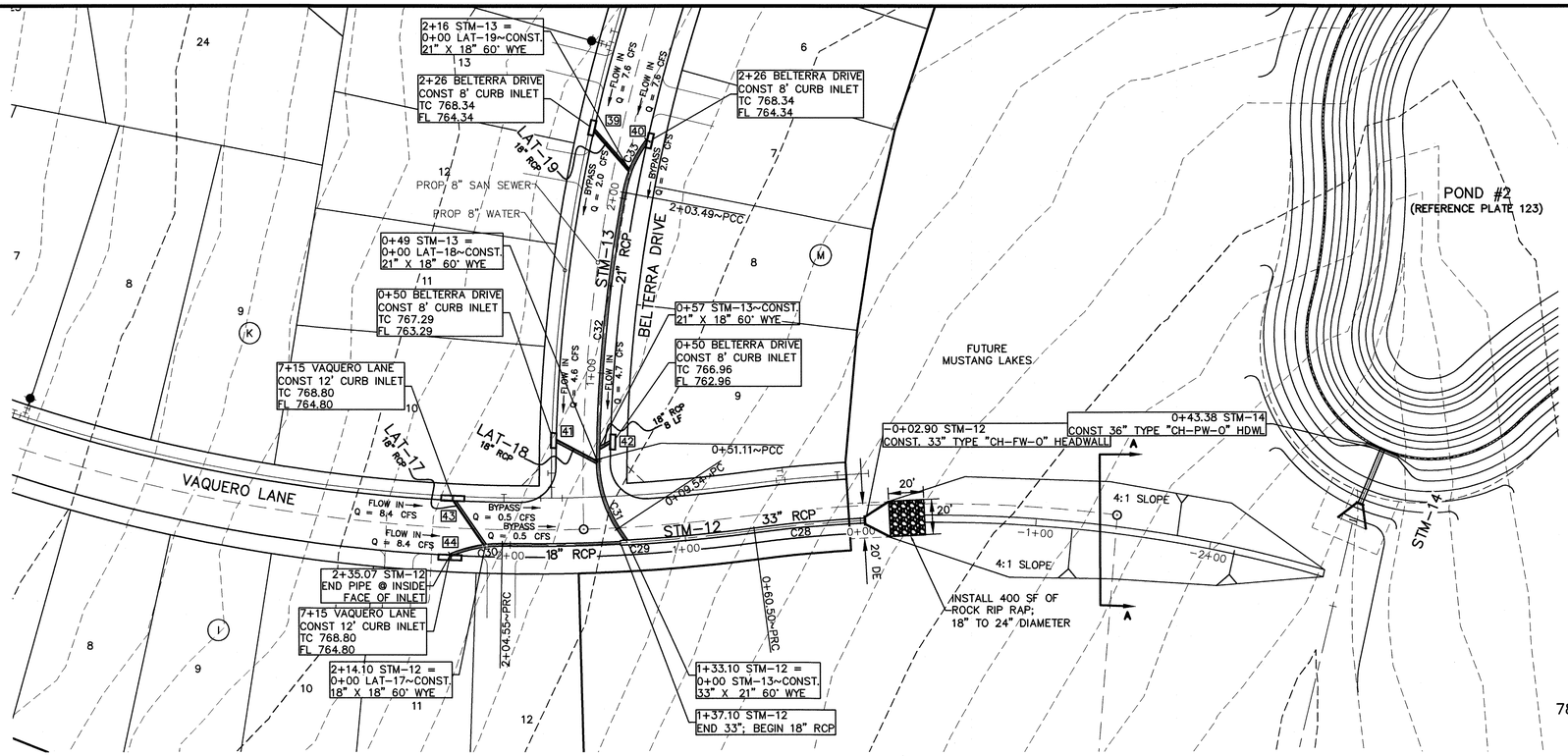
CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

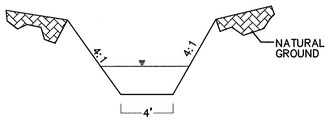
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	6 17

Y:\05052\05052-01\STM1.dwg, STM-09-10-11 PLATE 56, 5/1/2015 9:21:57 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

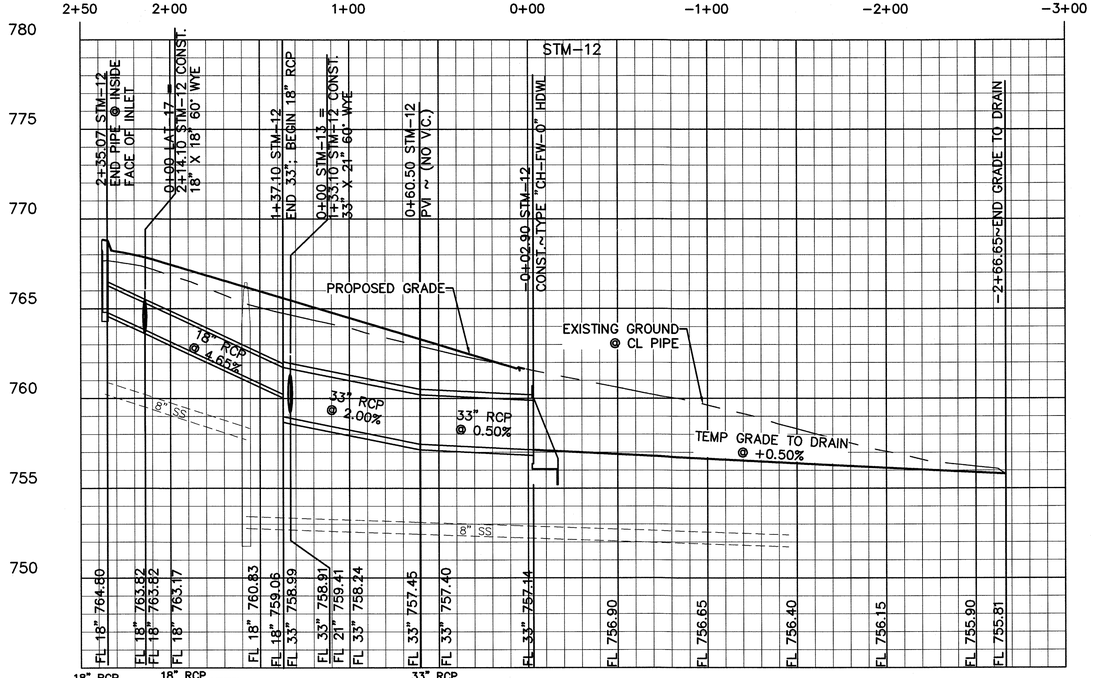


CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C28	23°40'55"	791.50'	165.94'	327.15'	N85°39'25"W 324.83'
C29	8°36'39"	958.50'	72.16'	144.05'	S86°48'27"W 143.91'
C30	24°58'43"	70.00'	15.50'	30.52'	S78°37'25"W 30.28'
C31	34°01'40"	70.00'	21.42'	41.57'	N16°08'08"W 40.96'
C32	9°47'37"	891.50'	76.38'	152.38'	N05°46'31"E 152.20'
C33	26°53'11"	70.00'	16.73'	32.85'	N24°06'55"E 32.55'

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.



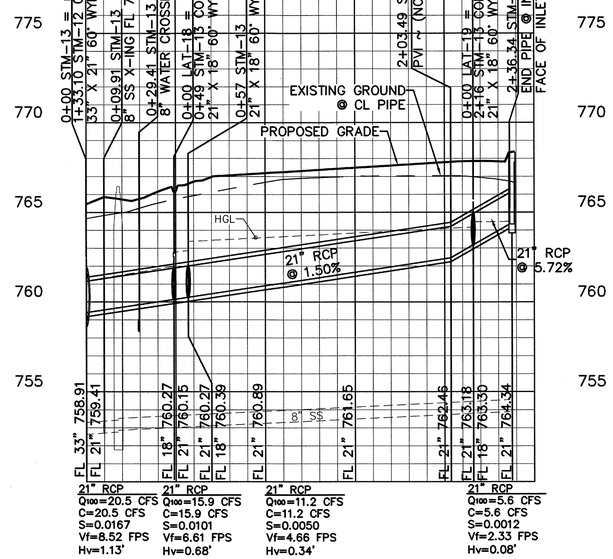
A–A
GRADE TO DRAIN SECTION
N.T.S.



18" RCP
PARTIAL FLOW
Q100=7.9 CFS
C=22.7 CFS
Dn=0.71'
Vp=12.51 FPS

18" RCP
PARTIAL FLOW
Q100=15.8 CFS
C=22.7 CFS
Dn=1.12'
Vp=14.52 FPS

33" RCP
PARTIAL FLOW
Q100=36.3 CFS
C=37.4 CFS
Dn=2.18'
Vp=7.17 FPS



21" RCP
Q100=20.5 CFS
C=20.5 CFS
S=0.0167
Vf=8.52 FPS
Hv=1.13'

21" RCP
Q100=15.9 CFS
C=15.9 CFS
S=0.0101
Vf=6.61 FPS
Hv=0.68'

21" RCP
Q100=11.2 CFS
C=11.2 CFS
S=0.0050
Vf=4.66 FPS
Hv=0.34'

21" RCP
Q100=5.6 CFS
C=5.6 CFS
S=0.0012
Vf=2.33 FPS
Hv=0.08'

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-12 & STM-13

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

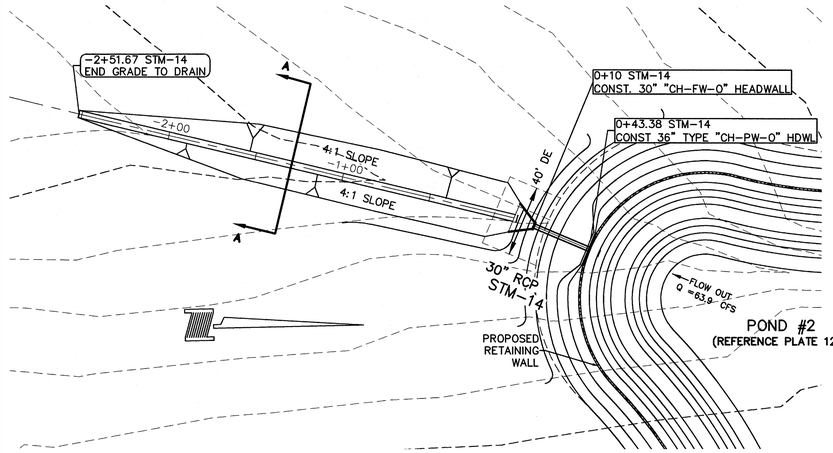
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	7 / 17

PLATE NO.: 57

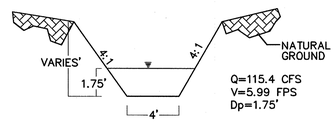
Y:\05052\05052-01\STM1.dwg, STM-12-13 PLATE 57, 5/1/2015 9:22:38 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



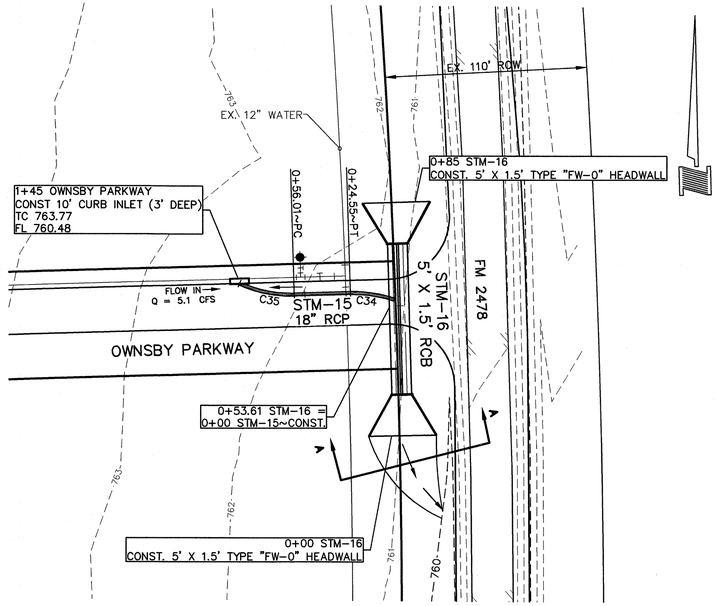
GRAPHIC SCALE

40 20 0 40 120

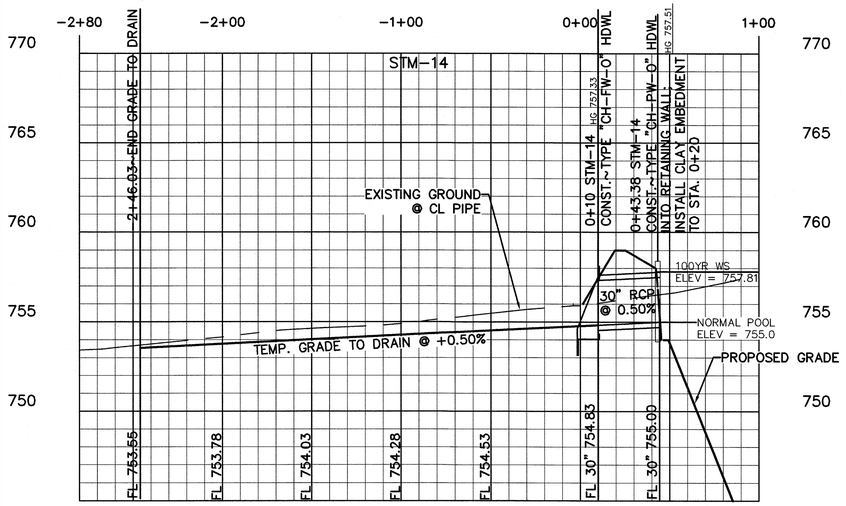
(IN FEET)
1 inch = 40 ft.



GRADE TO DRAIN SECTION
N.T.S.



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C34	20°15'46"	69.42'	12.41'	24.55'	N81°35'12"W 24.42'
C35	25°50'31"	70.00'	16.06'	31.57'	N78°44'04"W 31.30'



30" RCP
Q100=30.2 CFS
C=30.2 CFS
S=0.0054
Vf=6.15 FPS
Hv=0.59'

18" RCP
Q100=5.1 CFS
C=5.1 CFS
S=0.0024
Vf=2.89 FPS
Hv=0.13'

2-5'x1.5' RCB
Q100=24.8 CFS
C=24.8 CFS
S=0.0013
Vf=3.31 FPS
Hv=0.17'
✳ DATA FOR EACH PIPE

2-5'x1.5' RCB
Q100=22.3 CFS
C=22.3 CFS
S=0.0011
Vf=2.97 FPS
Hv=0.14'
✳ DATA FOR EACH PIPE

NOTE:
CONTRACTOR SHALL USE TXDOT DETAIL SCC-5&6 FOR 2-5' X 1.5' RCB WHILE MODIFYING THE "H" VALUE FROM 2' TO 1.5.' BARS C LENGTH SHALL BE MODIFIED TO 4'-8" AND "X" TO 1'-11." BARS D LENGTH SHALL BE MODIFIED TO 4'-10" AND "Z" TO 2'-1." BARS "E" LENGTH SHALL BE MODIFIED TO 1'-6."

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-14, STM-15 & STM-16

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	8 / 17

PLATE NO.: 58

Y:\05052\05052-01STM1.dwg, STM-14-15-16 PLATE 58, 5/1/2015 9:18:45 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

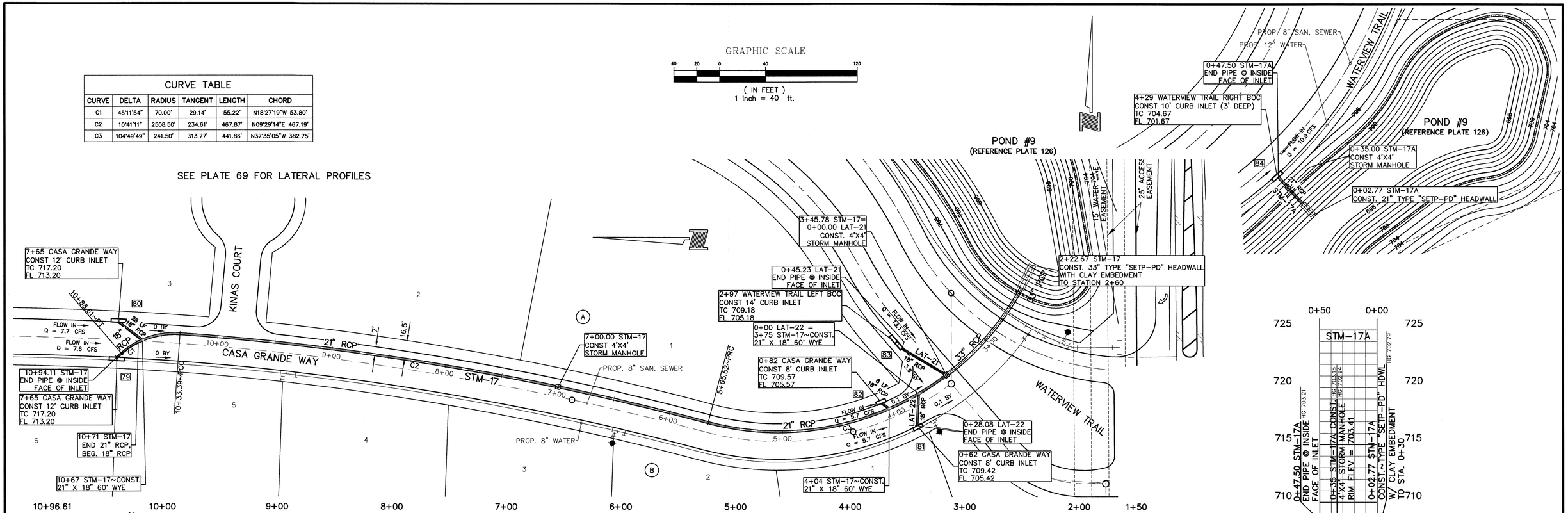
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	45°11'54"	70.00'	29.14'	55.22'	N18°27'19"W 53.80'
C2	10°41'11"	2508.50'	234.61'	467.87'	N09°29'14"E 467.19'
C3	104°49'49"	241.50'	313.77'	441.86'	N37°35'05"W 382.75'

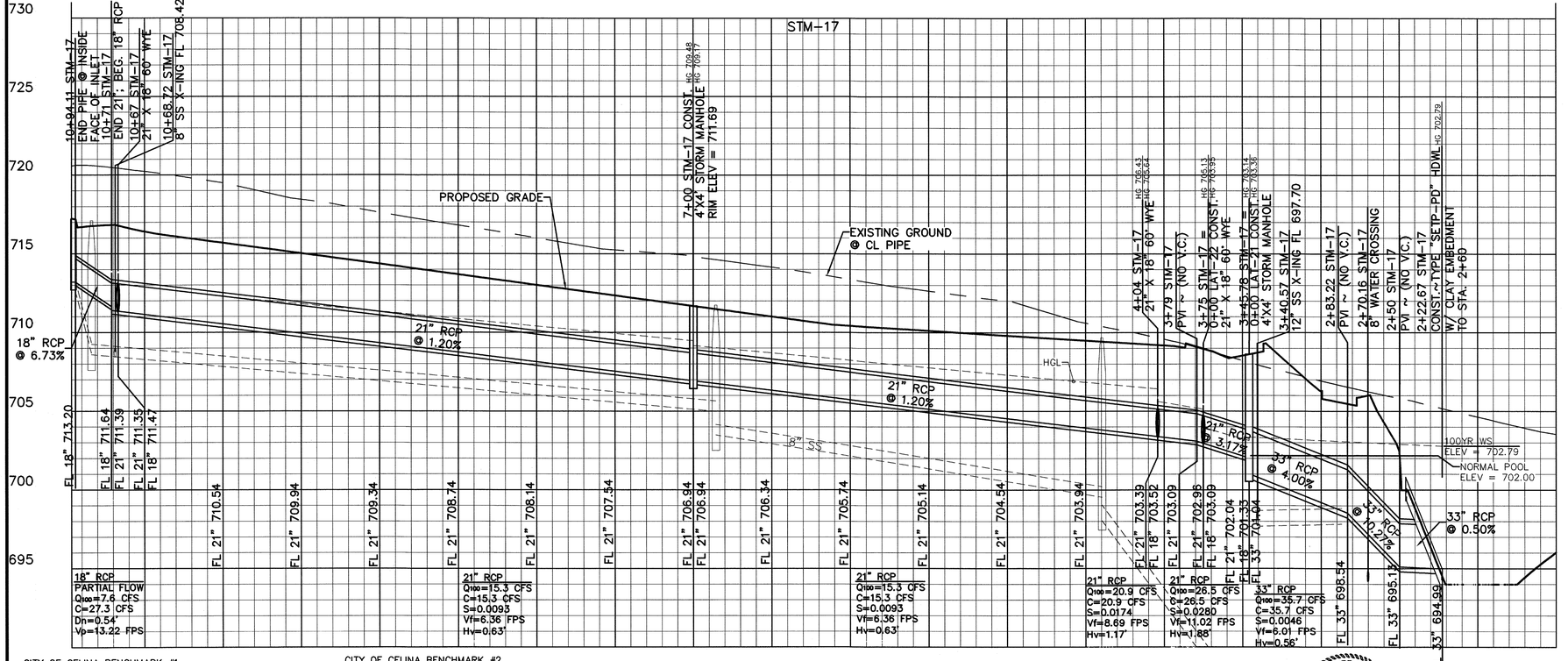
GRAPHIC SCALE

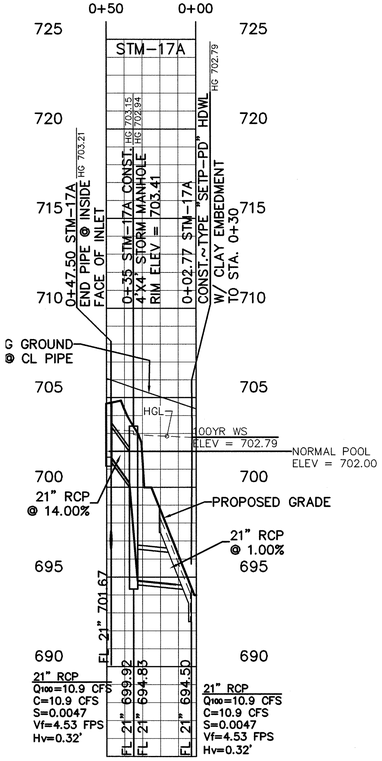
40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

SEE PLATE 69 FOR LATERAL PROFILES







STM-17A (0+11.53 TO 0+47.50) AND STM-17 (2+37.52 TO 3+45) SHALL HAVE RUBBER GASKET JOINTS.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-17, STM-17A LAT-20, LAT-21 & LAT-22

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

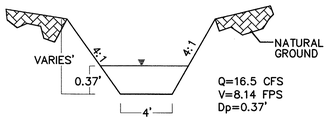
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

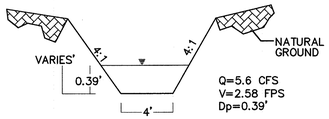
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	9 17

PLATE NO.: 59

Y:\05052\05052-01\STM2.dwg, STM PLATE 59, 5/1/2015 9:26:42 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



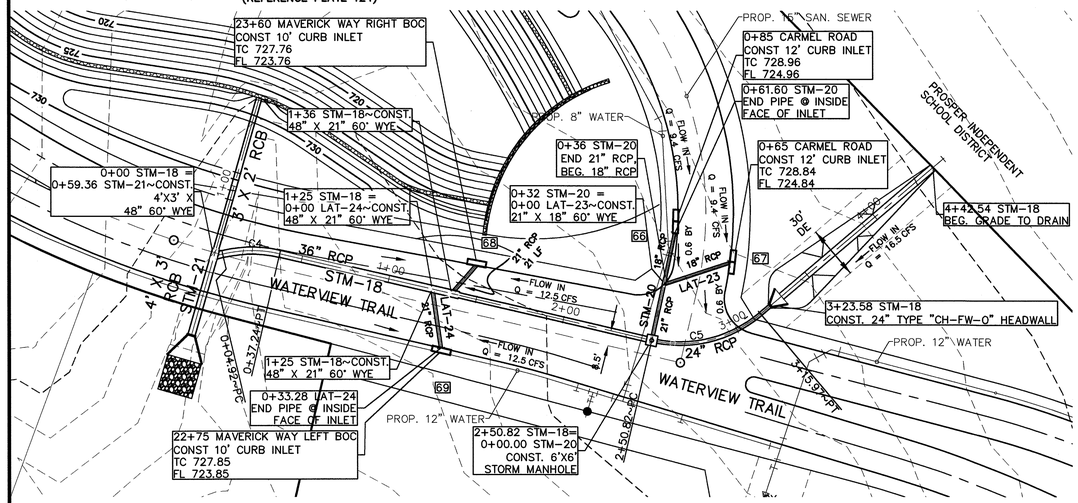
GRADE TO DRAIN SECTION
N.T.S.

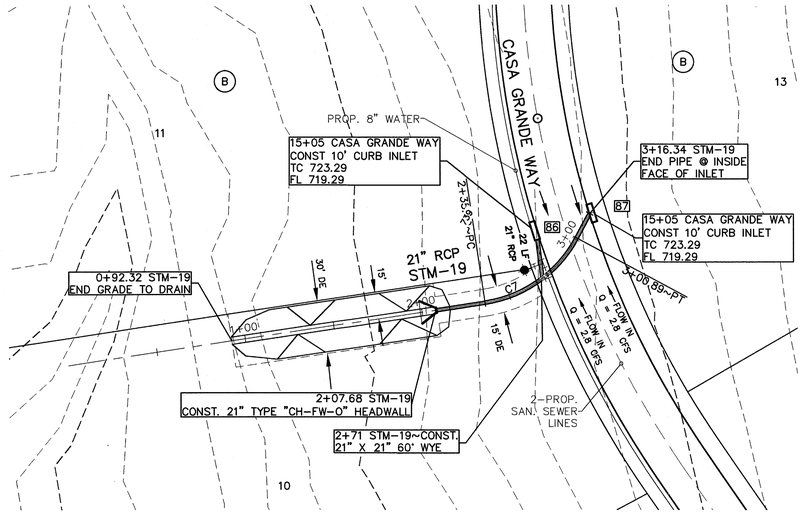


GRADE TO DRAIN SECTION
N.T.S.

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

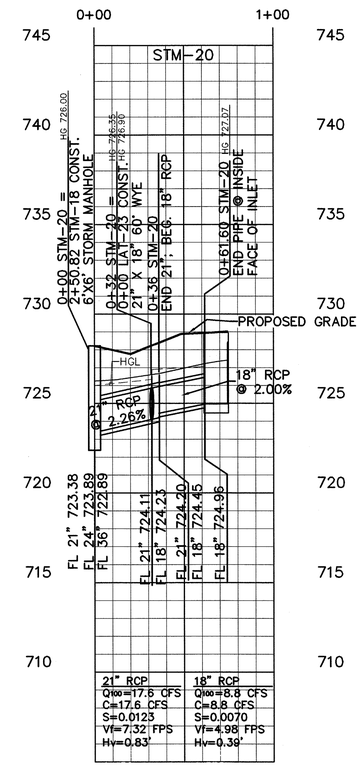
POND #4
(REFERENCE PLATE 124)

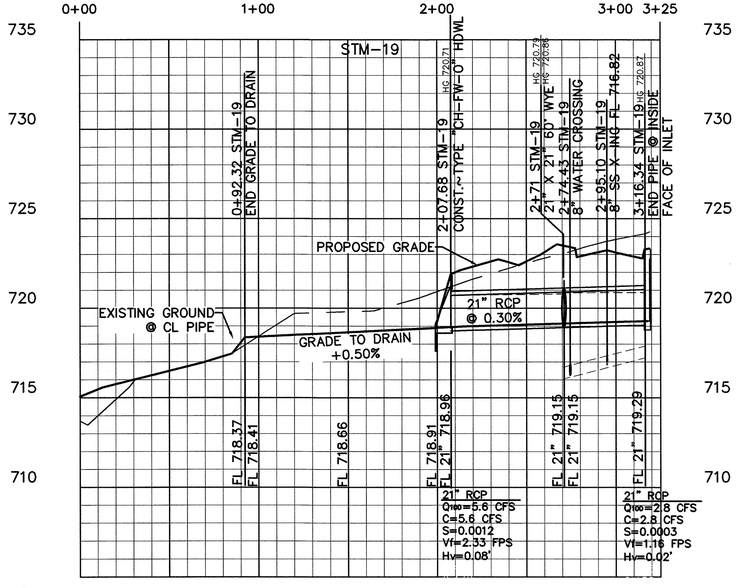




CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	26°27'11"	70.00'	16.45'	32.32'	S45°08'36"E 32.03'
C5	53°19'23"	70.00'	35.15'	65.15'	S58°34'42"E 62.82'
C7	53°17'10"	70.00'	35.12'	65.10'	N84°47'25"E 62.78'

SEE PLATE 69 FOR LATERAL PROFILES





CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-18, STM-19 & STM-20
STORM SEWER PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

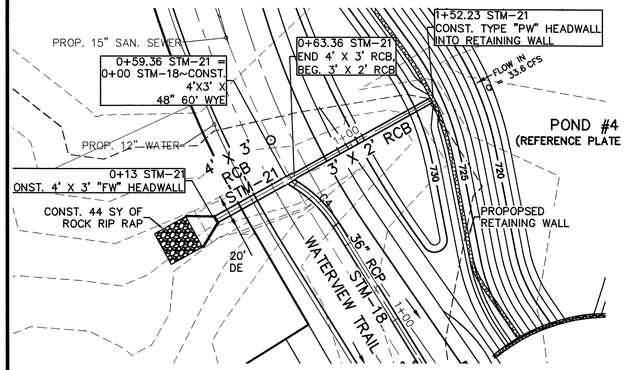
COLLIN COUNTY, TEXAS

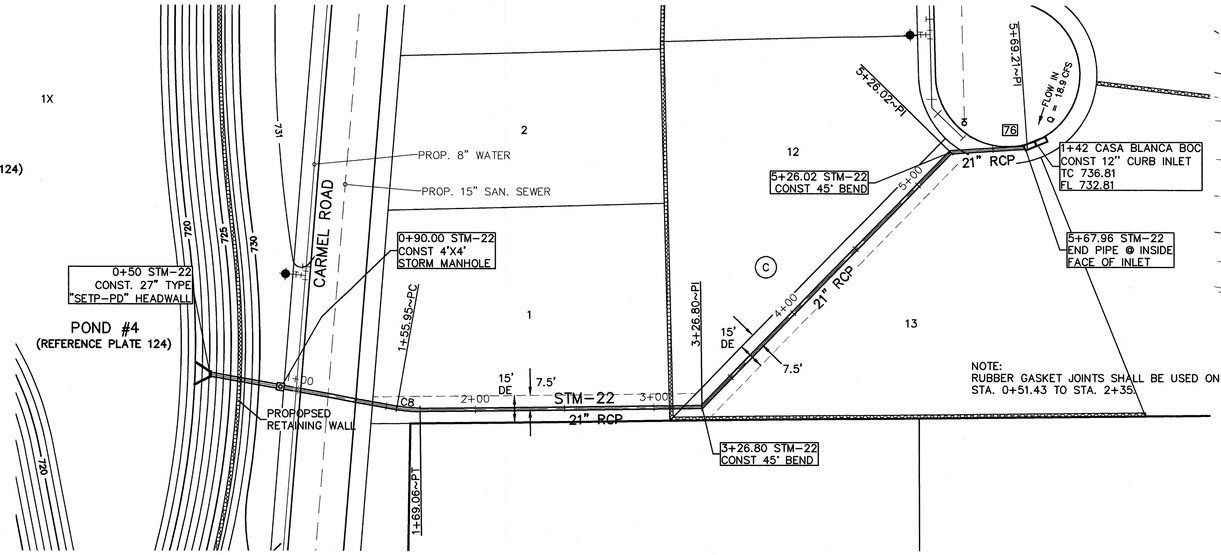
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

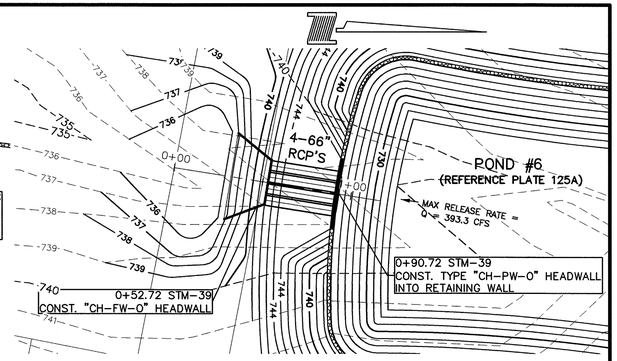
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	10 / 17

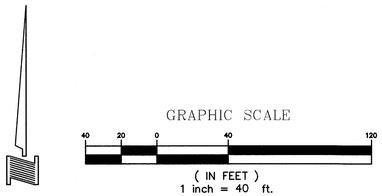
PLATE NO.: 60

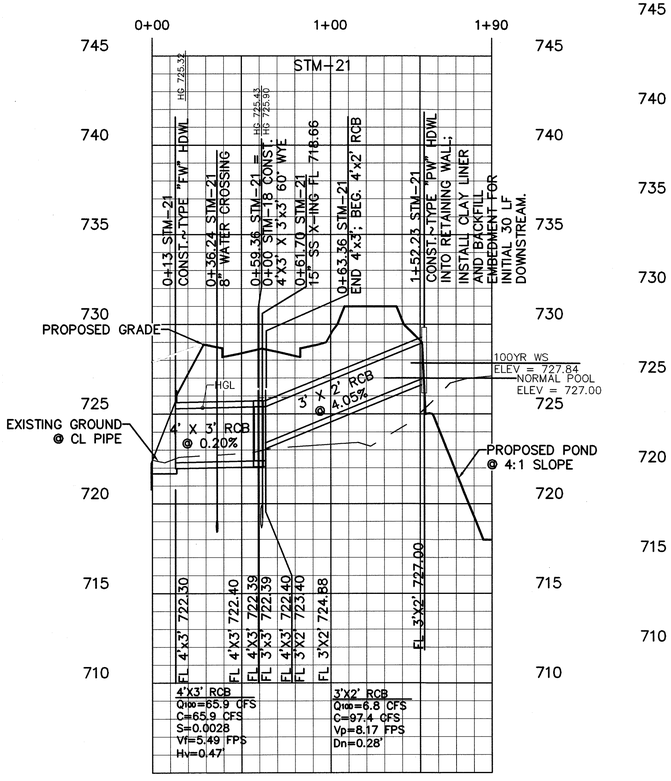
Y:\05052\05052-01\STM3.dwg, STM-18-19-20 PLATE 60, 5/1/2015 9:29:07 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

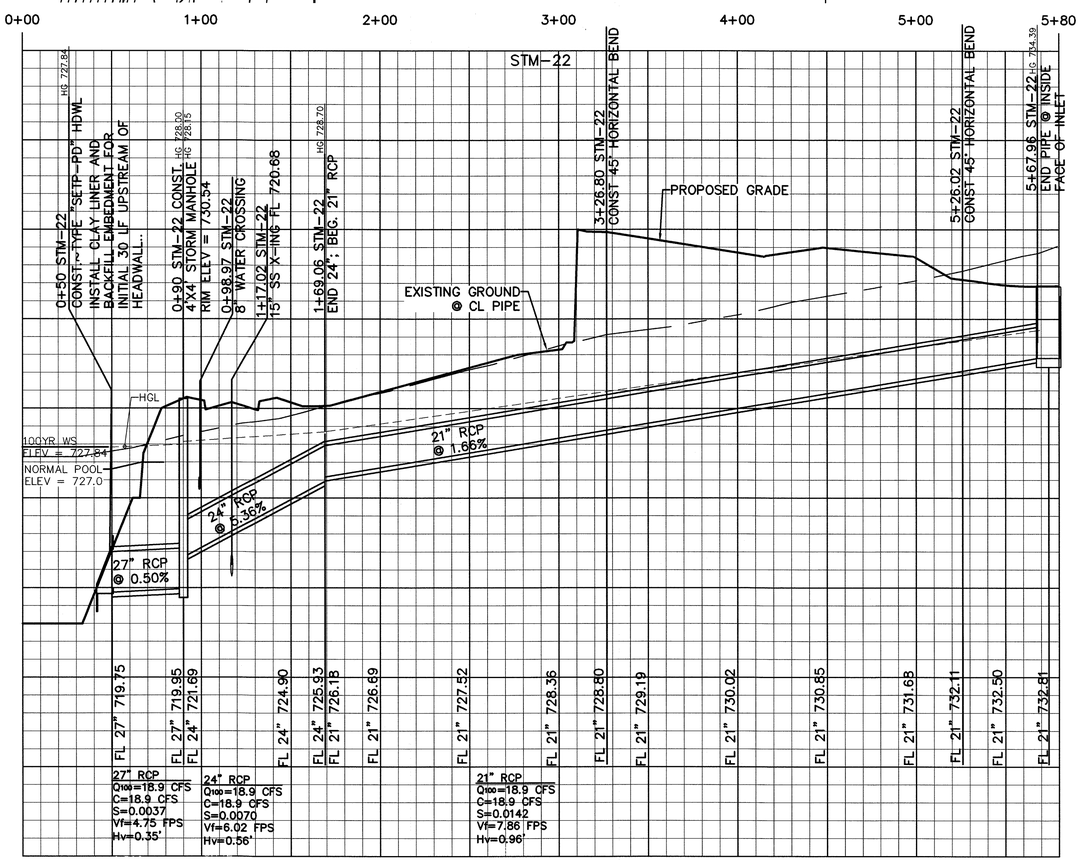


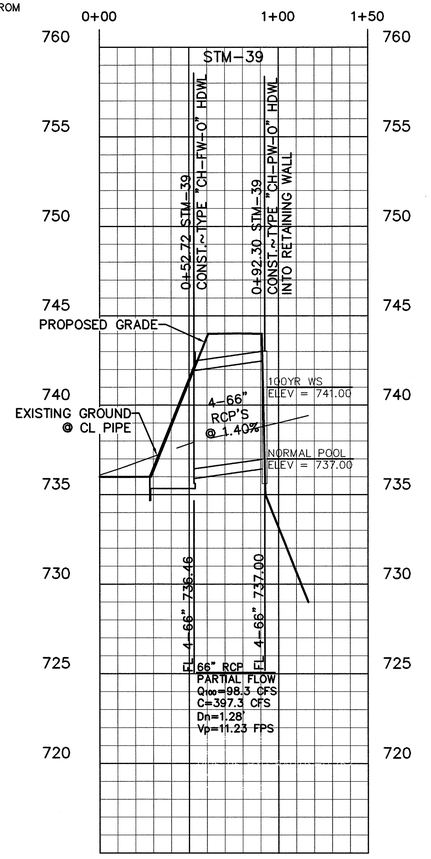












CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C8	10°43'47"	70.00'	6.57'	13.11'	S85°13'19"E 13.09'

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-21 & STM-22, STM-39

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

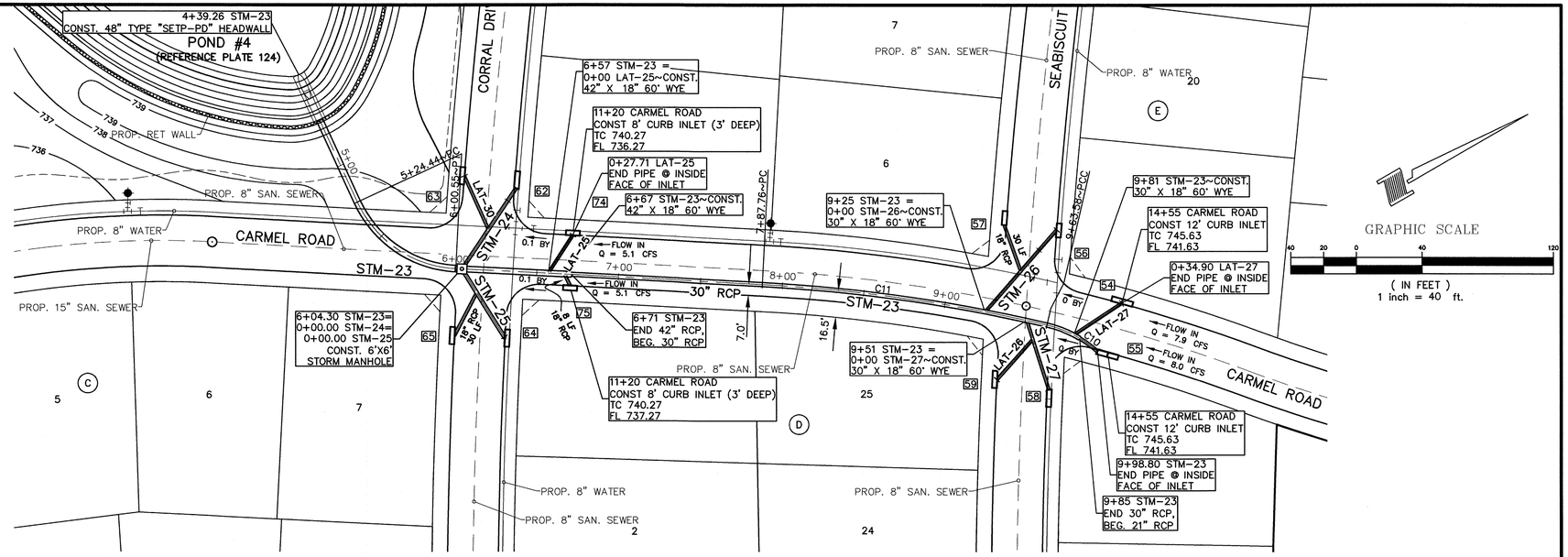
COLLIN COUNTY, TEXAS

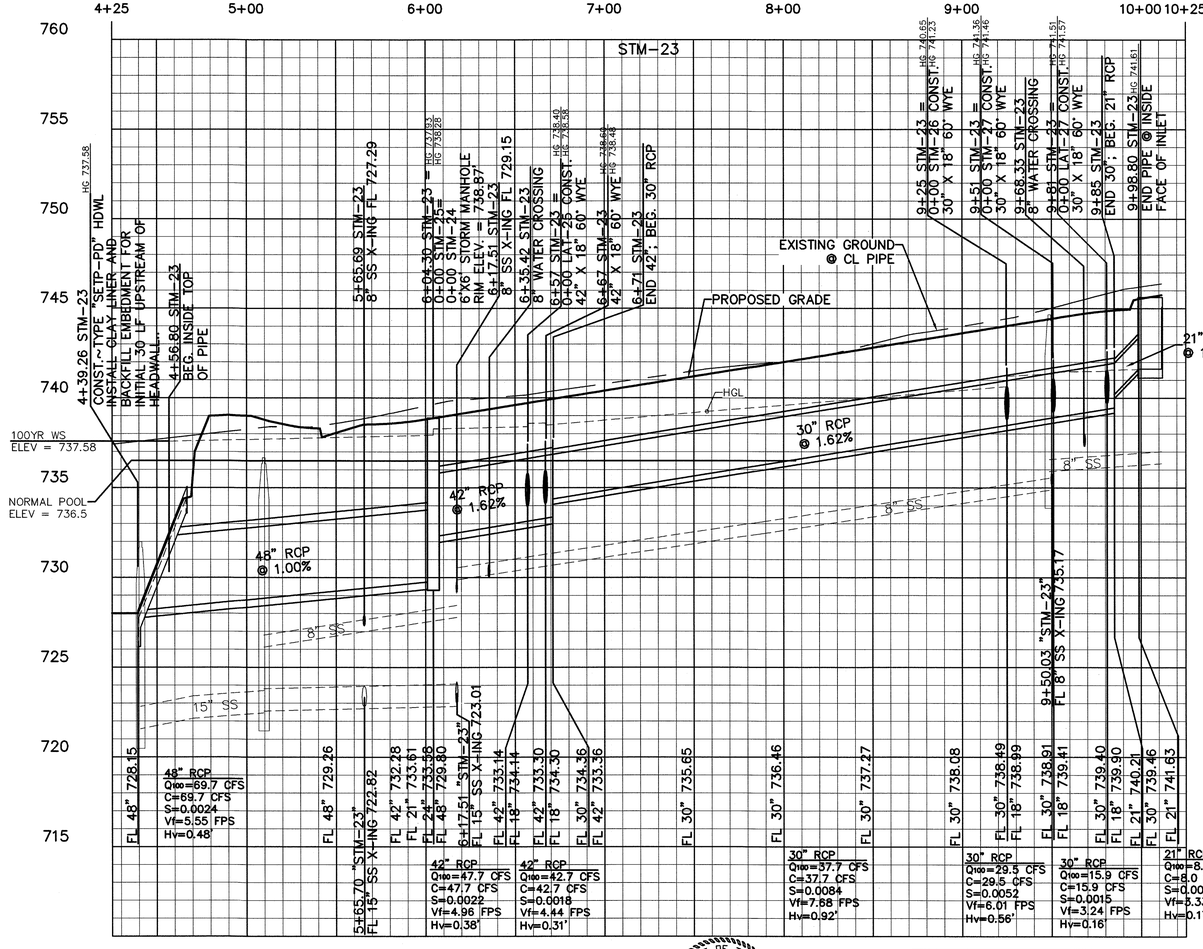
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	11 / 17

PLATE NO.: 61

Y:\05052\05052-01\STM3.dwg, STM 21-22 PLATE 61, 5/1/2015 9:29:53 AM, jallen, Dowdey, Anderson & Associates, Inc., JA





SEE PLATE 69 FOR LATERAL PROFILES

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C10	28°49'11"	70.00'	17.99'	35.21'	N57°31'02"E 34.84'
C11	10°09'36"	991.50'	88.14'	175.82'	N38°01'38"E 175.59'

NOTE:
RUBBER GASKET JOINTS SHALL BE USED ON STM-23 FROM STA. 4+39.26 TO STA. 8+10.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-23

STORM SEWER PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

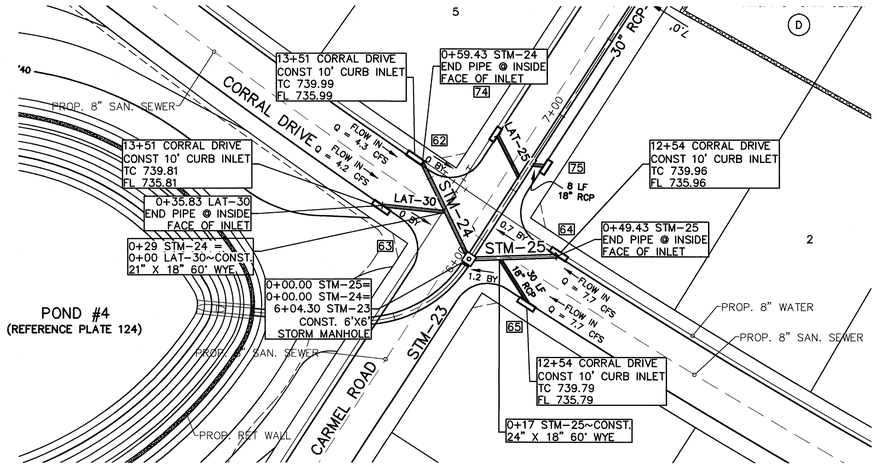
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

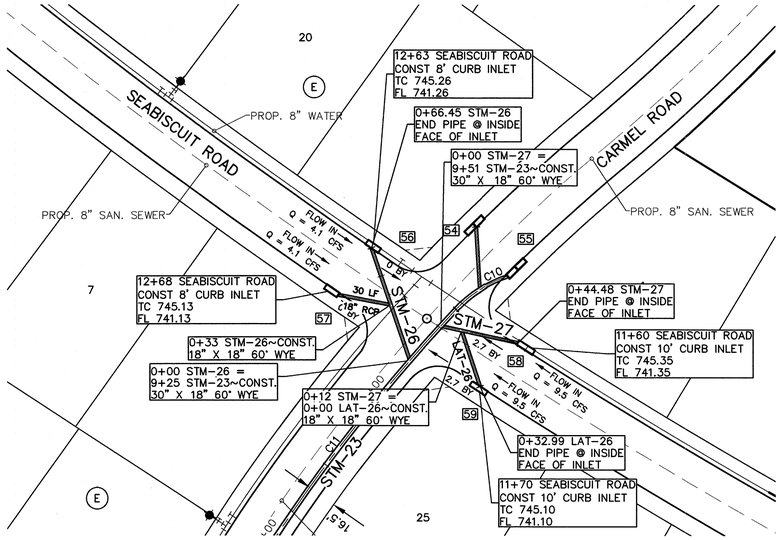
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	12 / 17

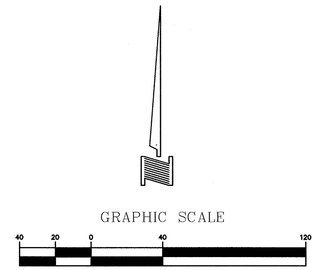
PLATE NO.: 62

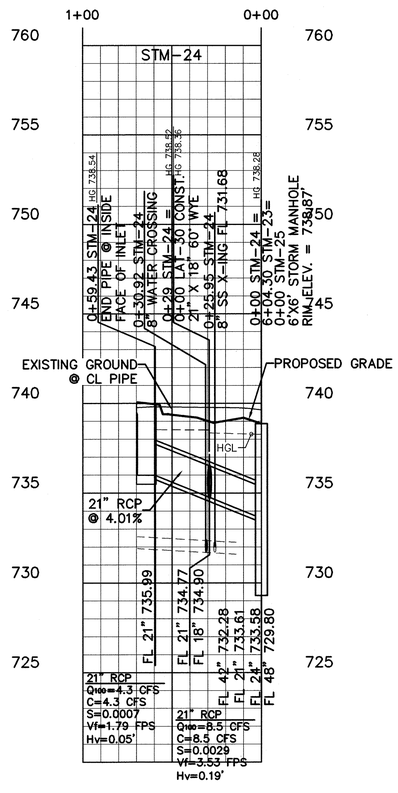
Y:\05052\05052-01\STM4.dwg, STM-23 PLATE 62, 5/1/2015 9:31:39 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

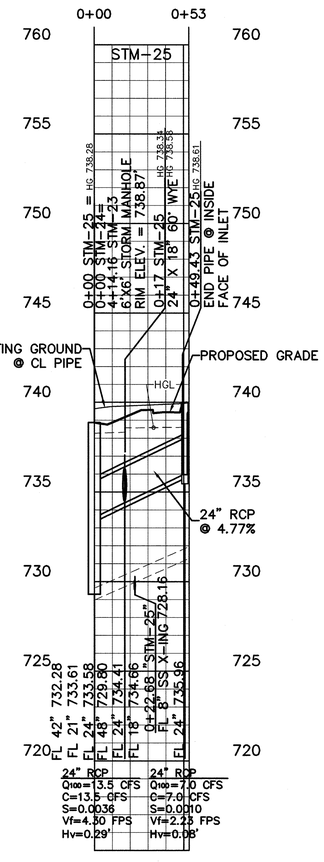
SEE PLATE 69 FOR LATERAL PROFILES

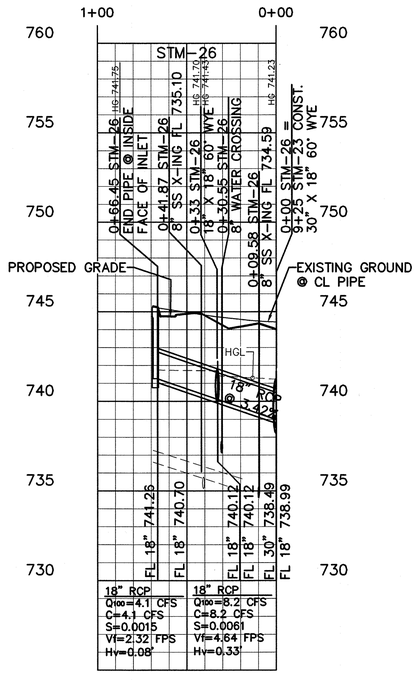


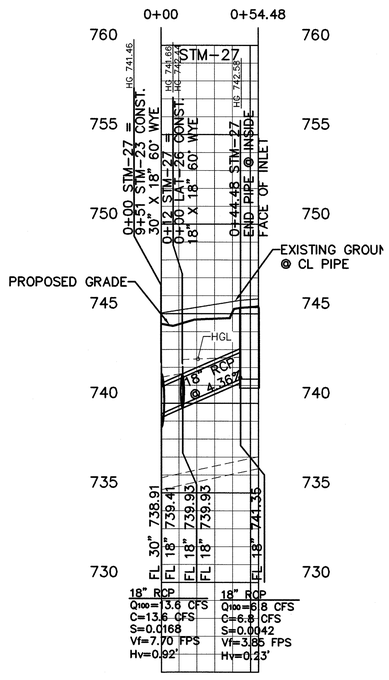












CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-24, STM-25, STM-26 & STM-27

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

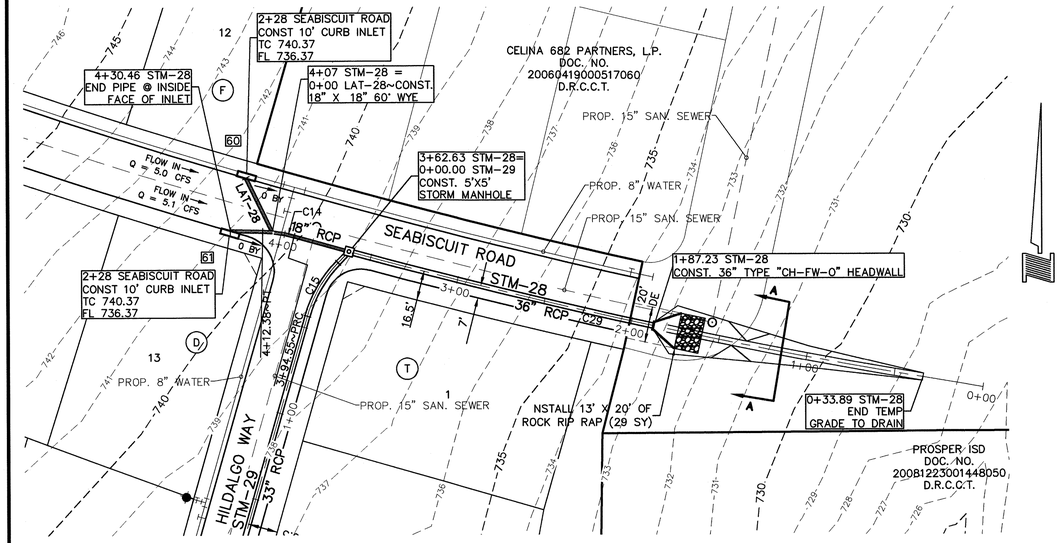
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

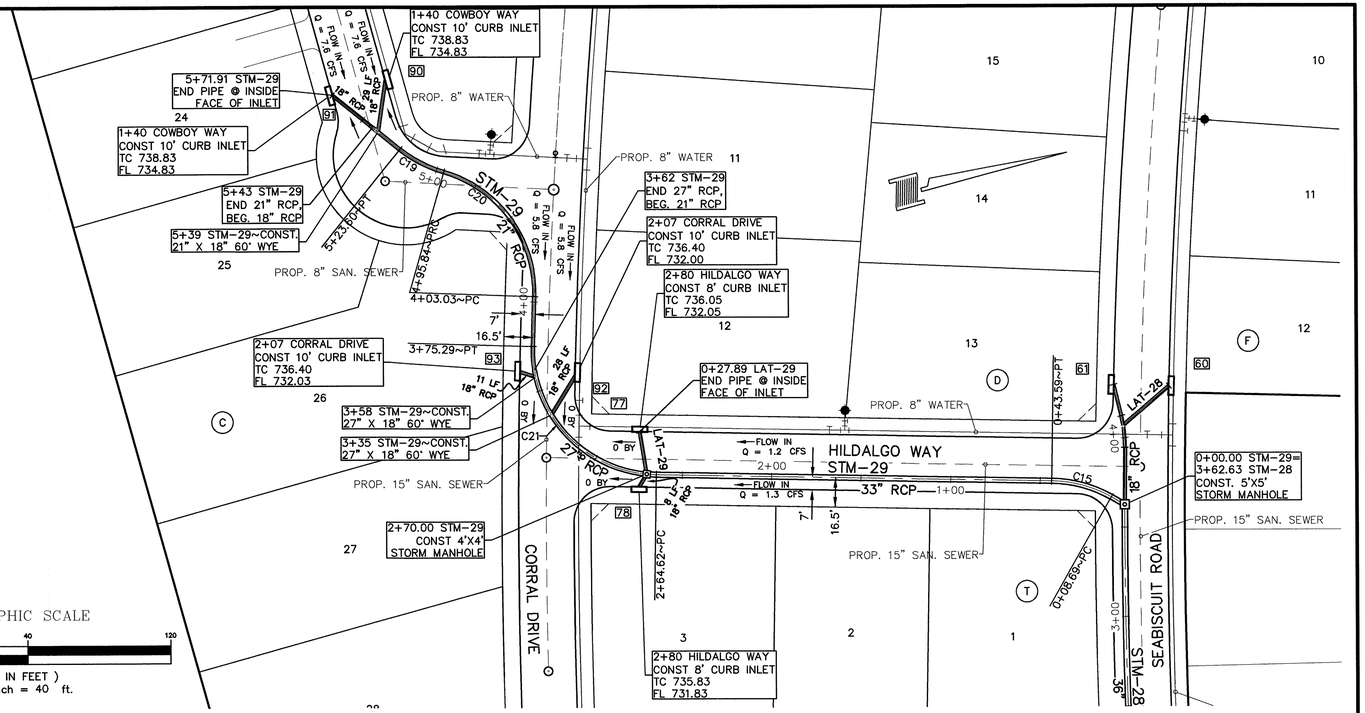
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	13 / 17

PLATE NO.: 63

Y:\05052\05052-01\STM4.dwg, STM PLATE 63, 5/1/2015 9:32:06 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

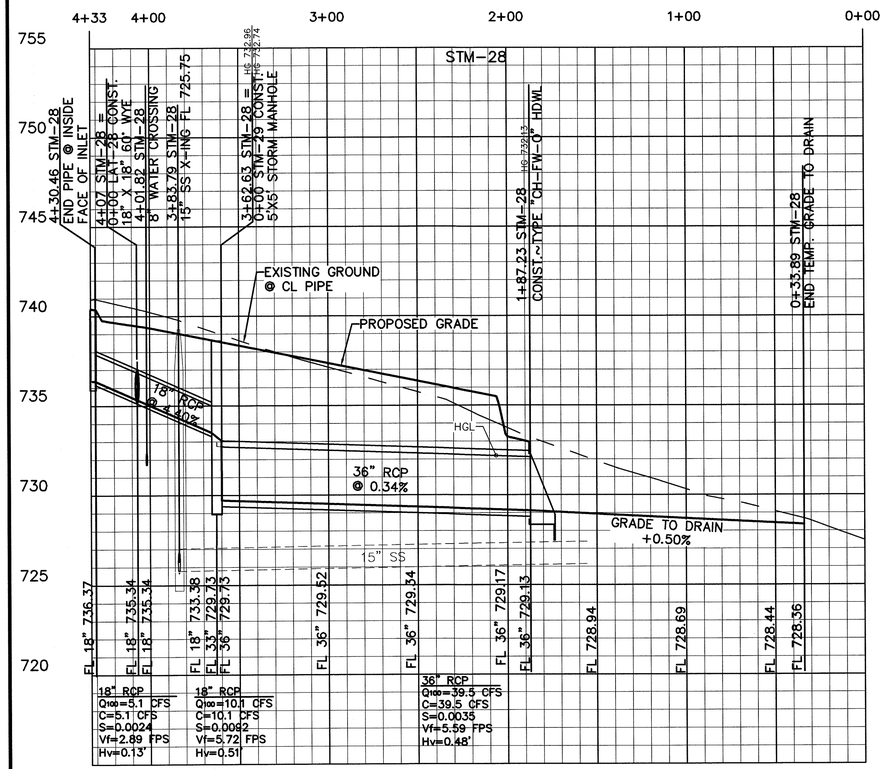
SEE PLATE 69 FOR LATERAL PROFILES

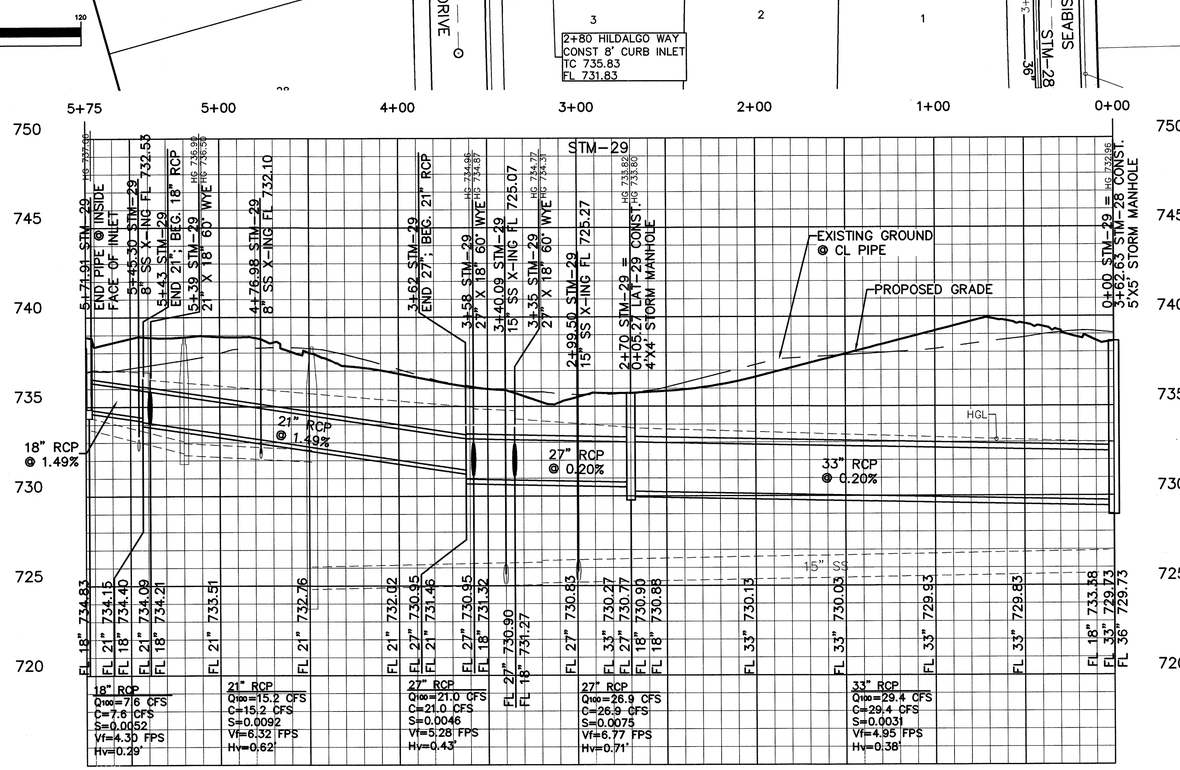




GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



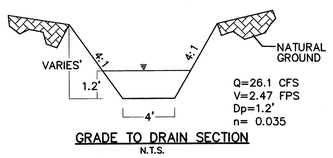


CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C14	14°35'38"	70.00'	8.96'	17.83'	N81°30'29"W 17.78'
C15	28°33'57"	70.00'	17.82'	34.90'	S30°19'04"W 34.54'
C19	22°43'01"	70.00'	14.06'	27.75'	S42°26'37"W 27.57'
C20	75°58'07"	70.00'	54.66'	92.81'	S69°04'10"W 86.16'
C21	90°35'02"	70.00'	70.72'	110.67'	S61°19'36"W 99.50'
C29	6°48'29"	3320.50'	197.51'	394.55'	N77°36'54"W 394.32'



GRADE TO DRAIN SECTION
N.T.S.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-28 & STM-29
STORM SEWER PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

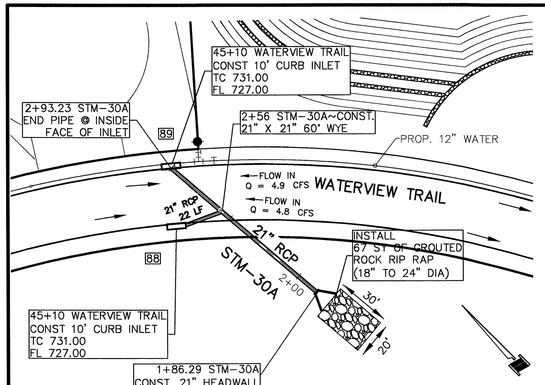
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	14 17

PLATE NO.: 64

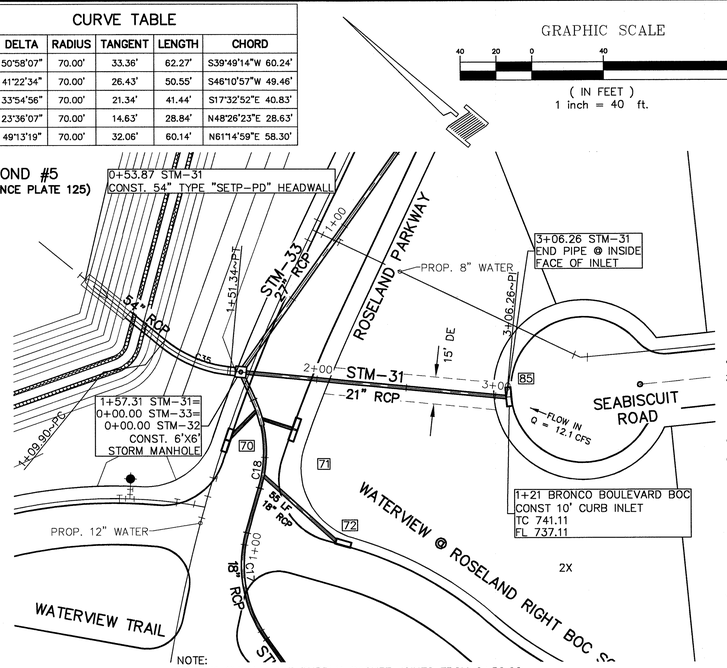
Y:\05052\05052-01STM4.dwg, STM PLATE 64, 5/1/2015 9:32:47 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

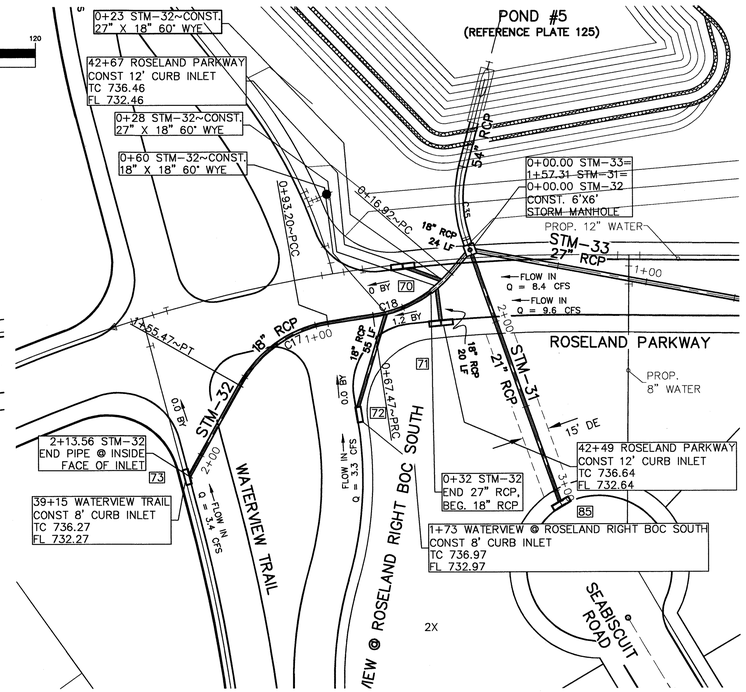
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	50°58'07"	70.00'	33.36'	62.27'	S39°49'14"W 60.24'
C18	41°22'34"	70.00'	26.43'	50.55'	S46°10'57"W 49.46'
C35	33°54'56"	70.00'	21.34'	41.44'	S17°32'52"E 40.83'
C36	23°36'07"	70.00'	14.63'	28.84'	N48°26'23"E 28.63'
C37	49°13'19"	70.00'	32.06'	60.14'	N61°14'59"E 58.30'

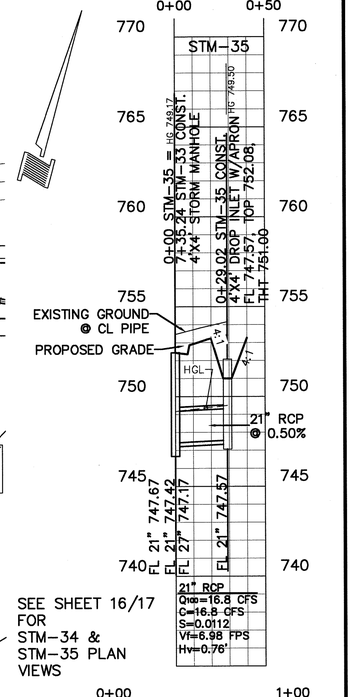
GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

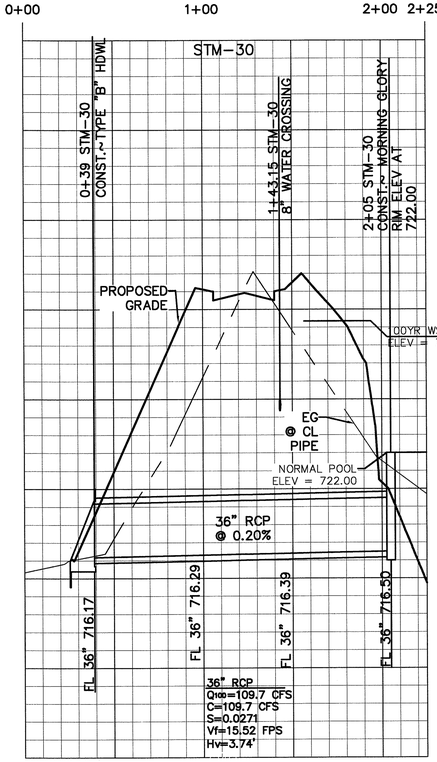


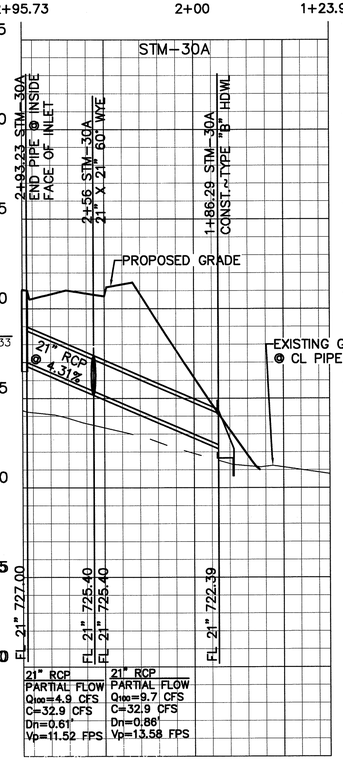
POND #5
(REFERENCE PLATE 125)

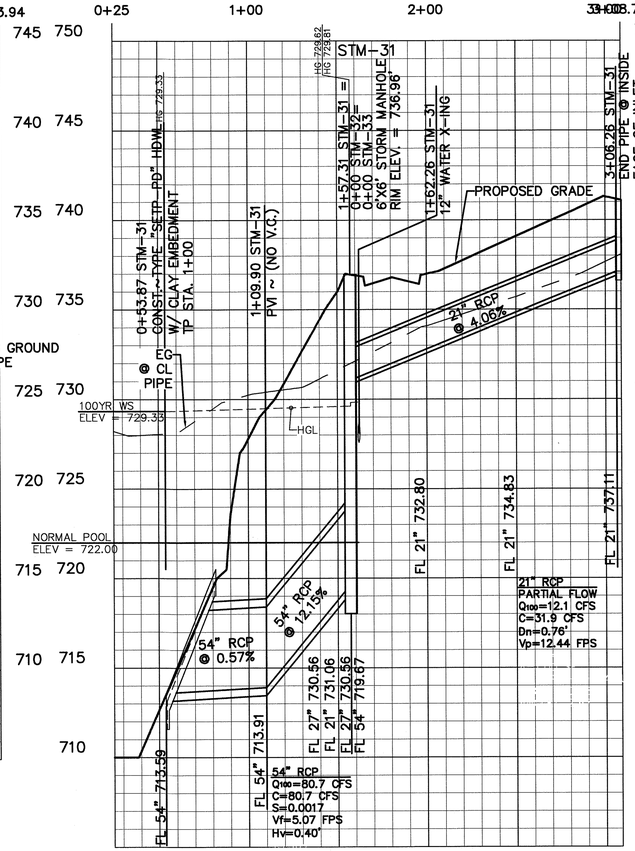


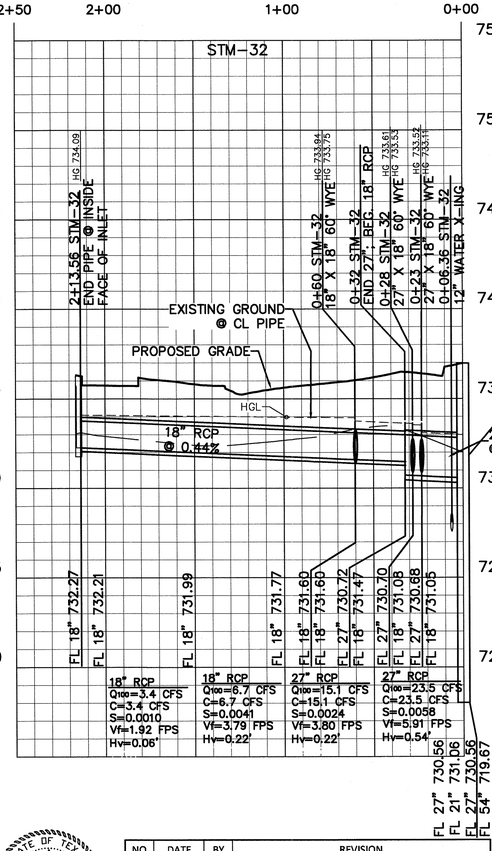


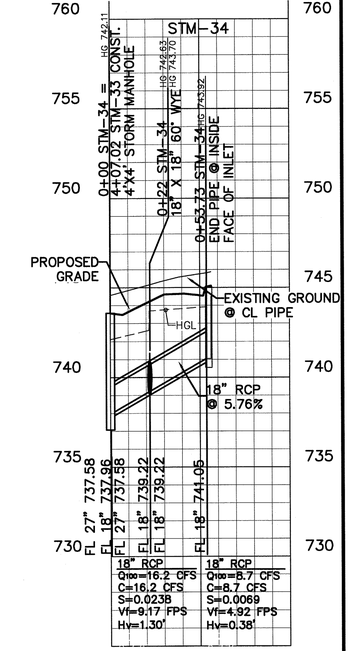












CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-30, STM-30A, STM-31, STM-32, STM-34 & STM-35

STORM SEWER PLAN AND PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

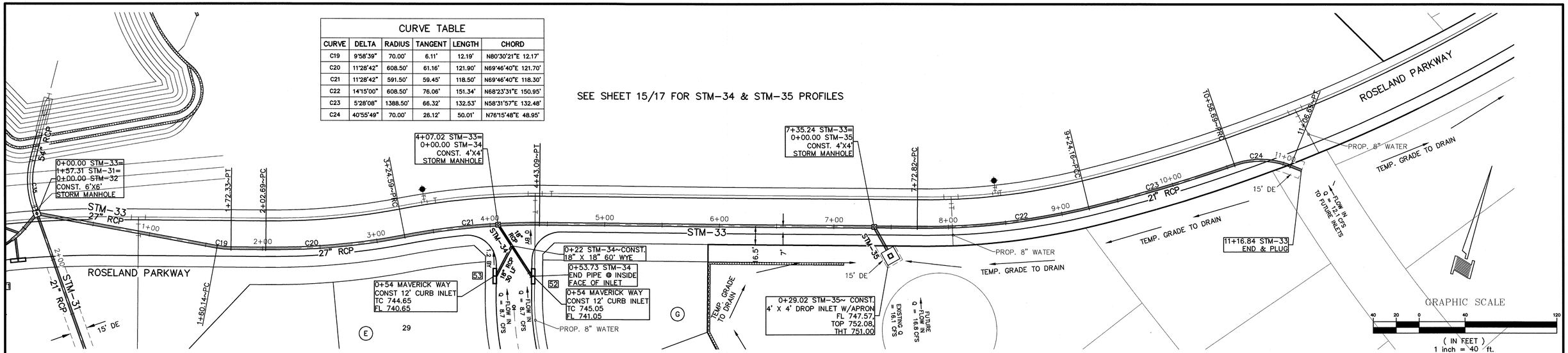
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

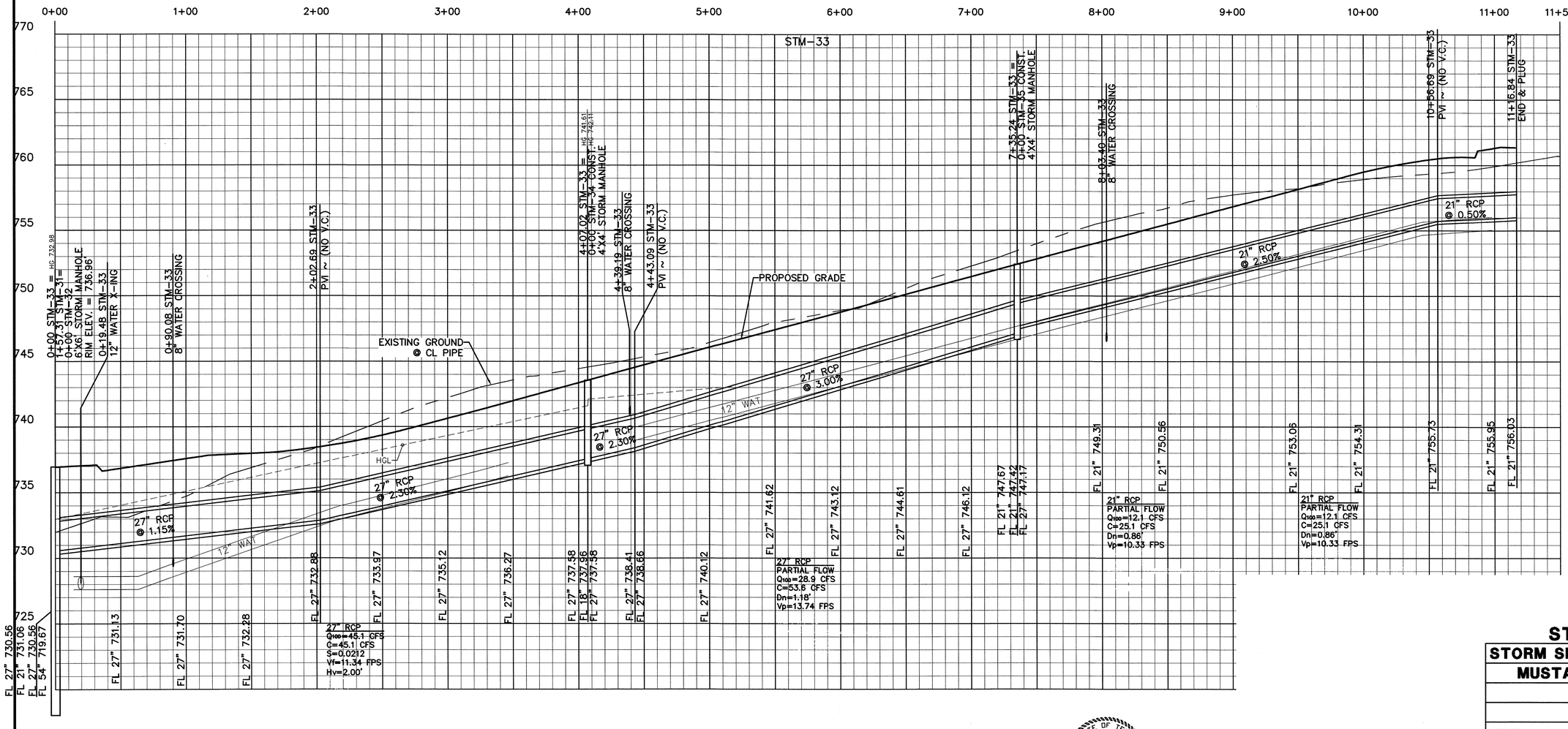
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	15 17

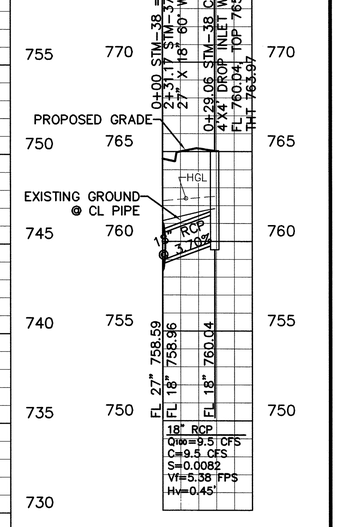
PLATE NO.: 65

Y:\05052\05052-01STM5.dwg, STM PLATE 65, 5/1/2015 10:39:21 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C19	9°58'39"	70.00'	6.11'	12.19'	N80°30'21"E 12.17'
C20	11°28'42"	608.50'	61.16'	121.90'	N69°46'40"E 121.70'
C21	11°28'42"	591.50'	59.45'	118.50'	N69°46'40"E 118.30'
C22	14°15'00"	608.50'	76.06'	151.34'	N68°23'31"E 150.95'
C23	5°28'08"	1388.50'	66.32'	132.53'	N58°31'57"E 132.48'
C24	40°55'49"	70.00'	26.12'	50.01'	N76°15'48"E 48.95'







CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-33 & STM-38
STORM SEWER PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

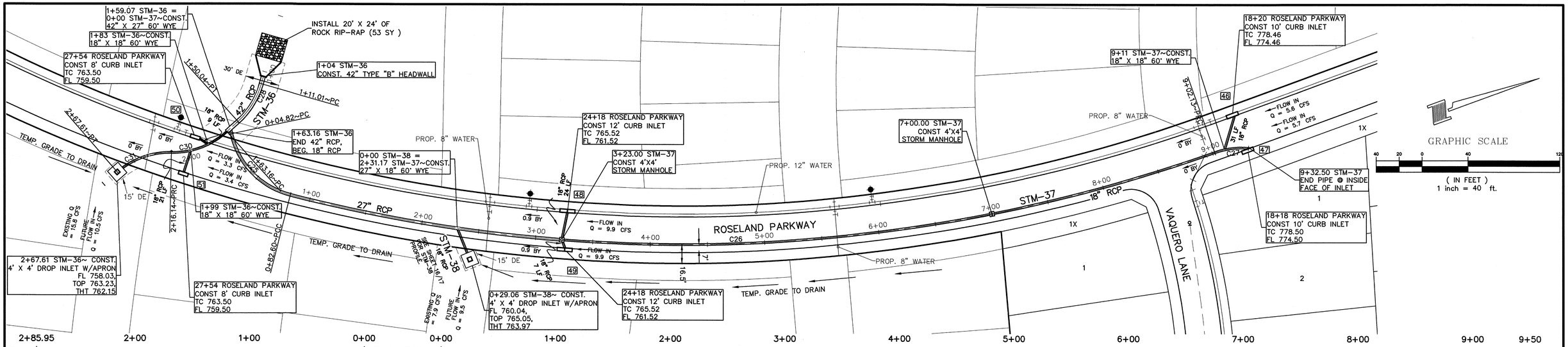
COLLIN COUNTY, TEXAS

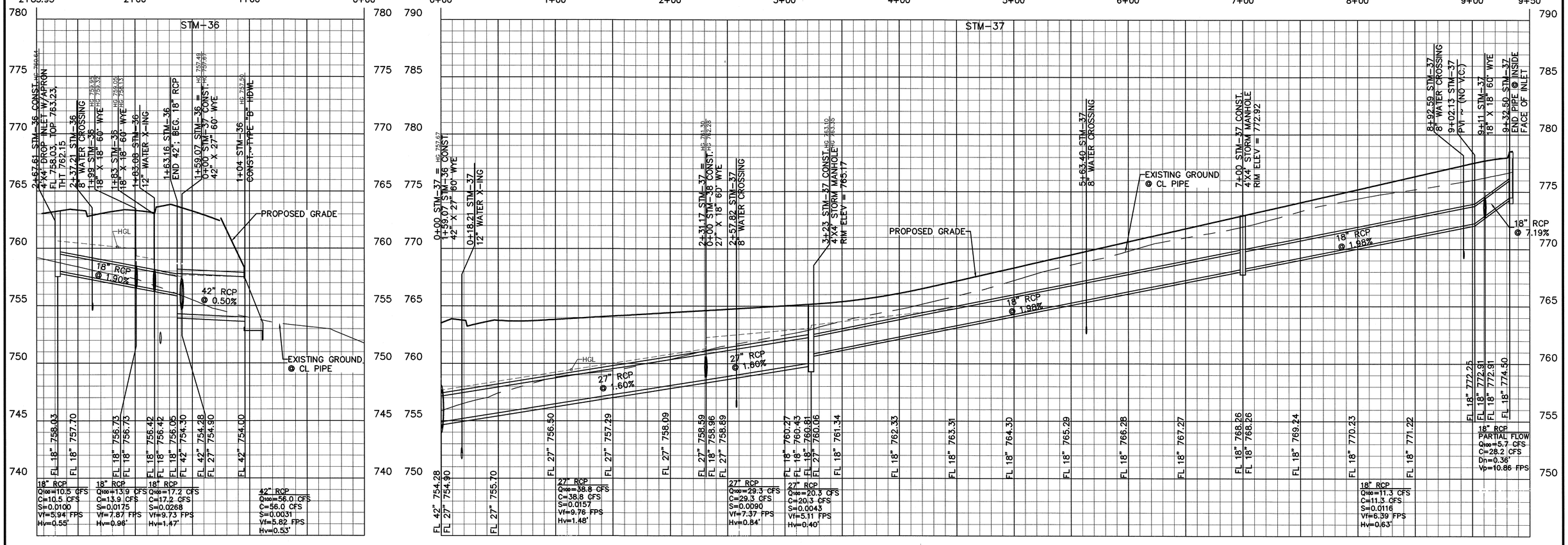
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	16 / 17

PLATE NO.: 66

Y:\05052\05052-01STMS.dwg, STM PLATE 66, 5/1/2015 9:35:26 AM, jallen, Dowdey, Anderson & Associates, Inc., JA





CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C25	63°39'37"	70.00'	43.45'	77.78'	N66°02'26"E 73.84'
C26	33°49'04"	1388.50'	422.09'	819.54'	N17°18'05"E 807.69'
C27	24°26'47"	70.00'	15.16'	29.87'	N12°36'57"E 29.64'
C28	31°56'43"	70.00'	20.04'	39.03'	S38°06'07"E 38.52'
C30	43°21'52"	70.00'	27.83'	52.98'	S00°26'50"E 51.72'
C31	42°07'41"	70.00'	26.96'	51.47'	S00°10'16"W 50.32'

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STM-36 & STM-37
STORM SEWER PLAN AND PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

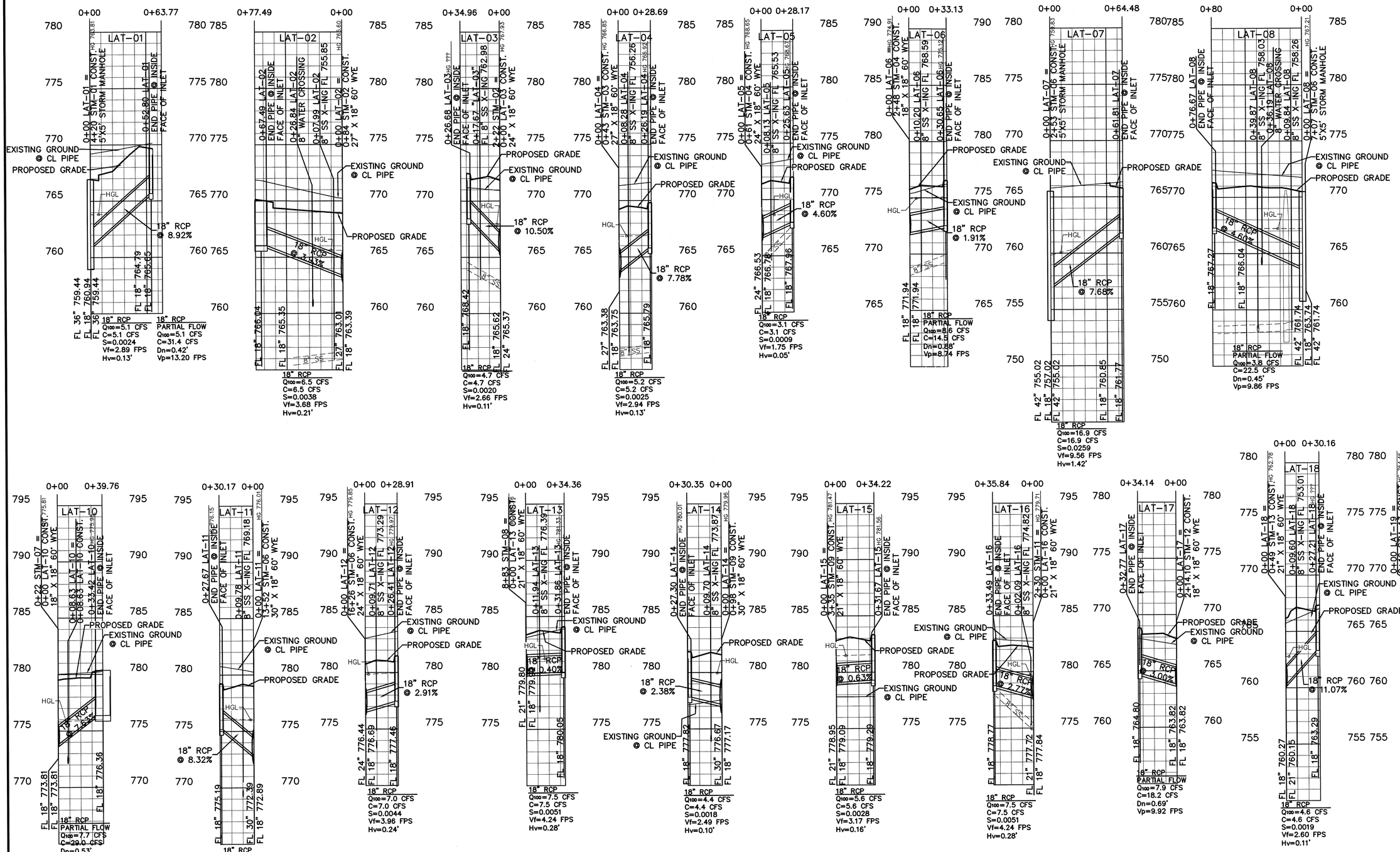
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	17 / 17

PLATE NO. 67

Y:\05052\05052-01\STM5.dwg, STM PLATE 67, 5/1/2015 9:36:01 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

LAT-01 THRU LAT-19

STORM SEWER LATERAL PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

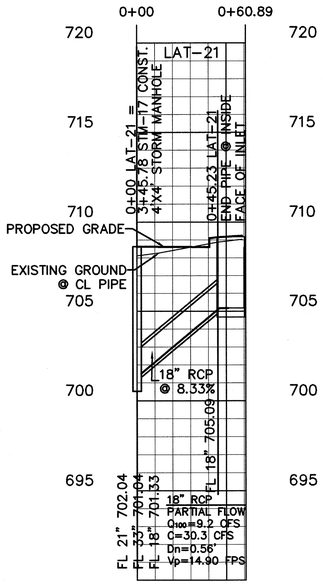
COLLIN COUNTY, TEXAS

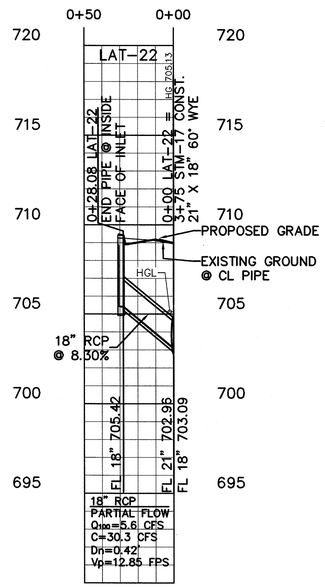
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

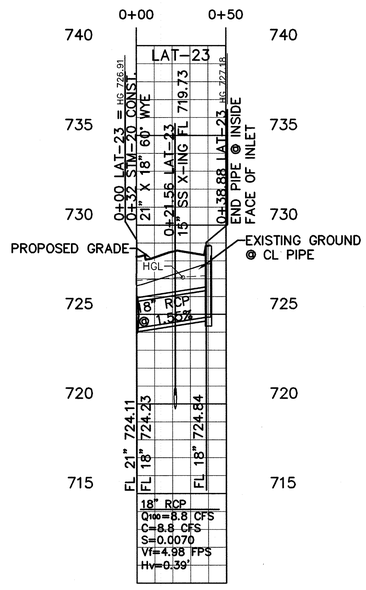
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	1 / 2

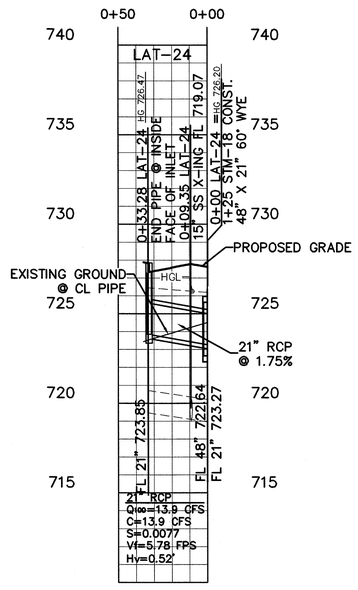
PLATE NO.: 68

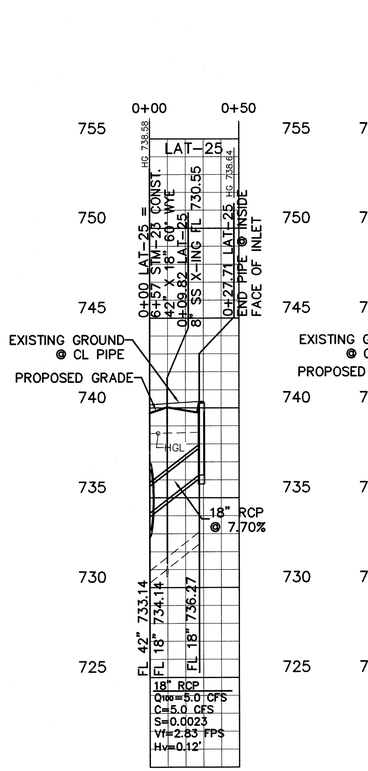
Y:\05052\05052-01STM1.dwg, LATS PLATE 68, 5/1/2015 9:24:55 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

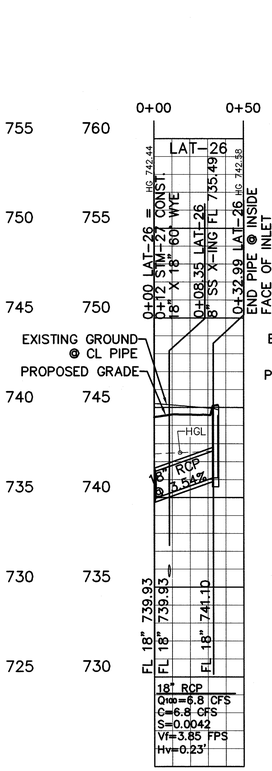


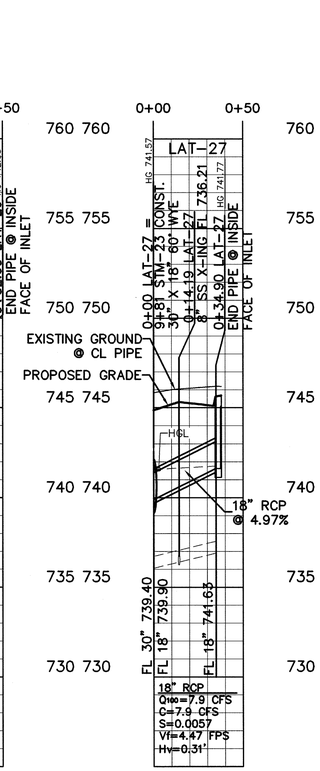


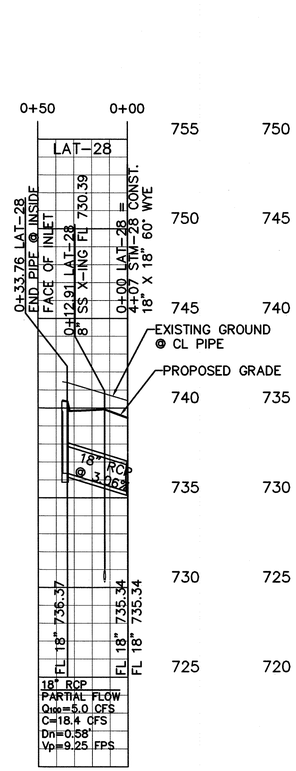


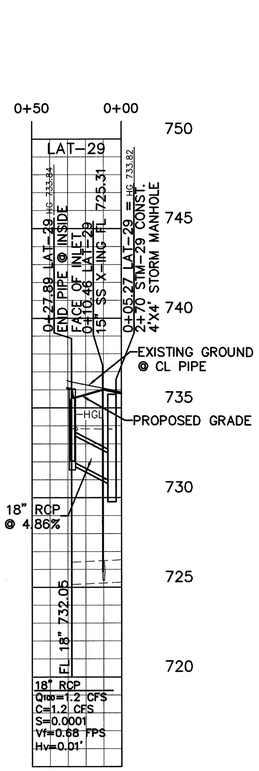


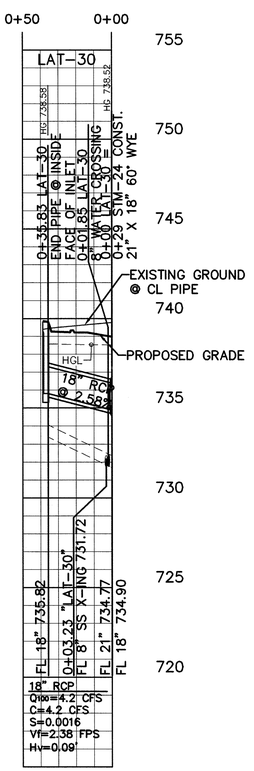












CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

LAT-20 THRU LAT-30

STORM SEWER LATERAL PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

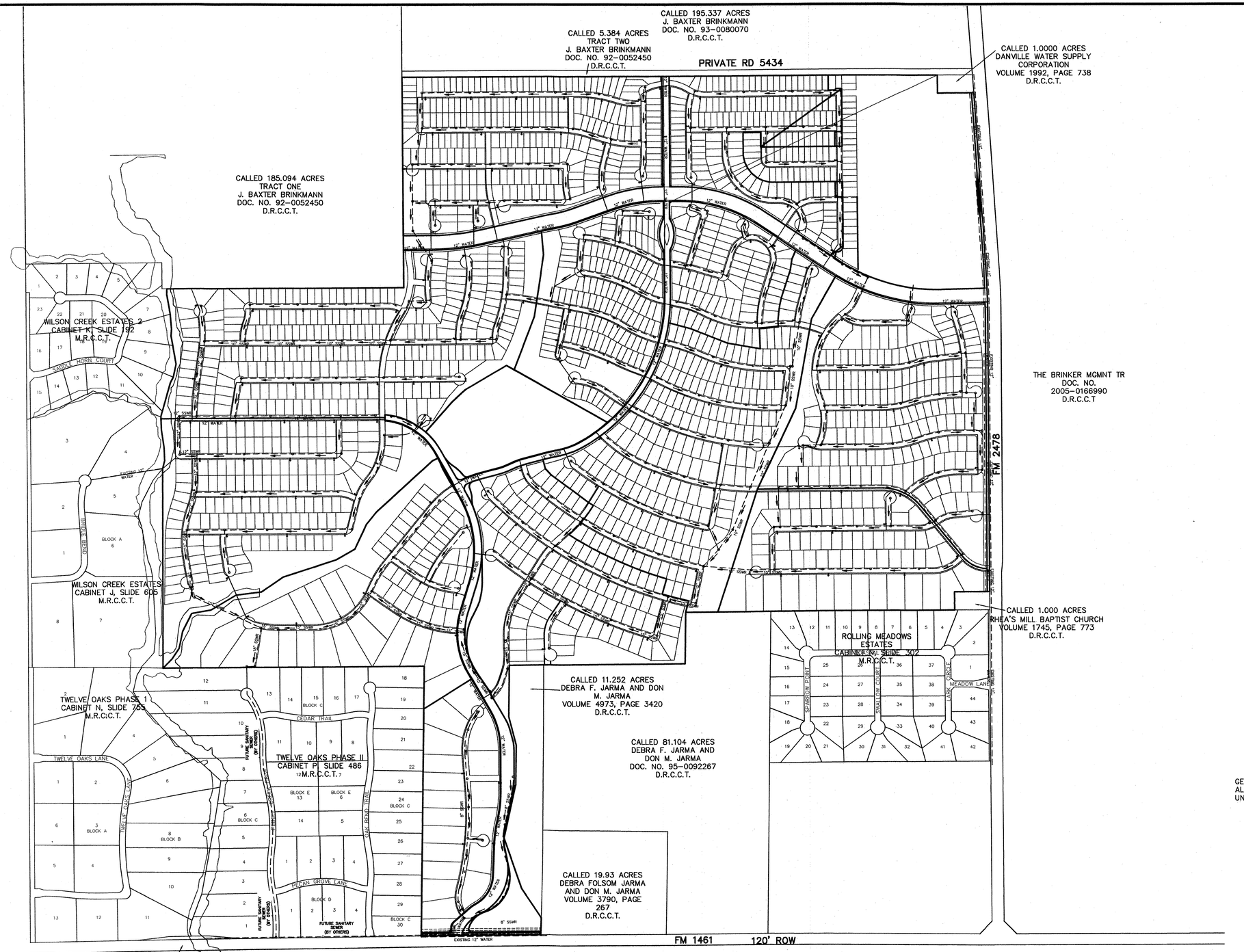
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	2 / 2

PLATE NO. 69

Y:\05052\05052-01STM6.dwg, LATS PLATE 69, 5/1/2015 9:38:54 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



GENERAL NOTES:
ALL WATER AND SANITARY SEWER LINES SHALL BE 8-INCH MINIMUM UNLESS OTHERWISE NOTED.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER MASTER PLAN
THE LAKES AT MUSTANG RANCH PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

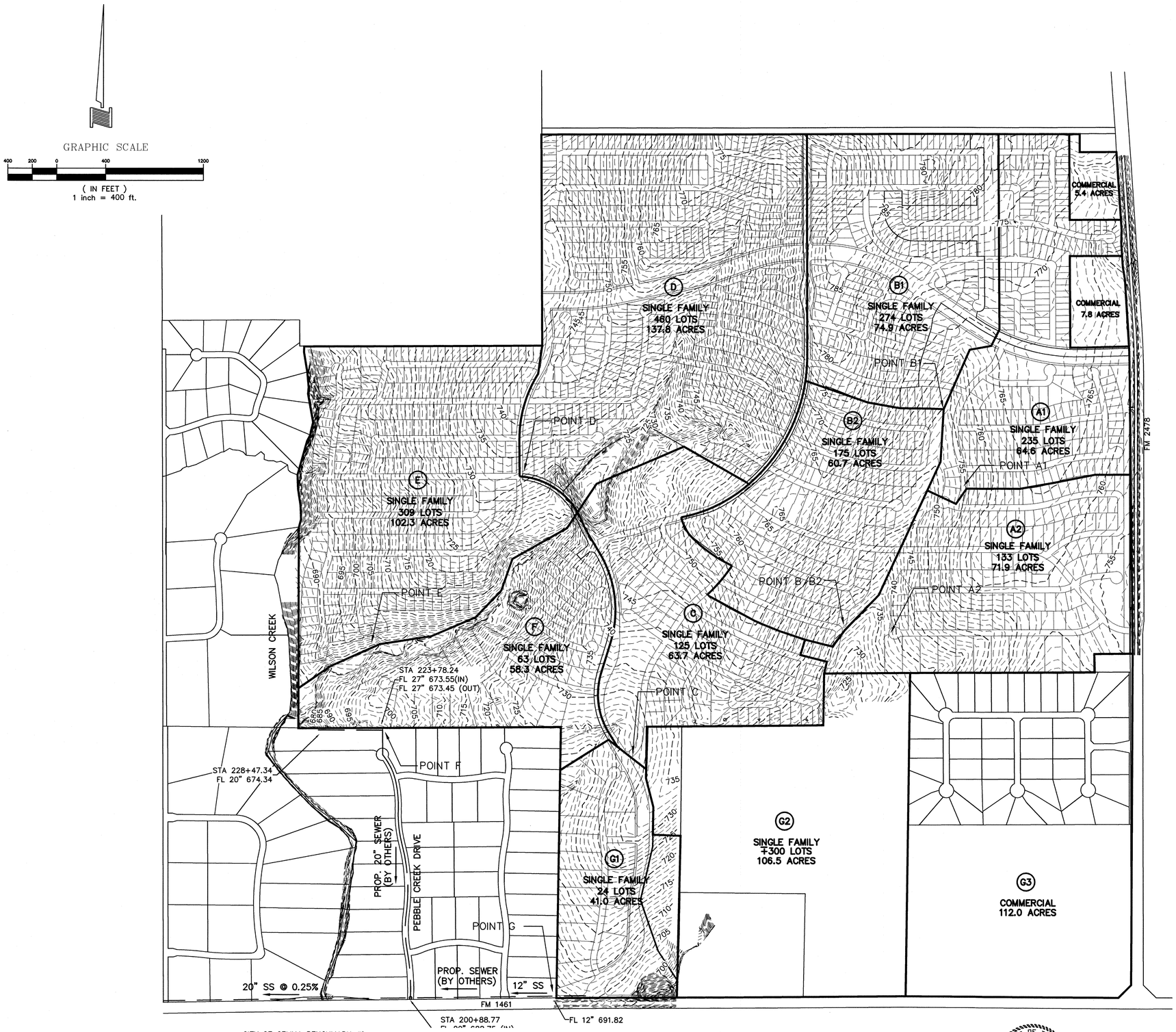
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	JLR	JCR	07/15/2014	1" = 400'	05052	1 / 1

PLATE NO.: 70

DOWDEY, ANDERSON & ASSOCIATES, INC.

Y:\05052\05052-GDP-WS.dwg, INDEX SHT, 12/18/2014 4:13:00 PM, cking, Dowdey, Anderson & Associates, Inc., CK



CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

SANITARY SEWER FLOW CALCULATIONS

DESIGN CRITERIA:
RESIDENTIAL [SINGLE FAMILY] –
3.1 PERSONS PER LOT
100 GALLONS PER PERSON PER DAY
PEAK FLOW FACTOR OF 4

INFILTRATION–
500 GALLONS PER ACRE PER DAY

NOTE: DESIGN FLOWS USES THE MAX OF RESIDENTIAL AT PEAK FLOW AND COMMERCIAL AT AVERAGE OR VICE–VERSA

DESIGN POINT A1 (AREA A1):
COMMERCIAL (13.2 ACRES) – 0.146 CFS (PEAK), 0.036 CFS (AVERAGE)
RESIDENTIAL [SINGLE–FAMILY] (64.6 ACRES, 235 LOTS) – 0.451 CFS (PEAK), 0.113 CFS (AVERAGE)
INFILTRATION (77.8 ACRES) – 0.060 CFS
TOTAL FLOW = 0.548 CFS

DESIGN POINT A2 (AREA A1 & A2):
COMMERCIAL (13.2 ACRES) – 0.146 CFS (PEAK), 0.036 CFS (AVERAGE)
RESIDENTIAL [SINGLE–FAMILY] (134.5 ACRES, 368 LOTS) – 0.706 CFS (PEAK), 0.177 CFS (AVERAGE)
INFILTRATION (147.7 ACRES) – 0.114 CFS
TOTAL FLOW = 0.857 CFS

DESIGN POINT B1 (AREA B1):
RESIDENTIAL [SINGLE FAMILY] (74.9 ACRES, 274 LOTS) – 0.526 CFS (PEAK), 0.131 CFS (AVERAGE)
INFILTRATION (74.9 ACRES) – 0.058 CFS
TOTAL FLOW = 0.584 CFS

DESIGN POINT B2 (AREA B1 & B2):
RESIDENTIAL [SINGLE FAMILY] (128.6 ACRES, 449 LOTS) – 0.861 CFS (PEAK), 0.215 CFS (AVERAGE)
INFILTRATION (128.6 ACRES) – 0.099 CFS
TOTAL FLOW = 0.961 CFS

DESIGN POINT B (AREAS A1, A2, B1 & B2):
COMMERCIAL (13.2 ACRES) – 0.146 CFS (PEAK), 0.036 CFS (AVERAGE)
RESIDENTIAL [SINGLE FAMILY] (263.1 ACRES, 817 LOTS) – 1.567 CFS (PEAK), 0.392 CFS (AVERAGE)
INFILTRATION (276.3 ACRES) – 0.214 CFS
TOTAL FLOW = 1.818 CFS

DESIGN POINT C (AREAS A, B & C):
COMMERCIAL (13.2 ACRES) – 0.146 CFS (PEAK), 0.036 CFS (AVERAGE)
RESIDENTIAL [SINGLE FAMILY] (335.3 ACRES, 942 LOTS) – 1.807 CFS (PEAK), 0.452 CFS (AVERAGE)
INFILTRATION (348.5 ACRES) – 0.270 CFS
TOTAL FLOW = 2.124 CFS

DESIGN POINT D (AREA D):
RESIDENTIAL [SINGLE FAMILY] 137.8 ACRES, 460 LOTS) – 0.883 CFS (PEAK), 0.221 CFS (AVERAGE)
INFILTRATION (137.8 ACRES) – 0.107 CFS
TOTAL FLOW = 0.989 CFS

DESIGN POINT E (AREAS D & E):
RESIDENTIAL [SINGLE FAMILY] 240.1 ACRES, 769 LOTS) – 1.475 CFS (PEAK), 0.369 CFS (AVERAGE)
INFILTRATION (240.1 ACRES) – 0.186 CFS
TOTAL FLOW = 1.661 CFS

DESIGN POINT F (AREAS A, B, C, D, E & F):
COMMERCIAL (13.2 ACRES) – 0.146 CFS (PEAK), 0.036 CFS (AVERAGE)
RESIDENTIAL [SINGLE FAMILY] 633.7 ACRES, 1,774 LOTS) – 3.404 CFS (PEAK), 0.851 CFS (AVERAGE)
INFILTRATION (646.9 ACRES) – 0.500 CFS
TOTAL FLOW = 3.94 CFS

DESIGN POINT G (AREA G1, G2, G3):
RESIDENTIAL [SINGLE FAMILY] 41 ACRES, 24 LOTS) – 0.046 CFS (PEAK), 0.012 CFS (AVERAGE)
RESIDENTIAL [SINGLE FAMILY] 106.5 ACRES, 300 LOTS) – 0.576 CFS (PEAK), 0.144 CFS (AVERAGE)
COMMERCIAL (112.0 ACRES) – 1.238 CFS (PEAK), 0.310 CFS (AVERAGE)
INFILTRATION (259.5 ACRES) – 0.201 CFS
TOTAL FLOW = 1.133 CFS

SANITARY SEWER PIPE CALCULATIONS

DESIGN CRITERIA:
Q = SERVICE FLOW
n = 0.013
A = CROSS SECTIONAL AREA
R = HYDRAULIC RADIUS
S = SLOPE OF PIPE

Q=(1.486/n) * A * R^(2/3) * S^(1/2)

DESIGN POINT A1:
TOTAL FLOW = 0.548 CFS
8" PIPE AT 0.33% GRADE FLOWING AT 78.7% FULL

DESIGN POINT A2:
TOTAL FLOW = 0.857 CFS
10" PIPE AT 0.25% GRADE FLOWING AT 78.0% FULL

DESIGN POINT B1:
TOTAL FLOW = 0.584 CFS
8" PIPE AT 0.33% GRADE FLOWING AT 83.9% FULL

DESIGN POINT B2:
TOTAL FLOW = 0.961 CFS
10" PIPE AT 0.25% GRADE FLOWING AT 87.5% FULL

DESIGN POINT B:
TOTAL FLOW = 1.818 CFS
15" PIPE AT 0.15% GRADE FLOWING AT 72.5% FULL

DESIGN POINT C:
TOTAL FLOW = 2.124 CFS
15" PIPE AT 0.30% GRADE FLOWING AT 59.9% FULL

DESIGN POINT D:
TOTAL FLOW = 0.989 CFS
10" PIPE AT 0.25% GRADE FLOWING AT 90.0% FULL

DESIGN POINT E:
TOTAL FLOW = 1.661 CFS
15" PIPE AT 0.16% GRADE FLOWING AT 64.1% FULL

DESIGN POINT F:
TOTAL FLOW = 3.94 CFS
18" PIPE AT 0.40% GRADE FLOWING AT 58.61% FULL

DESIGN POINT G:
TOTAL FLOW = 1.133 CFS
12" PIPE AT 0.20% GRADE FLOWING AT 70.9% FULL

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SANITARY SEWER SERVICE MAP
MUSTANG LAKES PHSE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	10/22/2014	1" = 400'	05052-01	1 / 1

PLATE NO.: 70A

Y:\05052\05052-01\SSDAM.dwg, Layout1, 5/1/2015 9:49:56 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

CALLED 195.337 ACRES
J. BAXTER BRINKMANN
DOC. NO. 93-0080070
D.R.C.C.T.

CALLED 5.384 ACRES
TRACT TWO
J. BAXTER BRINKMANN
DOC. NO. 92-0052450
D.R.C.C.T.

PRIVATE ROAD 5434

POINT INDY ROAD

SEATTLE SLEW DRIVE

ROSELAND PARKWAY

SKY LANE

PILLORY LANE

PRANCER WAY

MAN 'O WAR ROAD

OWNSBY PARKWAY

FUTURE
THE LAKES OF
MUSTANG RANCH

43+32.65 WAT-04=
0+00 WAT-05
INSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE
9 LF 8" STUB (WEST)
1-8" PLUG

43+50 WAT-04
INSTALL:
1-12" PLUG

0+62 WAT-05
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

2+45.20 WAT-05=
8+25.91 WAT-07
INSTALL:
1-8" X 8" TEE
2-8" VALVES

3+81 WAT-05
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-05
INSTALL: 8" WATER

7+81 WAT-05
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

11+81 WAT-05
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

3+70 WAT-11
INSTALL:
1-8" PLUG

14+48.17 WAT-05=
3+43 WAT-11
INSTALL:
1-8" X 8" TEE
2-8" VALVES

0+50 SAN-22
END & PLUG

79+27.90 SAN-02=
0+00 SAN-22
CONST 4' DIA MH

WAT-11
INSTALL: 8" WATER

1+80 WAT-11
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

3+15.50 SAN-14
CONST 4' DIA MH

6+00 SAN-14
CONST 4' DIA MH

85+72.32 SAN-02=
8+79.36 SAN-14
CONST 4' DIA MH

82+28.70 SAN-02
CONST 4' DIA MH

39+77.43 WAT-04
INSTALL:
1-6" BLOWOFF VALVE

5+36 WAT-07
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

3+33 WAT-06=
0+00 WAT-09
INSTALL:
1-8" X 8" TEE
2-8" VALVES

4+53 WAT-06
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

WAT-06
INSTALL: 8" WATER

6+17.85 WAT-06=
0+00 WAT-10
INSTALL:
1-8" X 8" TEE
2-8" VALVES

9+53 WAT-06
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

12+37.85 WAT-06=
0+53 WAT-11
INSTALL:
1-8" X 8" TEE
2-8" VALVES

76+50.24 SAN-02=
12+39.15 SAN-15
CONST 4' DIA MH

0+00 WAT-06=
5+01.86 WAT-07
INSTALL:
1-8" X 8" TEE
2-8" VALVES

39+00 WAT-04
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

0+00 SAN-14=
0+00 SAN-15
0+00 SAN-18
CONST 4' DIA MH

2+97.00 SAN-15=
10+05.08 SAN-16
CONST 4' DIA DROP MH

9+50 SAN-15
CONST 4' DIA MH

0+00 WAT-11
INSTALL:
1-8" PLUG
1-8" VALVE

6+35 SAN-15
CONST CLEAN-OUT

1+05 SAN-19
CONST CLEAN-OUT

WAT-04
INSTALL: 12" WATER

WAT-07
INSTALL: 8" WATER

1+73 WAT-10
INSTALL:
1-8" PLUG
1-8" VALVE

0+00 SAN-19
END & PLUG

8+20.08 SAN-16
CONST 4' DIA MH

2+47 WAT-09
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

1+35 WAT-07
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

0+68.07 WAT-07
INSTALL:
1-8" 45° BEND

3+88 SAN-18
CONST 4' DIA MH

5+92 SAN-16
CONST 4' DIA MH

0+33.66 WAT-07
INSTALL:
1-8" 45° BEND

25+60 WAT-01
INSTALL:
1" COMBINATION
RELIEF VALVE

28+37.69 WAT-01=
34+58.97 WAT-04
INSTALL:
1-12" X 12" CROSS
3-12" VALVES
9 LF 12" STUB (WEST)
1-12" PLUG

28+46.69 WAT-01
INSTALL:
1-12" PLUG

27+34 WAT-01
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

26+23.88 WAT-01=
0+00 WAT-07
7+12.26 WAT-08
INSTALL:
1-12" X 8" CROSS
2-8" VALVES

WAT-01
INSTALL: 12" WATER

22+34 WAT-01
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-08
INSTALL: 8" WATER

2+92 SAN-16
CONST 4' DIA MH

7+47 WAT-09
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

1+73.08~PRC

3+71.90 WAT-13=
2+33.70 WAT-14
INSTALL:
1-8" X 8" TEE
1-8" VALVE

9+75.13 WAT-09
INSTALL:
1-8" 11.25° BEND

9+89.16 WAT-09=
4+08.39 WAT-13
INSTALL:
1-8" X 8" TEE
2-8" VALVES

6+99.34 WAT-13
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-13
INSTALL: 8" WATER

69+78.22=PC

68+45.25~PT

5+12.59 WAT-12
INSTALL:
1-8" PLUG
1-8" VALVE

4+95.59 WAT-12=
7+76.34 WAT-13
INSTALL:
1-8" X 8" TEE
2-8" VALVES

70+44.23 SAN-02=
0+00 SAN-20
CONST 4' DIA MH

0+35 SAN-23
END & PLUG

73+47.90 SAN-02=
0+00 SAN-23
CONST 4' DIA MH

15' SANITARY
SEWER EASEMENT

SAN-14
SAN-15
SAN-16
SAN-18
SAN-19
SAN-02

C39
C38
C41
C40
C45
C70
C69

2+85.99~PT
4+20.34~PT
1+31.60~PC
27+07.75~PT
34+51.04~PI
33+52.97~PI
11+60.28~PC

MATCHLINE WS-1 (SEE SHEET 2/10)

GRAPHIC SCALE

60 30 0 60 180

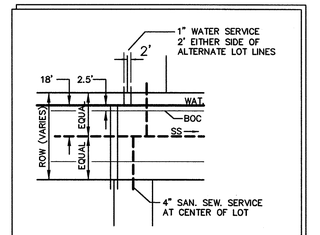
(IN FEET)
1 inch = 60 ft.

Legend

- Prop Water
- Prop Fire Hydrant
- Exist. Water
- Exist. Fire Hydrant
- Prop. San. Sewer
- Prop. Manhole
- Prop. Clean-out
- Exist. San. Sewer
- Exist. Manhole
- Exist. Clean-out
- WLE — Water Line Easement
- SSE — Sanitary Sewer Easement
- DE — Drainage Easement

WATER SERVICE SCHEDULE		
TYPE	SIZE	NO.
IRRIGATION	1.5"	
SINGLE	1"	357

SANITARY SEWER SERVICES		
TYPE	SIZE	NO.
PVC	4"	374



TYPICAL LOT SERVICE LOCATION
NTS

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

NOTE:
1. ALL 12" INCH WATER LINES SHOULD BE C900 DR18 PVC.
2. ALL WATER LINES LESS THAN 12" IN DIAMETER SHOULD BE C900 DR14 PVC.
3. ALL WATER MAINS SHOULD BE CLASS B+ EMBEDMENT.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	1 / 10

PLATE NO.: 708

Y:\05052\05052-01\WSS.dwg, PLAN 1, 5/1/2015 9:43:05 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

MATCHLINE WS-1 (SEE SHEET 1/10)

28+46.69 WAT-01
INSTALL:
1-12" PLUG

34+51.04~PI

27+34 WAT-01
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

25+60 WAT-01
INSTALL:
1" COMBINATION
RELIEF VALVE

WAT-01
INSTALL: 12" WATER

22+34 WAT-01
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-09
INSTALL: 8" WATER

7+47 WAT-09
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

9+75.13 WAT-09
INSTALL:
1-8" 11.25° BEND

6+99.34 WAT-13
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

5+12.59 WAT-12
INSTALL:
1-8" PLUG
1-8" VALVE

OWNSBY PARKWAY

WAT-08
INSTALL: 8" WATER

26+23.88 WAT-01=
0+00 WAT-07
7+12.26 WAT-08
INSTALL:
1-12" X 8" CROSS
2-8" VALVES

2+92 SAN-16
CONST 4' DIA MH

SAN-16
8" SS

3+71.90 WAT-13=
2+33.70 WAT-14
INSTALL:
1-8" X 8" TEE
1-8" VALVE

9+89.16 WAT-09=
4+08.39 WAT-13
INSTALL:
1-8" X 8" TEE
2-8" VALVES

WAT-13
INSTALL: 8" WATER

4+95.59 WAT-12=
7+76.34 WAT-13
INSTALL:
1-8" X 8" TEE
2-8" VALVES

70+44.23 SAN-02=
0+00 SAN-20
CONST 4' DIA MH

SAN-02
8" SS

GRAPHIC SCALE
30 0 60 180
(IN FEET)
1 inch = 60 ft.

PRANCER WAY

5+73.70 WAT-08
INSTALL:
1-8" 22.5° BEND

5+65 SAN-12
CONST CLEAN-OUT

4+73.36 WAT-08
INSTALL:
1-8" 45° BEND

5+63.70 WAT-08
INSTALL:
1-8" 45° BEND

4+45.08 WAT-08
INSTALL:
1-8" 45° BEND

3+57.94 WAT-13
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

66+58.51 SAN-02=
0+00 SAN-16
0+00 SAN-17
CONST 4' DIA DROP MH

SAN-17
8" SS

32+12 WAT-04
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

32+06.75~PT

4+63.74 SAN-12
CONST 4' DIA MH

1+88.46 WAT-16
INSTALL:
1-8"X 6" REDUCER
1-FIRE HYDRANT
1-6" VALVE

WAT-13
INSTALL: 8" WATER

0+81.52 WAT-14
INSTALL:
1-8" 45° BEND

1+48.29 SAN-17
CONST 4' DIA MH

MAN 'O WAR ROAD

SAN-20
8" SS

3+20 WAT-08
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

1+11 SAN-13
CONST CLEAN-OUT

1+34.79 WAT-16
INSTALL:
1-8" 45° BEND

TRIPLE CROWN STREET

SAN-13
8" SS

0+60 WAT-13
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

18+03.31 WAT-01=
2+22.45 WAT-13
INSTALL:
1-12" X 8" CROSS
2-12" VALVES
4-8" VALVES

SAN-02
8" SS

16+70.54 WAT-01=
0+00 WAT-14
INSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE

17+34 WAT-01
INSTALL:
1-12" X 6" TEE
1-FIRE HYDRANT

1+27.34 WAT-12
INSTALL:
1-8" 11.25° BEND

1+17.34 WAT-12
INSTALL:
1-8" 22.5° BEND

1+61 WAT-12
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE
1-8" VALVE

3+67.34 SAN-20
CONST 4' DIA MH

WAT-01
INSTALL: 12" WATER

8+44.92 WAT-15=
0+00 WAT-16
INSTALL:
1-8" X 8" TEE
2-8" VALVES

2+06.35 SAN-11=
0+00 SAN-13
CONST 4' DIA MH

2+50 SAN-12
CONST 4' DIA MH

7+08.60 WAT-15
INSTALL:
1-8" 11.25° BEND

0+39.36 WAT-13
INSTALL:
1-8" 22.5° BEND

62+82.91 SAN-02=
0+00 SAN-11
CONST 4' DIA DROP MH

(INSTALL:
7-8" 22.5° BENDS

0+00 WAT-13=
10+28.16 WAT-15
INSTALL:
1-8" X 8" TEE
2-8" VALVES

62+82.91~PT

ROSELAND PARKWAY

0+36 WAT-15
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

1+79.60 WAT-15
INSTALL:
1-8" X 8" TEE
1-8" VALVE

SECRETARIAT PLACE

3+51 WAT-15
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

7+81 WAT-15
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

4+09.66~PC

28+54.75 WAT-04=
-0+00 WAT-15
INSTALL:
1-12" X 8" CROSS
1-12" VALVE
2-8" VALVES
7 LF 8" STUB (WEST)
1-8" PLUG

30+21.90~PRC

29+50.00~PC

WAT-15
INSTALL: 8" WATER

WAT-15
INSTALL: 8" WATER

5+05.77 WAT-15
INSTALL:
1-8" 45° BEND

11+95.54 WAT-15
INSTALL:
1-8" 11.25° BEND

60+91.98 SAN-02
CONST 5' DIA MH

60+91.98~PC

13+26 WAT-01=
0+00 WAT-12
INSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE

12+42.72 WAT-01
INSTALL:
1-6" BLOWOFF VALVE

12+34 WAT-01
INSTALL:
1-12" X 6" TEE
1-FIRE HYDRANT

10+00 WAT-01
IINSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE
53 LF 8" STUB (SW)
1-8" PLUG

WAT-01
INSTALL: 12" WATER

WAT-04
INSTALL: 12" WATER

9+85 SAN-11
CONST CLEAN-OUT

SANTA ANITA STREET

8+98.57 SAN-11=
0+00 SAN-12
CONST 4' DIA MH

5+34.34 WAT-15
INSTALL:
1-8" 45° BEND

5+88.47 SAN-11
CONST 4' DIA MH

SAN-11
8" SS

SAN-12
8" SS

SAN-15
8" SS

SAN-18
8" SS

SAN-19
8" SS

SAN-10
8" SS

SAN-01
8" SS

SAN-03
8" SS

SAN-04
8" SS

SAN-05
8" SS

SAN-06
8" SS

SAN-07
8" SS

SAN-08
8" SS

SAN-09
8" SS

SAN-14
8" SS

SAN-21
8" SS

SAN-22
8" SS

SAN-23
8" SS

SAN-24
8" SS

SAN-25
8" SS

SAN-26
8" SS

SAN-27
8" SS

SAN-28
8" SS

SAN-29
8" SS

SAN-30
8" SS

SAN-31
8" SS

SAN-32
8" SS

SAN-33
8" SS

SAN-34
8" SS

SAN-35
8" SS

SAN-36
8" SS

SAN-37
8" SS

SAN-38
8" SS

SAN-39
8" SS

SAN-40
8" SS

SAN-41
8" SS

SAN-42
8" SS

SAN-43
8" SS

SAN-44
8" SS

SAN-45
8" SS

SAN-46
8" SS

SAN-47
8" SS

SAN-48
8" SS

SAN-49
8" SS

SAN-50
8" SS

SAN-51
8" SS

SAN-52
8" SS

SAN-53
8" SS

SAN-54
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VAQUERO LANE

0+22.94 WAT-17
INSTALL:
1-8" 45° BEND

0+73 WAT-17
INSTALL:
1-8" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

25+62.85~PT

7+30 SAN-10
CONST CLEAN-OUT

25+42.97 WAT-04=
0+00 WAT-17
INSTALL:
1-12" X 8" CROSS
1-12" VALVE
2-8" VALVES
7 LF 8" STUB (WEST)
1-8" PLUG

0+55.79 WAT-17
INSTALL:
1-8" 45° BEND

5+00 SAN-10
CONST 4' DIA MH

WAT-17
INSTALL: 8" WATER

6+63.85~PC

4+94 WAT-17
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

56+15.52 SAN-02=
0+00 SAN-10
CONST 4' DIA DROP MH

14+33.99 WAT-15
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

59+19.57 SAN-02
CONST 4' DIA MH

59+19.57~PT

FUTURE
THE LAKES OF
MUSTANG RANCH

BELTERRA DRIVE

9+30 WAT-17
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

9+80 WAT-17
INSTALL:
1-8" PLUG
1-8" VALVE

15' SANITARY
SEWER EASEMENT

9+30 WAT-01
INSTALL:
1-6" BLOWOFF VALVE

MATCHLINE WS-11 (SEE SHEET 8/10)

MATCHLINE WS-2 (SEE SHEET 3/10)

22+50 WAT-04

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	2 / 10

PLATE NO.: 71

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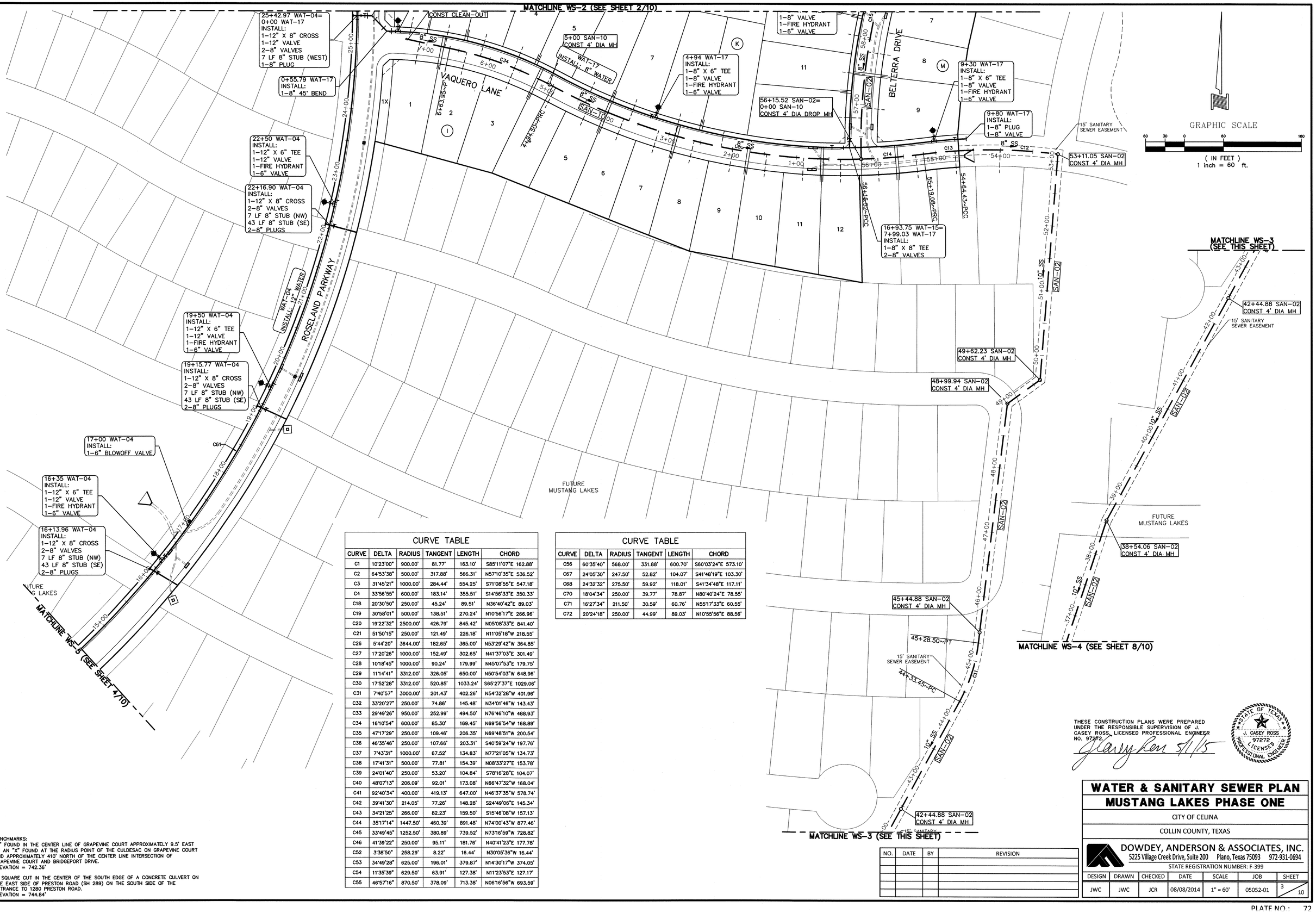

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	10°23'00"	900.00'	81.77'	163.10'	S85°11'07"E 162.88'
C2	64°53'38"	500.00'	317.88'	566.31'	N57°10'35"E 536.52'
C3	31°45'21"	1000.00'	284.44'	554.25'	S71°08'55"E 547.18'
C4	33°56'55"	600.00'	183.14'	355.51'	S14°56'33"E 350.33'
C18	20°30'50"	250.00'	45.24'	89.51'	N36°40'42"E 89.03'
C19	30°58'01"	500.00'	138.51'	270.24'	N10°56'17"E 266.96'
C20	19°22'32"	2500.00'	426.79'	845.42'	N05°08'33"E 841.40'
C21	51°50'15"	250.00'	121.49'	226.18'	N11°05'18"W 218.55'
C26	5°44'20"	3644.00'	182.65'	365.00'	N53°29'42"W 364.85'
C27	17°20'26"	1000.00'	152.49'	302.65'	N41°37'03"E 301.49'
C28	10°18'45"	1000.00'	90.24'	179.99'	N45°07'53"E 179.75'
C29	11°14'41"	3312.00'	326.05'	650.00'	N50°54'03"W 648.96'
C30	17°52'28"	3312.00'	520.85'	1033.24'	S65°27'37"E 1029.06'
C31	7°40'57"	3000.00'	201.43'	402.26'	N54°32'28"W 401.96'
C32	33°20'27"	250.00'	74.86'	145.48'	N34°01'46"W 143.43'
C33	29°49'26"	950.00'	252.99'	494.50'	N76°46'10"W 488.93'
C34	16°10'54"	600.00'	85.30'	169.45'	N69°56'54"W 168.89'
C35	47°17'29"	250.00'	109.46'	206.35'	N69°48'51"W 200.54'
C36	46°35'46"	250.00'	107.66'	203.31'	S40°59'24"W 197.76'
C37	7°43'31"	1000.00'	67.52'	134.83'	N77°21'05"W 134.73'
C38	17°41'31"	500.00'	77.81'	154.39'	N08°33'27"E 153.78'
C39	24°01'40"	250.00'	53.20'	104.84'	S78°16'28"E 104.07'
C40	48°07'13"	206.09'	92.01'	173.08'	N66°47'32"W 168.04'
C41	92°40'34"	400.00'	419.13'	647.00'	N46°37'35"W 578.74'
C42	39°41'30"	214.05'	77.26'	148.28'	S24°49'06"E 145.34'
C43	34°21'25"	266.00'	82.23'	159.50'	S15°46'08"W 157.13'
C44	35°17'14"	1447.50'	460.39'	891.48'	N74°00'43"W 877.46'
C45	33°49'45"	1252.50'	380.89'	739.52'	N73°16'59"W 728.82'
C46	41°39'22"	250.00'	95.11'	181.76'	N40°41'23"E 177.78'
C52	3°38'50"	258.29'	8.22'	16.44'	N30°05'36"W 16.44'
C53	34°49'28"	625.00'	196.01'	379.87'	N14°30'17"W 374.05'
C54	11°35'39"	629.50'	63.91'	127.38'	N11°23'53"E 127.17'
C55	46°57'16"	870.50'	378.09'	713.38'	N06°16'56"W 693.59'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C56	60°35'40"	568.00'	331.88'	600.70'	S60°03'24"E 573.10'
C67	24°05'30"	247.50'	52.82'	104.07'	S41°48'19"E 103.30'
C68	24°32'32"	275.50'	59.92'	118.01'	S41°34'48"E 117.11'
C70	18°04'34"	250.00'	39.77'	78.87'	N80°40'24"E 78.55'
C71	16°27'34"	211.50'	30.59'	60.76'	N55°17'33"E 60.55'
C72	20°24'18"	250.00'	44.99'	89.03'	N10°55'56"E 88.56'

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE
CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	3 / 10

PLATE NO. 72

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GRAPHIC SCALE

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(IN FEET)
1 inch = 60 ft.

FUTURE MUSTANG LAKES

FUTURE MUSTANG LAKES

FUTURE MUSTANG LAKES

FUTURE MUSTANG LAKES

MATCHLINE (SEE SHEET 9/10)

MATCHLINE WS-5 (SEE SHEET 3/10)

MATCHLINE WS-6 (SEE SHEET 5/10)

OFFSITE WATER LINE FOR FUTURE LOTS

24+36 WAT-03
INSTALL:
1-6" BLOWOFF VALVE

25+31 WAT-03
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-03 INSTALL: 12" WATER

2+75.38 WAT-04=
0+00 WAT-20
INSTALL:
1-12" X 8" TEE
1-8" VALVE

29+96 WAT-03
INSTALL:
1-12" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

2+40 WAT-04
INSTALL:
1-6" BLOWOFF VALVE

WAT-04 INSTALL: 12" WATER

40+65.43 WAT-02=
0+00 WAT-04
0+00 WAT-25
INSTALL:
1-12" X 12" TEE
2-12" VALVES
1-12"X 8" REDUCER

WAT-25 INSTALL: 8" WATER

1+38.67 WAT-25
INSTALL:
1-8" PLUG

30+38.17 WAT-03=
1+09.37 WAT-04
INSTALL:
1-12" X 12" TEE
2-12" VALVES

1+65.42 WAT-20
INSTALL:
1-8" 22.5° BEND

6+50 SAN-07
CONST CLEAN-OUT
2X

WAT-20 INSTALL: 8" WATER

5+26 WAT-04
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

6+23.36 WAT-04=
0+00 WAT-18
INSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE

6+00 SAN-09
CONST CLEAN-OUT

WAT-18 INSTALL: 8" WATER

3+21 WAT-20
INSTALL:
1-8" X 6" TEE
1-8" VALVE

10+25 WAT-04
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

9+86.24 WAT-04
INSTALL:
1-12" X 8" TEE
1-8" VALVE
43 LF 8" STUB (SE)
1-8" PLUG

12+97.29 WAT-04
INSTALL:
1-12" X 8" TEE
1-8" VALVE
43 LF 8" STUB (SE)
1-8" PLUG

16+35 WAT-
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

16+13.96 WAT-04
INSTALL:
1-12" X 8" CROSS
2-8" VALVES
7 LF 8" STUB (NW)
43 LF 8" STUB (SE)
2-8" PLUGS

WAT-04 INSTALL: 12" WATER

3+50 SAN-09
CONST 4' DIA MH

3+54 WAT-18
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

1+36.27 WAT-19
INSTALL:
1-8" PLUG

ROSELAND PARKWAY

WATERVIEW TRAIL

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	4 / 10

PLATE NO.: 73

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MATCHLINE WS-6 (SEE SHEET 4/10)

INSTALL:
1-12" X 12" TEE
2-12" VALVES
1-12"X 8" REDUCER

WAT-25 INSTALL: 8" WATER

1+38.67 WAT-25
INSTALL:
1-8" PLUG

30+38.17 WAT-03=
1+09.37 WAT-04
INSTALL:
1-12" X 12" TEE
2-12" VALVES

20" WATER

1+65.42 WAT-20
INSTALL:
1-8" 22.5° BEND

6+50 SAN-07
CONST CLEAN-OUT
2X

3+50 SAN-09
CONST 4' DIA MH

3+54 WAT-18
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

1+36.27 WAT-19
INSTALL:
1-8" PLUG

3+21 WAT-20
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

4+00 SAN-07
CONST 4' DIA MH

WAT-18 INSTALL: 6" WATER

0+16 WAT-19
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

37+74.66 WAT-02
INSTALL:
1-12" X 6" TEE
1-FIRE HYDRANT
1-6" VALVE

WAT-20 INSTALL: 8" WATER

6+55 WAT-20
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

6+71.85 WAT-18=
0+00 WAT-19
INSTALL:
1-8" X 8" TEE
1-8" VALVE

7+15.16 WAT-18
INSTALL:
1-8" PLUG

-0+30 SAN-09
END & PLUG

8+28.30 WAT-20=
14+31.58 WAT-22
INSTALL:
1-8" X 8" TEE
2-8" VALVES

6+52.89 SAN-06=
0+00 SAN-09
CONST 4' DIA MH

36+88.59 WAT-02
INSTALL:
1-12" X 8" TEE
1-8" VALVE
3 LF 8" STUB (SW)
1-8" PLUG

FUTURE
MUSTANG LAKES

36+57.20 WAT-02
INSTALL:
1" COMBINATION
RELIEF VALVE

3+65 SAN-05
CONST 4' DIA MH

3+29 WAT-21
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

3+32.59 SAN-06=
0+00 SAN-07
0+00 SAN-08
CONST 4' DIA MH

1+47.30 WAT-21
INSTALL:
1-8" 45° BEND

1+77.45 WAT-21
INSTALL:
1-8" 45° BEND

12+54 WAT-22
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

34+58.31 WAT-02=
0+00 WAT-21
INSTALL:
1-12" X 8" TEE
1-8" VALVE

5+23.81 WAT-21=
10+98.84 WAT-22
INSTALL:
1-8" X 8" CROSS
2-8" VALVES

12+16 WAT-20
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

0+95.64 WAT-21
INSTALL:
1-8" 45° BEND

WAT-21 INSTALL: 8" WATER

32+74.66 WAT-02
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-20 INSTALL: 8" WATER

10+61.54 SAN-02=
0+00 SAN-05
0+00 SAN-06
CONST 5' DIA DROP MH

5+00 SAN-08
CONST 4' DIA MH

8+58.07 WAT-21=
0+00 WAT-23
INSTALL:
1-8" X 8" TEE
2-8" VALVES

13+95.85 SAN-02=
0+00 SAN-21
CONST 5' DIA DROP MH

9+30 WAT-21
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

31+48.55 WAT-02
INSTALL:
1-12" X 8" TEE
1-8" VALVE
3 LF 8" STUB (NW)
1-8" PLUG

8+62 WAT-22
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

8+95.50 SAN-02
CONST 5' DIA DROP MH

WAT-02 INSTALL: 12" WATER

WAT-22 INSTALL: 8" WATER

WAT-23 INSTALL: 8" WATER

WAT-21 INSTALL: 8" WATER

16+95 SAN-02
CONST 5' DIA MH

0+00 WAT-26=
15+13.49 WAT-21
INSTALL:
1-8" X 8" TEE
1-8" VALVE

5+85.78 WAT-26=
12+19.84 WAT-21
INSTALL:
1-8" X 8 TEE
1-8" VALVE

12+86 WAT-21
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

FUTURE
MUSTANG LAKES

19+52.86 SAN-01
CONST 4' DIA MH

28+56.36 WAT-02
INSTALL:
1-12" 22.5° BEND

5+66.79 SAN-26
CONST CLEAN-OUT

WATERVIEW TRAIL

SEABISCUIT ROAD

MAVERICK WAY

CARMEL ROAD

CORRAL DRIVE

CASA BLANCA COURT

DRIVE B

MATCHLINE WS-7 (SEE SHEET 6/10)

MATCHLINE WS-10 (SEE SHEET 8/10)

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

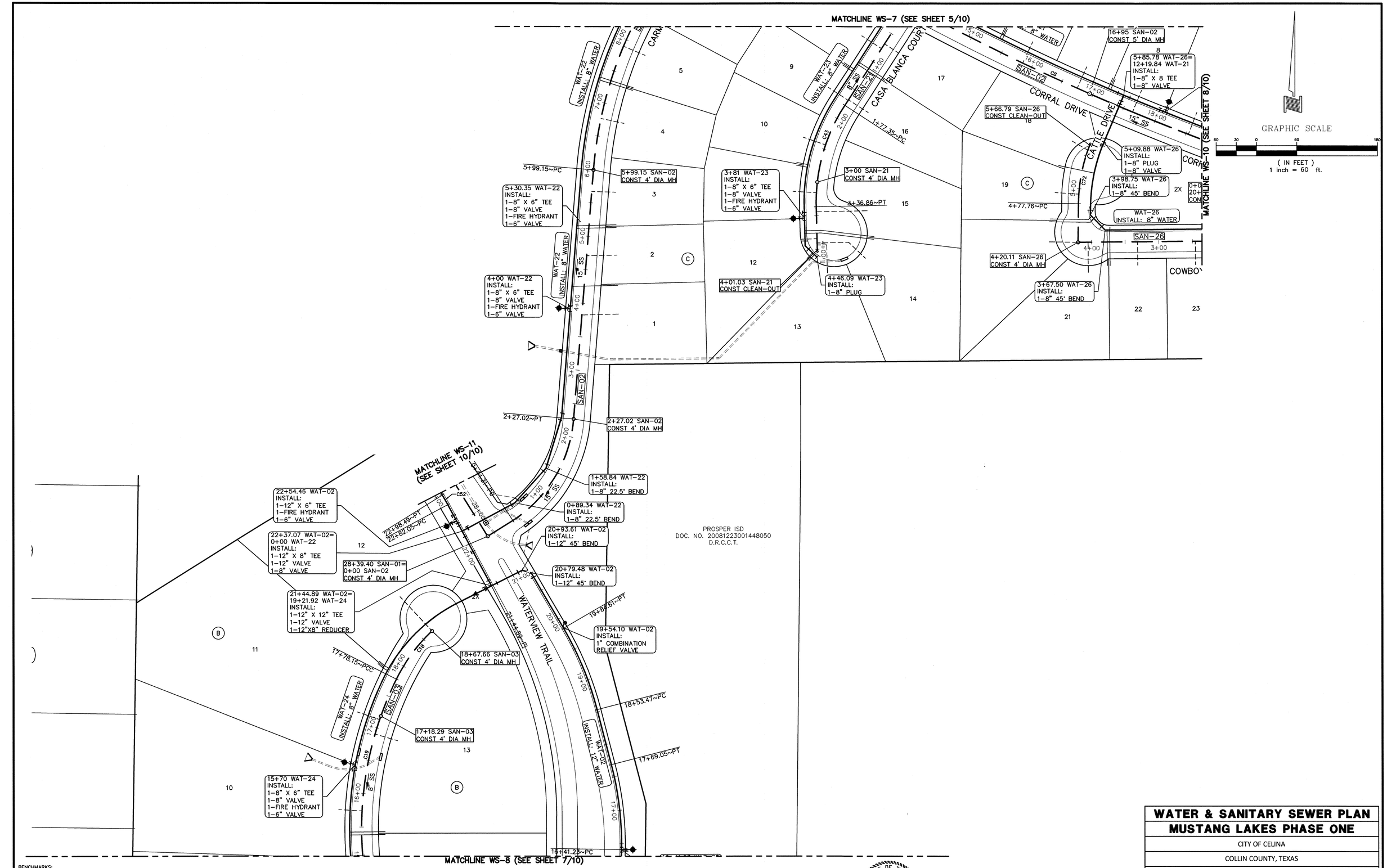
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	5 / 10

PLATE NO. 74

Y:\05052\05052-01\WSS dwg, PLAN 5, 5/1/2015 9:46:07 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	6 / 10

PLATE NO. 75

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MATCHLINE WS-8 (SEE SHEET 6/10)

MATCHLINE WS-9 (SEE THIS SHEET)

WAT-24 INSTALL: 8" WATER
SAN-03
17+00
17+18.29 SAN-03 CONST 4' DIA MH
C19
15+70 WAT-24 INSTALL: 1-8" X 6" TEE 1-8" VALVE 1-FIRE HYDRANT 1-6" VALVE
8" SS
16+00
15+07.92~PC
15+00
14+00
12+83 WAT-24 INSTALL: 1-8" X 6" TEE 1-8" VALVE 1-FIRE HYDRANT 1-6" VALVE
13+14.85 SAN-03 CONST 4' DIA MH
13+00
12+44.01~PT
12+00
11+00
10+00
9+18.29 SAN-03 CONST 4' DIA MH
9+00
C20
7+00 WAT-24 INSTALL: 1-8" X 6" TEE 1-8" VALVE 1-FIRE HYDRANT 1-6" VALVE
8+00
7+00
6+00
4+06 WAT-24 INSTALL: 1-8" X 6" TEE 1-8" VALVE 1-FIRE HYDRANT 1-6" VALVE
5+00
4+00
3+00
2+00
1+00
0+00
TAPITURE STREET
CASA GRANDE WAY
WATERVIEW TRAIL
KINAS COURT
16+41.23~PC
16+41.23 WAT-02 INSTALL: 1-12" X 6" TEE 1-12" VALVE 1-FIRE HYDRANT 1-6" VALVE
18+53.47~PC
17+69.05~PT
INSTALL: 12" WATER
WAT-02
13+99.09~PT
13+11.21~PC
11+33 WAT-02 INSTALL: 1-12" X 6" TEE 1-12" VALVE 1-FIRE HYDRANT 1-6" VALVE
10+20.29~PT
7+88.41~PRC
6+50 WAT-02 INSTALL: 1-12" X 6" TEE 1-12" VALVE 1-FIRE HYDRANT 1-6" VALVE
9+18.29 SAN-03 CONST 4' DIA MH
7+00 WAT-24 INSTALL: 1-8" X 6" TEE 1-8" VALVE 1-FIRE HYDRANT 1-6" VALVE
KINAS COURT
WAT-24 INSTALL: 8" WATER
SAN-03
4+06 WAT-24 INSTALL: 1-8" X 6" TEE 1-8" VALVE 1-FIRE HYDRANT 1-6" VALVE
5+18.29 SAN-03 CONST 4' DIA MH
CASA GRANDE WAY
3+98.59~PRC
4+20.00~PT
2+68.29 SAN-03 CONST 4' DIA MH
WATERVIEW TRAIL
WAT-02 INSTALL: 12" WATER
1+19 WAT-24 INSTALL: 1-8" X 6" TEE 1-FIRE HYDRANT 1-6" VALVE
1+72.40 SAN-03= 0+00 SAN-04 CONST 5' DIA DROP MH
0+81.32 WAT-02 INSTALL: 1-12" X 6" TEE 1-FIRE HYDRANT 1-6" VALVE
0+64 SAN-03 CONST 4' DIA MH
0+00.00 SAN-03= 2+66.65 SAN-24 CONST 5' DIA MH
30
0+00 SAN-24 REMOVE PLUG AND CONNECT TO FUTURE SEWER MAIN (BY OTHERS)
1+12" VALVE 1-FIRE HYDRANT 1-6" VALVE
10+20.29~PT
7+68.41~PRC
6+50 WAT-02 INSTALL: 1-12" X 6" TEE 1-12" VALVE 1-FIRE HYDRANT 1-6" VALVE
6+14.47~PCC
4+20 SAN-04 CONST 4' DIA MH
12" SS
5+73.95
5+73.95 SAN-04 END & PLUG
0+79.06 SAN-04 CONST 4' DIA MH
1+52 WAT-02 INSTALL: 1-6" BLOWOFF VALVE
0+00.41 WAT-24 INSTALL: 1-12" X 8" TEE 1-12" VALVE 1-8" VALVE
0+71.32~PC
EX 12" WATER
0+30.70 WAT-02 INSTALL: 1-12" X 12" CUT-IN TEE 1-12" VALVE
FM 1461
(90' RIGHT-OF-WAY)

29
TWELVE OAKS PHASE II
CABINET P, SLIDE 486
M.R.C.C.T.

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
J. Casey Ross 5/11/15

STATE OF TEXAS J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE
CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	7/10

PLATE NO.: 76

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MATCHLINE WS-4 (SEE SHEET 3/10)

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

MATCHLINE WS-10 (SEE SHEET 5/10)

MATCHLINE WS-11 (SEE SHEET 2/10)

FUTURE MUSTANG LAKES

FUTURE THE LAKES OF MUSTANG RANCH

SEABISCUIT ROAD

CORRAL DRIVE

COWBOY WAY

HILDALGO WAY

RUSTIC RANCH DRIVE

OWNSBY PARKWAY

FM 2478 (VARIABLE WIDTH R.O.W)

15' SANITARY SEWER EASEMENT

PROSPER ISD
DOC. NO. 20081223001448050
D.R.C.C.T.

35+44.88 SAN-02
CONST 4' DIA MH

35+24.55~PT

33+89.24~PC

32+51.40 SAN-02
CONST 4' DIA MH

32+51.40~PT

31+24.90 SAN-02
CONST 4' DIA MH

31+24.90~PT

30+58.75 SAN-02
CONST 4' DIA MH

30+58.75~PT

27+65.50 SAN-02
CONST 4' DIA MH

25+37.94 SAN-02=
10+33.24 SAN-08
CONST 4' DIA DROP MH

25+37.94~PC

22+05.93 SAN-02=
0+00 SAN-25
CONST 4' DIA MH

1+19.33 SAN-25
CONST 4' DIA MH

0+94.52 SAN-26
CONST 4' DIA MH

0+00.00 SAN-26=
20+55.92 SAN-02
CONST 5' DIA DROP MH

7+75 SAN-08
CONST 4' DIA MH

5+00 SAN-08
CONST 4' DIA MH

+95 SAN-02
NST 5' DIA MH

10+00 WAT-01
IINSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE
53 LF 8" STUB (SW)
1-8" PLUG

6+25 WAT-01
IINSTALL:
1-12" X 8" CROSS
1-12" VALVE
2-8" VALVES
8 LF 8" STUB (N)
53 LF 8" STUB (S)
2-8" PLUGS

6+31 WAT-01
INSTALL:
1" COMBINATION
RELIEF VALVE

5+25 WAT-01
INSTALL:
1-12" X 6" TEE
1-6" VALVE
1-FIRE HYDRANT

2+80 WAT-01
IINSTALL:
1-12" X 8" TEE
1-12" VALVE
1-8" VALVE
53 LF 8" STUB (S)
1-8" PLUG

0+00 WAT-01
INSTALL:
1-12" X 12" CUT-IN TEE
1-12" VALVE

0+25 WAT-01
INSTALL:
1-12" X 6" TEE
1-6" VALVE
1-FIRE HYDRANT

WAT-01
INSTALL: 12" WATER

3+69.09~PC

EX 12" WATER

EX 12" WATER

+16 WAT-20
STALL:
-8" X 6" TEE
-8" VALVE
-FIRE HYDRANT
-6" VALVE

WAT-20
8" WATER

WAT-20
INSTALL: 8" WATER

5+00 SAN-08
CONST 4' DIA MH

16+76 WAT-20
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

18+53.38 WAT-20=
19+94.89 WAT-21
INSTALL:
1-8" X 8" TEE
1-8" VALVE

20+60 WAT-20
INSTALL:
1-8" PLUG

20+52.53 WAT-20
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

0+00 WAT-26=
15+13.49 WAT-21
INSTALL:
1-8" X 8" TEE
1-8" VALVE

18+11.73 WAT-21
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

5+85.78 WAT-26=
12+19.84 WAT-21
INSTALL:
1-8" X 8 TEE
1-8" VALVE

12+86 WAT-21
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

WAT-21
INSTALL: 8" WATER

WAT-21
INSTALL: 8" WATER

16+62.89 WAT-21=
0+00 WAT-27
INSTALL:
1-8" X 8" TEE
2-8" VALVES

5+09.88 WAT-26
INSTALL:
1-8" PLUG
1-8" VALVE

+98.75 WAT-26
STALL:
8" 45° BEND

2X

WAT-26
NSTALL: 8" WATER

1+04.78 WAT-26
INSTALL:
1-8" 45° BEND

0+55 WAT-26
INSTALL:
1-8" X 6" TEE
1-8" VALVE
1-FIRE HYDRANT
1-6" VALVE

0+84.75 WAT-26
INSTALL:
1-8" 45° BEND

1+77.04 WAT-27
INSTALL:
1-8" 45° BEND

2+01.74 WAT-27
INSTALL:
1-8" 45° BEND

3+69.61 WAT-27
INSTALL:
1-8" VALVE
1-8" PLUG

WAT-27
INSTALL: 8" WATER

SAN-08 8" SS 7+00 8+00 9+00 10+00 C30

SAN-02 15" SS 25+00 26+00 27+00 C9

SAN-02 15" SS 28+00 29+00 30+00

SAN-02 15" SS 24+00 22+00

SAN-02 15" SS 18+00 19+00 20+00 21+00

SAN-25 8" SS 1+00

SAN-26 3+00 2+00 1+00

SAN-02 15" SS 33+00 34+00 35+00 C16

SAN-02 15" SS 36+00 37+00

SAN-02 15" SS 31+00 32+00

C44 9+00 8+00 7+00 6+00 5+00 4+00 3+00 2+00 1+00 0+00

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	8 / 10

PLATE NO : 77

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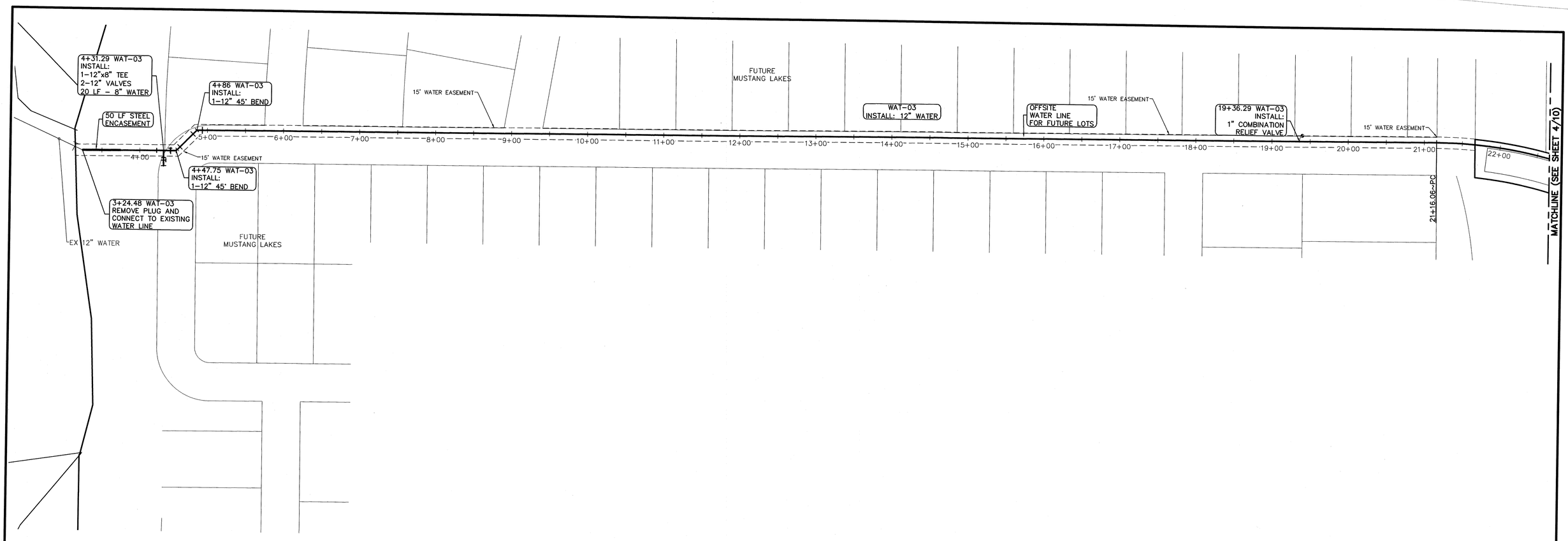

BENCHMARKS:
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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	9 / 10

PLATE NO.: 78

4+07.19 SAN-01
CONST 4' DIA MH

4+07.19-PC

5+70.29-PT

5+70.29 SAN-01
CONST 4' DIA MH

15' SANITARY
SEWER EASEMENT

8+44.13 SAN-01
CONST 4' DIA MH

8+44.13-PC

FUTURE
MUSTANG LAKES

14+10.44 SAN-01
CONST 4' DIA MH

11+17.86 SAN-01
CONST 4' DIA MH

15' SANITARY
SEWER EASEMENT

0+07.50 SAN-01
CONNECT TO EX. MANHOLE
W/ EXTERNAL DROP CONNECTION

0+69.92 SAN-01
CONST 4' DIA MH

699.8

12

13

14

TWELVE OAKS PHASE II
CABINET P, SLIDE 486
M.R.C.C.T.

MATCHLINE (THIS SHEET)

MATCHLINE (THIS SHEET)

16+62.07 SAN-01
CONST 4' DIA MH

15' SANITARY
SEWER EASEMENT

FUTURE
MUSTANG LAKES

19+52.86 SAN-01
CONST 4' DIA MH

29+83.74-PT

MATCHLINE
(SEE SHEET 5/10)

WATERVIEW TRAIL

22+16.31-PT

28+56.36 WAT-02
INSTALL:
1-12" 22.5° BEND

28+36.67 WAT-02
INSTALL:
1-12" X 8" TEE
1-8" VALVE
7 LF 8" STUB (SW)
1-8" PLUG

22+47.92 SAN-01
CONST 4' DIA MH

28+26.54 WAT-02
INSTALL:
1-12" 22.5° BEND

27+73.23 WAT-02
INSTALL:
1-12" X 6" TEE
1-12" VALVE
1-FIRE HYDRANT
1-6" VALVE

1X

INSTALL 12" WAT-02 WATER

25+47.86 SAN-01
CONST 4' DIA MH

26+03.43-PT

24+46.66-PC

MATCHLINE WS 7/10
(SEE SHEET 6/10)

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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ELEVATION = 744.84'

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STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
3			

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

WATER & SANITARY SEWER PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	1" = 60'	05052-01	10/10

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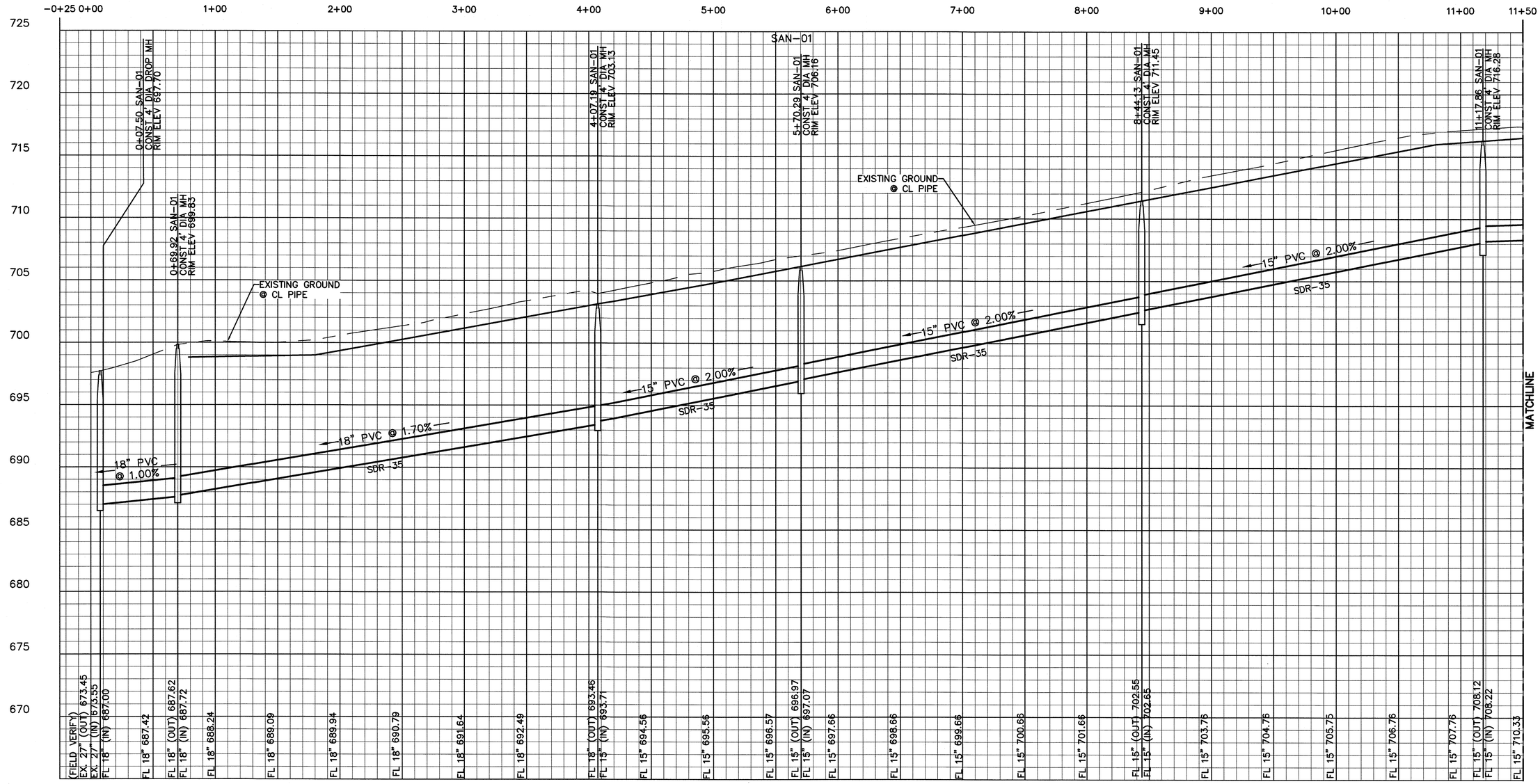

BENCHMARKS:
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ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-01 (0+00 TO 11+50)

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	1 / 22

PLATE NO.: 80

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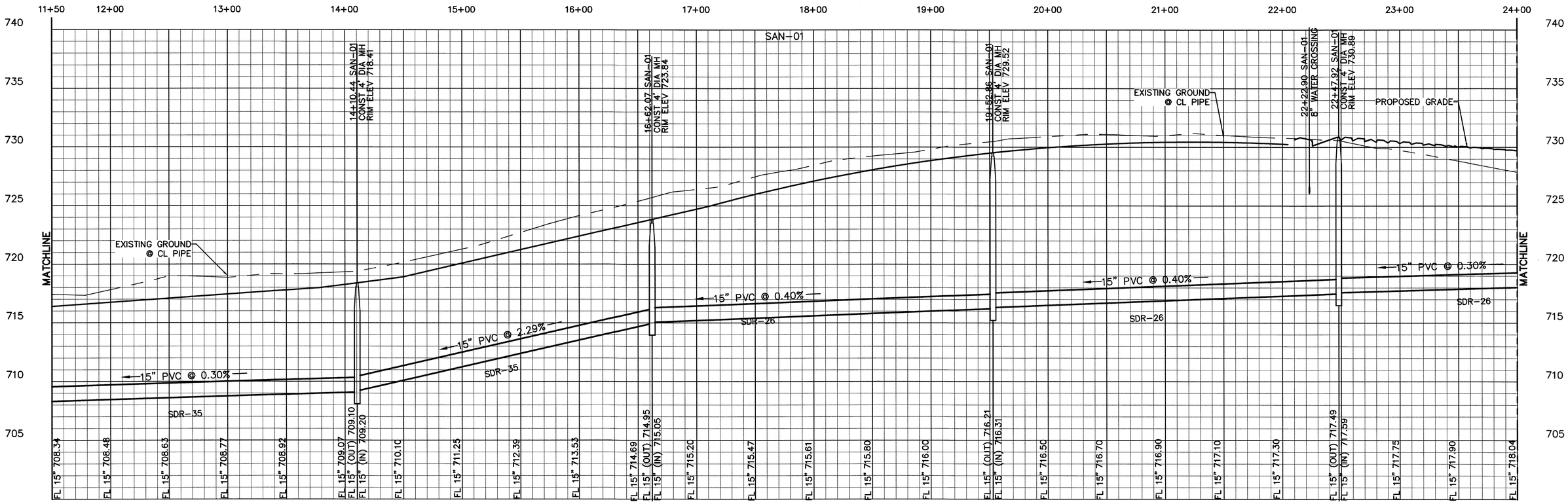

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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-01 (11+50 TO 24+00)

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	2 / 22

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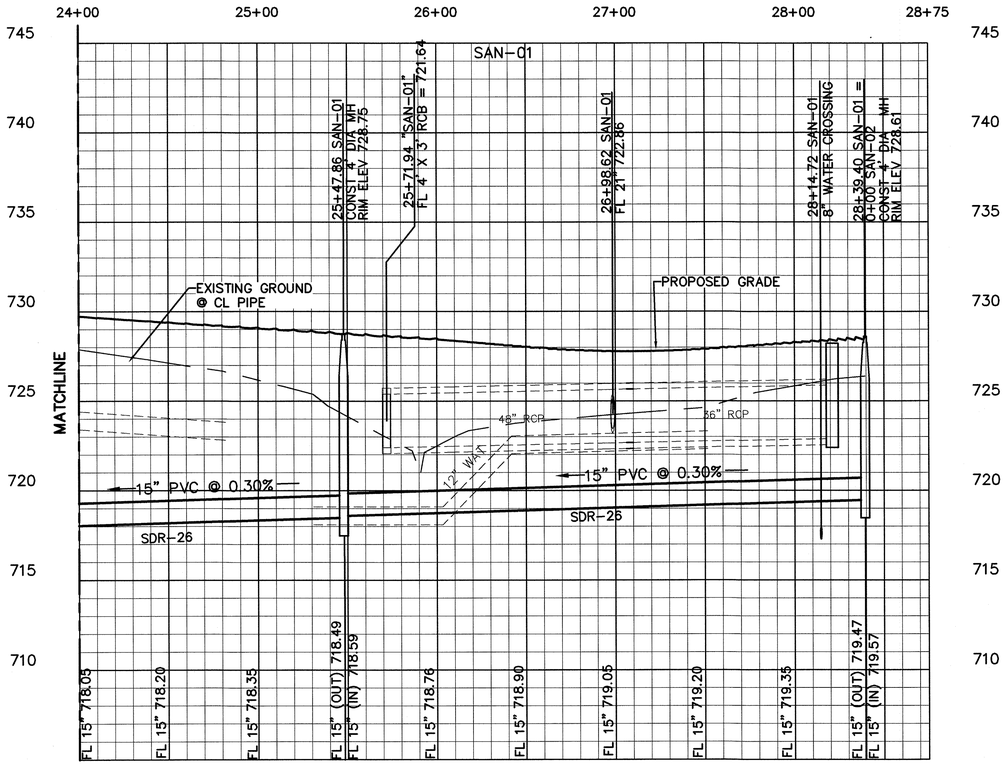

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-01 (24+00 TO END)

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	3 22

PLATE NO.: 82

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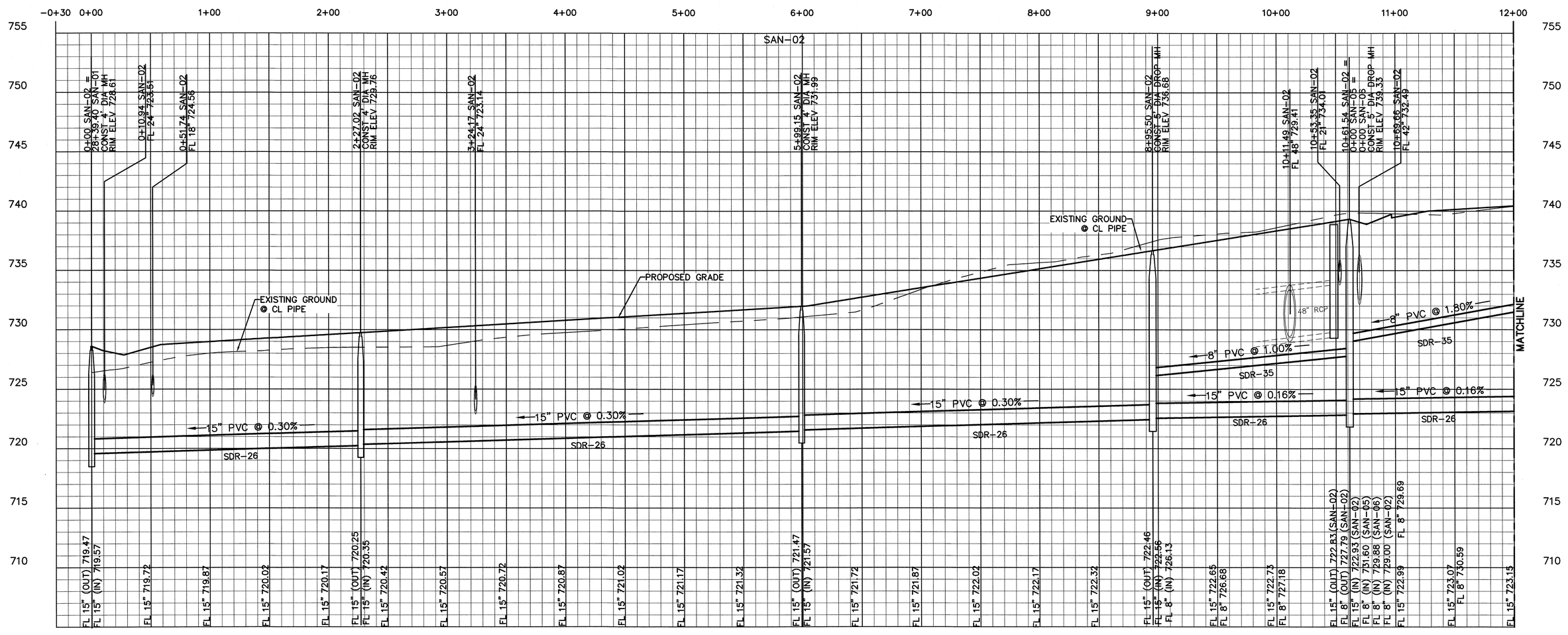

SAN-02 (0+00 TO 12+00)

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

BENCHMARKS:
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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	4 / 22

PLATE NO.: 83

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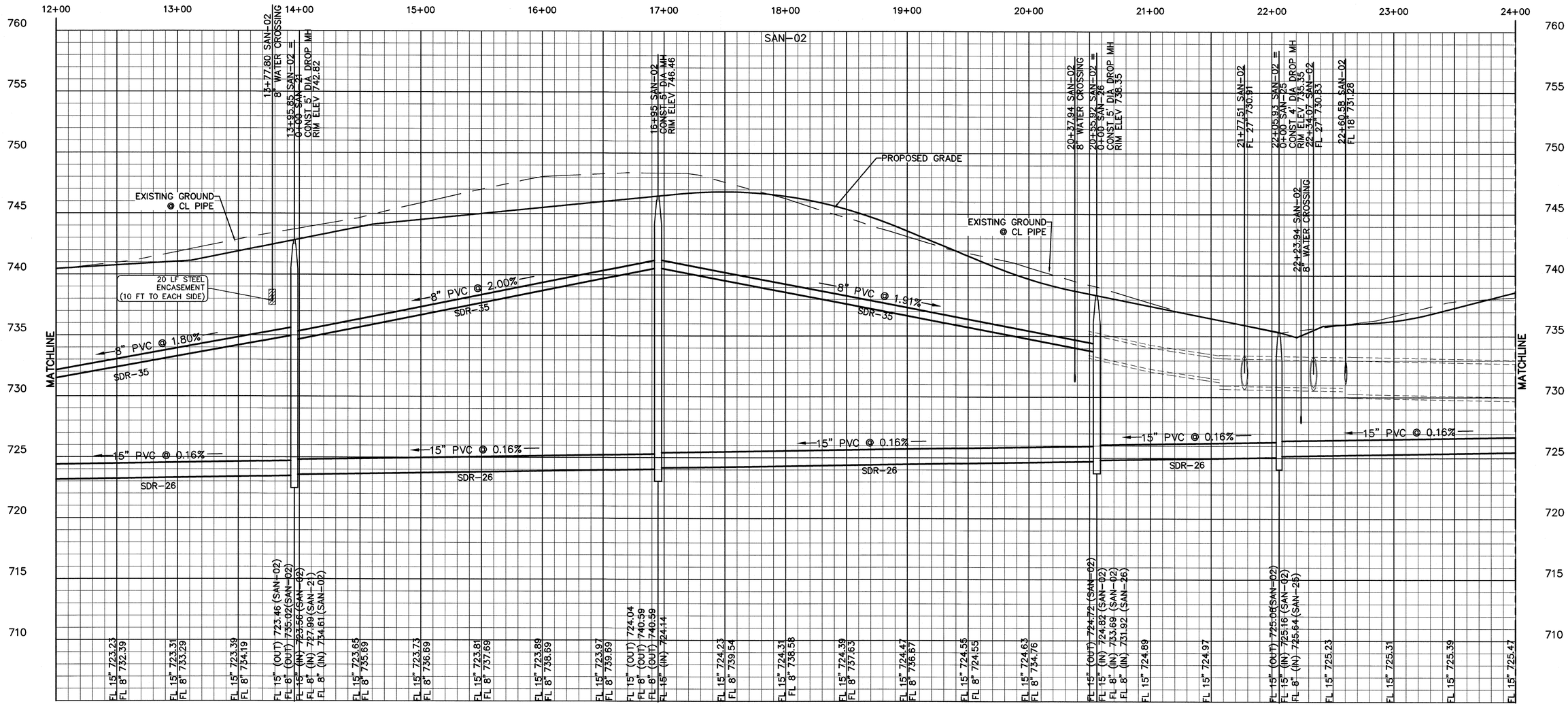

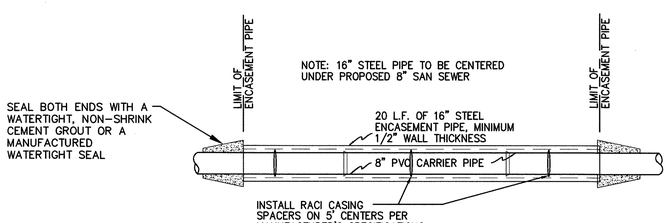

STEEL ENCASEMENT DETAIL

BENCHMARKS:
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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-02 (12+00 TO 24+00)

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	5 / 22

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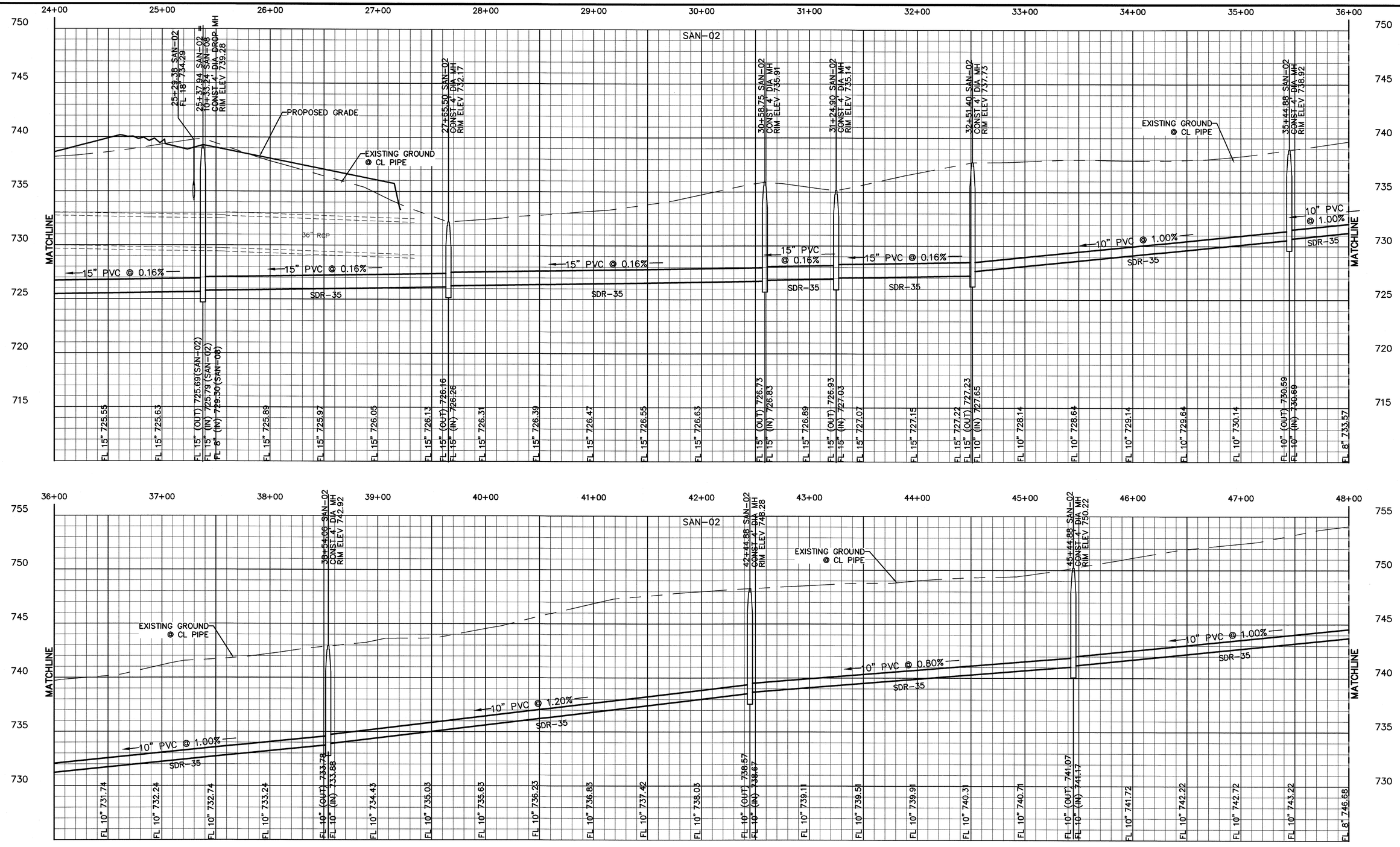

SAN-02 (24+00 TO 48+00)

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

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J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	6 / 22

PLATE NO.: 85

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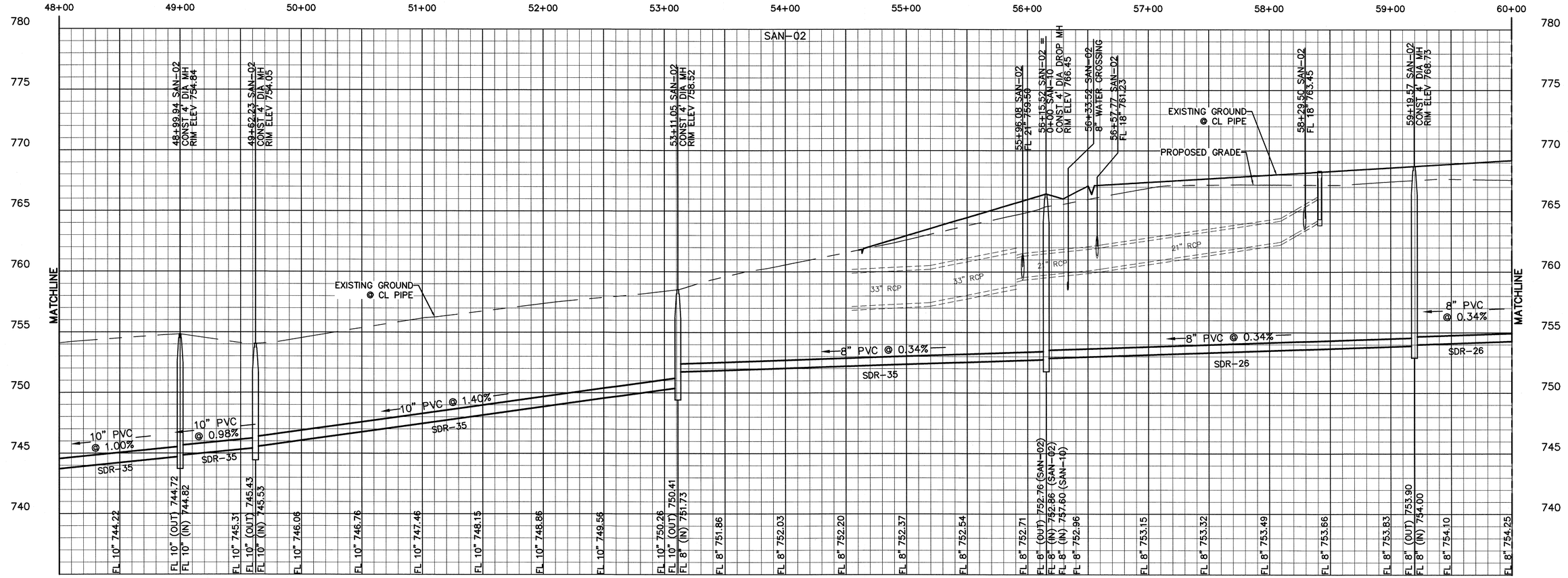

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-02 (48+00 TO 60+00)

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	7 22

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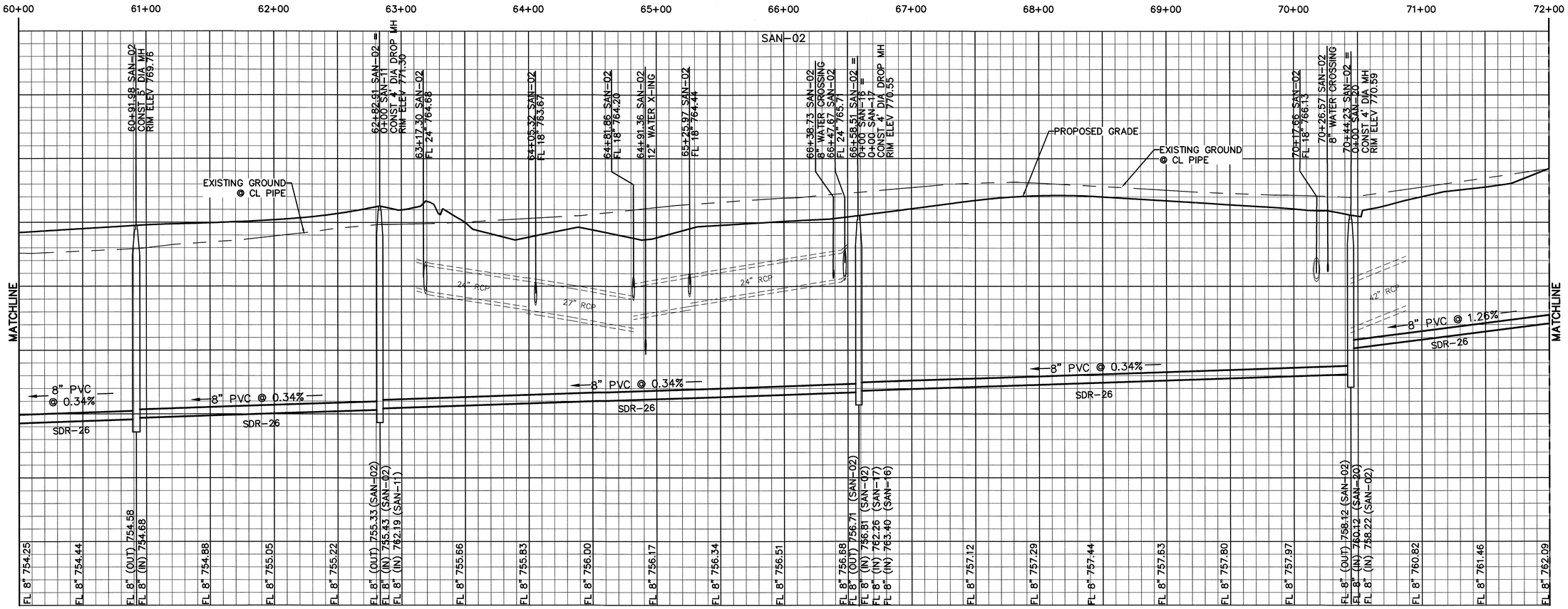

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STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-02 (60+00 TO 72+00)

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	8 / 22

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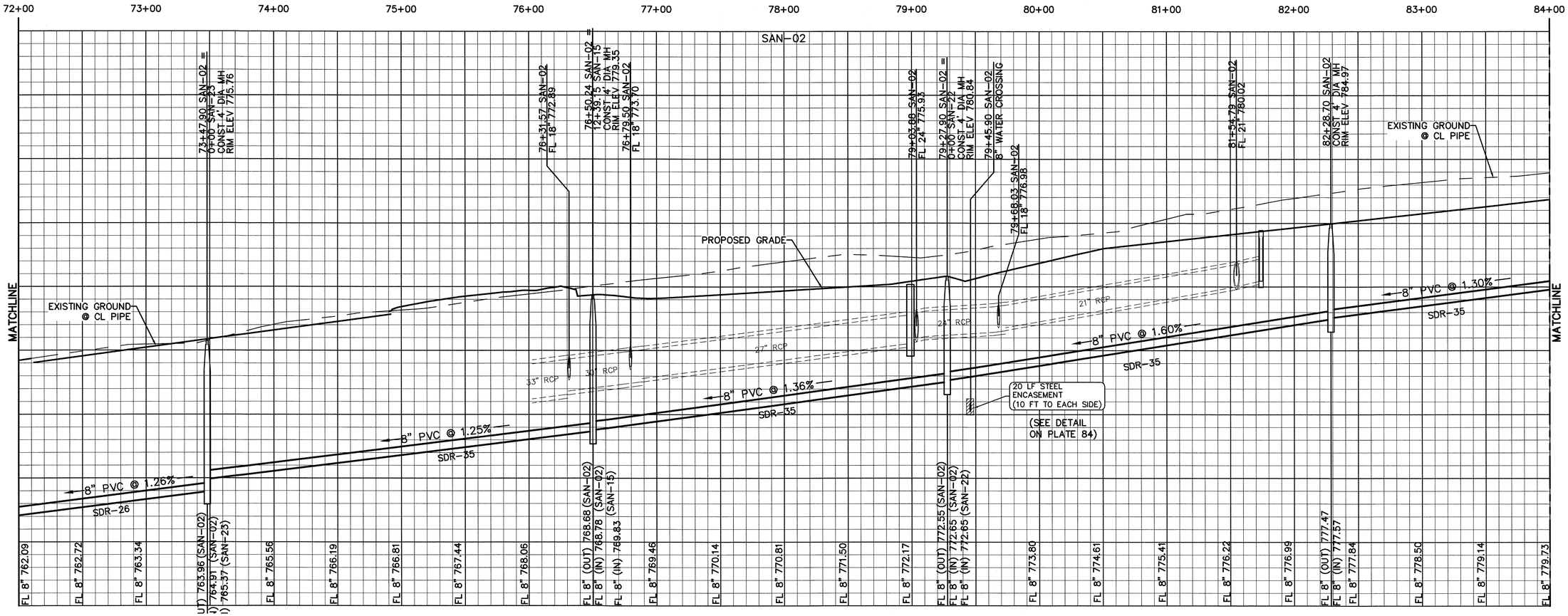

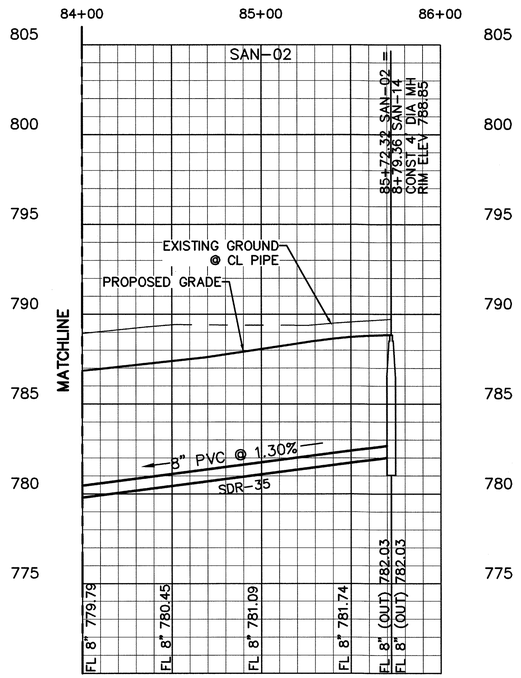

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J. Casey Ross 5/11/15

STATE OF TEXAS * J. CASEY ROSS * 97272 * LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-02 (72+00 TO END)

SANITARY SEWER PROFILES

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COLLIN COUNTY, TEXAS

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	9 / 22

PLATE NO.: 88

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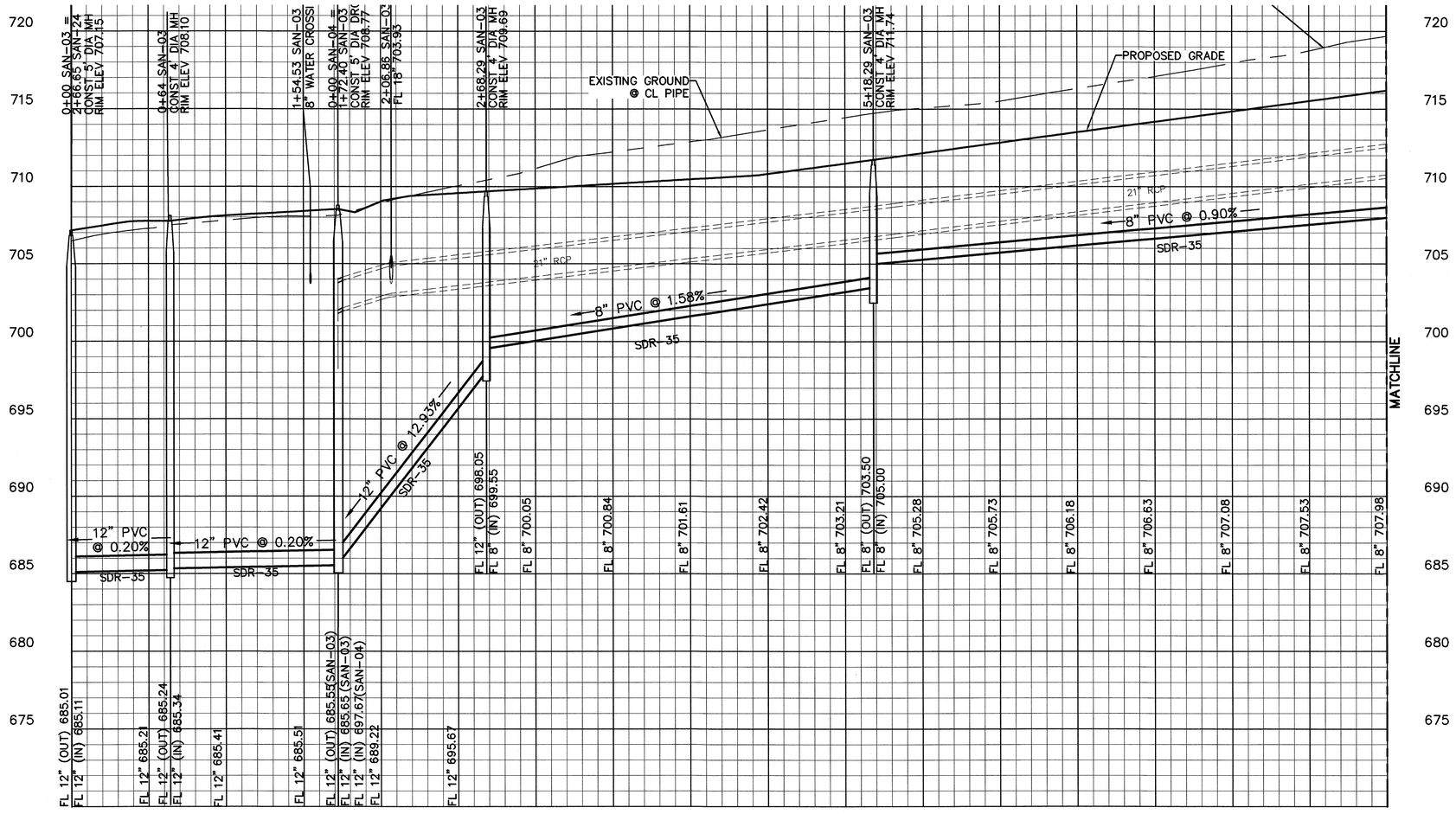

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-03 (0+00 TO 8+50)

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	10 22

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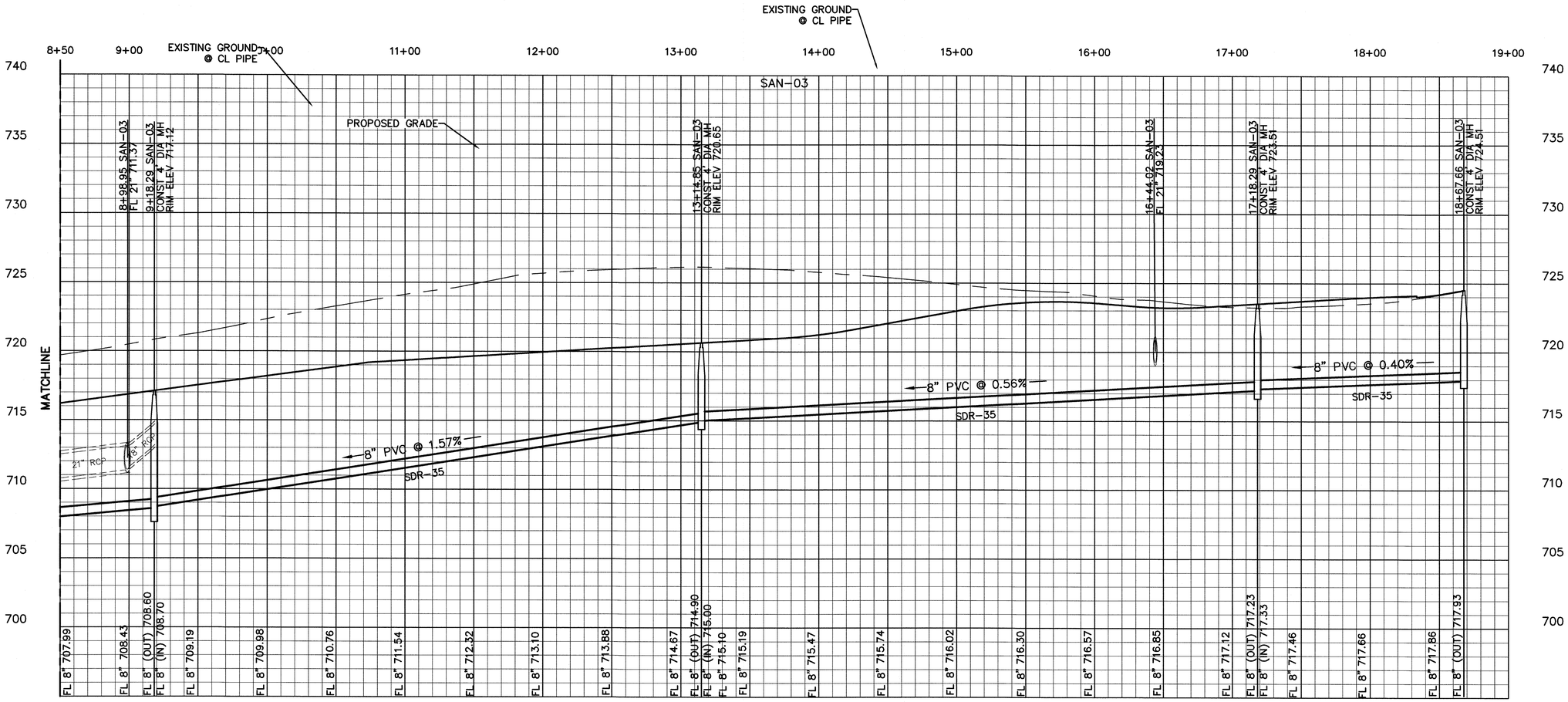

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-03 (8+50 TO END)

SANITARY SEWER PROFILES

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PLATE NO.: 90

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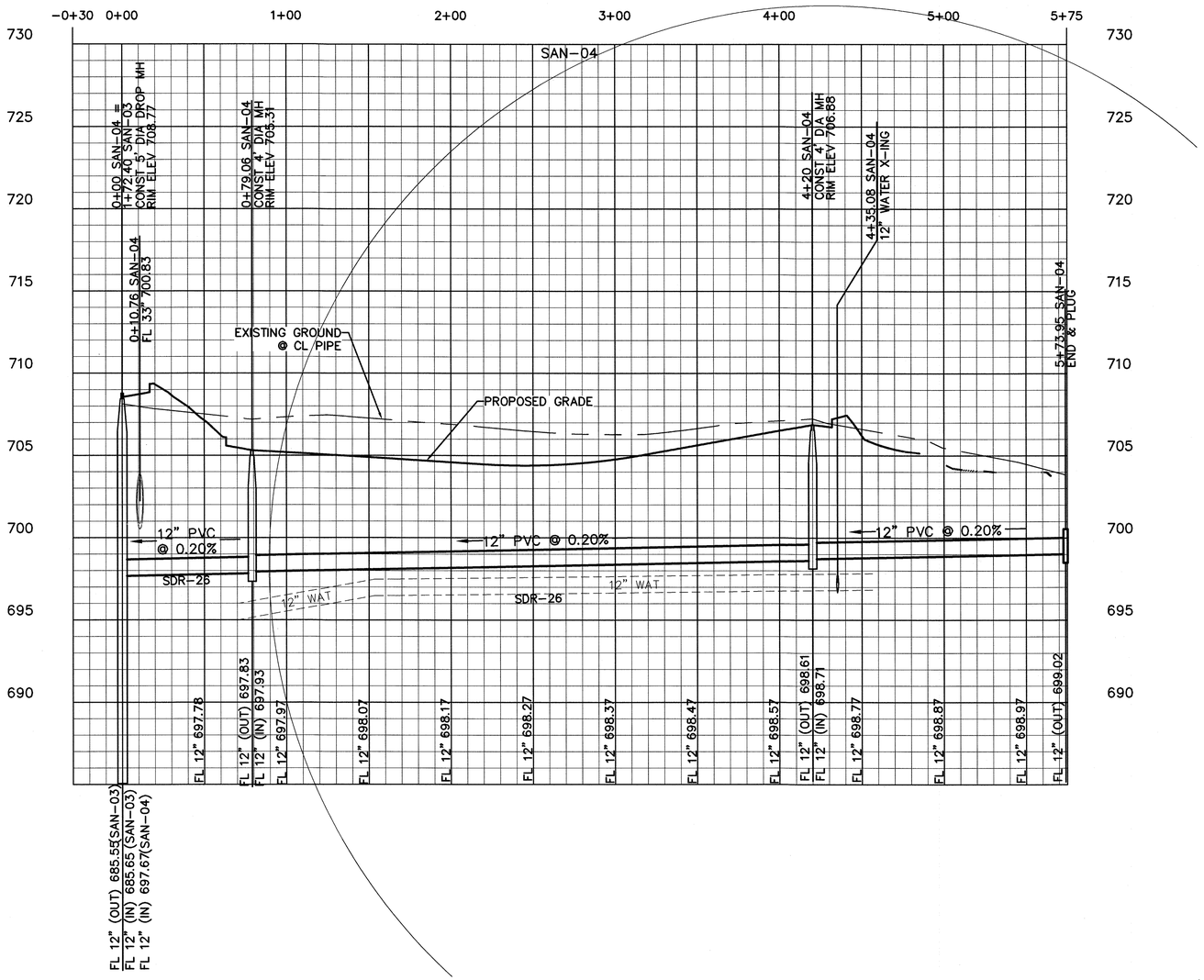

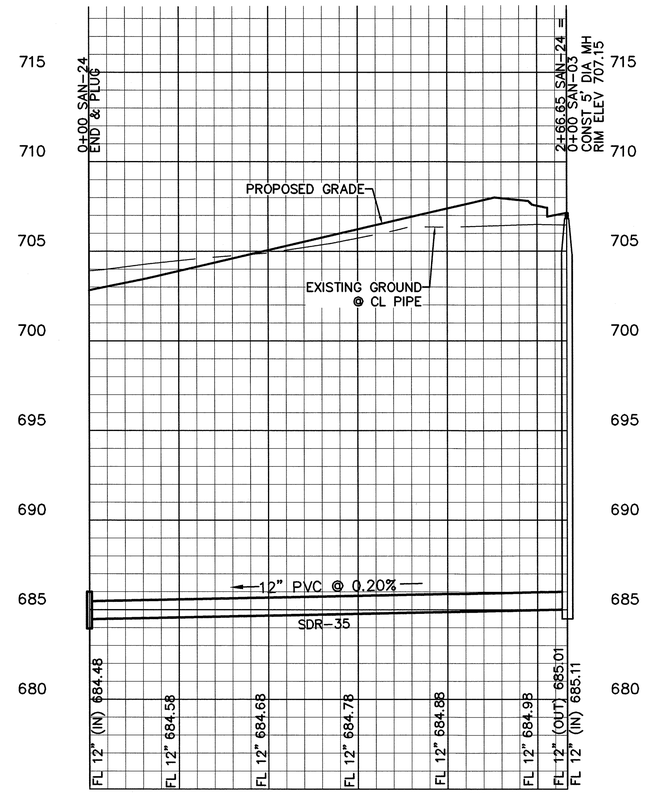

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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-04 & SAN-24

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	12 / 22

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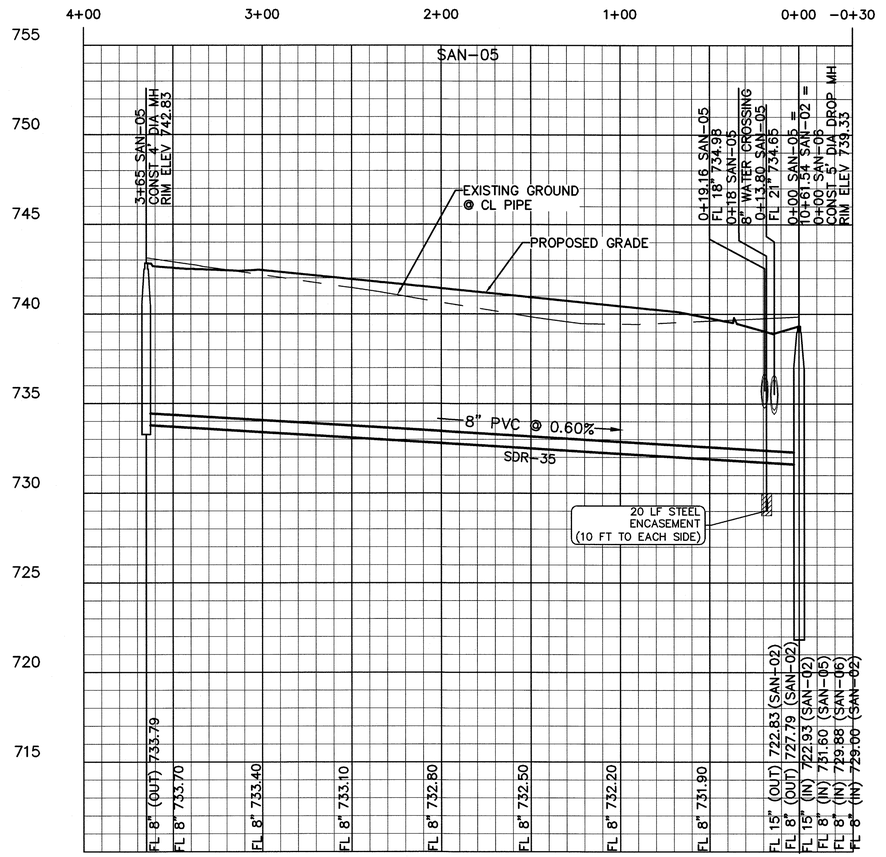

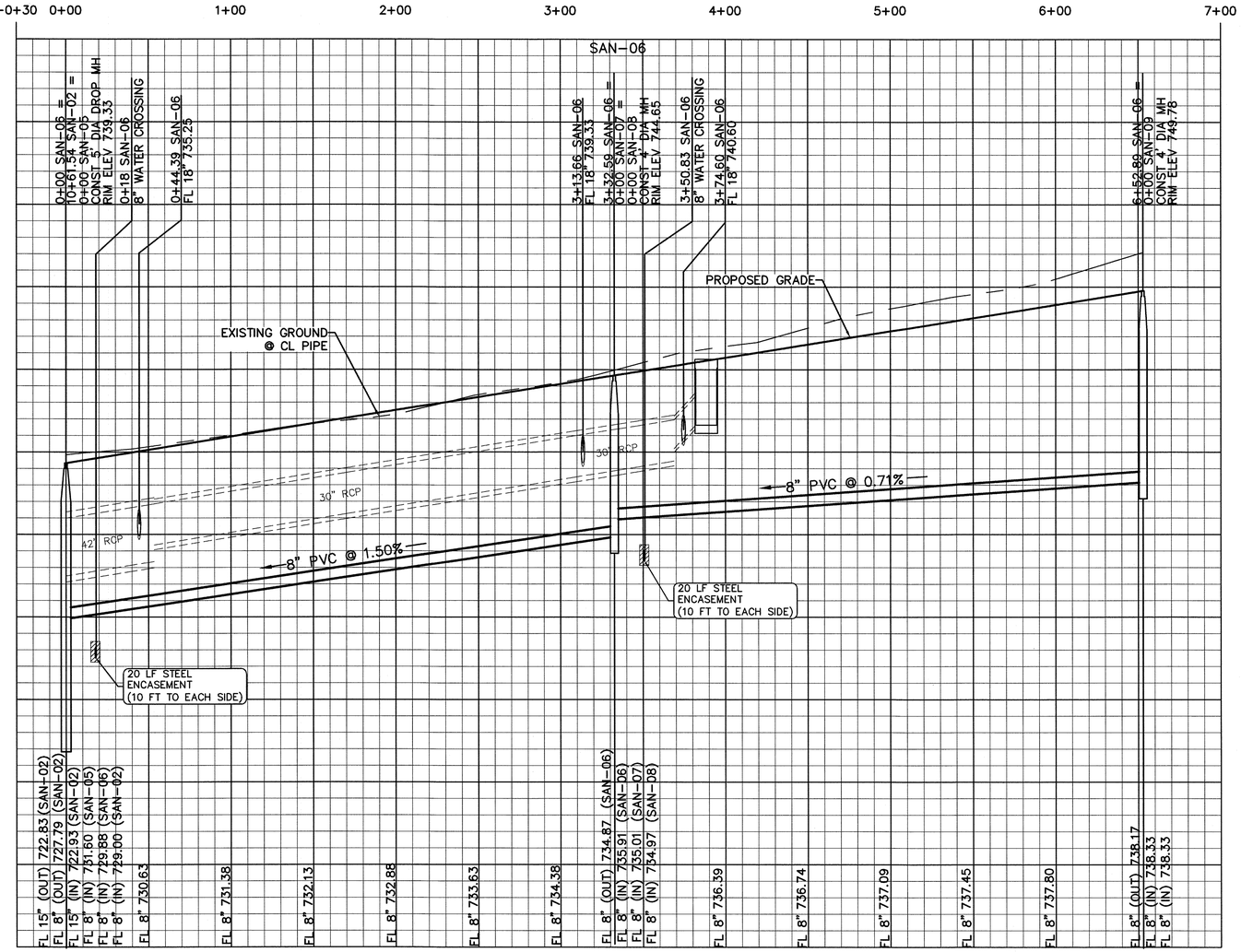

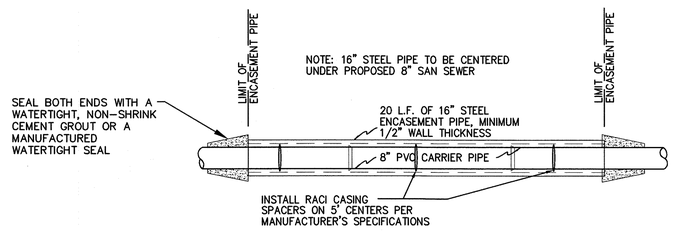

STEEL ENCASEMENT DETAIL

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-05 & SAN-06

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	13 22

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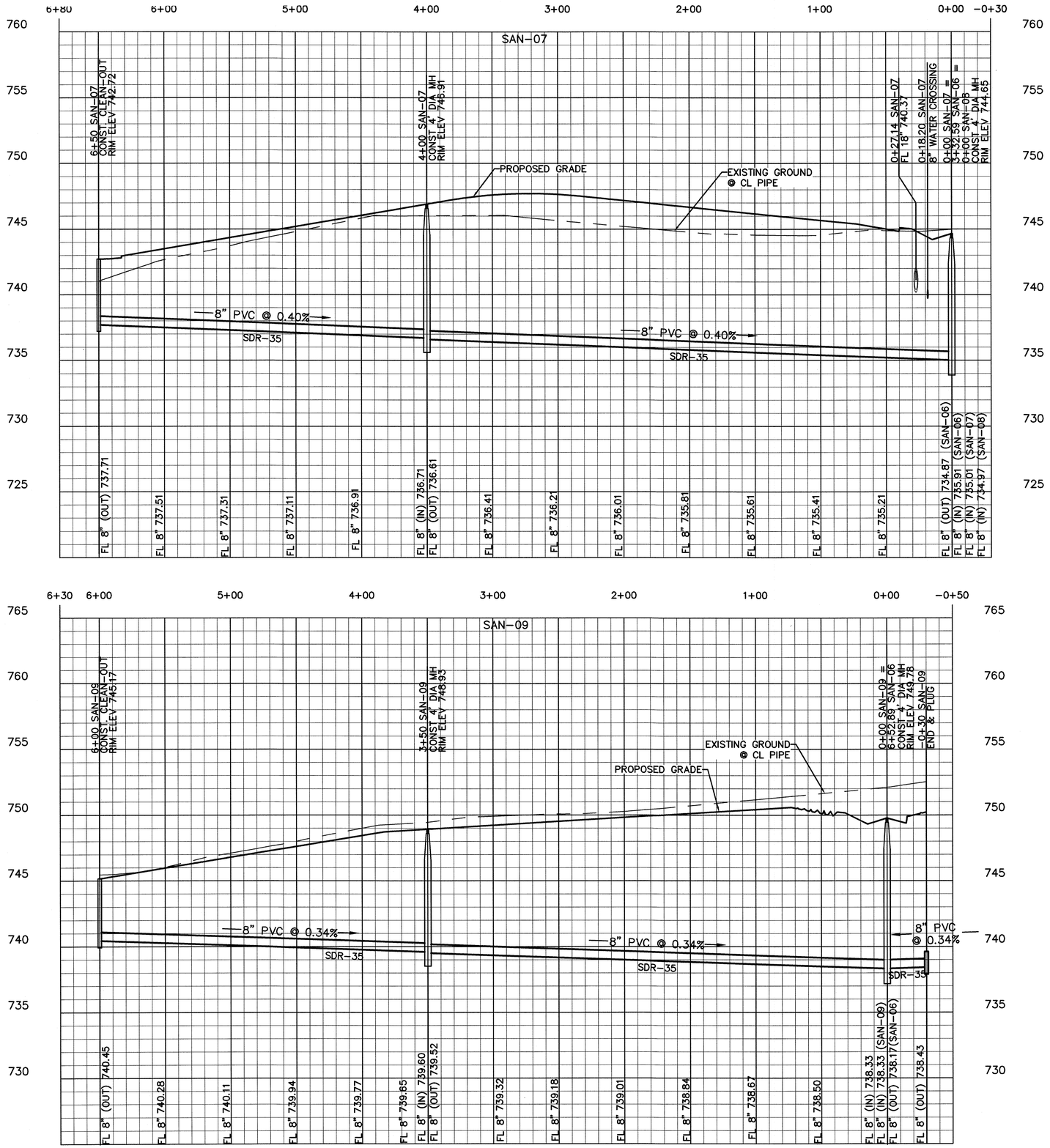

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

5/1/15

BENCHMARKS:
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ELEVATION = 744.84'

NO.	DATE	BY	REVISION

SAN-07 & SAN-09

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	14 / 22

PLATE NO.: 93

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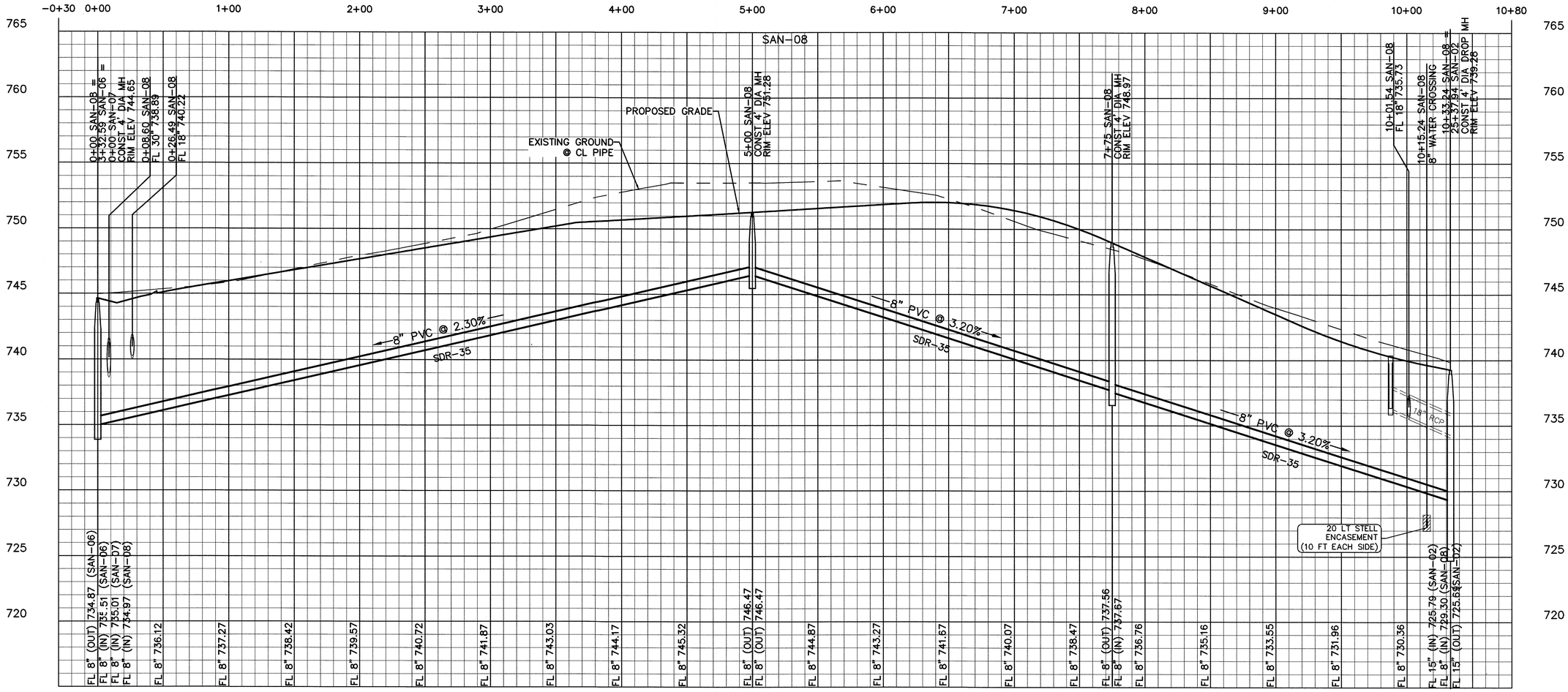

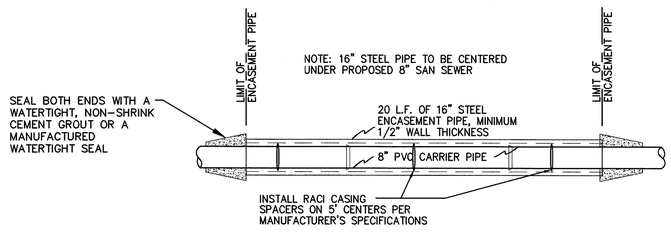

STEEL ENCASEMENT DETAIL

BENCHMARKS:
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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-08

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	15 / 22

PLATE NO.: 94

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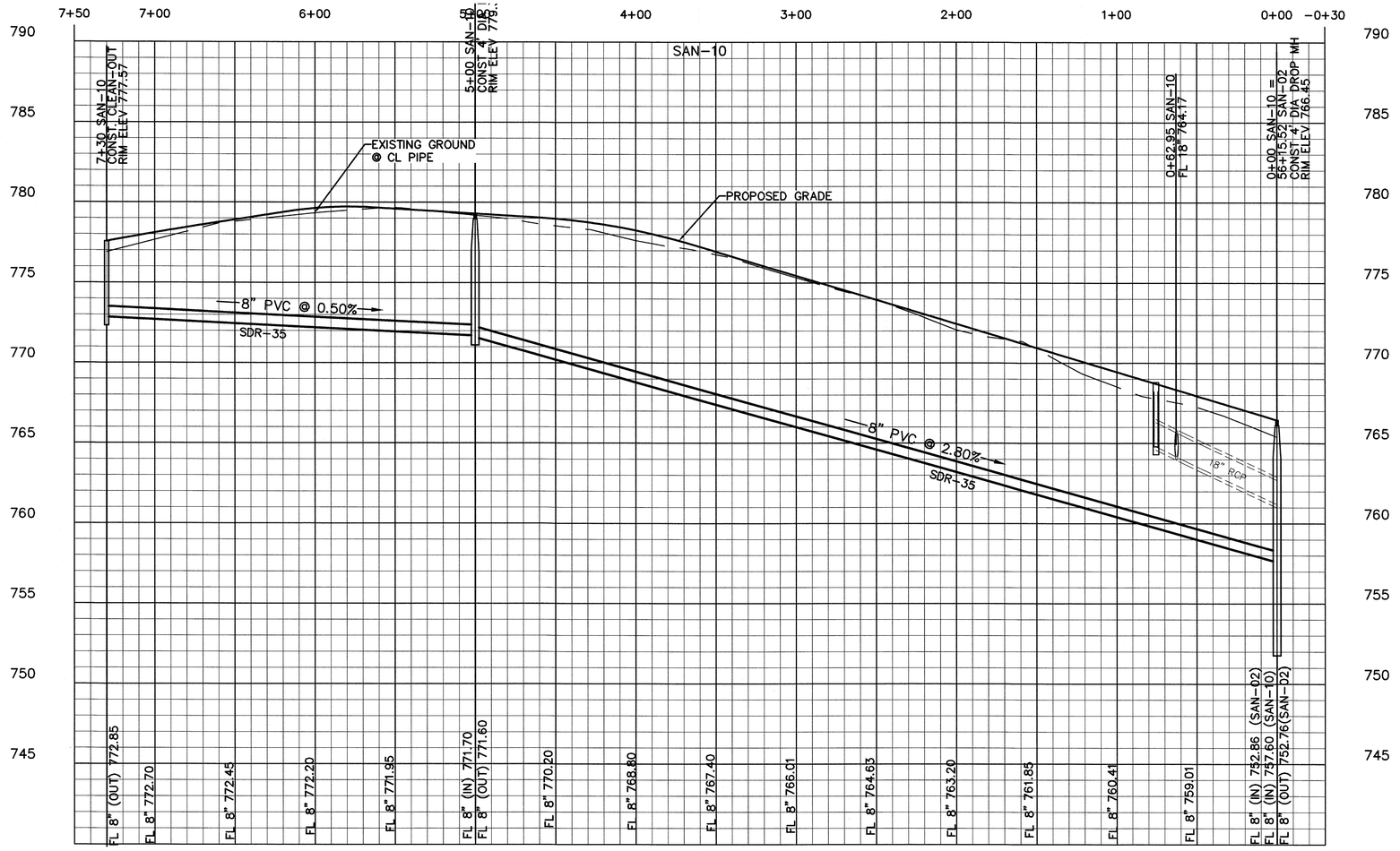

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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-10

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	16 / 22

PLATE NO.: 95

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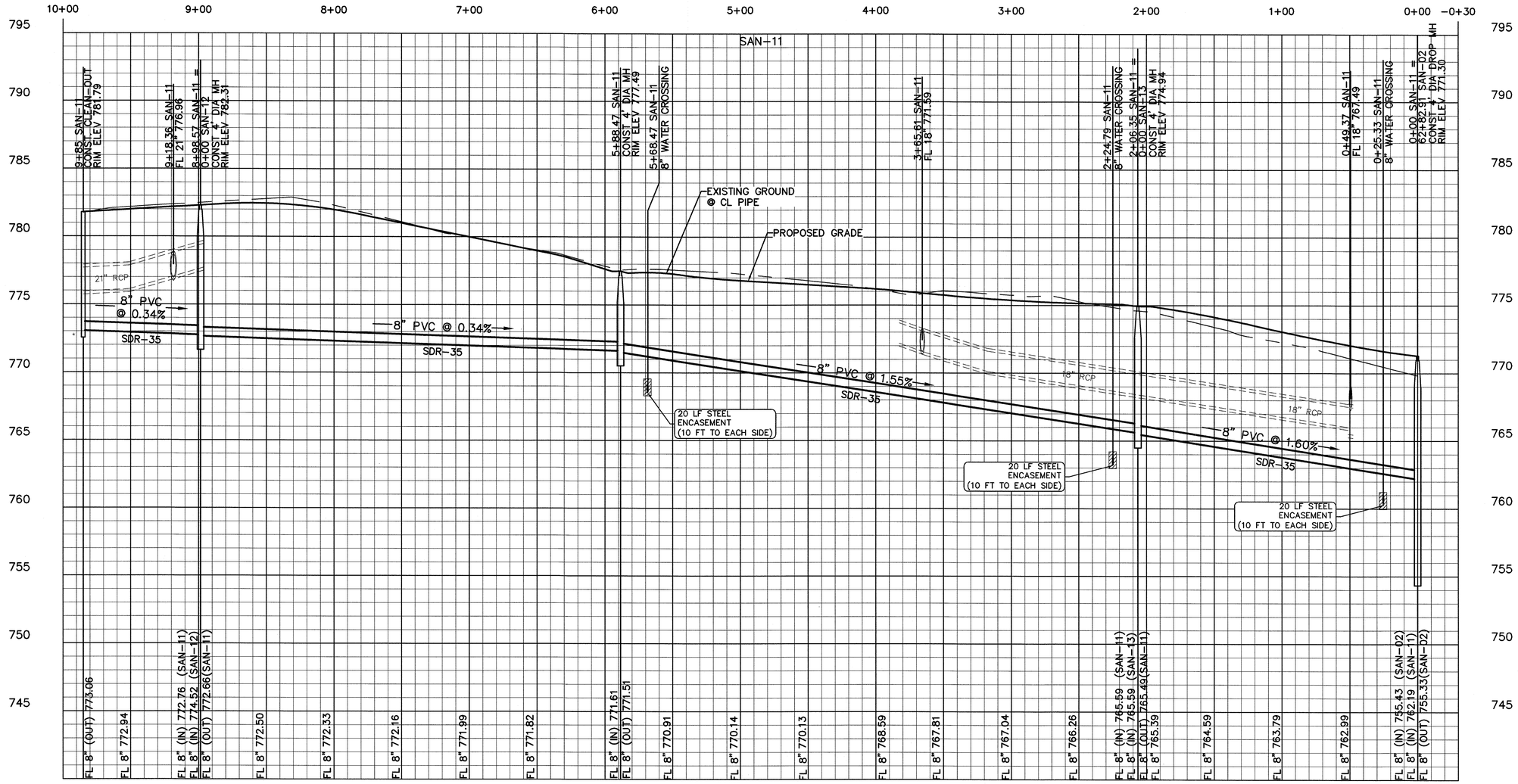

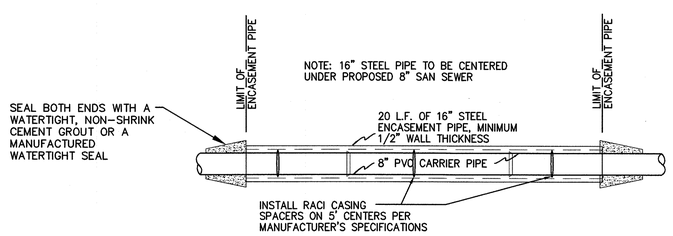

STEEL ENCASEMENT DETAIL

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-11

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	17 / 22

PLATE NO.: 96

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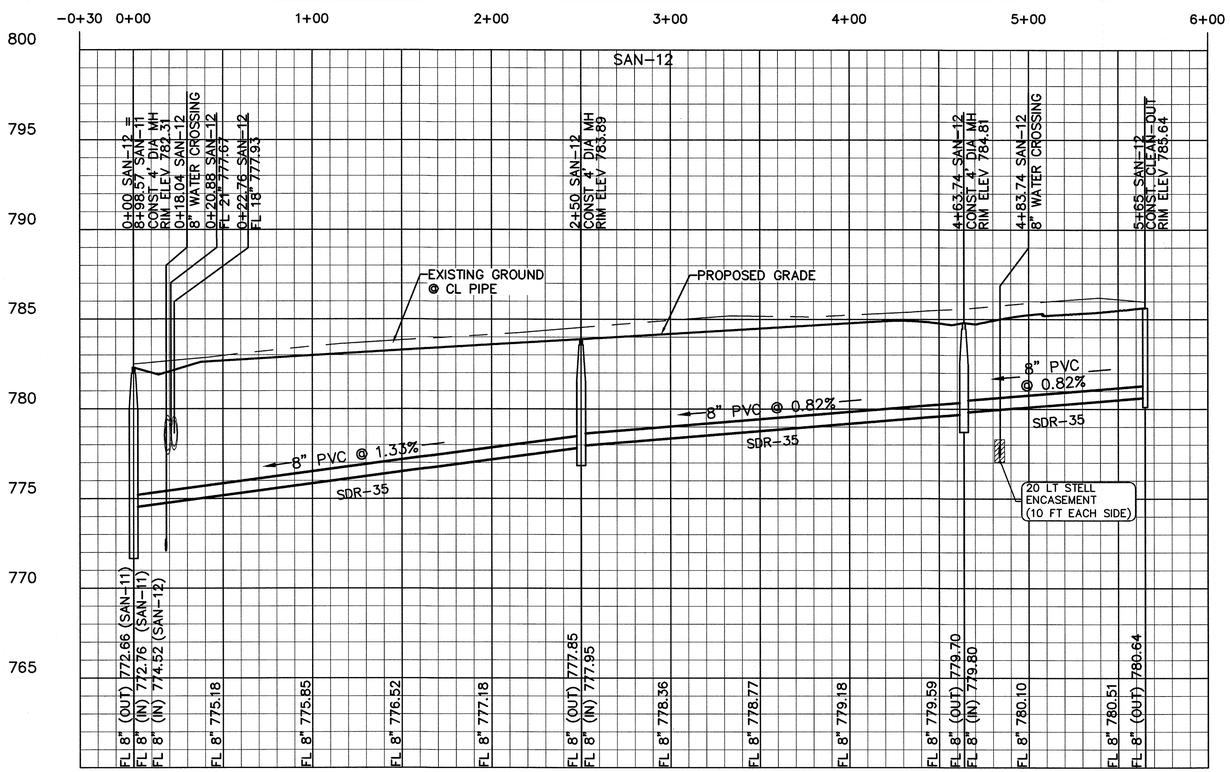

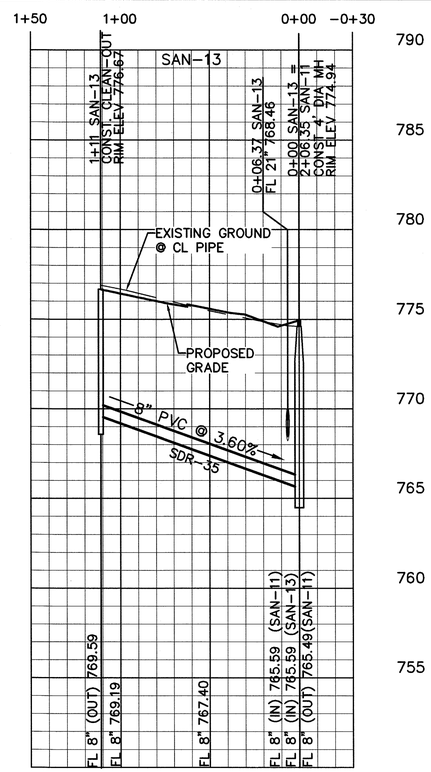

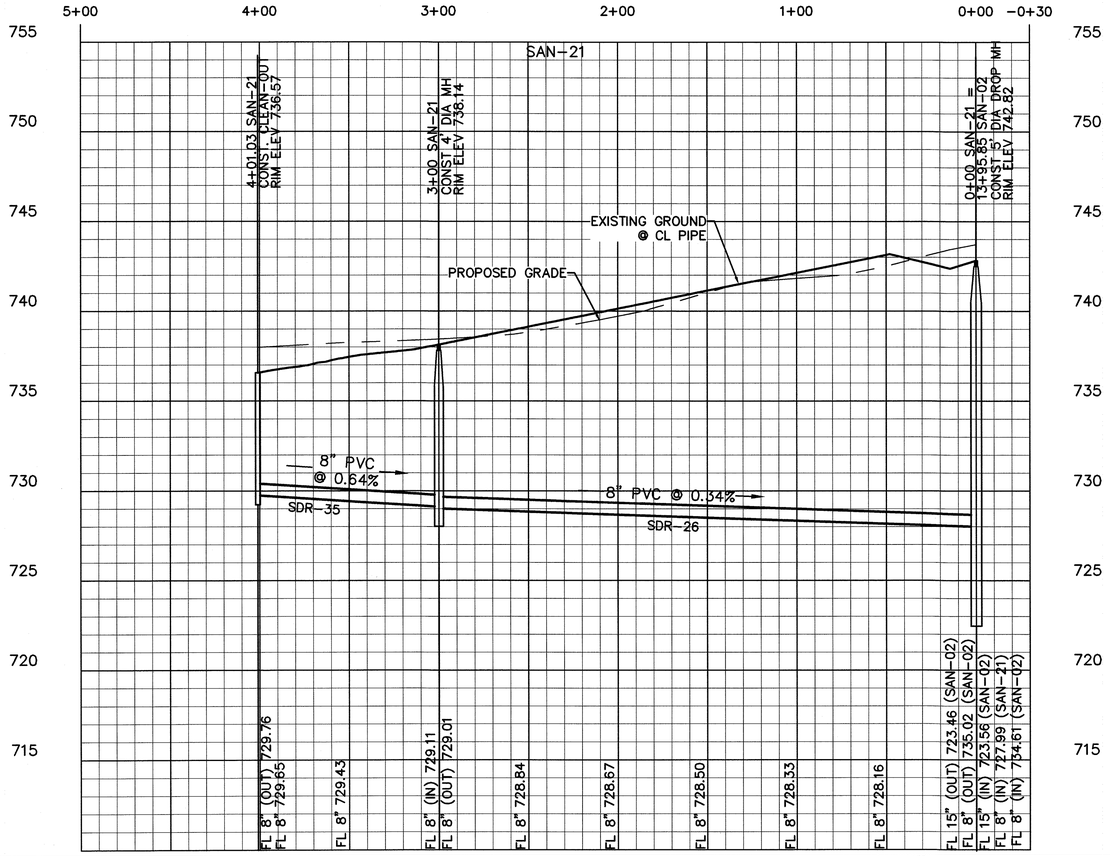

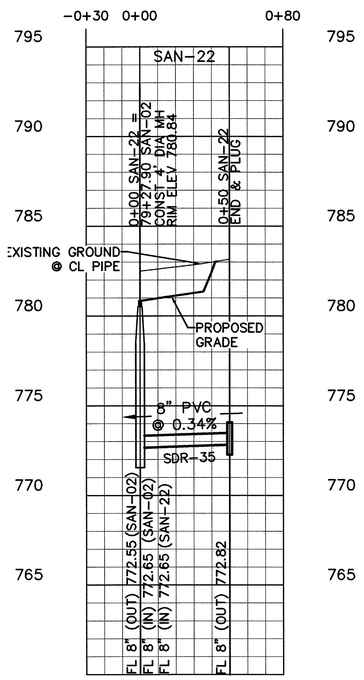

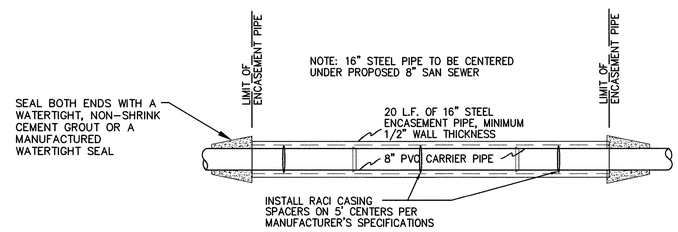

STEEL ENCASEMENT DETAIL

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J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

BENCHMARKS:
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ELEVATION = 744.84'

NO.	DATE	BY	REVISION

SAN-12, SAN-13 SAN-21 & SAN-22

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	18 / 22

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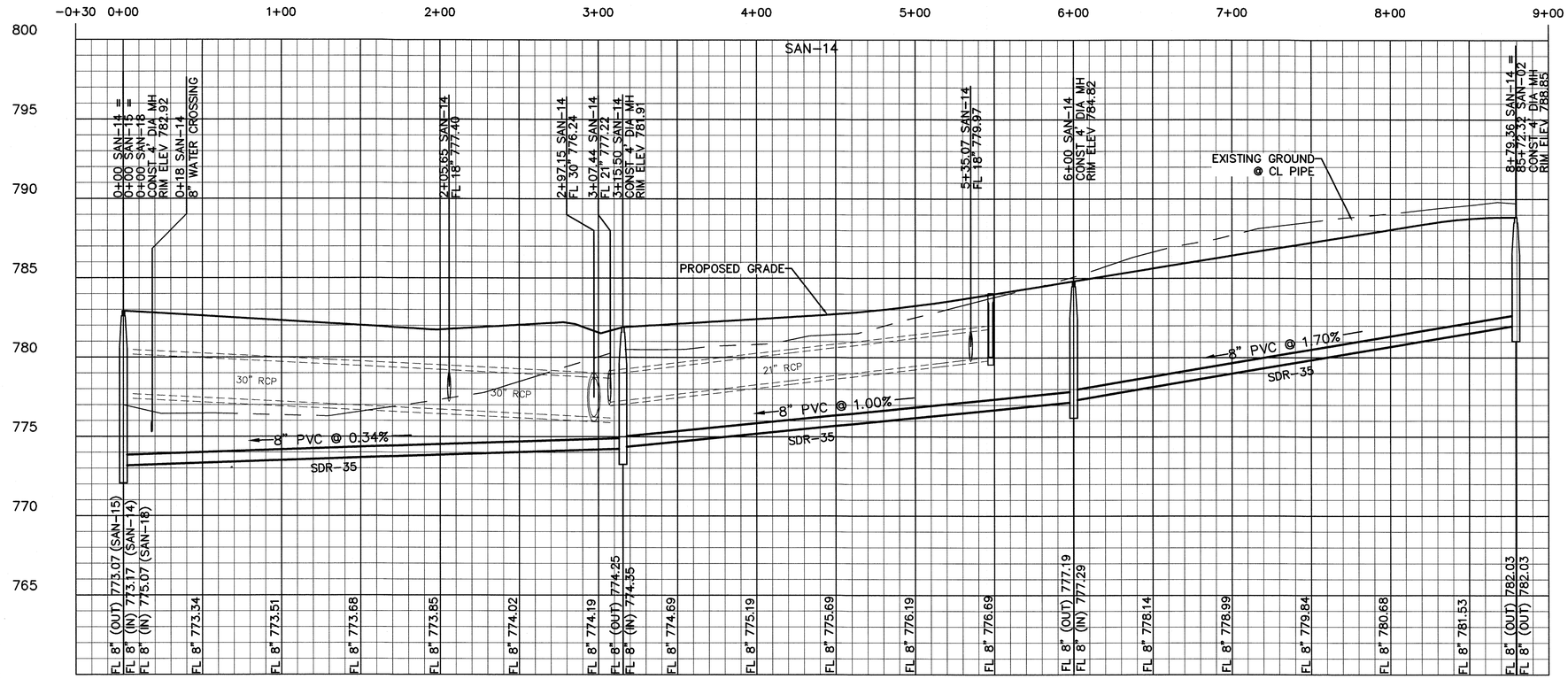

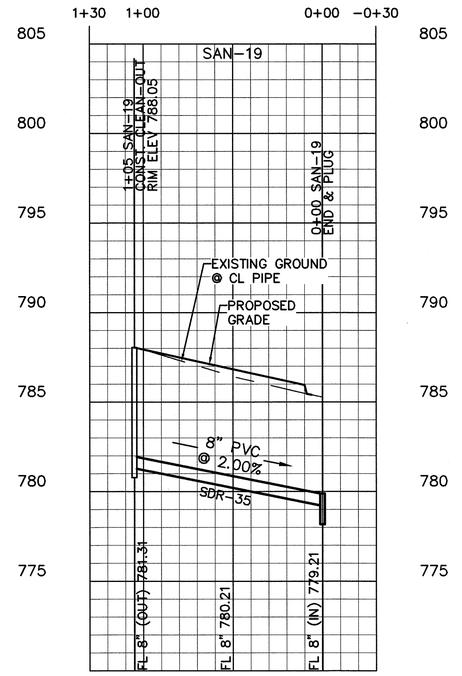

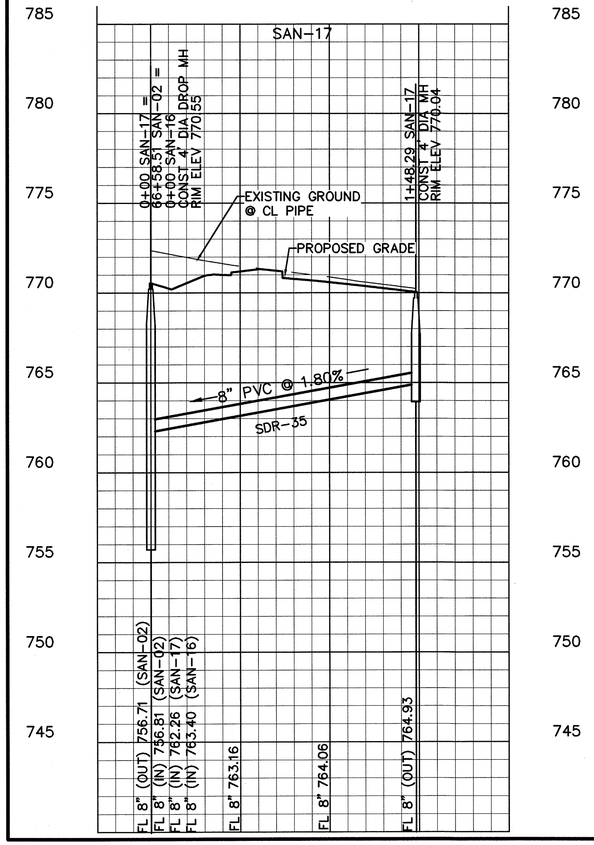

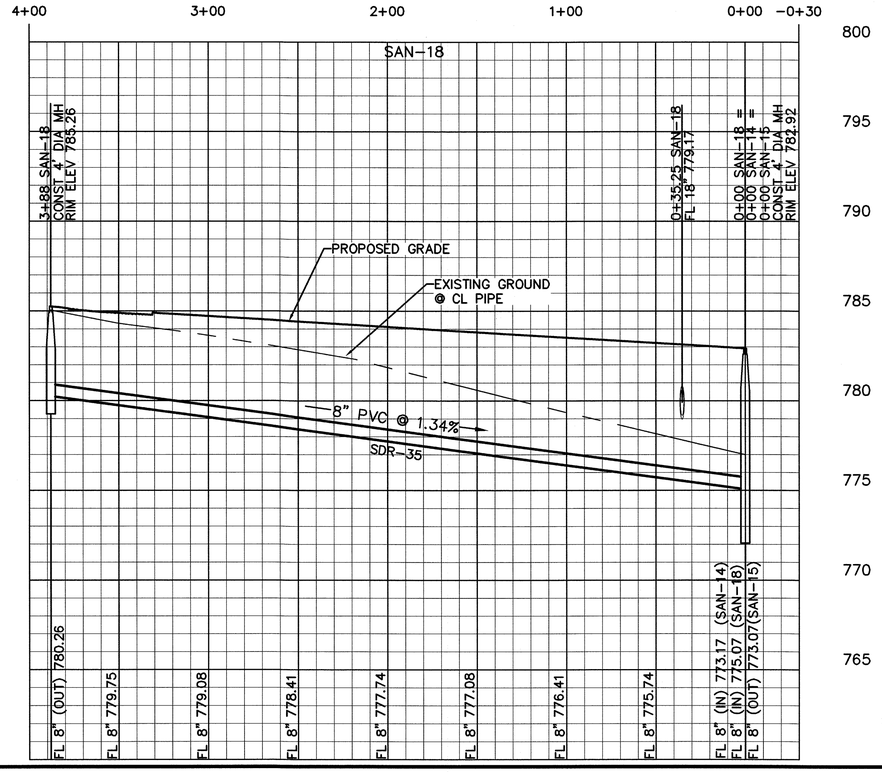

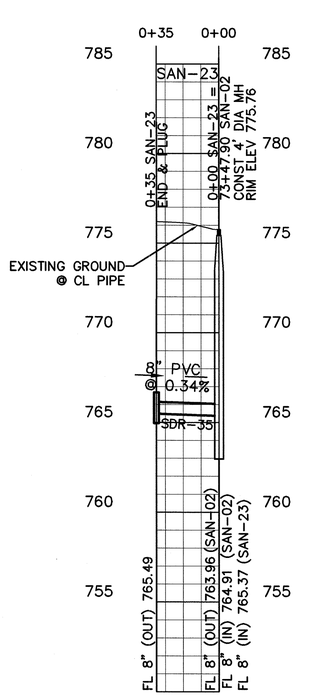

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ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-14, SAN-17 SAN-18, SAN-19 & SAN-23

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	19 / 22

PLATE NO.: 98

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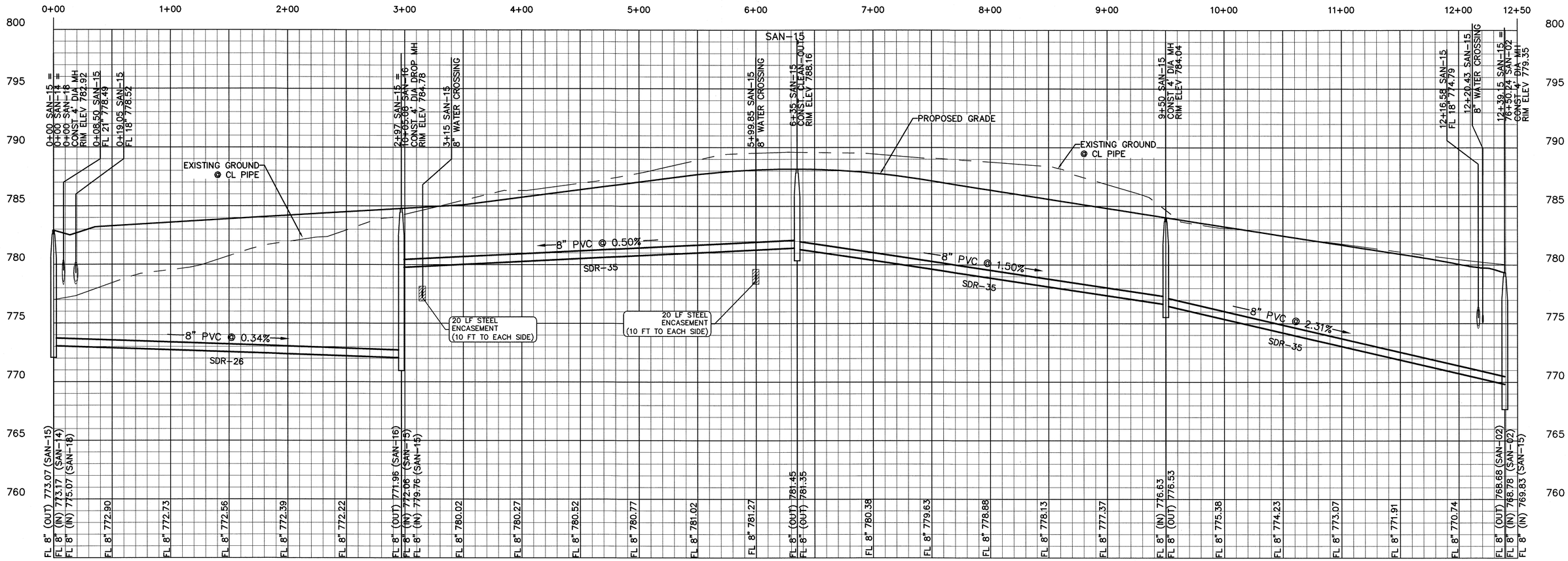

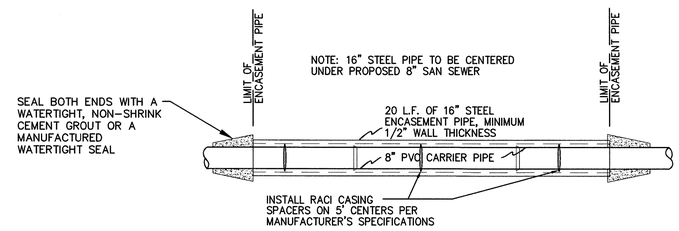

STEEL ENCASEMENT DETAIL

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

BENCHMARKS:
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ELEVATION = 744.84'

NO.	DATE	BY	REVISION

SAN-15 & SAN-20

SANITARY SEWER PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/01/2014	H: 1" = 40' V: 1" = 4'	05052-01	20 / 22

PLATE NO.: 99

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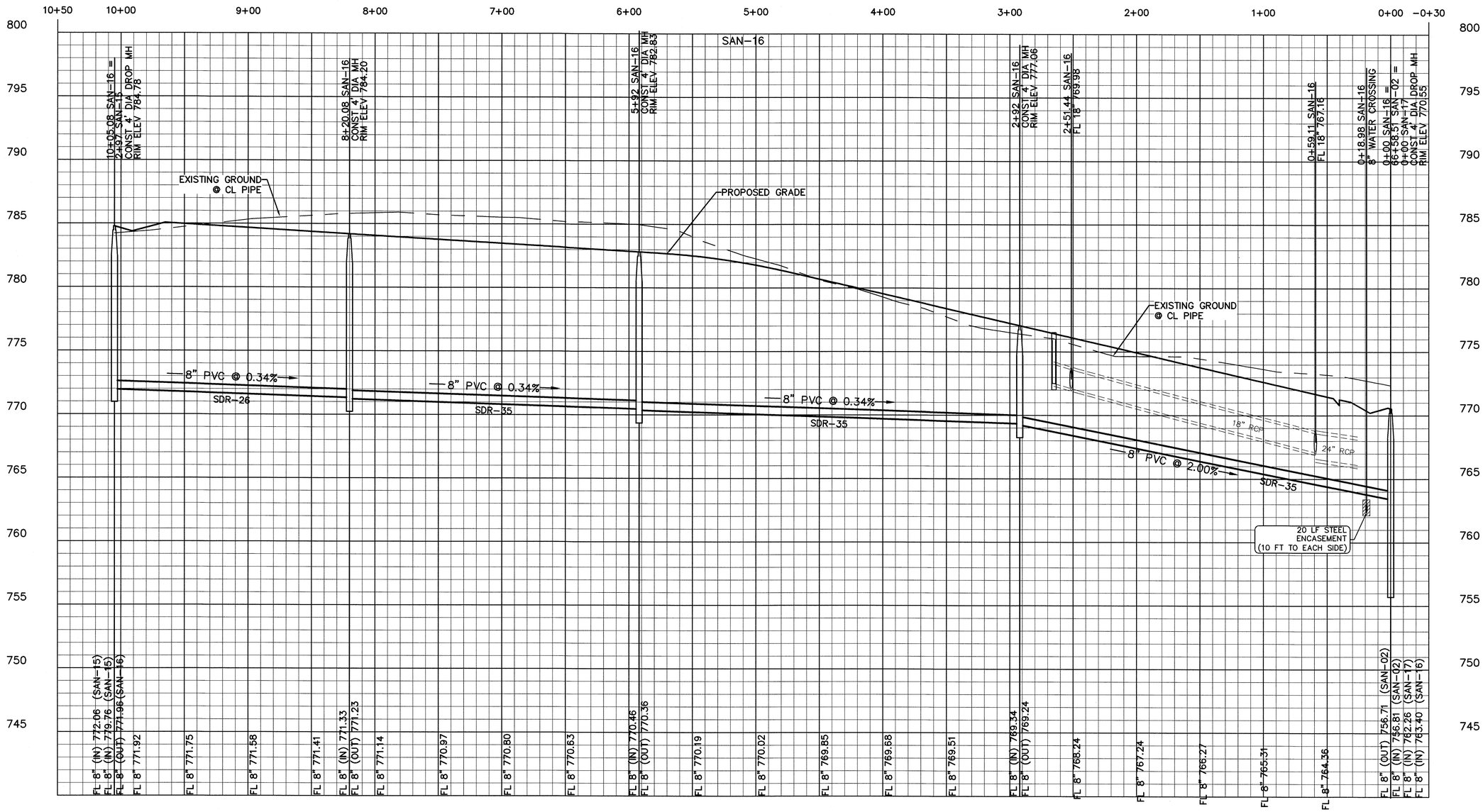

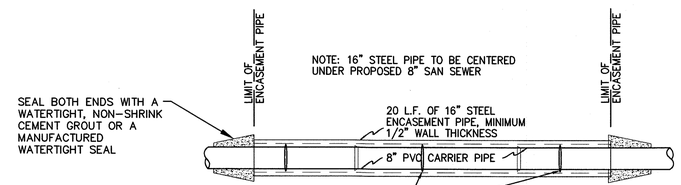

STEEL ENCASEMENT DETAIL

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ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

SAN-16

SANITARY SEWER PROFILES
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	21 / 22

PLATE NO.: 100

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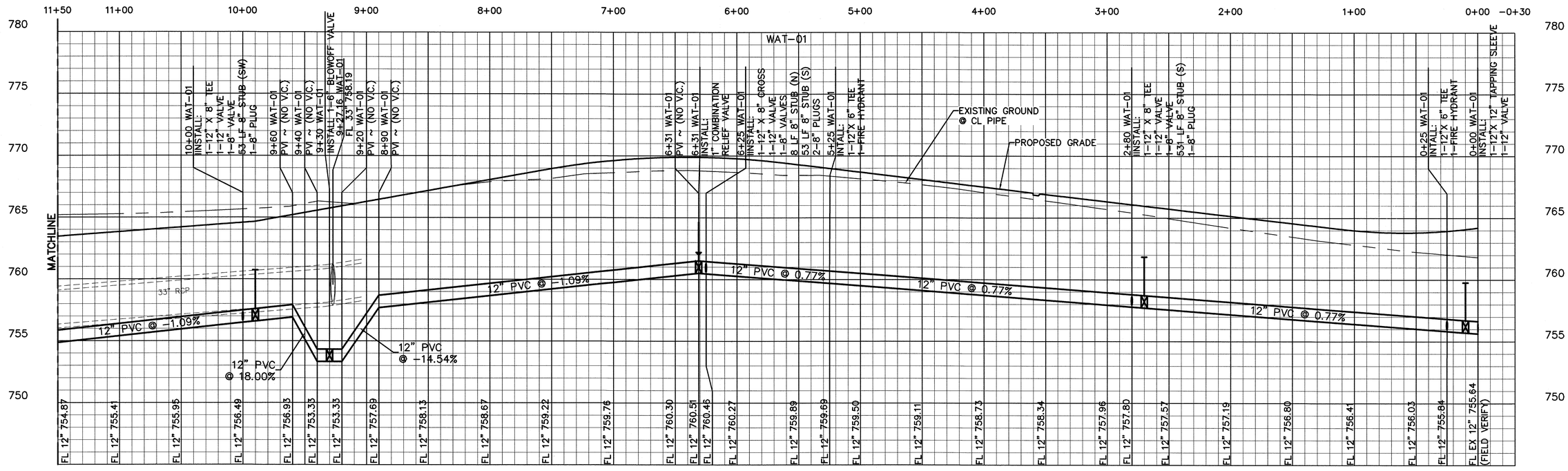

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ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97278.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97278
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-01 (0+00 TO 11+50)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	1 / 10

PLATE NO.: 101

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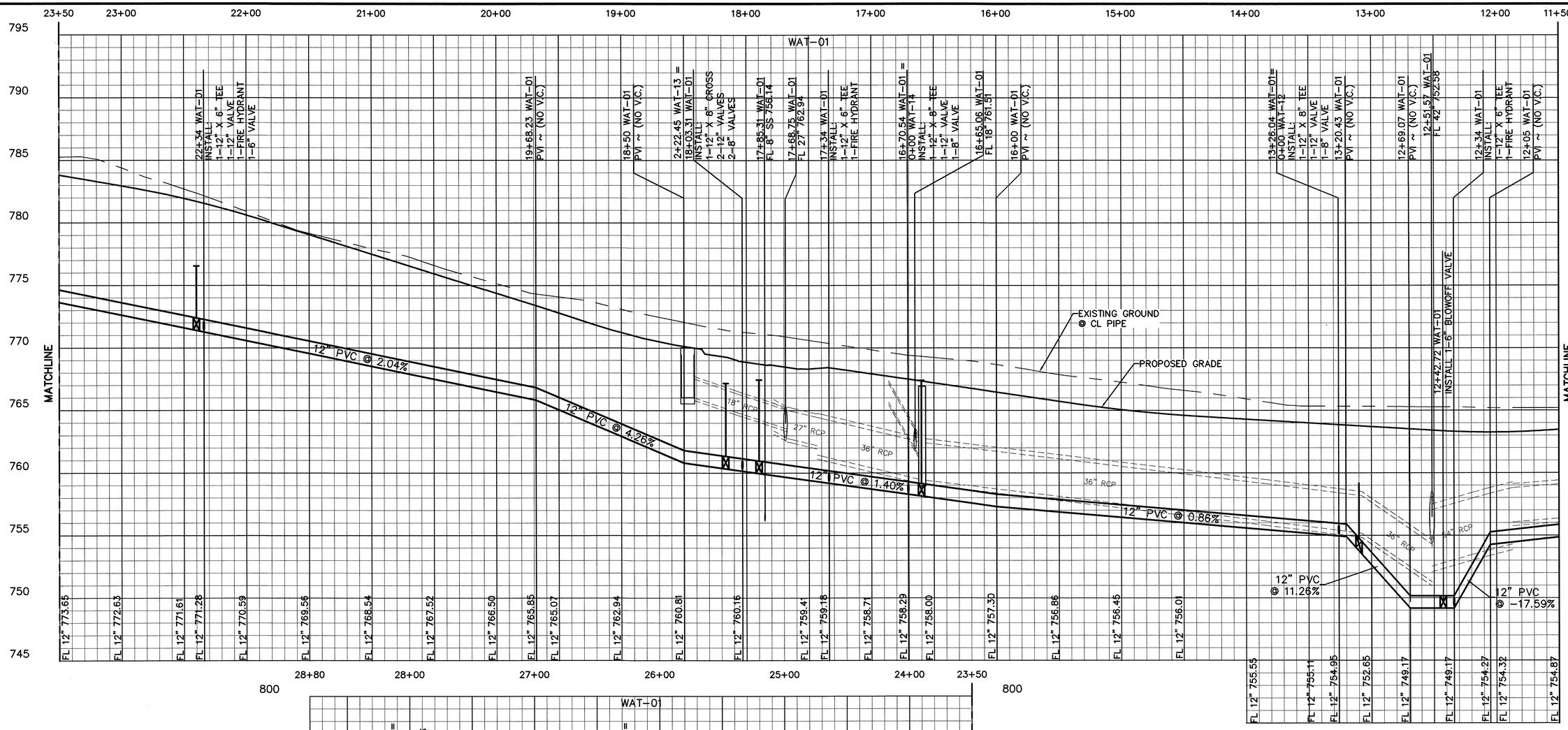

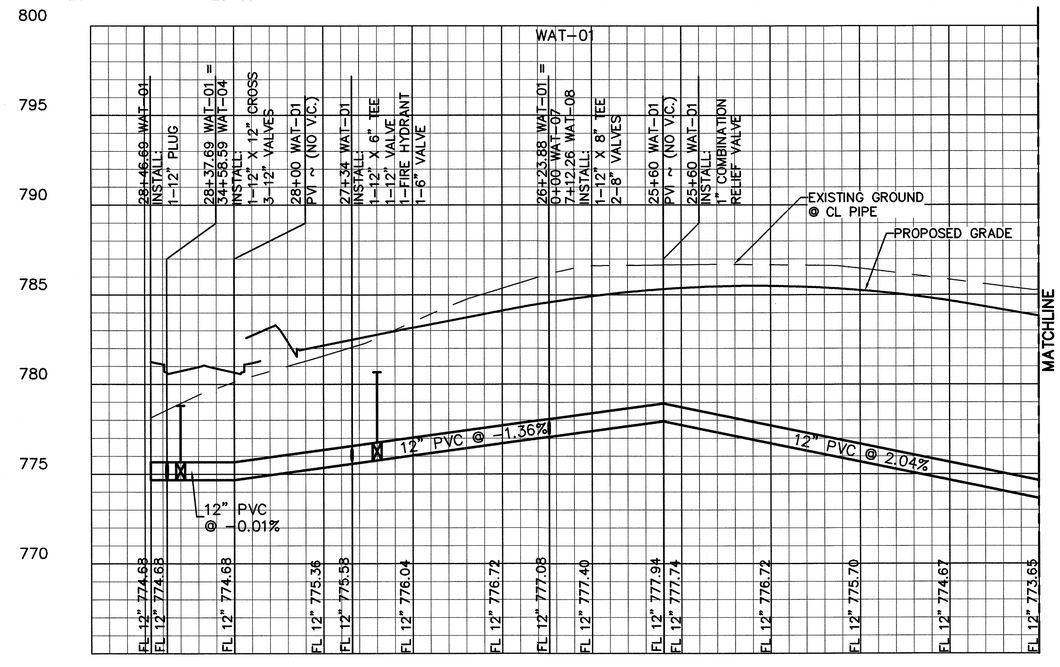

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

2. SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.
ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-01 (11+50 TO END)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	2 / 10

PLATE NO.: 102

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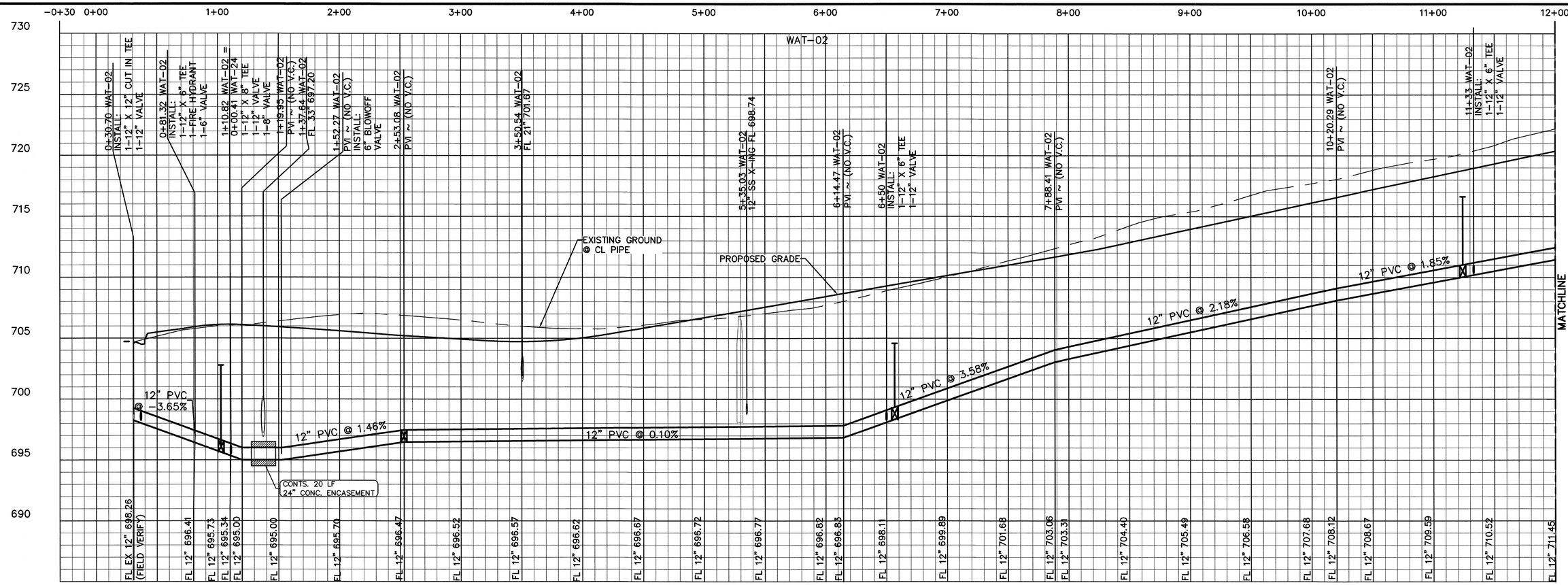

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J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

BENCHMARKS:
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ELEVATION = 744.84'

NO.	DATE	BY	REVISION

WAT-02 (0+00 TO 20+00)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	3 / 10

PLATE NO.: 103

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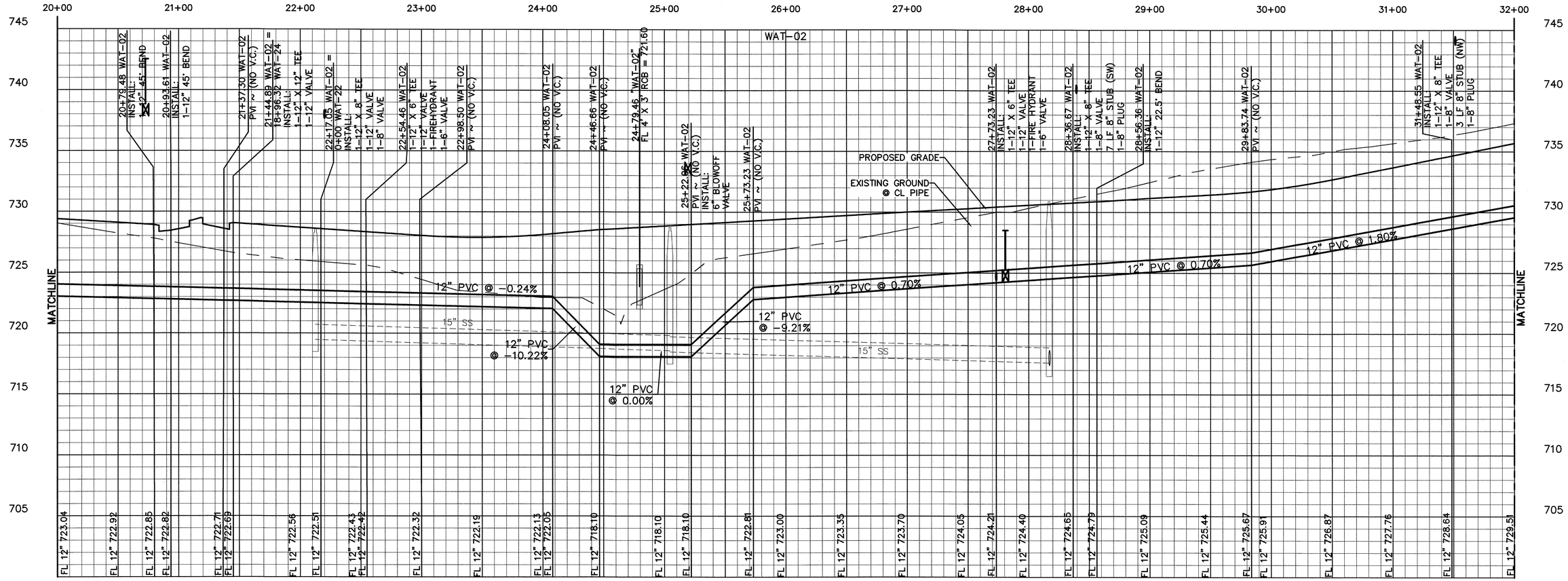

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-02 (20+00 TO 32+00)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	4 / 10

PLATE NO.: 104

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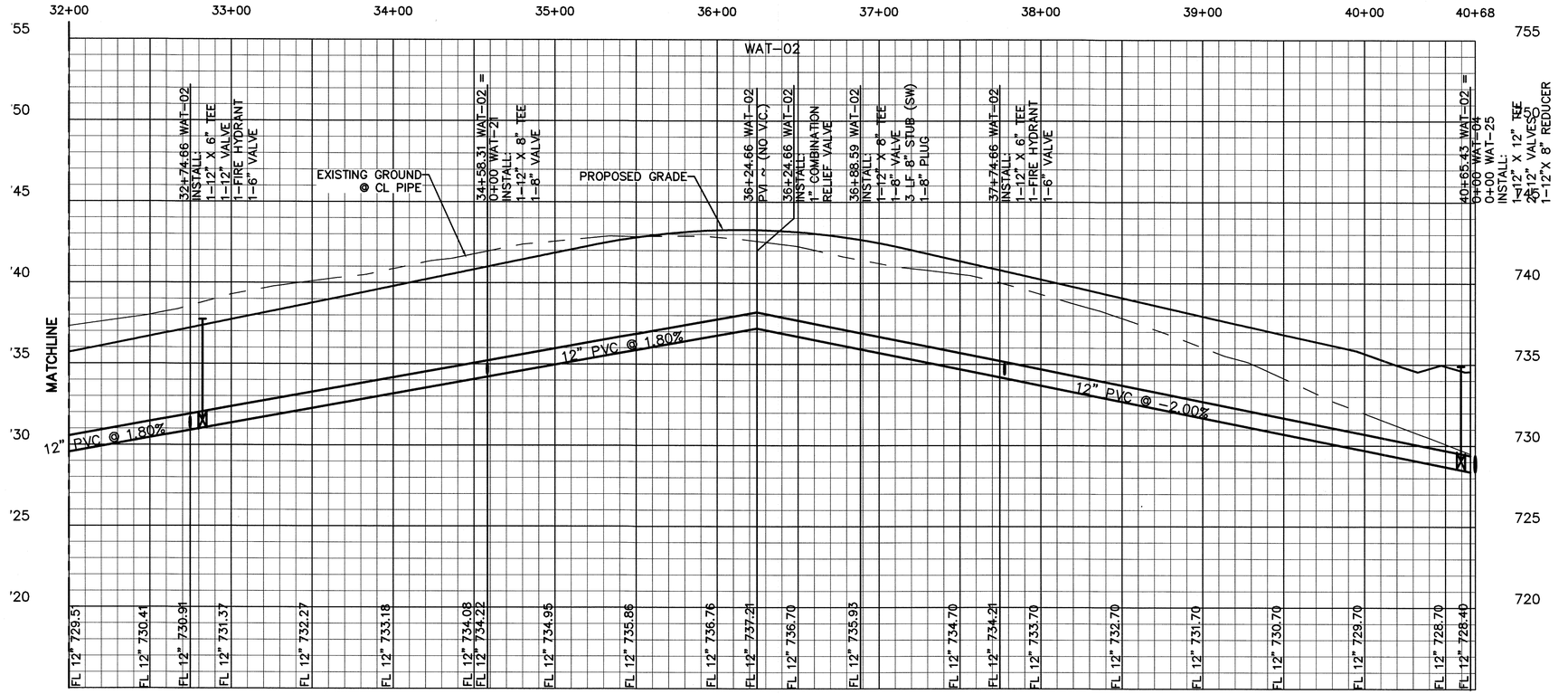

BENCHMARKS:
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J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-02 (32+00 TO END)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	5 / 10

PLATE NO.: 105

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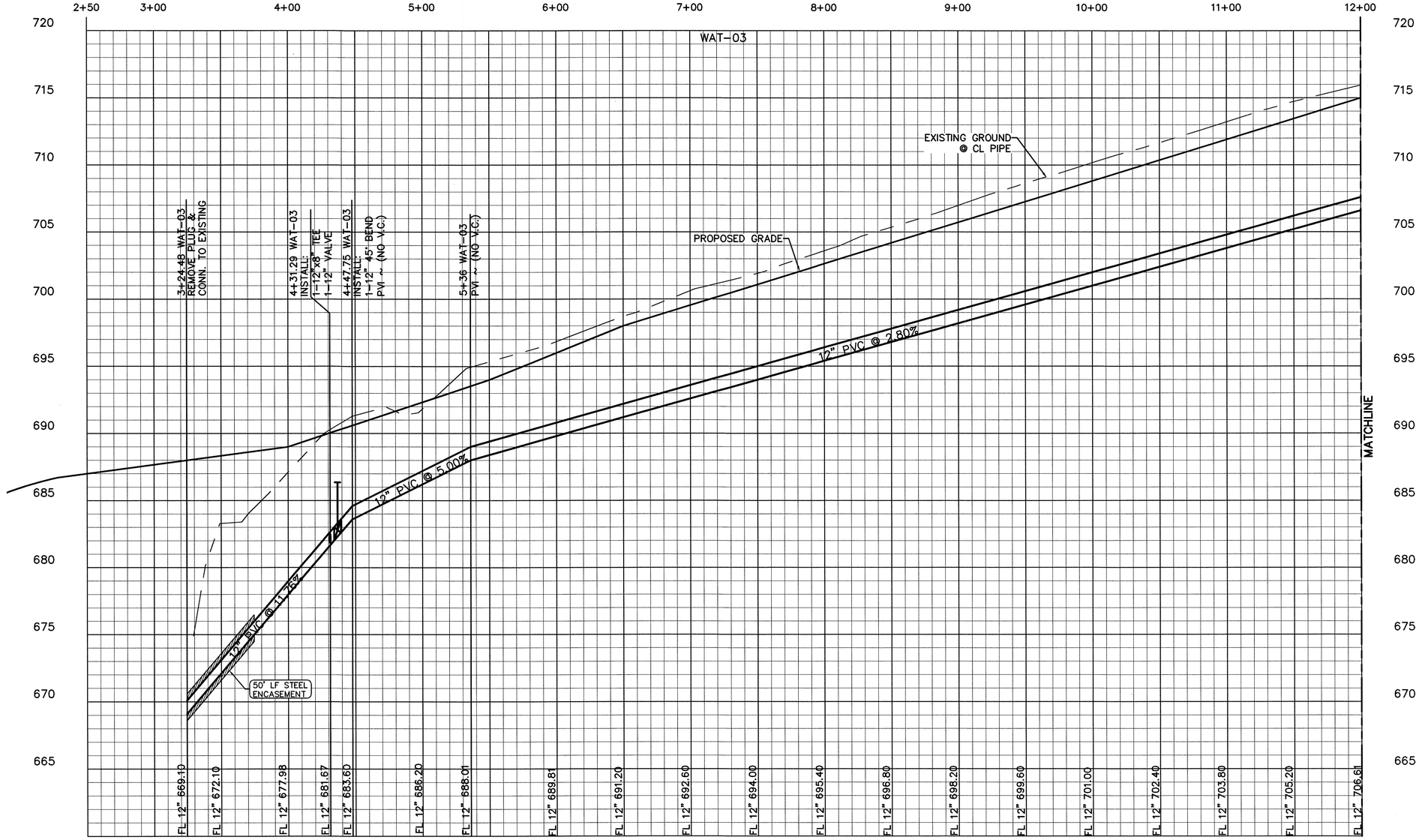

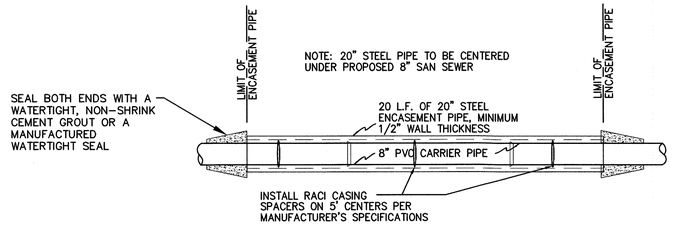

STEEL ENCASEMENT DETAIL

BENCHMARKS:
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-03 (0+00 TO 12+00)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	6 / 10

PLATE NO.: 106

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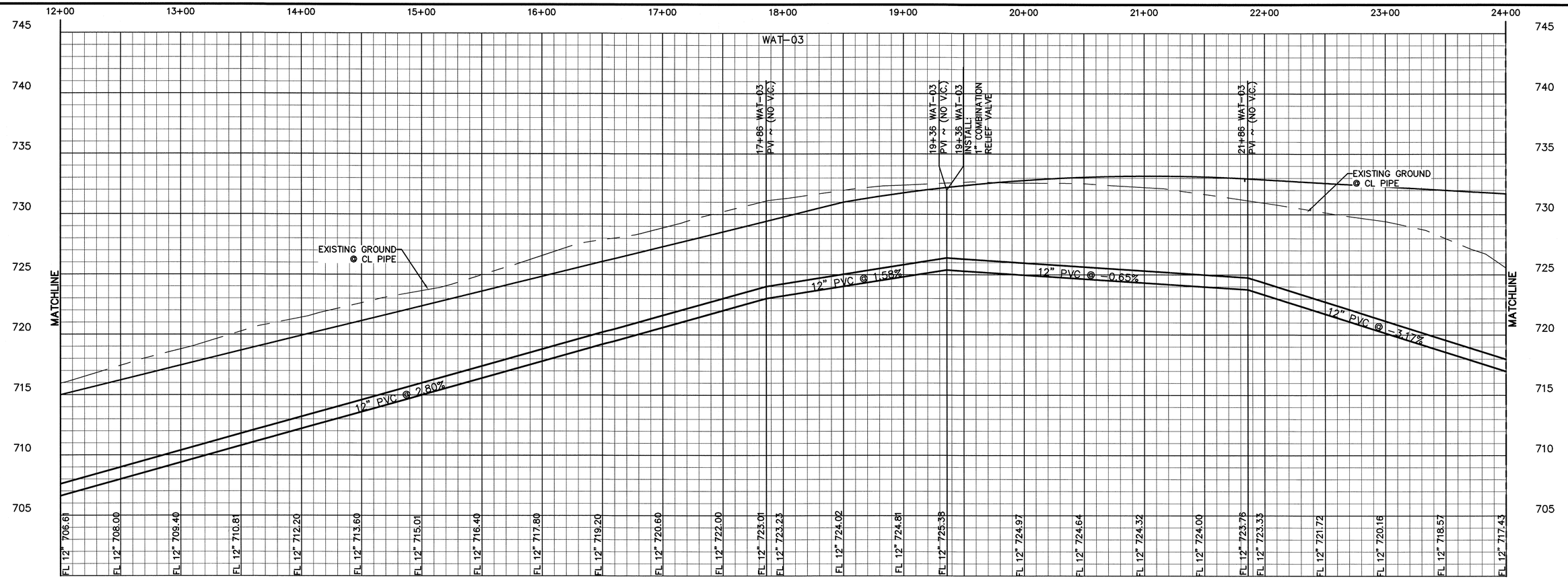

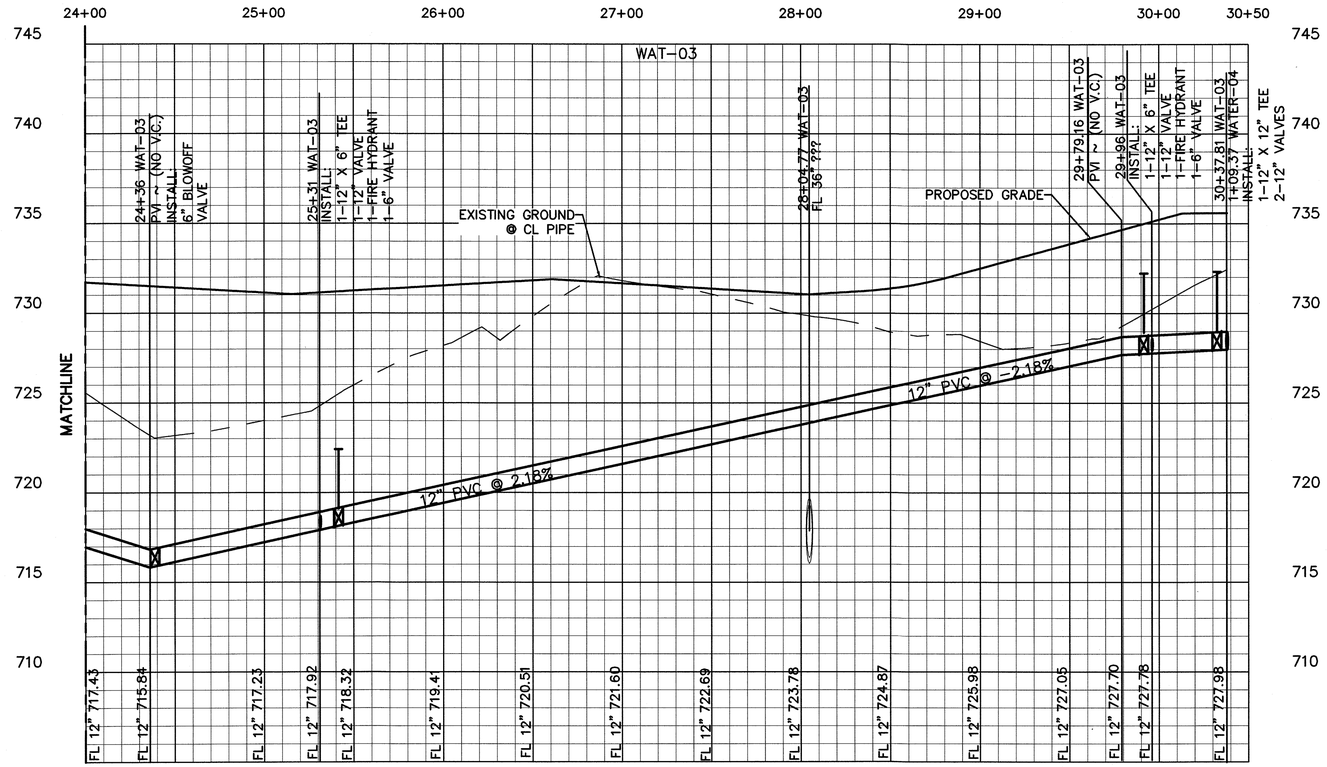

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STATE OF TEXAS — J. CASEY ROSS — 97272 — LICENSED PROFESSIONAL ENGINEER

BENCHMARKS:
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NO.	DATE	BY	REVISION

WAT-03 (12+00 TO END)

12 INCH WATER LINE PROFILES

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COLLIN COUNTY, TEXAS

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	7 / 10

PLATE NO.: 107

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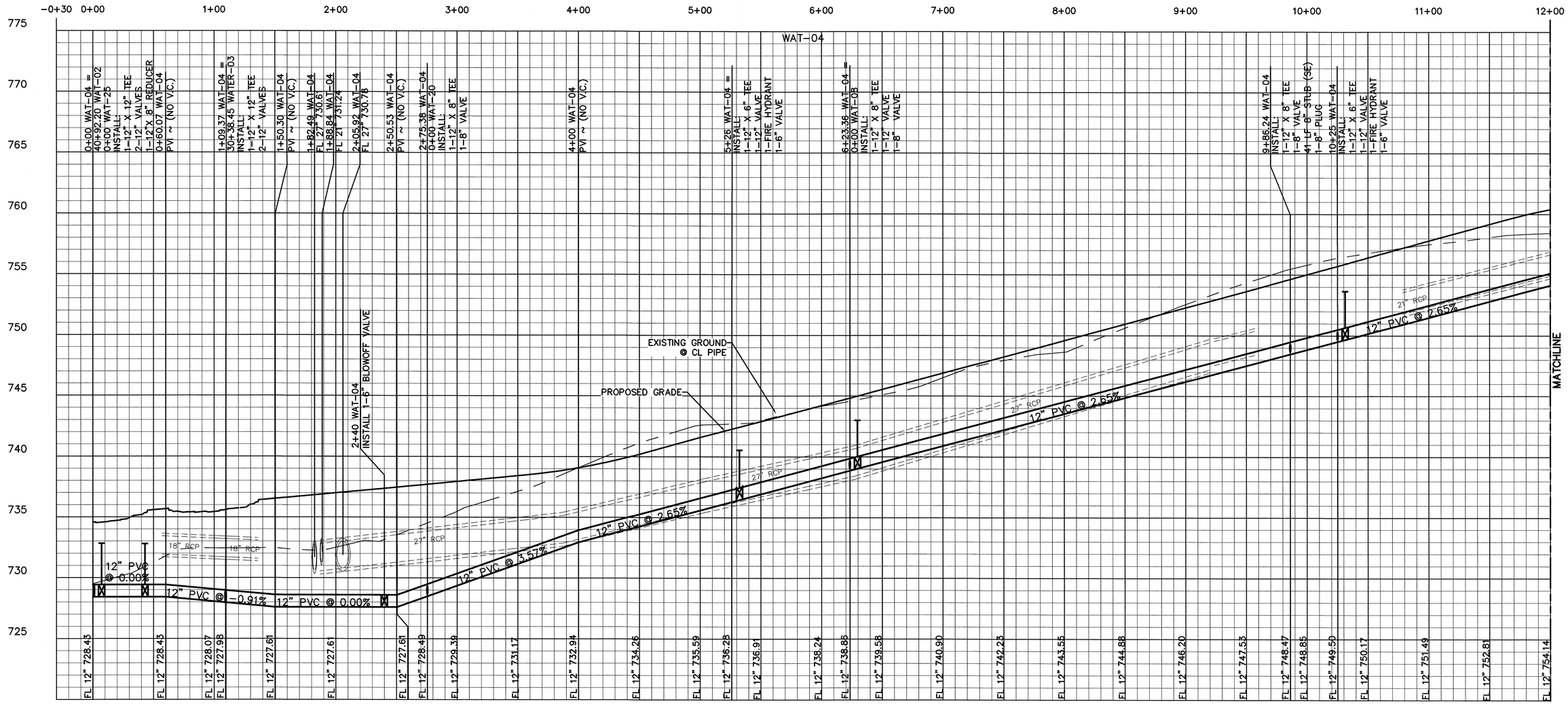

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STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-04 (0+00 TO 12+00)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	8 / 10

PLATE NO.: 108

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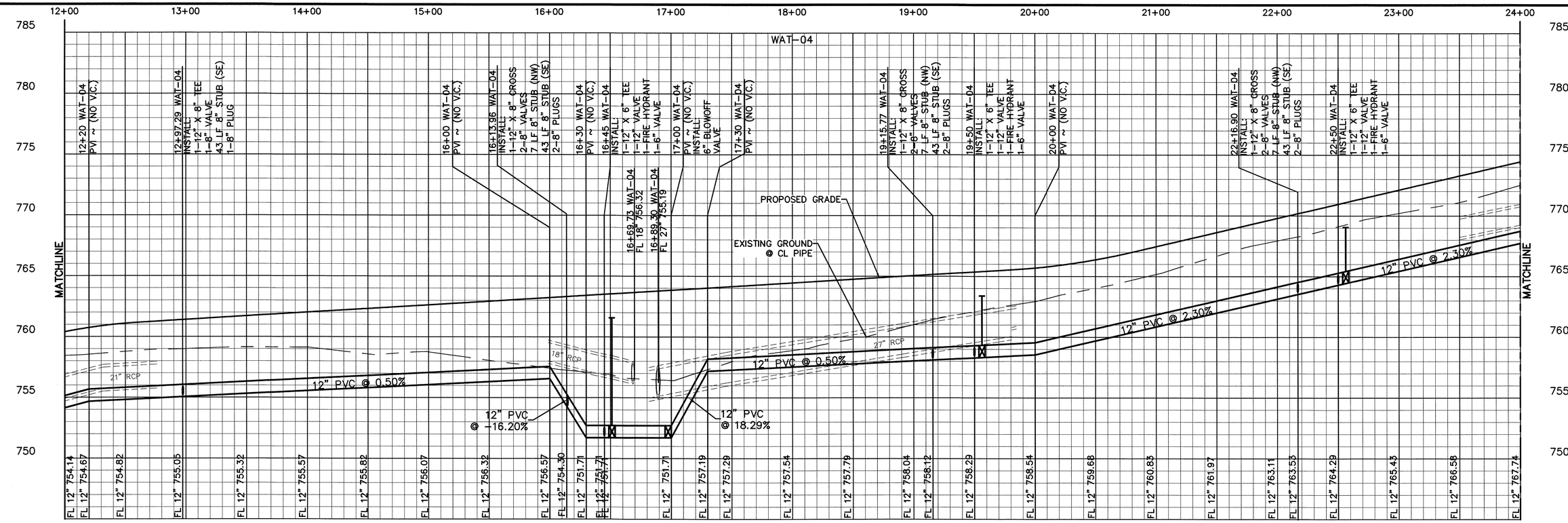

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-04 (12+00 TO 36+00)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

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JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	9 / 10

PLATE NO.: 109

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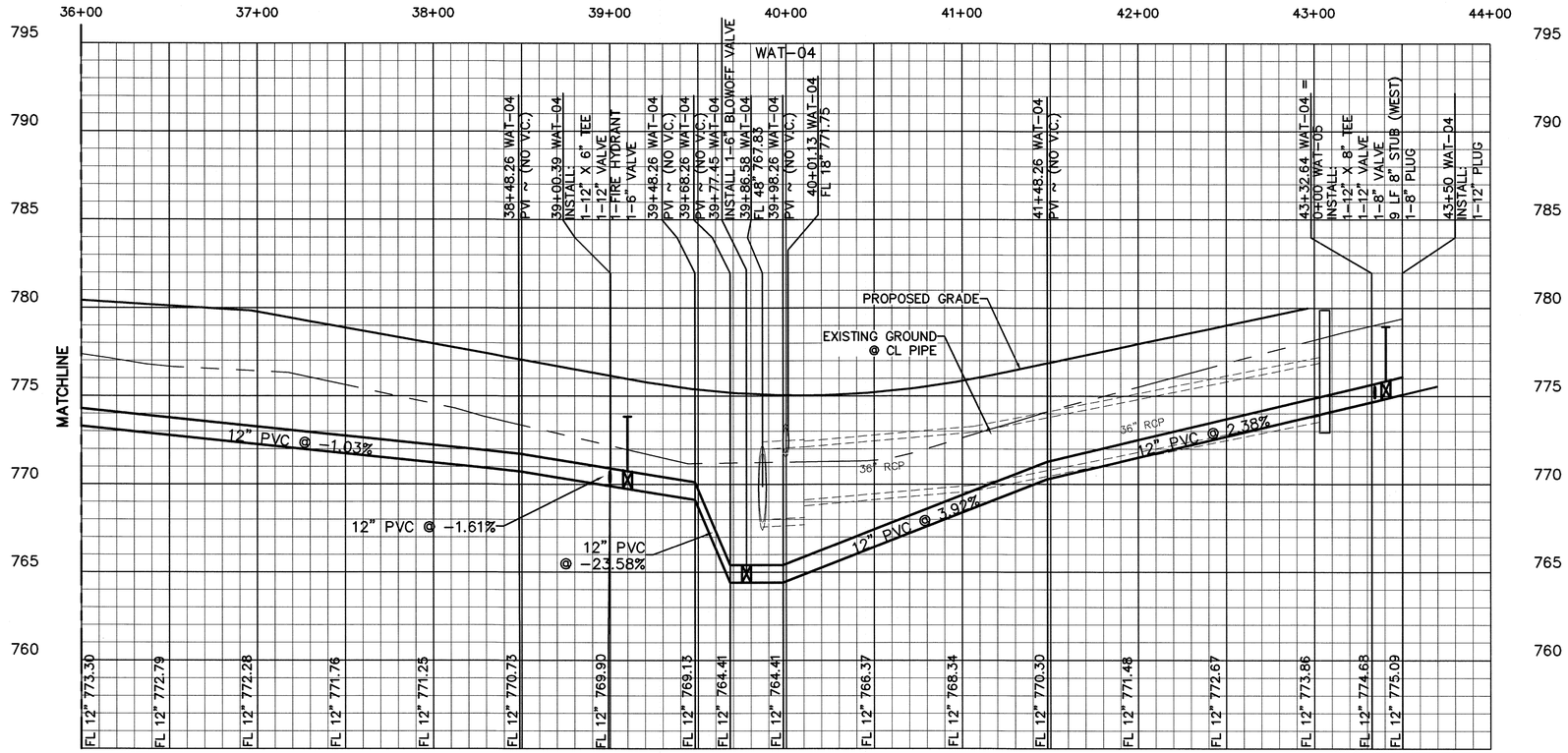

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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

WAT-04 (36+00 TO END)

12 INCH WATER LINE PROFILES

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JWC	JWC	JCR	08/08/2014	H: 1" = 40' V: 1" = 4'	05052-01	10 / 10

PLATE NO.: 110

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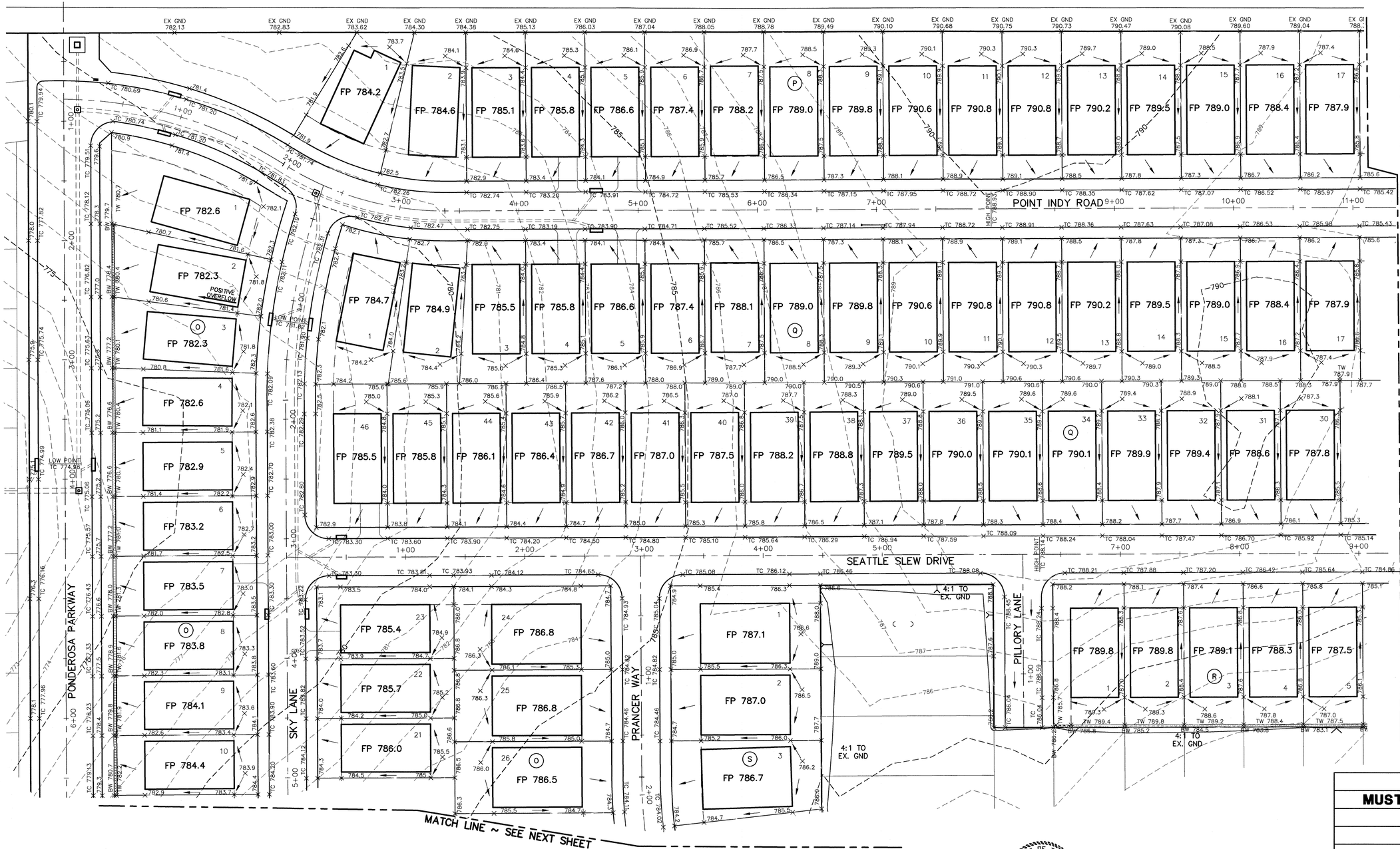


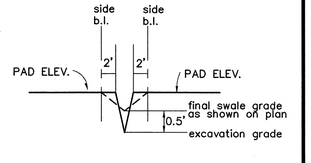
GRAPHIC SCALE

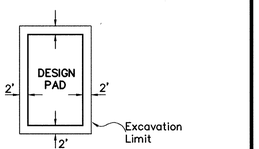
40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

NOTES

1. Finish Floor – 0.9' above finish pad.
2. Grade at front property line 0.2' above curb.
3. All fill shall be placed as specified in HUD data sheet – 79g.
4. Grade slopes away from building pads with a minimum fall of 6" at points 10' (or lot line).
5. Drive gradient shall not exceed 12%.
6. Retaining walls/exposed grade beam required where slopes exceed 4:1. Maximum exposed beam is 24" Builder has the discretion to use one, some or all to achive grades.
7. Drainage on side lot lines grade at 1.00% adjacent to pads.
8. The retaining walls shown are for horizontal and vertical locations only. Refer to the geotechnical engineer's report and the structural engineer's plans for proper design of the wall and backfill requirements.
9. All retaining walls adjacent to the right–of–way shall be constructed on private property and not within the right–of–way.
10. All work shall be done in accordance with the Geotechnical Report prepared by Alpha Testing dated December 8, 2014.
11. Structural retaining wall details for walls 4' in height and above, signed and sealed by a registered professional engineer, will be submitted to the City of Celina for review and approval prior to construction of the retaining walls.





EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	8/8/14	1"=40'	05052-01	1 / 11

PLATE NO.: 111

Y:\05052005052-01GRD-B.dwg, Layout1, 5/1/2015 10:19:29 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

MATCH LINE ~ SEE PREVIOUS SHEET

MATCH LINE ~ SEE SHEET 4/11

MATCH LINE ~ SEE NEXT SHEET

GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

PONDEROSA PARKWAY

SKY LANE

PRANCER WAY

BELMONT WAY

OWNSBY PARKWAY

VALLEY GUTTER

HIGH POINT

LOW POINT

POSITIVE OVERFLOW

4:1 TO EX. GND

FP 784.7
FP 785.0
FP 785.3
FP 785.6
FP 785.6
FP 785.7
FP 786.3
FP 786.6
FP 787.0
FP 787.6
FP 787.4
FP 786.4
FP 786.2
FP 785.8
FP 785.5
FP 785.7
FP 785.6
FP 785.3
FP 784.1
FP 782.2
FP 780.2
FP 778.4
FP 776.6
FP 775.1
FP 774.1
FP 774.7
FP 774.6
FP 774.4
FP 773.3
FP 773.2
FP 772.9
FP 772.2

NOTES

1. Finish Floor – 0.9' above finish pad.
2. Grade at front property line 0.2' above curb.
3. All fill shall be placed as specified in HUD data sheet – 79g.
4. Grade slopes away from building pads with a minimum fall of 6" at points 10' (or lot line).
5. Drive gradient shall not exceed 12%.
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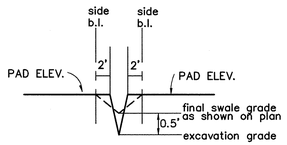
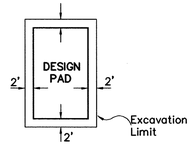




EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 6/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

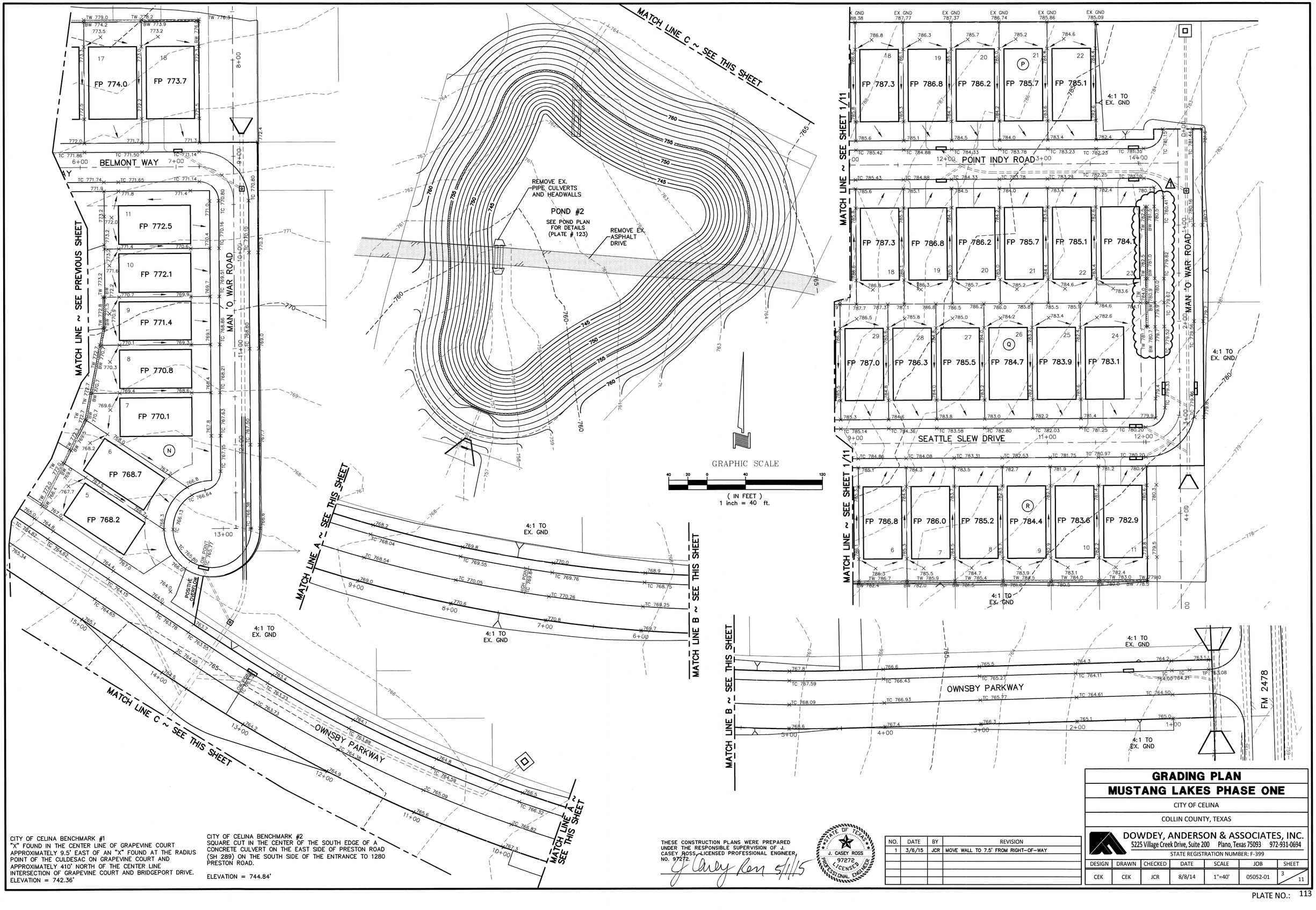
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	8/8/14	1"=40'	05052-01	2 / 11

PLATE NO.: 112

Y:\05052\05052-01\GRD-B.dwg, Layout2, 5/1/2015 10:17:10 AM, jallen, Dowdey, Anderson & Associates, Inc. JA



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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	3/6/15	JCR	MOVE WALL TO 7.5' FROM RIGHT-OF-WAY

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	8/8/14	1"=40'	05052-01	3 / 11

PLATE NO.: 113

Y:\05052\05052-01\GRD-B.dwg, Layout3, 5/12/2015 10:17:54 AM, jallan, Dowdey, Anderson & Associates, Inc., JA

MATCH LINE ~ SEE SHEET 2/11

MATCH LINE ~ SEE SHEET 2/11

MATCH LINE ~ SEE SHEET 2/11

MATCH LINE ~ SEE NEXT SHEET

MATCH LINE ~ SEE NEXT SHEET

PONDEROSA PARKWAY

TRIPLE CROWN STREET

SANTA ANITA STREET

SECRETARIAT PLACE

ASCOT COURT

BELTERRA DRIVE

REMOVE EX. ASPHALT DRIVE

REMOVE EX. ASPHALT DRIVE

FP 787.0 (7)
FP 788.0 (6)
FP 787.9 (5)
FP 786.1 (4)
FP 785.8 (3)
FP 785.4 (2)
FP 785.0 (1)
FP 787.4 (8)
FP 787.4 (9)
FP 786.9 (10)
FP 786.5 (11)
FP 786.2 (12)
FP 785.8 (13)
FP 785.4 (14)
FP 785.1 (15)
FP 778.6 (16)
FP 778.8 (17)
FP 778.5 (18)
FP 778.1 (19)
FP 777.8 (20)
FP 778.4 (21)
FP 780.1 (22)
FP 780.4 (23)
FP 780.8 (24)
FP 780.9 (25)
FP 781.8 (26)
FP 783.1 (27)
FP 784.2 (28)
FP 784.5 (29)
FP 784.5 (30)
FP 784.1 (31)
FP 780.3
FP 779.4
FP 778.9
FP 778.8
FP 778.5
FP 778.1
FP 777.8
FP 778.4
FP 780.1
FP 780.4
FP 786.9
FP 787.4
FP 786.5
FP 786.2
FP 785.8
FP 785.4
FP 785.1
FP 778.6
FP 778.8
FP 778.5
FP 778.1
FP 777.8
FP 778.4
FP 780.1
FP 780.4
FP 771.7 (K)
FP 771.4
FP 771.0
FP 772.7 (1)
FP 772.5 (2)
FP 772.1 (M)
FP 771.7 (4)
FP 771.4 (5)
FP 771.0 (6)
FP 772.6
FP 772.1

HIGH POINT TC 786.04

HIGH POINT TC 783.00

HIGH POINT TC 782.58

HIGH POINT TC 778.17

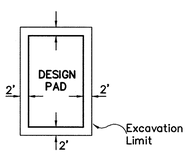
HIGH POINT TC 771.87

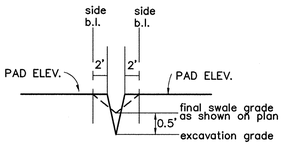
1+00
2+00
3+00
4+00
5+00
6+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00

4:1 TO EX. GND

4:1 TO EX. GND

4:1 TO EX. GND





EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
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1. Finish Floor – 0.9' above finish pad.
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GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	3/6/15	JCR	MOVE WALL TO 7.5' FROM RIGHT–OF–WAY

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

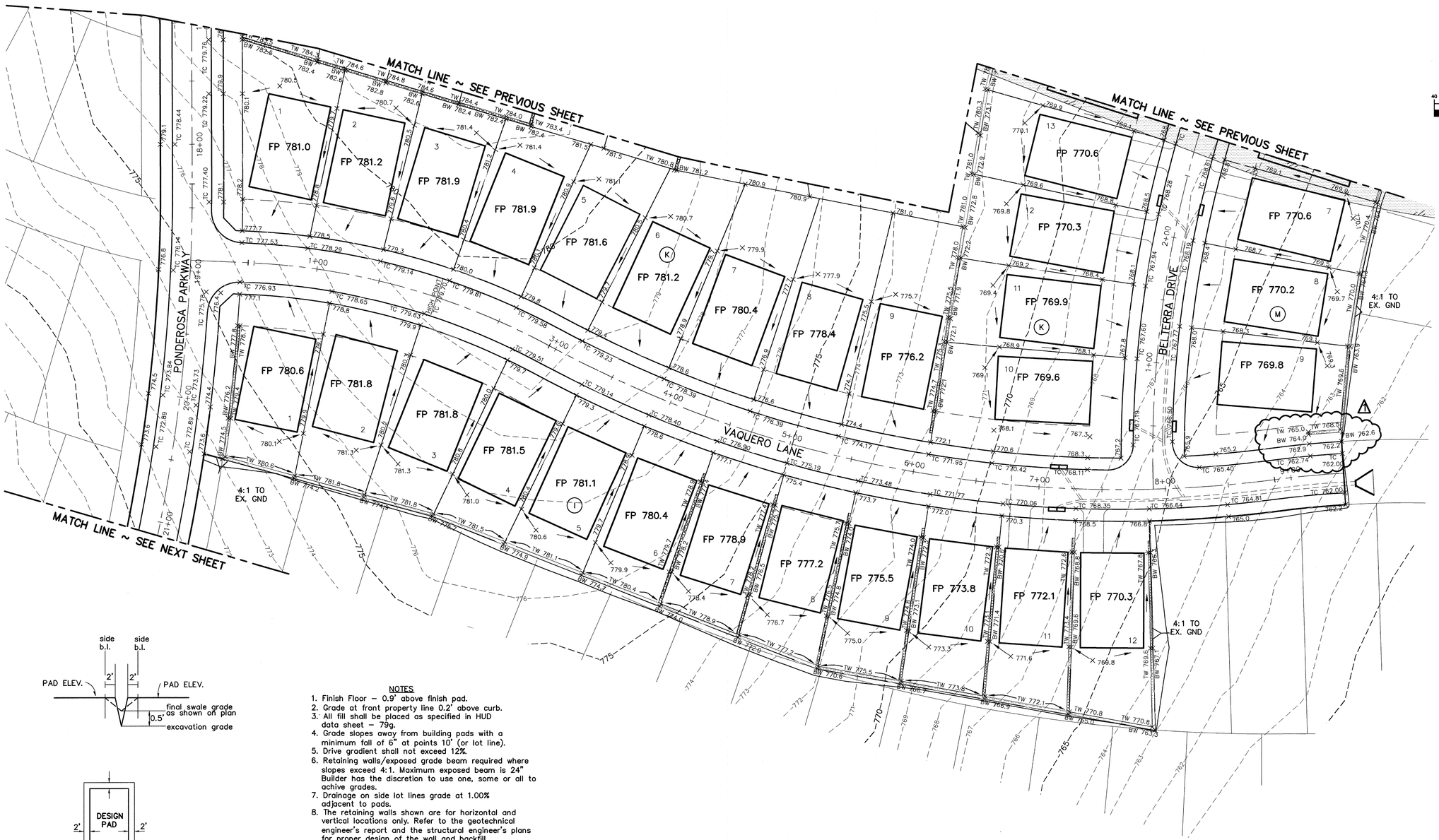
COLLIN COUNTY, TEXAS

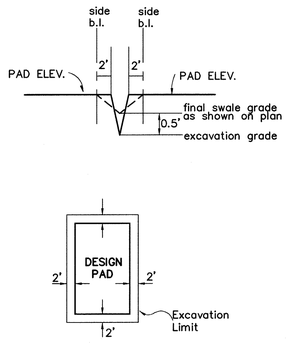
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	8/8/14	1"=40'	05052-01	4 / 11

PLATE NO.: 114

Y:\05052\05052-01\GRD-B.dwg, Layout4, 5/1/2015 10:18:39 AM, jallen, Dowdey, Anderson & Associates, Inc. JA





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J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	3/6/15	JCR	MOVE WALL TO 7.5' FROM RIGHT–OF–WAY

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	8/8/14	1"=40'	05052-01	5 / 11

PLATE NO.: 115

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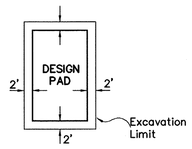

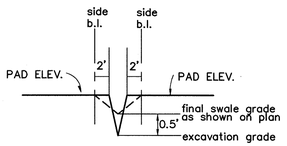

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ELEVATION = 744.84'

INSTALL 7500 SF OF FLEXMAT (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATIONS.

WATERVIEW TRAIL

ROSELAND PARKWAY

MATCHLINE S ~ SEE NEXT SHEET

MATCHLINE T ~ SEE THIS SHEET

MATCHLINE R ~ SEE NEXT SHEET

MATCHLINE T ~ SEE THIS SHEET

MATCHLINE ~ SEE SHEET 5/11

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	3/17/15	JBA	REVISED GRADES & ADDED LOW POINT.

GRADING PLAN
MUSTANG LAKES PHASE ONE
CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	1"=40'	05052-01	6 / 11

PLATE NO.: 116

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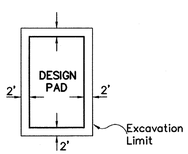

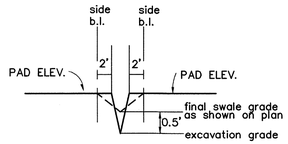

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EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.

MATCHLINE S ~ SEE PREVIOUS SHEET

MATCHLINE R ~ SEE PREVIOUS SHEET

MATCHLINE Y ~ SEE SHEET 9/11

MATCHLINE Z ~ SEE NEXT SHEET

ROSELAND PARKWAY

MAVERICK WAY

CARMEL ROAD

SEABISCUIT ROAD

WATERVIEW TRAIL

GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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J. CASEY ROSS 97272 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	PAVING REVISIONS
2	3/6/15	JCR	MOVE WALL TO 7.5' FROM RIGHT–OF–WAY
3	3/17/15	JBA	REVISED GRADES.

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	1"=40'	05052-01	7 / 11

PLATE NO.: 117

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MATCHLINE Z ~ SEE PREVIOUS SHEET

MATCHLINE F ~ SEE NEXT SHEET

MATCHLINE F ~ SEE NEXT SHEET

MATCHLINE Q ~ SEE SHEET 10/11

CORRAL DRIVE

CASA BLANCA COURT

CARMEL ROAD

WATERVIEW TRAIL

UPPER LAKE #4
SEE LAKE PLAN
FOR DETAILS

LOWER LAKE #4
SEE LAKE PLAN
FOR DETAILS

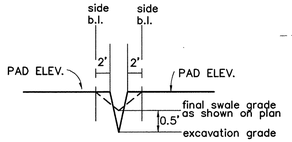
PAVILION
F.F = 738.00

FP 741.4
FP 743.8
FP 739.6
FP 743.8
FP 738.1
FP 742.2
FP 736.3
FP 740.7
FP 734.5
FP 739.6
FP. 733.7
FP 733.4
FP 745.7
FP 744.0
FP 742.3
FP 739.8

EXPOSED GRADE BEAM

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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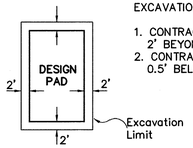

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10. All work shall be done in accordance with the Geotechnical Report prepared by Alpha Testing dated December 8, 2014.
11. Structural retaining wall details for walls 4' in height and above, signed and sealed by a registered professional engineer, will be submitted to the City of Celina for review and approval prior to construction of the retaining walls.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

NO.	DATE	BY	REVISION
1	2/9/15	JBA	STREET AND PAD REVISIONS.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	1"=40'	05052-01	8 / 11

PLATE NO.: 118

Y:\05052\05052-01\GRD-A.dwg, Layout3, 5/1/2015 10:12:42 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

NOTES

1. Finish Floor – 0.9' above finish pad.
2. Grade at front property line 0.2' above curb.
3. All fill shall be placed as specified in HUD data sheet – 79g.
4. Grade slopes away from building pads with a minimum fall of 6" at points 10' (or lot line).
5. Drive gradient shall not exceed 12%.
6. Retaining walls/exposed grade beam required where slopes exceed 4:1. Maximum exposed grade beam shall be 24".
7. Drainage on side lot lines grade at 1.00% adjacent to pads.
8. The retaining walls shown are for horizontal and vertical locations only. Refer to the geotechnical engineer's report and the structural engineer's plans for proper design of the wall and backfill requirements.
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11. Structural retaining wall details for walls 4' in height and above, signed and sealed by a registered professional engineer, will be submitted to the City of Celina for review and approval prior to construction of the retaining walls.

EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	STREET & PAD REVISIONS.
2	3/6/15	JCR	MOVE WALL TO 7.5' FROM RIGHT-OF-WAY, ADJUST PAVING & LOT GRADING

GRADING PLAN
MUSTANG LAKES PHASE ONE

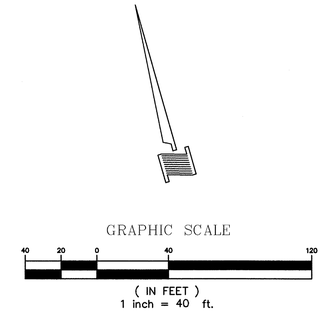
CITY OF CELINA

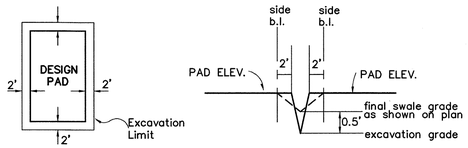
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	1"=40'	05052-01	9 / 11

Y:\05052\05052-01GRD-A.dwg, Layout4, 5/1/2015 11:44:07 AM, jallen, Dowdey, Anderson & Associates, Inc., JA





NOTES

1. Finish Floor – 0.9' above finish pad.
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ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	STREET REVISIONS.

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	1"=40'	05052-01	10/11

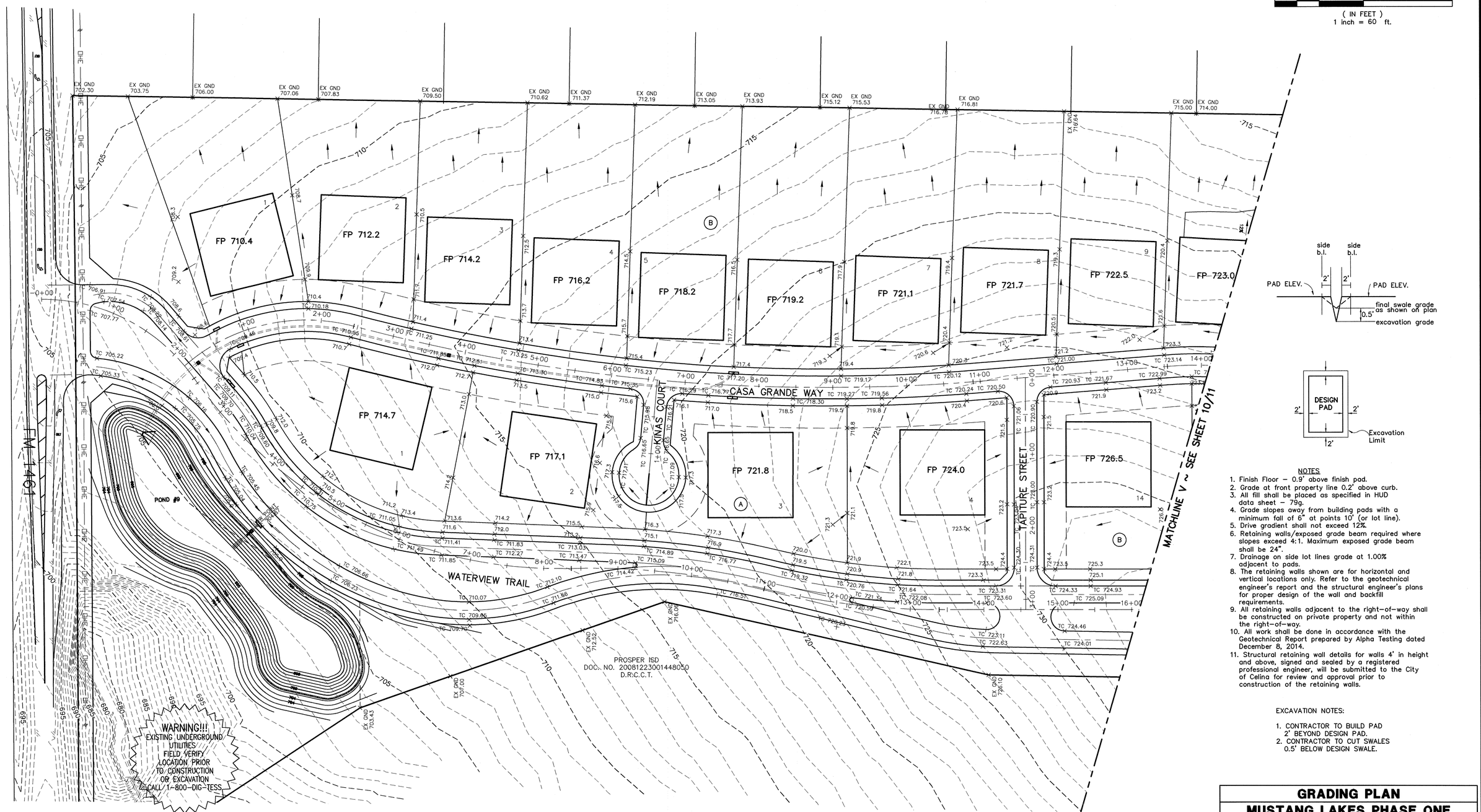
PLATE NO.: 120

Y:\05052\05052-01GRD-A.dwg, Layout5, 5/1/2015 10:13:03 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

60 30 0 60 180

(IN FEET)
1 inch = 60 ft.



NOTES

1. Finish Floor – 0.9' above finish pad.
2. Grade at front property line 0.2' above curb.
3. All fill shall be placed as specified in HUD data sheet – 79g.
4. Grade slopes away from building pads with a minimum fall of 6" at points 10' (or lot line).
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1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION
1	2/9/15	JBA	PAVING REVISIONS.

GRADING PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

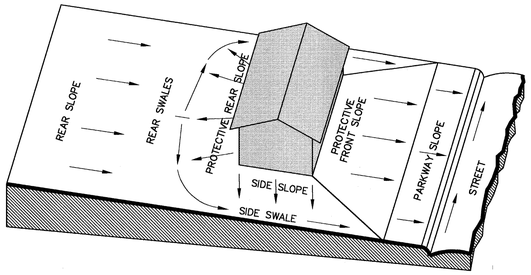
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

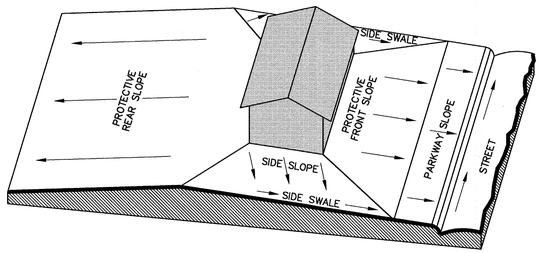
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	1"=60'	05052-01	11 / 11

PLATE NO.: 121

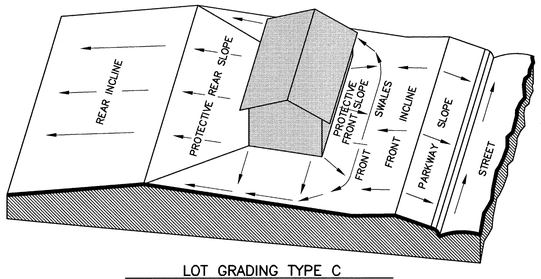
Y:\05052\05052-01\GRD-A.dwg, Layout1, 5/1/2015 10:13:57 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



LOT GRADING TYPE A
N.T.S.



LOT GRADING TYPE B
N.T.S.



LOT GRADING TYPE C
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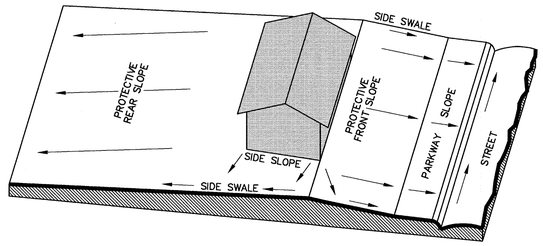

LOT GRADING TYPE D
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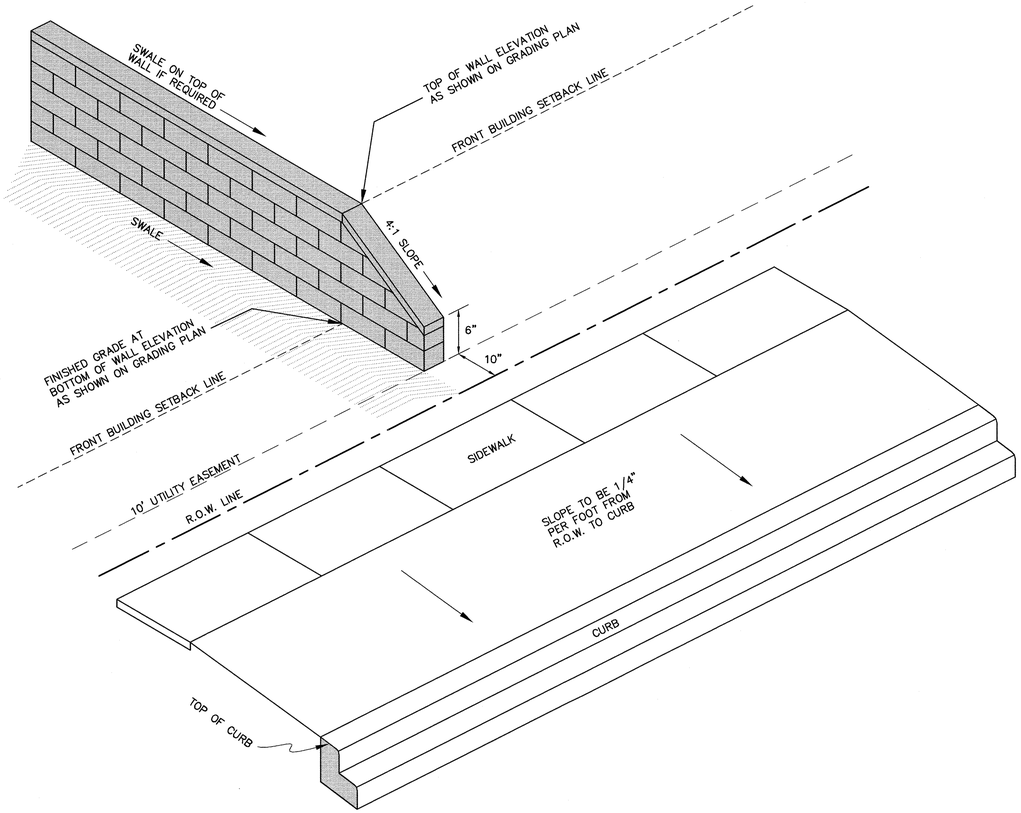
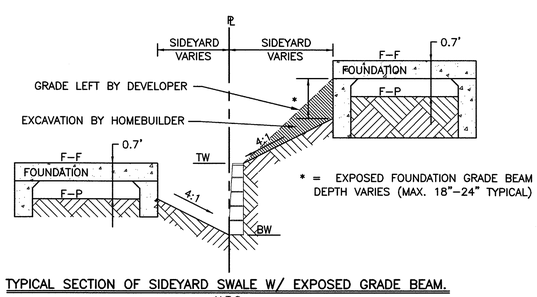


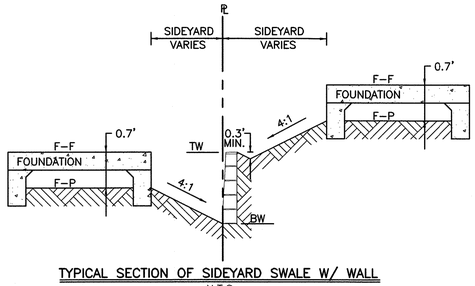


* = EXPOSED FOUNDATION GRADE BEAM DEPTH VARIES (MAX. 18"–24" TYPICAL)

TYPICAL SECTION OF SIDEYARD SWALE W/ EXPOSED GRADE BEAM.
N.T.S.

LEGEND:

PROP. RETAINING WALL (MILSAP STONE)
TW= TOP OF WALL
BW=BOTTOM OF WALL



TYPICAL SECTION OF SIDEYARD SWALE W/ WALL
N.T.S.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

GRADING DETAILS
MUSTANG LAKES PHASE ONE

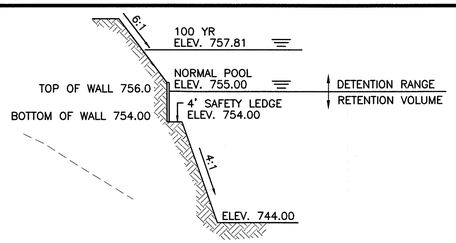
CITY OF CELINA

COLLIN COUNTY, TEXAS

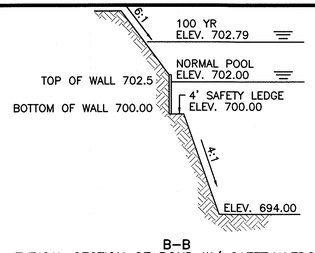
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	8/8/14	N.T.S.	05052-01	1 / 1

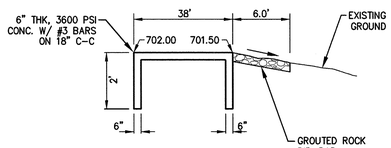
Y:\05052\05052-01\GRD-A.dwg, GRADING DETAILS, 5/1/2015 10:14:14 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



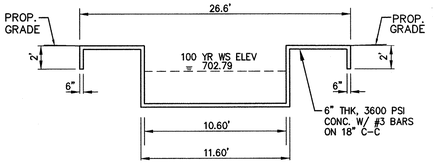
A–A
TYPICAL SECTION OF POND W/ SAFETY LEDGE
N.T.S.



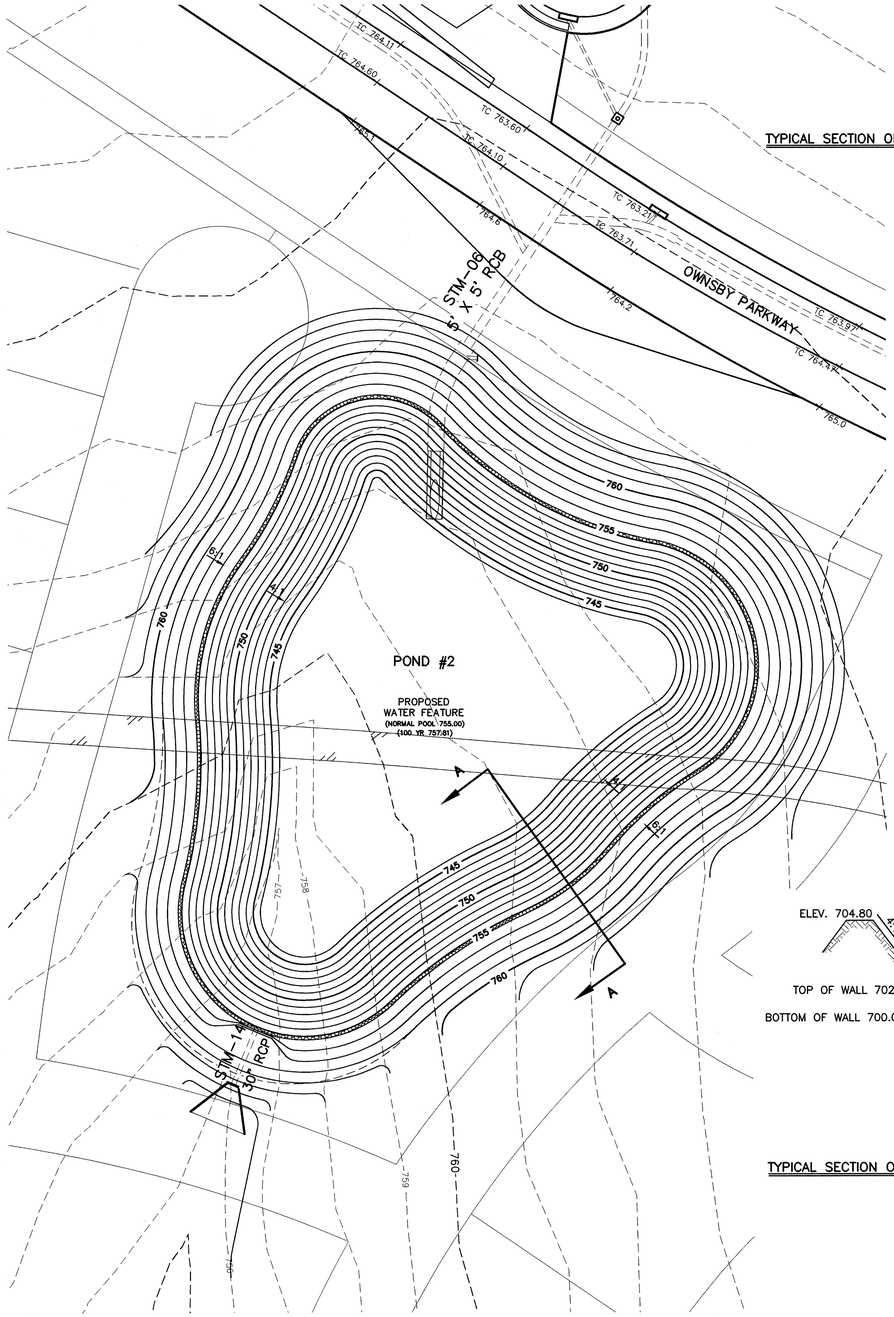
B–B
TYPICAL SECTION OF POND W/ SAFETY LEDGE
N.T.S.

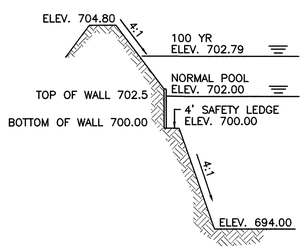


SECTION C–C
NTS



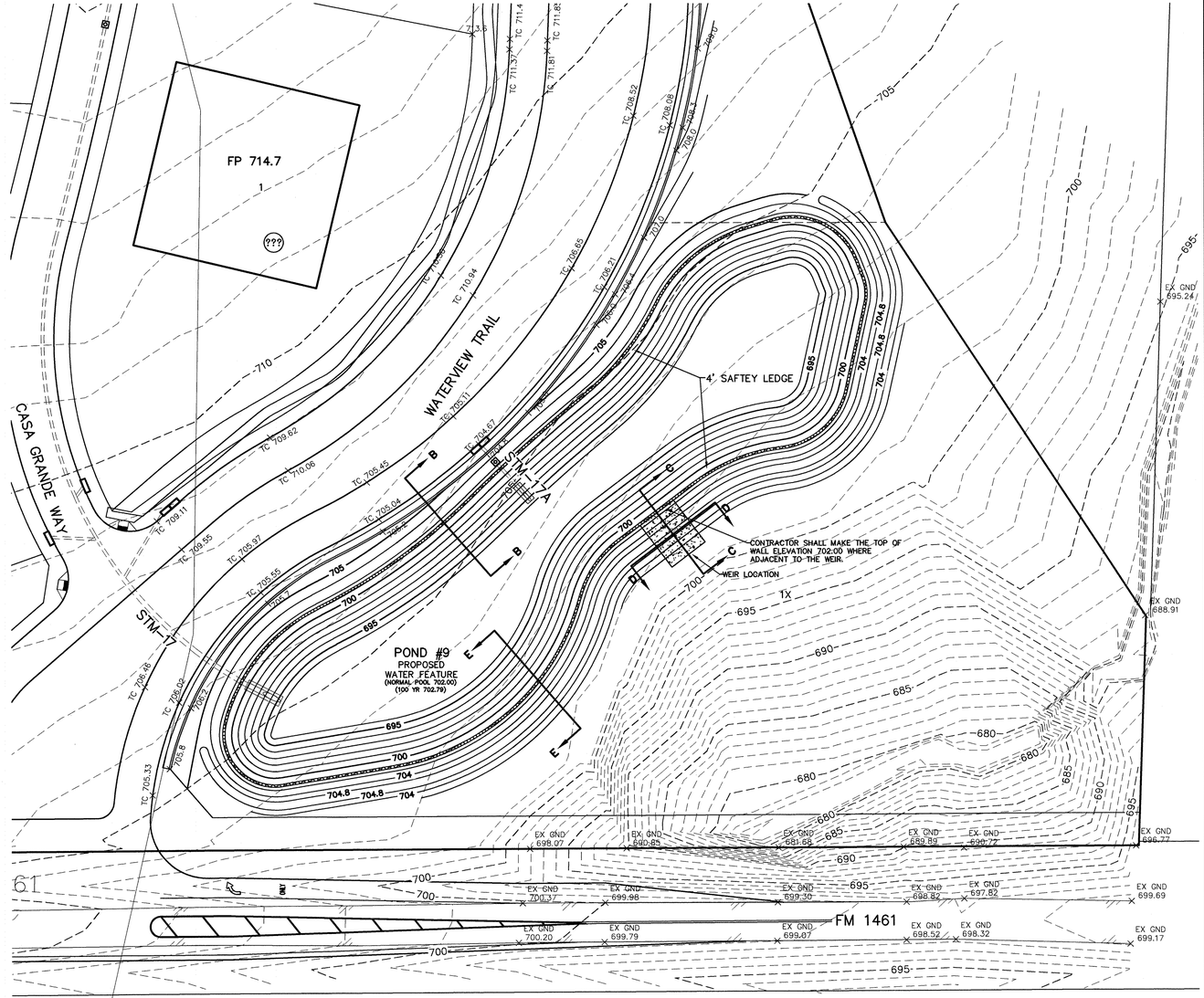
SECTION D–D
NTS





E–E
TYPICAL SECTION OF POND W/ SAFETY LEDGE
N.T.S.

NOTES:
1) STM–06 FLOWS INTO POND #2. STM–14 IS THE OUTLET PIPE FOR POND #2.
2) REFERENCE PLATE 125 FOR POND #2 CALCULATIONS AND RESULTS.



NOTES:
1) STM–17 AND STM–17A FLOW INTO POND #9. A WEIR IS THE OUTLET STRUCTURE FOR POND #9.
2) REFERENCE PLATES 125 AND 127 FOR POND #9 CALCULATIONS AND RESULTS.

GRAPHIC SCALE
40 20 0 40 120
(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #2 AND POND #9 PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	CEK	JCR	08/08/2014	1" = 40'	05052-01	1 / 9

PLATE NO.: 123

Y:\05052\05052-01\PONDS.dwg, POND#2 & #9, 5/1/2015 10:22:56 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
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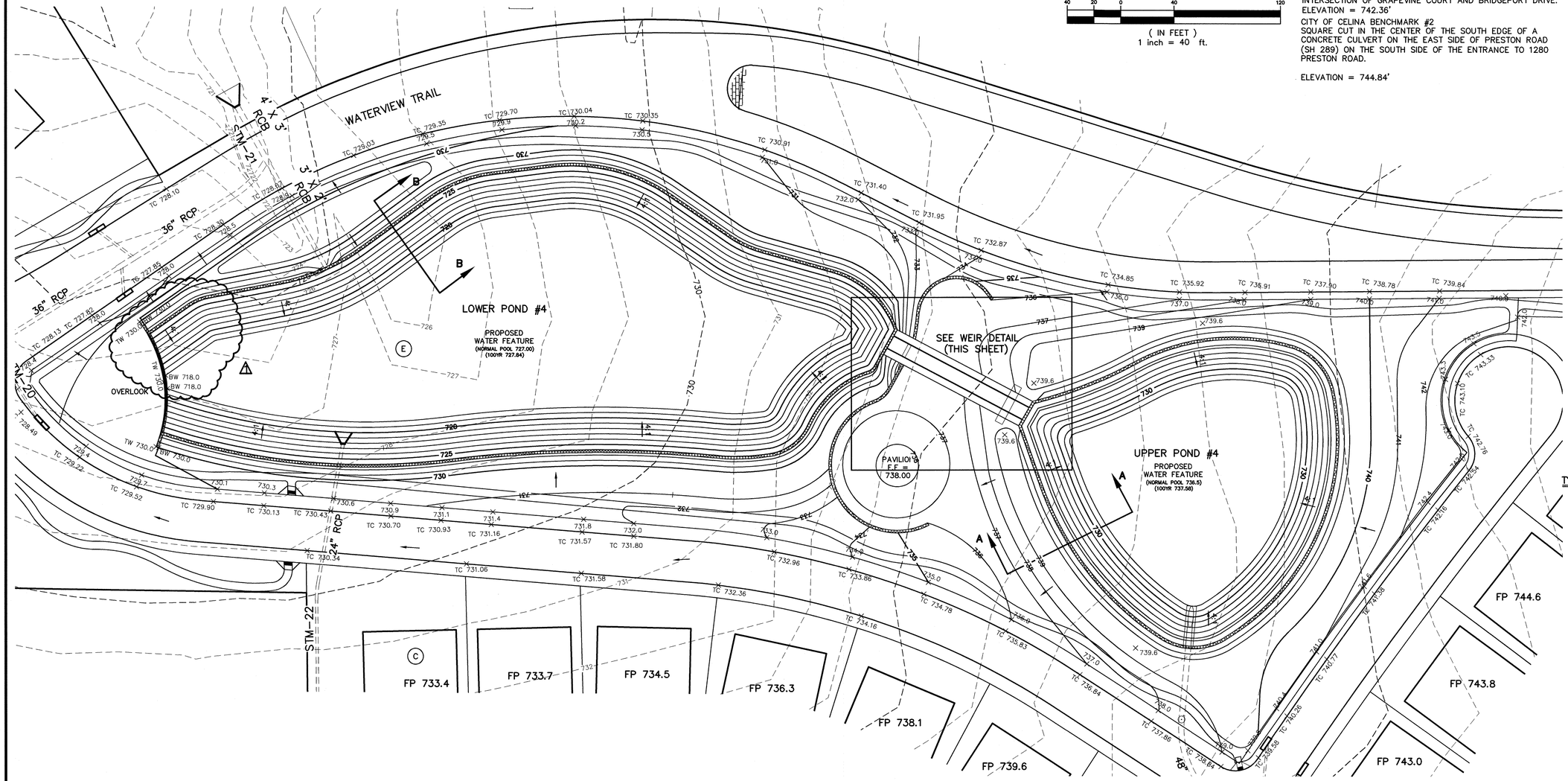
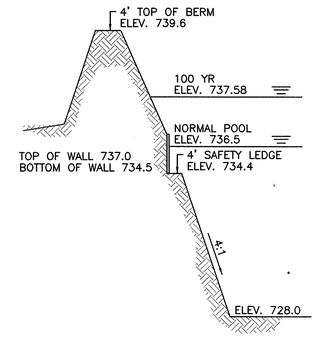
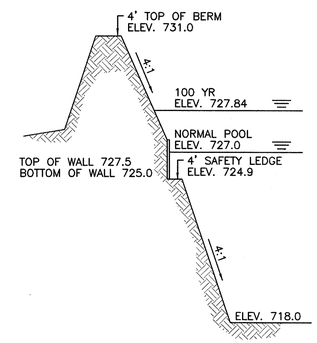
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

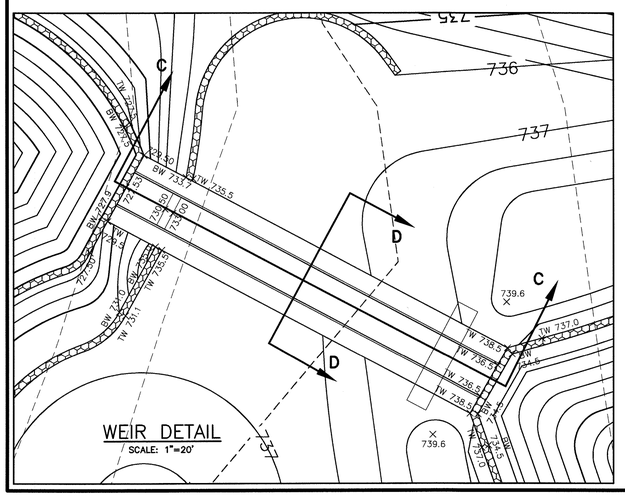


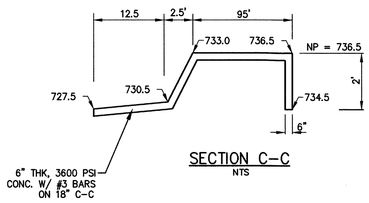


A–A
TYPICAL SECTION OF POND W/ SAFETY LEDGE
N.T.S.

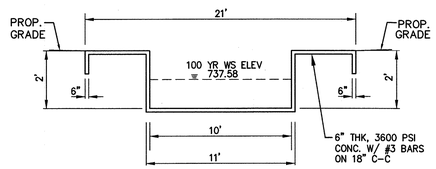


B–B
TYPICAL SECTION OF POND W/ SAFETY LEDGE
N.T.S.





SECTION C–C
NTS



SECTION D–D
NTS

NOTES:
1. STM–22 AND STM–23 FLOW INTO THE POND. STM–21 IS THE OUTLET PIPE FOR THE POND.
2. RETAINING WALL IN LOT 1X BLOCK E SHALL BE MAINTAINED BY THE HOA.
3. REFERENCE PLATES 125 AND 126 FOR POND CALCULATIONS AND RESULTS.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER, NO. 97272.

J. Casey Ross 6/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #4 PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	08/08/2014	1" = 40'	05052-01	2 / 9

PLATE NO.: 124

Y:\05052\05052-01\PONDS.dwg, POND#4, 5/1/2015 10:23:31 AM, jallen, Dowdey, Anderson & Associates, Inc. JA

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Mod. Rational	53.22	1	30	95,795	------	------	------	EX-Area to Pond 2
2	Mod. Rational	21.02	1	15	18,922	------	------	------	Post-Dev Bypass Pond 2
3	Mod. Rational	8.985	1	20	10,782	------	------	------	Ex 2 to Pond 2
4	Mod. Rational	142.86	1	15	128,577	------	------	------	Post-Developed to Pond 2
5	Combine	149.60	1	15	139,359	3, 4	------	------	Total Flow to Pond 2
6	Reservoir	12.80	1	29	139,349	5	756.64	126,441	Pond 2 Routing
7	Combine	27.64	1	15	158,271	2, 6	------	------	Total Combined Flow from Pond 2 A
9	Mod. Rational	68.99	1	26	107,630	------	------	------	Ex Area (Pond 4 Area)
10	Mod. Rational	54.11	1	15	48,699	------	------	------	Post-Dev Bypass (Pond 4 Area)
11	Mod. Rational	41.50	1	15	37,350	------	------	------	Post-Dev to Upper Pond 4
12	Reservoir	13.92	1	25	37,343	11	737.16	26,559	Upper Pond 4 Routing
13	Mod. Rational	26.06	1	15	23,452	------	------	------	Post-Dev to Lower Pond 4
14	Combine	33.25	1	15	60,795	12, 13	------	------	Total Flow to Pond 4
15	Reservoir	3.590	1	64	60,784	14	727.45	40,865	Lower Pond 4 Routing
16	Combine	55.26	1	15	109,483	10, 15	------	------	Total Combined Flow Pond 4 Area
18	Mod. Rational	16.20	1	25	24,303	------	------	------	EX-Area to Pond 9
19	Mod. Rational	32.57	1	15	29,315	------	------	------	Post Developed to Pond 9
20	Reservoir	9.068	1	26	29,308	19	702.48	22,310	Pond 2 Routing
22	Mod. Rational	108.76	1	48	313,241	------	------	------	Ex Area 3
23	Mod. Rational	17.33	1	20	20,794	------	------	------	Ex Area 14
24	Combine	130.05	1	48	429,831	1, 22, 23	------	------	Total Pre-Dev Flow Point 3
26	Mod. Rational	95.70	1	48	275,618	------	------	------	Post-Dev Area 3
27	Mod. Rational	34.67	1	15	31,199	------	------	------	Post-Dev Area 14
28	Combine	107.29	1	48	465,089	7, 26, 27	------	------	Total Post-Dev Flow Point 3

05052 Hydro.gpw | Return Period: 2 Year | Wednesday, 04 / 29 / 2015

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Mod. Rational	100.00	1	30	180,007	------	------	------	EX-Area to Pond 2
2	Mod. Rational	37.63	1	15	33,869	------	------	------	Post-Dev Bypass Pond 2
3	Mod. Rational	16.32	1	20	19,585	------	------	------	Ex 2 to Pond 2
4	Mod. Rational	255.72	1	15	230,147	------	------	------	Post-Developed to Pond 2
5	Combine	267.96	1	15	249,732	3, 4	------	------	Total Flow to Pond 2
6	Reservoir	30.16	1	29	249,723	5	757.81	223,168	Pond 2 Routing
7	Combine	49.48	1	15	283,591	2, 6	------	------	Total Combined Flow from Pond 2 A
9	Mod. Rational	127.85	1	26	199,448	------	------	------	Ex Area (Pond 4 Area)
10	Mod. Rational	96.85	1	15	87,168	------	------	------	Post-Dev Bypass (Pond 4 Area)
11	Mod. Rational	74.28	1	15	66,855	------	------	------	Post-Dev to Upper Pond 4
12	Reservoir	29.27	1	24	66,848	11	737.58	44,141	Upper Pond 4 Routing
13	Mod. Rational	46.64	1	15	41,979	------	------	------	Post-Dev to Lower Pond 4
14	Combine	62.84	1	15	108,827	12, 13	------	------	Total Flow to Pond 4
15	Reservoir	6.757	1	59	108,815	14	727.84	76,919	Lower Pond 4 Routing
16	Combine	98.99	1	15	195,983	10, 15	------	------	Total Combined Flow Pond 4 Area
18	Mod. Rational	29.92	1	25	44,882	------	------	------	EX-Area to Pond 9
19	Mod. Rational	58.30	1	15	52,473	------	------	------	Post Developed to Pond 9
20	Reservoir	19.29	1	25	52,466	19	702.79	37,488	Pond 2 Routing
22	Mod. Rational	217.55	1	48	626,550	------	------	------	Ex Area 3
23	Mod. Rational	31.48	1	20	37,772	------	------	------	Ex Area 14
24	Combine	257.55	1	48	844,329	1, 22, 23	------	------	Total Pre-Dev Flow Point 3
26	Mod. Rational	191.42	1	48	551,296	------	------	------	Post-Dev Area 3
27	Mod. Rational	62.05	1	15	55,845	------	------	------	Post-Dev Area 14
28	Combine	215.72	1	48	890,732	7, 26, 27	------	------	Total Post-Dev Flow Point 3

05052 Hydro.gpw | Return Period: 100 Year | Wednesday, 04 / 29 / 2015

Hydrograph Report

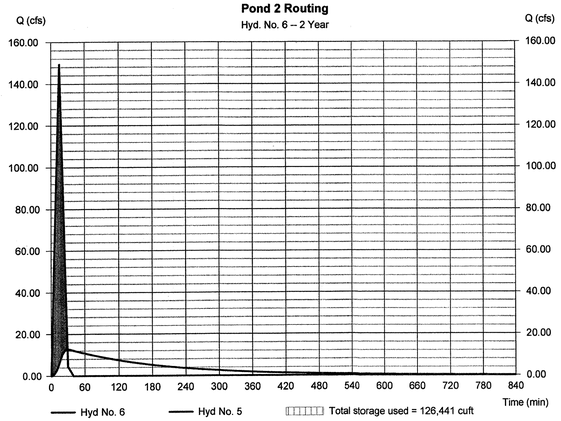
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 | Friday, 04 / 24 / 2015

Hyd. No. 6

Pond 2 Routing

Hydrograph type	= Reservoir	Peak discharge	= 12.80 cfs
Storm frequency	= 2 yrs	Time to peak	= 29 min
Time interval	= 1 min	Hyd. volume	= 139,349 cuft
Inflow hyd. No.	= 5 - Total Flow to Pond 2	Max. Elevation	= 756.64 ft
Reservoir name	= Pond 2	Max. Storage	= 126,441 cuft

Storage Indication method used.



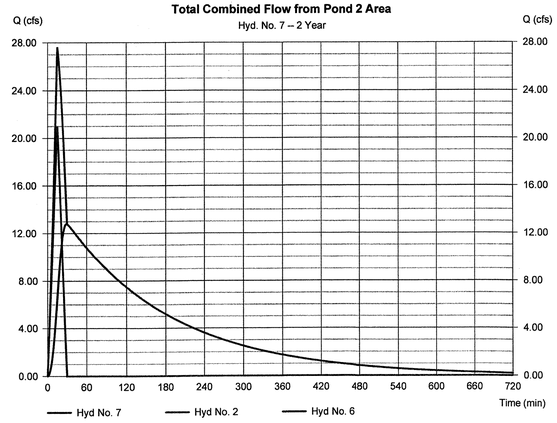
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 | Friday, 04 / 24 / 2015

Hyd. No. 7

Total Combined Flow from Pond 2 Area

Hydrograph type	= Combine	Peak discharge	= 27.64 cfs
Storm frequency	= 2 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 158,271 cuft
Inflow hyds.	= 2, 6	Contrib. drain. area	= 8.060 ac



Hydrograph Report

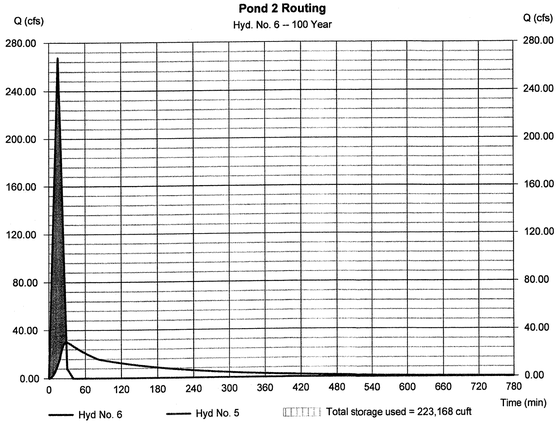
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 | Friday, 04 / 24 / 2015

Hyd. No. 6

Pond 2 Routing

Hydrograph type	= Reservoir	Peak discharge	= 30.16 cfs
Storm frequency	= 100 yrs	Time to peak	= 29 min
Time interval	= 1 min	Hyd. volume	= 249,723 cuft
Inflow hyd. No.	= 5 - Total Flow to Pond 2	Max. Elevation	= 757.81 ft
Reservoir name	= Pond 2	Max. Storage	= 223,168 cuft

Storage Indication method used.



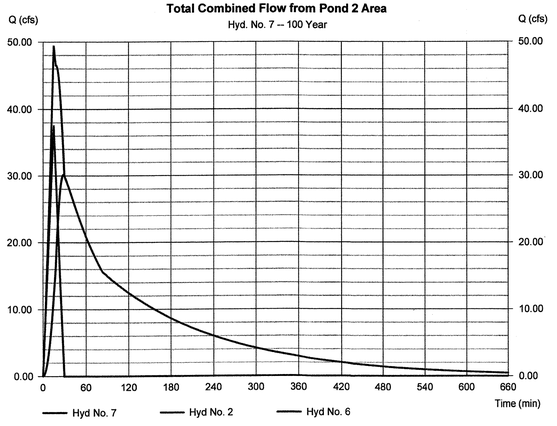
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 | Friday, 04 / 24 / 2015

Hyd. No. 7

Total Combined Flow from Pond 2 Area

Hydrograph type	= Combine	Peak discharge	= 49.48 cfs
Storm frequency	= 100 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 283,591 cuft
Inflow hyds.	= 2, 6	Contrib. drain. area	= 8.060 ac



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 | Friday, 04 / 24 / 2015

Pond No. 1 - Pond 2

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 755.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	755.00	73,120	0	0
2.00	757.00	81,522	154,642	154,642
4.00	759.00	88,036	169,558	324,200

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User* cfs	Total cfs
0.00	0	755.00	---	---	---	---	---	---	---	---	---	---	0.000
2.00	154,642	757.00	---	---	---	---	---	---	---	---	---	15.66	15.66
4.00	324,200	759.00	---	---	---	---	---	---	---	---	---	51.55	51.55

*USER ENTERED CFS IS GENERATED FROM HY-8 CULVERT DATA.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #2 CALCULATIONS

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	08/08/2014	1" = 40'	05052-01	3 / 9

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Hydrograph Report

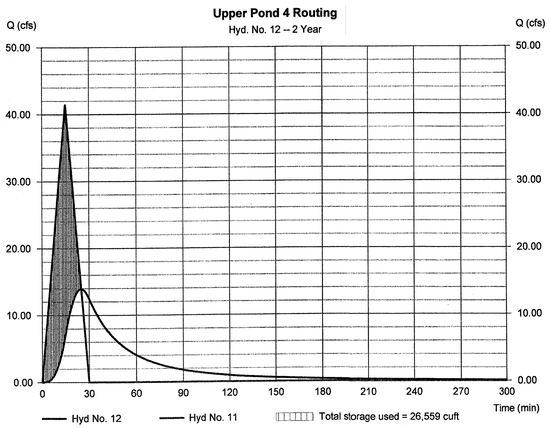
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Hyd. No. 12

Upper Pond 4 Routing

Hydrograph type	= Reservoir	Peak discharge	= 13.92 cfs
Storm frequency	= 2 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 37,343 cuft
Inflow hyd. No.	= 11 - Post-Dev to Upper Pond 4	Max. Elevation	= 737.16 ft
Reservoir name	= Upper Pond 4	Max. Storage	= 26,559 cuft

Storage Indication method used.



Hydrograph Report

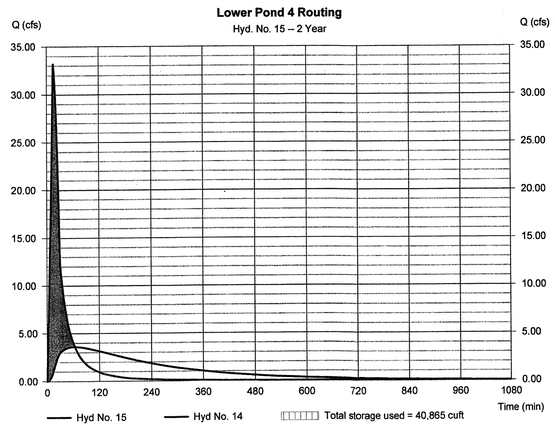
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Hyd. No. 15

Lower Pond 4 Routing

Hydrograph type	= Reservoir	Peak discharge	= 3.590 cfs
Storm frequency	= 2 yrs	Time to peak	= 64 min
Time interval	= 1 min	Hyd. volume	= 60,784 cuft
Inflow hyd. No.	= 14 - Total Flow to Pond 4	Max. Elevation	= 727.45 ft
Reservoir name	= Lower Pond 4	Max. Storage	= 40,865 cuft

Storage Indication method used.



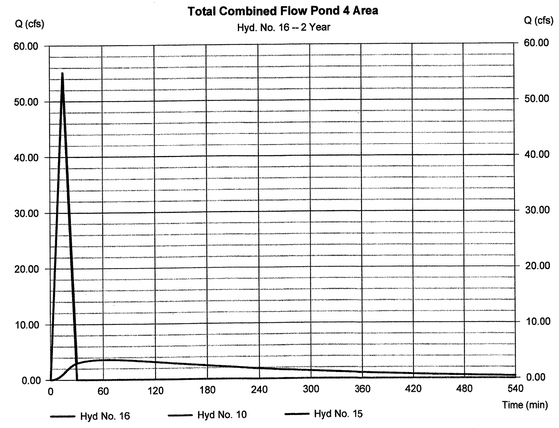
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Hyd. No. 16

Total Combined Flow Pond 4 Area

Hydrograph type	= Combine	Peak discharge	= 55.26 cfs
Storm frequency	= 2 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 109,483 cuft
Inflow hyds.	= 10, 15	Contrib. drain. area	= 22.630 ac



Hydrograph Report

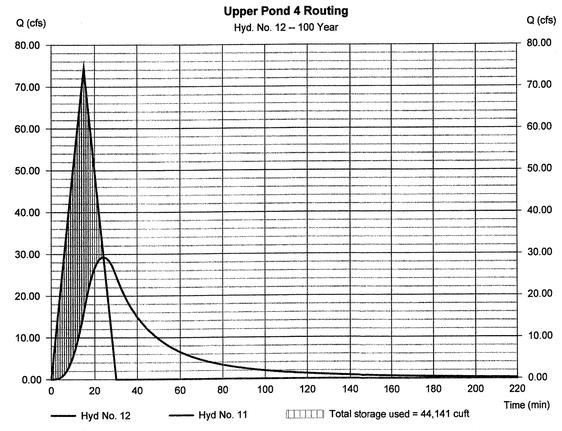
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Hyd. No. 12

Upper Pond 4 Routing

Hydrograph type	= Reservoir	Peak discharge	= 29.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 24 min
Time interval	= 1 min	Hyd. volume	= 66,848 cuft
Inflow hyd. No.	= 11 - Post-Dev to Upper Pond 4	Max. Elevation	= 737.58 ft
Reservoir name	= Upper Pond 4	Max. Storage	= 44,141 cuft

Storage Indication method used.



Hydrograph Report

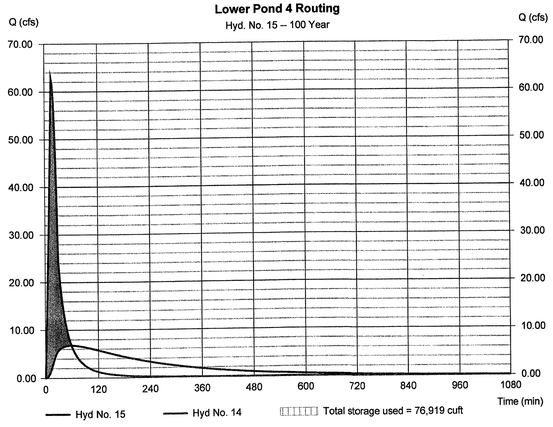
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Hyd. No. 15

Lower Pond 4 Routing

Hydrograph type	= Reservoir	Peak discharge	= 6.757 cfs
Storm frequency	= 100 yrs	Time to peak	= 59 min
Time interval	= 1 min	Hyd. volume	= 108,815 cuft
Inflow hyd. No.	= 14 - Total Flow to Pond 4	Max. Elevation	= 727.84 ft
Reservoir name	= Lower Pond 4	Max. Storage	= 76,919 cuft

Storage Indication method used.



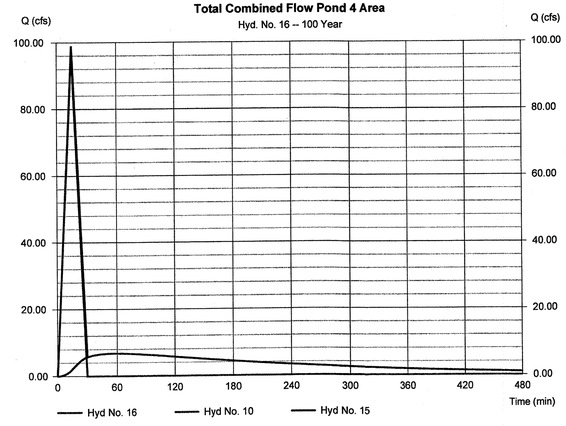
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Hyd. No. 16

Total Combined Flow Pond 4 Area

Hydrograph type	= Combine	Peak discharge	= 98.99 cfs
Storm frequency	= 100 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 195,983 cuft
Inflow hyds.	= 10, 15	Contrib. drain. area	= 22.630 ac



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Pond No. 2 - Upper Pond 4

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 736.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	736.50	39,980	0	0
0.50	737.00	39,980	19,990	19,990
1.50	738.00	43,014	41,497	61,487
2.50	739.00	46,205	44,610	106,097

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 736.50	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	736.50	---	---	---	---	0.00	---	---	---	---	---	0.000
0.50	19,990	737.00	---	---	---	---	9.19	---	---	---	---	---	9.192
1.50	61,487	738.00	---	---	---	---	47.77	---	---	---	---	---	47.77
2.50	106,097	739.00	---	---	---	---	102.77	---	---	---	---	---	102.77

Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Pond No. 3 - Lower Pond 4

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 727.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	727.00	91,301	0	0
1.00	728.00	91,301	91,301	91,301
2.00	729.00	91,301	91,301	182,602

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User * cfs	Total cfs
0.00	0	727.00	---	---	---	---	---	---	---	---	---	---	0.000
1.00	91,301	728.00	---	---	---	---	---	---	---	---	---	8.020	8.020
2.00	182,602	729.00	---	---	---	---	---	---	---	---	---	22.19	22.19

*USER ENTERED CFS IS GENERATED FROM HY-8 CULVERT DATA.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER, NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS — J. CASEY ROSS — 97272 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #4 CALCULATIONS
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	08/08/2014	1" = 40'	05052-01	4 / 9

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Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

Pond No. 4 - Pond #9

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 702.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	702.00	46,838	0	0
0.50	702.50	46,838	23,419	23,419
1.00	703.00	50,774	24,403	47,822
2.00	704.00	57,701	54,238	102,060

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.60	0.00	0.00	0.00
Crest El. (ft)	= 702.00	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	702.00	---	---	---	---	0.00	---	---	---	---	---	0.000
0.50	23,419	702.50	---	---	---	---	9.74	---	---	---	---	---	9.744
1.00	47,822	703.00	---	---	---	---	27.56	---	---	---	---	---	27.56
2.00	102,060	704.00	---	---	---	---	77.95	---	---	---	---	---	77.95

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

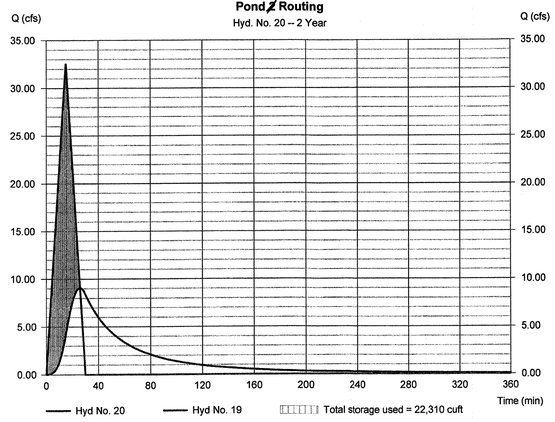
Hyd. No. 20

Pond 2 Routing

Hydrograph type	= Reservoir	Peak discharge	= 9.068 cfs
Storm frequency	= 2 yrs	Time to peak	= 26 min
Time interval	= 1 min	Hyd. volume	= 29,308 cuft
Inflow hyd. No.	= 19 - Post Developed to Pond 9	Max. Elevation	= 702.48 ft
Reservoir name	= Pond #9	Max. Storage	= 22,310 cuft

Storage Indication method used.

9



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 04 / 24 / 2015

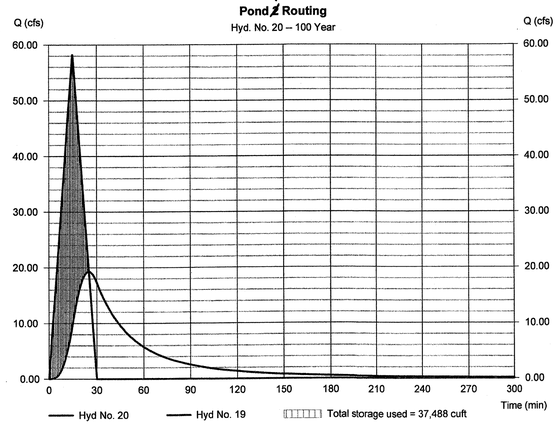
Hyd. No. 20

Pond 2 Routing

Hydrograph type	= Reservoir	Peak discharge	= 19.29 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 52,466 cuft
Inflow hyd. No.	= 19 - Post Developed to Pond 9	Max. Elevation	= 702.79 ft
Reservoir name	= Pond #9	Max. Storage	= 37,488 cuft

Storage Indication method used.

9



THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

5/1/15

STATE OF TEXAS — J. CASEY ROSS — 97272 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #9 CALCULATIONS

MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CEK	CEK	JCR	08/08/2014	1" = 40'	05052-01	5 / 9

PLATE NO.: 127

I:\2005\05052\05052-01\PONDS.dwg, POND RESULTS (3), 5/1/2015 11:20:03 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

40 20 0 40 120

(IN FEET)
1 inch = 40 ft.

FUTURE
LAKES AT MUSTANG RANCH

POND #5

PROPOSED
WATER FEATURE
(NORMAL POOL 722.0)
(100 YR 729.33)

EXISTING
TENNIS
COURT

EXISTING HOME
FF ±743.0

WATERVIEW TRAIL

STM-30

STM-31

STM-32

STM-33

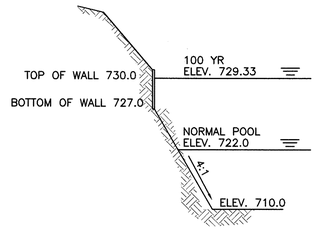
ROSELAND PARKWAY

NOTES:
1. STM-31, STM-32, STM-33, FLOW DIRECTLY INTO POND #9 & STM-36 AND STM-37 FLOW INTO THE POND VIA DRAINAGE. STM-30 IS THE OUTLET PIPE FOR THE POND.
2. REFERENCE PLATE 125B FOR POND #5 AND POND #6 CALCULATIONS. DETENTION FOR THESE PONDS WAS DETERMINED USING HEC-HMS.

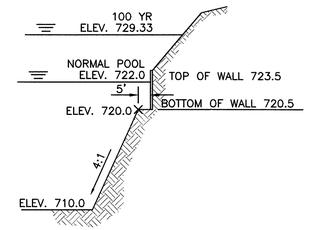
CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

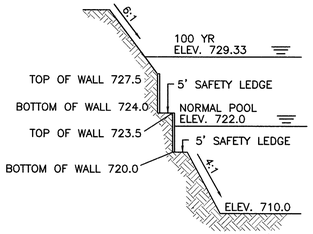
ELEVATION = 744.84'



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.

NO.	DATE	BY	REVISION
1	3/6/15	JCR	LOWERED BOTTOM OF POND TO 710.0

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

POND #5 PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RB	JBA	JCR	08/08/2014	1" = 40'	05052-01	6 / 9

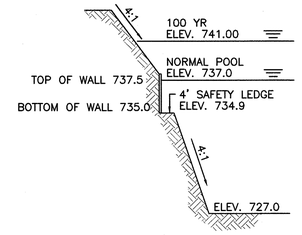
PLATE NO.: 128

Y:\05052\05052-01\PONDS.dwg, POND#5, 5/1/2015 10:23:11 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

GRAPHIC SCALE

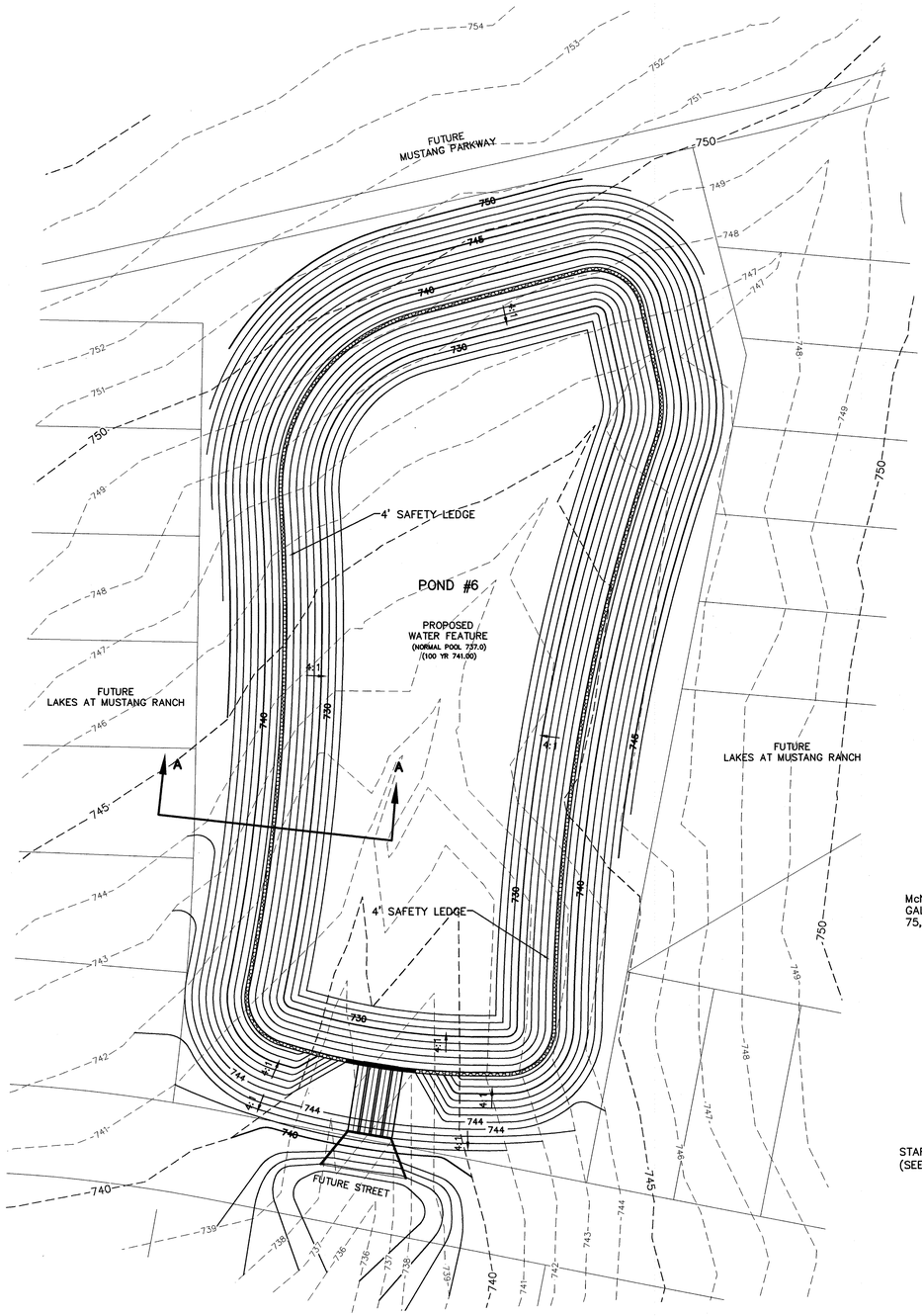
40 20 0 40 120

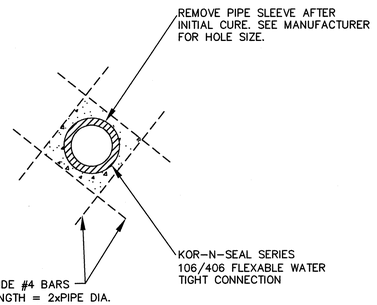
(IN FEET)
1 inch = 40 ft.



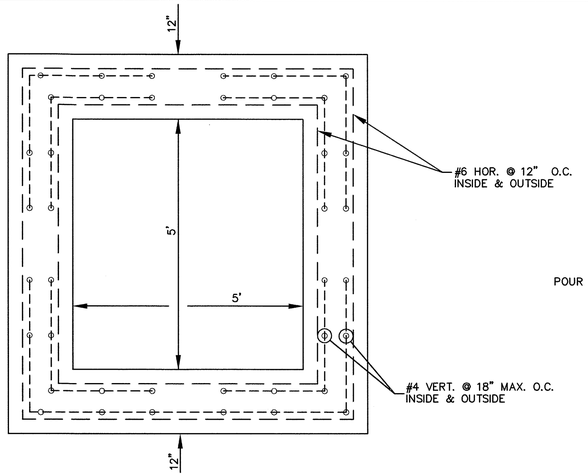
A–A
TYPICAL SECTION OF POND W/ SAFETY LEDGE
N.T.S.

NOTES:
1. STM–39 IS THE OUTLET PIPE FOR THE POND.
2. REFERENCE PLATE 125B FOR POND #5 AND POND #6 CALCULATIONS. DETENTION FOR THESE PONDS WAS DETERMINED USING HEC–HMS.

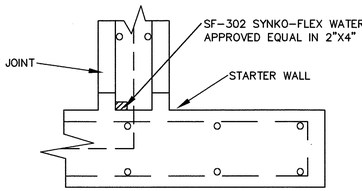




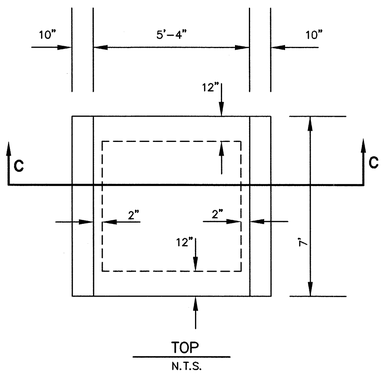
PIPE PENETRATION
N.T.S.



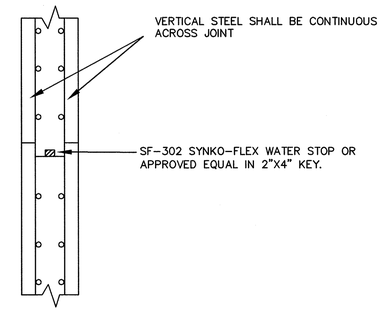
SECTION B–B
N.T.S.



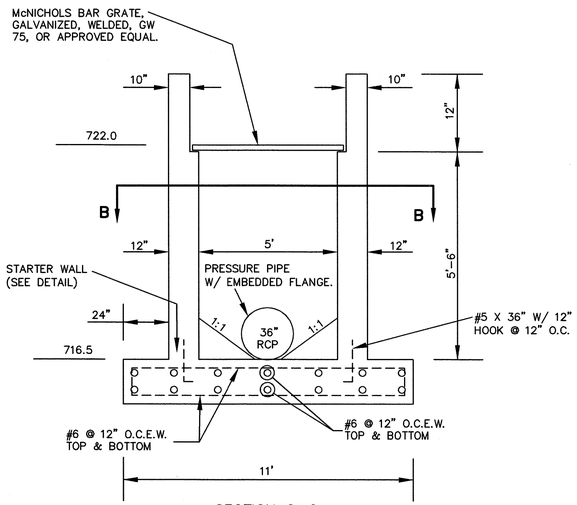
STARTER WALL
N.T.S.



TOP
N.T.S.



POUR JOINT DETAIL (TYP.)
N.T.S.



SECTION C–C
N.T.S.

CONCRETE:

1. COMPLETE CONCRETE WORK IN COMPLIANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318–02). USE MATERIALS AND METHODS IN COMPLIANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301). STRUCTURAL CONCRETE SHALL BE OF NORMAL WEIGHT AGGREGATE WITH SPECIFIED PROPERTIES AS DESCRIBED BELOW. USE TYPE I OR II CEMENT CONFORMING TO ASTM C 150.

2. SLUMP, TEMPERATURE, AND COMPRESSION TESTING OF CONCRETE IS RECOMMENDED. ALL ADMIXTURES SHOULD BE APPROVED PRIOR TO USE. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS NECESSARY TO PLACE AND FINISH CONCRETE PRIOR TO INITIAL SET WITHOUT ADDITION OF WATER. REJECT AND NON–COMPLYING CONCRETE AND RETURN TO THE SUPPLIER. SUBMIT THE PROPOSED MIX DESIGN FOR REVIEW AT LEAST 14 DAYS PRIOR TO PLACING CONCRETE.

28 DAY STRENGTH	SLUMP	MAX AGGREGATE
3600 PSI	4"±1"	1"

REINFORCEMENT:

1. REINFORCING BARS: USE DEFORMED GRADE 60 BARS CONFORMING TO ASTM A–615
2. BAR SUPPORTS: USE WIDE–BASE PLASTIC CHAIRS.
3. WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS SPECIFICALLY NOTED HEREIN.
4. ALL REINFORCING SHALL LAP 30 BAR DIAMETERS AT SPLICES FOR #5 BAR AND SMALLER, AND 50 BAR DIAMETERS FOR #6 AND LARGER. HOOK CONTINUOUS BARS AT DISCONTINUOUS ENDS.
5. DETAIL CONCRETE REINFORCING AND ACCESSORIES ACCORDANCE WITH THE LATEST EDITION OF ACI PUBLICATION 315 – "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND CRSI MANUAL OF STANDARD PRACTICE.
6. PROVIDE CONCRETE PROTECTION FOR REINFORCING IN COMPLIANCE WITH ACI 318–02, UNLESS NOTED OTHERWISE ON SECTIONS OR DETAILS.
7. LOCATE JOINTS ONLY AS INDICATED, OR AS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #6 PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

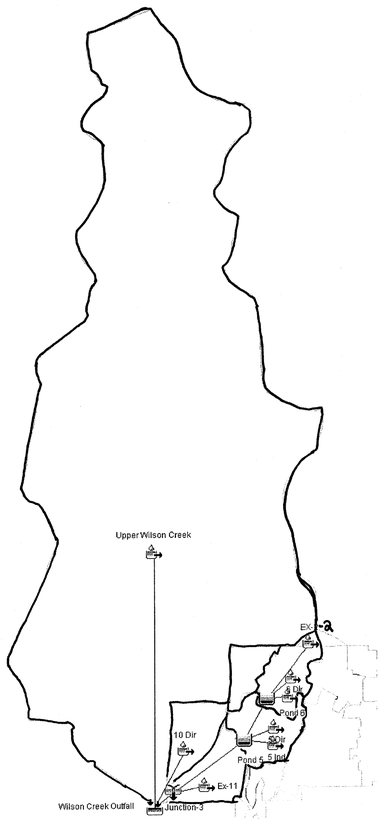
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RB	JBA	JCR	08/08/2014	1" = 40'	05052-01	7 / 9

PLATE NO.: 129

Y:\05052\05052-01\PONDS.dwg, POND#6, 5/12/2015 10:34:42 AM, jallen, Dowdey, Anderson & Associates, Inc., JA



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Tuesday, 04 / 28 / 2015

Pond No. 5 - Pond 5

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 722.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	722.00	280,672	0	0
1.00	723.00	297,707	293,651	293,651
1.50	723.50	302,481	150,030	443,681
2.00	724.00	327,327	157,395	601,077
3.00	725.00	340,280	333,749	934,826
4.00	726.00	353,557	346,863	1,281,689
5.00	727.00	366,044	358,747	1,641,435
6.00	728.00	375,856	370,902	2,012,337
7.00	729.00	384,741	380,252	2,392,589
8.00	730.00	395,181	389,910	2,782,499
9.00	731.00	393,606	394,355	3,176,854

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	0.00	0.00	0.00
Span (in)	= 36.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 717.04	0.00	0.00	0.00
Length (ft)	= 166.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	10.00	0.00	0.00
Crest El. (ft)	= 722.00	723.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	722.00	0.00	---	---	---	0.00	0.00	---	---	---	---	0.000
1.00	293,651	723.00	57.73 oc	---	---	---	33.30	0.00	---	---	---	---	33.30
1.50	443,681	723.50	57.73 oc	---	---	---	41.16 ic	11.77	---	---	---	---	52.93
2.00	601,077	724.00	73.45 oc	---	---	---	50.49 s	22.96 s	---	---	---	---	73.45
3.00	934,826	725.00	82.57 oc	---	---	---	50.47 s	32.07 s	---	---	---	---	82.54
4.00	1,281,689	726.00	89.81 oc	---	---	---	52.00 s	37.72 s	---	---	---	---	89.73
5.00	1,641,435	727.00	96.33 oc	---	---	---	54.19 s	42.16 s	---	---	---	---	96.28
6.00	2,012,337	728.00	102.39 oc	---	---	---	56.36 s	45.99 s	---	---	---	---	102.35
7.00	2,392,589	729.00	108.09 oc	---	---	---	58.60 s	49.35 s	---	---	---	---	107.95
8.00	2,782,499	730.00	113.49 oc	---	---	---	60.87 s	52.45 s	---	---	---	---	113.32
9.00	3,176,854	731.00	118.65 oc	---	---	---	63.06 s	55.30 s	---	---	---	---	118.37

The Stage/Storage/Discharge Table was entered into HEC-HMS for modeling Pond 5.

Project: Mustang Lake Ph1 Simulation Run: Existing-24Hr-2Yr

Start of Run: 07Oct2010, 00:00 — Basin Model: Existing_Conditions
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 2Yr 24Hr
Compute Time: 27Apr2015, 11:45:25 — Control Specifications:Cntl 24Hr

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper Wilson Creek	5.0107500	1447.00	07Oct2010, 13:33	1.57
EX-5	0.1275630	73.19	07Oct2010, 12:22	1.34
EX-6	0.0943130	58.48	07Oct2010, 12:21	1.41
EX-6A	0.0182812	13.17	07Oct2010, 12:20	1.61
Junction-1	0.1125942	71.64	07Oct2010, 12:21	1.44
Reach-1	0.1125942	71.63	07Oct2010, 12:21	1.44
Reach-2	0.1125942	71.51	07Oct2010, 12:22	1.44
Pond 5	0.2401572	108.06	07Oct2010, 12:36	1.38
Reach-3	0.2401572	107.91	07Oct2010, 12:40	1.38
Reach-4	0.2401572	107.77	07Oct2010, 12:46	1.37
Reach-5	0.2401572	107.64	07Oct2010, 12:50	1.37
EX-11	0.1396410	79.67	07Oct2010, 12:28	1.47
EX-10 & EX-10A	0.1155625	71.93	07Oct2010, 12:23	1.47
Junction-3	0.4953607	208.58	07Oct2010, 12:40	1.42
Reach-6	0.4953607	208.36	07Oct2010, 12:43	1.42
Wilson Creek Outfall	5.5061107	1537.99	07Oct2010, 13:31	1.56

Project: Mustang Lake Ph1 Simulation Run: Existing-24Hr-2Yr
Reservoir: Pond 5

Start of Run: 07Oct2010, 00:00 — Basin Model: Existing_Conditions
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 2Yr 24Hr
Compute Time: 27Apr2015, 11:45:25 — Control Specifications: Cntl 24Hr

Volume Units IN

Computed Results

Peak Inflow:	144.70 (CFS)	Date/Time of Peak Inflow:	07Oct2010, 12:22
Peak Discharge:	108.06 (CFS)	Date/Time of Peak Discharge:	07Oct2010, 12:36
Inflow Volume:	1.39 (IN)	Peak Storage:	2.6 (AC-FT)
Discharge Volume:	1.38 (IN)	Peak Elevation:	731.45 (FT)

Project: Mustang Lake Ph1 Simulation Run: Existing-24Hr-10Yr

Start of Run: 07Oct2010, 00:00 — Basin Model: Existing_Conditions
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 10Yr 24Hr
Compute Time: 27Apr2015, 11:45:19 — Control Specifications:Cntl 24Hr

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper Wilson Creek	5.0107500	3435.72	07Oct2010, 13:30	3.67
EX-5	0.1275630	188.25	07Oct2010, 12:21	3.34
EX-6	0.0943130	146.88	07Oct2010, 12:20	3.44
EX-6A	0.0182812	30.93	07Oct2010, 12:19	3.74
Junction-1	0.1125942	177.78	07Oct2010, 12:20	3.49
Reach-1	0.1125942	177.78	07Oct2010, 12:20	3.49
Reach-2	0.1125942	177.60	07Oct2010, 12:20	3.49
Pond 5	0.2401572	348.61	07Oct2010, 12:25	3.40
Reach-3	0.2401572	347.83	07Oct2010, 12:28	3.40
Reach-4	0.2401572	347.05	07Oct2010, 12:32	3.39
Reach-5	0.2401572	345.89	07Oct2010, 12:36	3.39
EX-11	0.1396410	195.33	07Oct2010, 12:26	3.54
EX-10 & EX-10A	0.1155625	176.46	07Oct2010, 12:22	3.54
Junction-3	0.4953607	664.14	07Oct2010, 12:33	3.46
Reach-6	0.4953607	663.28	07Oct2010, 12:35	3.46
Wilson Creek Outfall	5.5061107	3612.53	07Oct2010, 13:28	3.65

Project: Mustang Lake Ph1 Simulation Run: Existing-24Hr-10Yr
Reservoir: Pond 5

Start of Run: 07Oct2010, 00:00 — Basin Model: Existing_Conditions
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 10Yr 24Hr
Compute Time: 27Apr2015, 11:45:19 — Control Specifications: Cntl 24Hr

Volume Units IN

Computed Results

Peak Inflow:	365.64 (CFS)	Date/Time of Peak Inflow:	07Oct2010, 12:21
Peak Discharge:	348.61 (CFS)	Date/Time of Peak Discharge:	07Oct2010, 12:25
Inflow Volume:	3.41 (IN)	Peak Storage:	4.4 (AC-FT)
Discharge Volume:	3.40 (IN)	Peak Elevation:	731.65 (FT)

Project: Mustang Lake Ph1 Simulation Run: Existing-24Hr-100Yr

Start of Run: 07Oct2010, 00:00 — Basin Model: Existing_Conditions
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 100Yr 24Hr
Compute Time: 27Apr2015, 11:45:22 — Control Specifications:Cntl 24Hr

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper Wilson Creek	5.0107500	6799.93	07Oct2010, 13:28	7.34
EX-5	0.1275630	388.16	07Oct2010, 12:20	6.96
EX-6	0.0943130	299.03	07Oct2010, 12:19	7.09
EX-6A	0.0182812	60.63	07Oct2010, 12:19	7.48
Junction-1	0.1125942	359.67	07Oct2010, 12:19	7.15
Reach-1	0.1125942	359.55	07Oct2010, 12:19	7.15
Reach-2	0.1125942	358.91	07Oct2010, 12:20	7.15
Pond 5	0.2401572	717.61	07Oct2010, 12:24	7.02
Reach-3	0.2401572	716.26	07Oct2010, 12:27	7.02
Reach-4	0.2401572	714.58	07Oct2010, 12:30	7.01
Reach-5	0.2401572	713.27	07Oct2010, 12:33	7.00
EX-11	0.1396410	392.52	07Oct2010, 12:26	7.21
EX-10 & EX-10A	0.1155625	354.56	07Oct2010, 12:21	7.22
Junction-3	0.4953607	1396.95	07Oct2010, 12:29	7.11
Reach-6	0.4953607	1395.41	07Oct2010, 12:31	7.11
Wilson Creek Outfall	5.5061107	7104.18	07Oct2010, 13:26	7.32

Project: Mustang Lake Ph1 Simulation Run: Existing-24Hr-100Yr
Reservoir: Pond 5

Start of Run: 07Oct2010, 00:00 — Basin Model: Existing_Conditions
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 100Yr 24Hr
Compute Time: 27Apr2015, 11:45:22 — Control Specifications: Cntl 24Hr

Volume Units IN

Computed Results

Peak Inflow:	747.07 (CFS)	Date/Time of Peak Inflow:	07Oct2010, 12:20
Peak Discharge:	717.61 (CFS)	Date/Time of Peak Discharge:	07Oct2010, 12:24
Inflow Volume:	7.05 (IN)	Peak Storage:	6.5 (AC-FT)
Discharge Volume:	7.02 (IN)	Peak Elevation:	731.90 (FT)

Project: Mustang Lake Ph1 Simulation Run: Proposed-24Hr-2Yr

Start of Run: 07Oct2010, 00:00 — Basin Model: Proposed-Condition
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 2Yr 24Hr
Compute Time: 28Apr2015, 10:27:48 — Control Specifications:Cntl 24Hr

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper Wilson Creek	5.010750	1447.00	07Oct2010, 13:33	1.57
Prop 5	0.129500	136.33	07Oct2010, 12:16	2.15
Prop 6	0.105400	110.96	07Oct2010, 12:16	2.15
EX-6 Offsite	0.018297	12.44	07Oct2010, 12:20	1.53
Pond 6	0.123697	85.20	07Oct2010, 12:30	1.98
Reach-1	0.123697	85.15	07Oct2010, 12:31	1.98
Reach-2	0.123697	85.13	07Oct2010, 12:32	1.98
Pond 5	0.253197	57.83	07Oct2010, 13:14	1.96
Reach-3	0.253197	57.82	07Oct2010, 13:19	1.95
Reach-4	0.253197	57.81	07Oct2010, 13:28	1.95
PROP 11	0.148800	182.35	07Oct2010, 12:10	2.07
Jct-3	0.401997	190.84	07Oct2010, 12:10	1.99
Reach-5	0.401997	188.29	07Oct2010, 12:15	1.99
Reach-6	0.401997	187.31	07Oct2010, 12:18	1.99
PROP 10 & EX10A	0.100100	120.21	07Oct2010, 12:14	2.32
Wilson Creek Outfall	5.512847	1536.94	07Oct2010, 13:33	1.62

Project: Mustang Lake Ph1 Simulation Run: Proposed-24Hr-2Yr
Reservoir: Pond 5

Start of Run: 07Oct2010, 00:00 — Basin Model: Proposed-Conditions-Ph1
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 2Yr 24Hr
Compute Time: 28Apr2015, 10:27:48 — Control Specifications: Cntl 24Hr

Volume Units IN

Computed Results

Peak Inflow:	194.67 (CFS)	Date/Time of Peak Inflow:	07Oct2010, 12:20
Peak Discharge:	57.83 (CFS)	Date/Time of Peak Discharge:	07Oct2010, 13:14
Inflow Volume:	2.07 (IN)	Peak Storage:	10.9 (AC-FT)
Discharge Volume:	1.96 (IN)	Peak Elevation:	723.61 (FT)

Project: Mustang Lake Ph1 Simulation Run: Proposed-24Hr-10yr

Start of Run: 07Oct2010, 00:00 — Basin Model: Proposed-Condition
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 10Yr 24Hr
Compute Time: 28Apr2015, 10:27:35 — Control Specifications:Cntl 24Hr

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper Wilson Creek	5.010750	3435.72	07Oct2010, 13:30	3.67
Prop 5	0.129500	278.75	07Oct2010, 12:16	4.48
Prop 6	0.105400	226.88	07Oct2010, 12:16	4.48
EX-6 Offsite	0.018297	29.98	07Oct2010, 12:19	3.62
Pond 6	0.123697	201.79	07Oct2010, 12:26	4.25
Reach-1	0.123697	201.68	07Oct2010, 12:27	4.25
Reach-2	0.123697	201.49	07Oct2010, 12:27	4.25
Pond 5	0.253197	87.81	07Oct2010, 13:23	4.16
Reach-3	0.253197	87.81	07Oct2010, 13:28	4.15
Reach-4	0.253197	87.81	07Oct2010, 13:34	4.14
PROP 11	0.148800	378.22	07Oct2010, 12:09	4.38
Jct-3	0.401997	407.85	07Oct2010, 12:10	4.23
Reach-5	0.401997	406.16	07Oct2010, 12:13	4.22
Reach-6	0.401997	404.85	07Oct2010, 12:15	4.22
PROP 10 & EX10A	0.100100	237.24	07Oct2010, 12:13	4.70
Wilson Creek Outfall	5.512847	3585.14	07Oct2010, 13:30	3.73

Project: Mustang Lake Ph1 Simulation Run: Proposed-24Hr-10yr
Reservoir: Pond 5

Start of Run: 07Oct2010, 00:00 — Basin Model: Proposed-Conditions-Ph1
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 10Yr 24Hr
Compute Time: 28Apr2015, 10:27:35 — Control Specifications: Cntl 24Hr

Volume Units IN

Computed Results

Peak Inflow:	441.91 (CFS)	Date/Time of Peak Inflow:	07Oct2010, 12:20
Peak Discharge:	87.81 (CFS)	Date/Time of Peak Discharge:	07Oct2010, 13:23
Inflow Volume:	4.37 (IN)	Peak Storage:	26.5 (AC-FT)
Discharge Volume:	4.16 (IN)	Peak Elevation:	725.73 (FT)

Project: Mustang Lake Ph1 Simulation Run: Proposed-24Hr-100Yr

Start of Run: 07Oct2010, 00:00 — Basin Model: Proposed-Condition
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 100Yr 24Hr
Compute Time: 28Apr2015, 10:27:42 — Control Specifications:Cntl 24Hr

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper Wilson Creek	5.010750	6799.93	07Oct2010, 13:28	7.34
Prop 5	0.129500	505.62	07Oct2010, 12:15	8.37
Prop 6	0.105400	411.53	07Oct2010, 12:15	8.37
EX-6 Offsite	0.018297	59.64	07Oct2010, 12:19	7.32
Pond 6	0.123697	393.34	07Oct2010, 12:24	8.08
Reach-1	0.123697	392.98	07Oct2010, 12:25	8.08
Reach-2	0.123697	392.74	07Oct2010, 12:25	8.08
Pond 5	0.253197	109.72	07Oct2010, 13:47	7.59
Reach-3	0.253197	109.72	07Oct2010, 13:52	7.56
Reach-4	0.253197	109.72	07Oct2010, 13:57	7.52
PROP 11	0.148800	691.79	07Oct2010, 12:09	8.25
Jct-3	0.401997	763.09	07Oct2010, 12:09	7.79
Reach-5	0.401997	760.40	07Oct2010, 12:12	7.78
Reach-6	0.401997	757.96	07Oct2010, 12:14	7.77
PROP 10 & EX10A	0.100100	421.99	07Oct2010, 12:13	8.62
Wilson Creek Outfall	5.512847	7017.29	07Oct2010, 13:28	7.40

Project: Mustang Lake Ph1 Simulation Run: Proposed-24Hr-100Yr
Reservoir: Pond 5

Start of Run: 07Oct2010, 00:00 — Basin Model: Proposed-Conditions-Ph1
End of Run: 08Oct2010, 00:15 — Meteorologic Model: 100Yr 24Hr
Compute Time: 28Apr2015, 10:27:42 — Control Specifications: Cntl 24Hr

Volume Units IN

Computed Results

Peak Inflow:	843.42 (CFS)	Date/Time of Peak Inflow:	07Oct2010, 12:19
Peak Discharge:	109.72 (CFS)	Date/Time of Peak Discharge:	07Oct2010, 13:47
Inflow Volume:	8.23 (IN)	Peak Storage:	56.1 (AC-FT)
Discharge Volume:	7.59 (IN)	Peak Elevation:	729.33 (FT)

Existing Drainage Area 5

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Range Land	D	16.89	80
Range Land	C	64.75	74
Total Area/ Weighted Curve Number		81.64	75

Existing Drainage Area 11

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Range Land	D	49.54	80
Range Land	C	39.83	74
Total Area/ Weighted Curve Number		89.37	77

Existing Drainage Area 6

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Range Land	D	17.22	80
Range Land	C	43.14	74
Total Area/ Weighted Curve Number		60.36	76

Proposed Drainage Area 5

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Developed Area Phase 1	D	1.69	90
Developed Area Phase 1	C	5.85	85
Developed Area Future Phases	D	22.26	90
Developed Area Future Phases	C	53.09	85
Total Area/ Weighted Curve Number		82.86	86

Existing Drainage Area 6a

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Range Land	D	38.45	80
Range Land	C	4.97	74
Total Area/ Weighted Curve Number		43.42	79

Proposed Drainage Area 6

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Developed Area Phase 1	D	2.86	90
Developed Area Phase 1	C	7.35	85
Developed Area Future Phases	D	13.85	90
Developed Area Future Phases	C	43.41	85
Total Area/ Weighted Curve Number		67.47	86

Existing Drainage Area 10 & 10a

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Range Land	D	34.48	80
Range Land	C	39.48	74
Total Area/ Weighted Curve Number		73.96	77

Proposed Drainage Area 10

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Developed Area Phase 1	D	0	90
Developed Area Phase 1	C	0	85
Developed Area Future Phases	D	40.46	90
Developed Area Future Phases	C	23.63	85
Range Land	D	0	80
Range Land	C	0	74
Total Area/ Weighted Curve Number		64.09	88

Proposed Drainage Area 11

Land Use	Hydrologic Soil Group	Sub Area Area Ac	Curve Number
Developed Area Phase 1	D	0	90
Developed Area Phase 1	C	0	85
Developed Area Future Phases	D	39.78	90
Developed Area Future Phases	C	32.55	85
Range Land	D	12.58	80
Range Land	C	10.3	74
Total Area/ Weighted Curve Number		85.21	85

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS — J. CASEY ROSS — 97272 — LICENSED — PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #5 AND #6 CALCULATIONS
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RB	JBA	JCR	08/08/2014	1" = 40'	05052-01	8 / 9

PLATE NO.: 130

Y:\05052\05052-01\PONDS.dwg, POND#6 (2), 5/1/2015 10:34:49 AM, jallen, Dowdey, Anderson & Associates, Inc., JA

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lake Phase 1 Designed By: G Novak Date: 4/23/15

Location: Upper Wilson Creek Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Upper Wilson Creek

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.010		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.30	+	= 0.30

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		unpaved		
8. Flow length, L	ft	3,700		
9. Watercourse slope, s	ft/ft	0.010		
10. Average velocity, V (Figure 3-1)	ft/s	1.6		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.64	+	= 0.64

Channel Flow	Segment ID			
12. Cross sectional flow area, a	ft^2	580.0		
13. Wetted perimeter, P_w	ft	117.0		
14. Hydraulic radius, r = a/P_w Compute r	ft	5.0		
15. Channel Slope, s	ft/ft	0.003		
16. Manning's Roughness Coeff., n		0.05		
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s	4.7		
18. Flow length, L	ft	23,463		
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	1.37	+	= 1.37
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			2.31

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Existing Area 5

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.021		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.22	+	= 0.22

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		Unpaved		
8. Flow length, L	ft	2,383		
9. Watercourse slope, s	ft/ft	0.021		
10. Average velocity, V (Figure 3-1)	ft/s	2.3		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.29	+	= 0.29

Channel Flow	Segment ID			
12. Cross sectional flow area, a	ft^2			
13. Wetted perimeter, P_w	ft			
14. Hydraulic radius, r = a/P_w Compute r	ft			
15. Channel Slope, s	ft/ft			
16. Manning's Roughness Coeff., n				
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s			
18. Flow length, L	ft			
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.51

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Existing Area 6

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.019		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.23	+	= 0.23

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		Unpaved		
8. Flow length, L	ft	1,830		
9. Watercourse slope, s	ft/ft	0.019		
10. Average velocity, V (Figure 3-1)	ft/s	2.2		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.23	+	= 0.23

Channel Flow	Segment ID			
12. Cross sectional flow area, a	ft^2			
13. Wetted perimeter, P_w	ft			
14. Hydraulic radius, r = a/P_w Compute r	ft			
15. Channel Slope, s	ft/ft			
16. Manning's Roughness Coeff., n				
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s			
18. Flow length, L	ft			
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.46

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Existing Area 6a

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.010		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.30	+	= 0.30

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		Unpaved		
8. Flow length, L	ft	1,060		
9. Watercourse slope, s	ft/ft	0.010		
10. Average velocity, V (Figure 3-1)	ft/s	1.6		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.18	+	= 0.18

Channel Flow	Segment ID			
12. Cross sectional flow area, a	ft^2			
13. Wetted perimeter, P_w	ft			
14. Hydraulic radius, r = a/P_w Compute r	ft			
15. Channel Slope, s	ft/ft			
16. Manning's Roughness Coeff., n				
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s			
18. Flow length, L	ft			
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.48

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Existing Area 10 & 10A

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.029		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.19	+	= 0.19

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		Unpaved		
8. Flow length, L	ft	1,900		
9. Watercourse slope, s	ft/ft	0.029		
10. Average velocity, V (Figure 3-1)	ft/s	2.7		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.20	+	= 0.20

Channel Flow	Segment ID	Wilson Creek		
12. Cross sectional flow area, a	ft^2	580.0		
13. Wetted perimeter, P_w	ft	117.0		
14. Hydraulic radius, r = a/P_w Compute r	ft	5.0		
15. Channel Slope, s	ft/ft	0.003		
16. Manning's Roughness Coeff., n		0.05		
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s	4.7		
18. Flow length, L	ft	2,200		
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.13	+	= 0.13
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.52

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Existing Area 11

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.010		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.25	+	= 0.25

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		Unpaved		
8. Flow length, L	ft	2,700		
9. Watercourse slope, s	ft/ft	0.015		
10. Average velocity, V (Figure 3-1)	ft/s	2.0		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.38	+	= 0.38

Channel Flow	Segment ID			
12. Cross sectional flow area, a	ft^2			
13. Wetted perimeter, P_w	ft			
14. Hydraulic radius, r = a/P_w Compute r	ft			
15. Channel Slope, s	ft/ft			
16. Manning's Roughness Coeff., n				
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s			
18. Flow length, L	ft			
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.63

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Proposed Area 5

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID	Right of Way		
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	20		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.020		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.06	+	= 0.06

Shallow Concetrated Flow	Segment ID	Curbs		
7. Surface description (paved or unpaved)		Paved		
8. Flow length, L	ft	400		
9. Watercourse slope, s	ft/ft	0.020		
10. Average velocity, V (Figure 3-1)	ft/s	2.9		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.04	+	= 0.04

Channel Flow	Segment ID	Storm Sewers	Flow to Lake	
12. Cross sectional flow area, a	ft^2	12.5	57.0	
13. Wetted perimeter, P_w	ft	12.5	29.0	
14. Hydraulic radius, r = a/P_w Compute r	ft	1.0	2.0	
15. Channel Slope, s	ft/ft	0.010	0.020	
16. Manning's Roughness Coeff., n		0.01	0.20	
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s	12.4	1.7	
18. Flow length, L	ft	1,200	1,600	
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.03	+ 0.27	= 0.30
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.40

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Proposed Area 6

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID	Lawn		
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	100		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.010		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.30	+	= 0.30

Shallow Concetrated Flow	Segment ID	Curbs		
7. Surface description (paved or unpaved)		Paved		
8. Flow length, L	ft	400		
9. Watercourse slope, s	ft/ft	0.020		
10. Average velocity, V (Figure 3-1)	ft/s	2.9		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.04	+	= 0.04

Channel Flow	Segment ID	Storm Sewers		
12. Cross sectional flow area, a	ft^2	12.5		
13. Wetted perimeter, P_w	ft	12.5		
14. Hydraulic radius, r = a/P_w Compute r	ft	1.0		
15. Channel Slope, s	ft/ft	0.010		
16. Manning's Roughness Coeff., n		0.01		
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s	12.4		
18. Flow length, L	ft	2,520		
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.06	+	= 0.06
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.39

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Proposed Area 10 & 10A

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	50		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.029		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.11	+	= 0.11

Shallow Concetrated Flow	Segment ID	Curb Flow		
7. Surface description (paved or unpaved)		Paved		
8. Flow length, L	ft	500		
9. Watercourse slope, s	ft/ft	0.020		
10. Average velocity, V (Figure 3-1)	ft/s	2.9		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.05	+	= 0.05

Channel Flow	Segment ID	Storm Sewer	Wilson Creek	
12. Cross sectional flow area, a	ft^2	7.1	580.0	
13. Wetted perimeter, P_w	ft	9.4	117.0	
14. Hydraulic radius, r = a/P_w Compute r	ft	0.8	5.0	
15. Channel Slope, s	ft/ft	0.020	0.003	
16. Manning's Roughness Coeff., n		0.01	0.05	
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s	14.5	4.7	
18. Flow length, L	ft	1,500	2,200	
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.03	+ 0.13	= 0.16
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.32

U.S. Department of Agriculture
Natural Resources Conservation Service

FL-ENG-21B
06/04

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Mustang Lakes Designed By: G Novak Date: 4/23/15

Location: Phase 1 Checked By: C Ross Date: 4/23/15

Check one: ✓ Present Developed

Check one: ✓ T_c T_t through subarea Proposed Area 11

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID			
1. Surface description (Table 3-1)		Grass		
2. Manning's roughness coeff., n (Table 3-1)		0.24		
3. Flow length, L (total L ≤ 100 ft)	ft	50		
4. Two-year 24-hour rainfall, P_2	in	3.6		
5. Land slope, s	ft/ft	0.015		
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t	hr	0.15	+	= 0.15

Shallow Concetrated Flow	Segment ID			
7. Surface description (paved or unpaved)		Paved		
8. Flow length, L	ft	400		
9. Watercourse slope, s	ft/ft	0.020		
10. Average velocity, V (Figure 3-1)	ft/s	2.9		
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.04	+	= 0.04

Channel Flow	Segment ID	Storm Sewers		
12. Cross sectional flow area, a	ft^2	7.1		
13. Wetted perimeter, P_w	ft	9.4		
14. Hydraulic radius, r = a/P_w Compute r	ft	0.7		
15. Channel Slope, s	ft/ft	0.020		
16. Manning's Roughness Coeff., n		0.01		
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V	ft/s	14.5		
18. Flow length, L	ft	1,800		
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr	0.03	+	= 0.03
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19	hr			0.22

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

POND #5 AND #6 CALCULATIONS
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RB	JBA	JCR	08/08/2014	1" = 40'	05052-01	9 / 9

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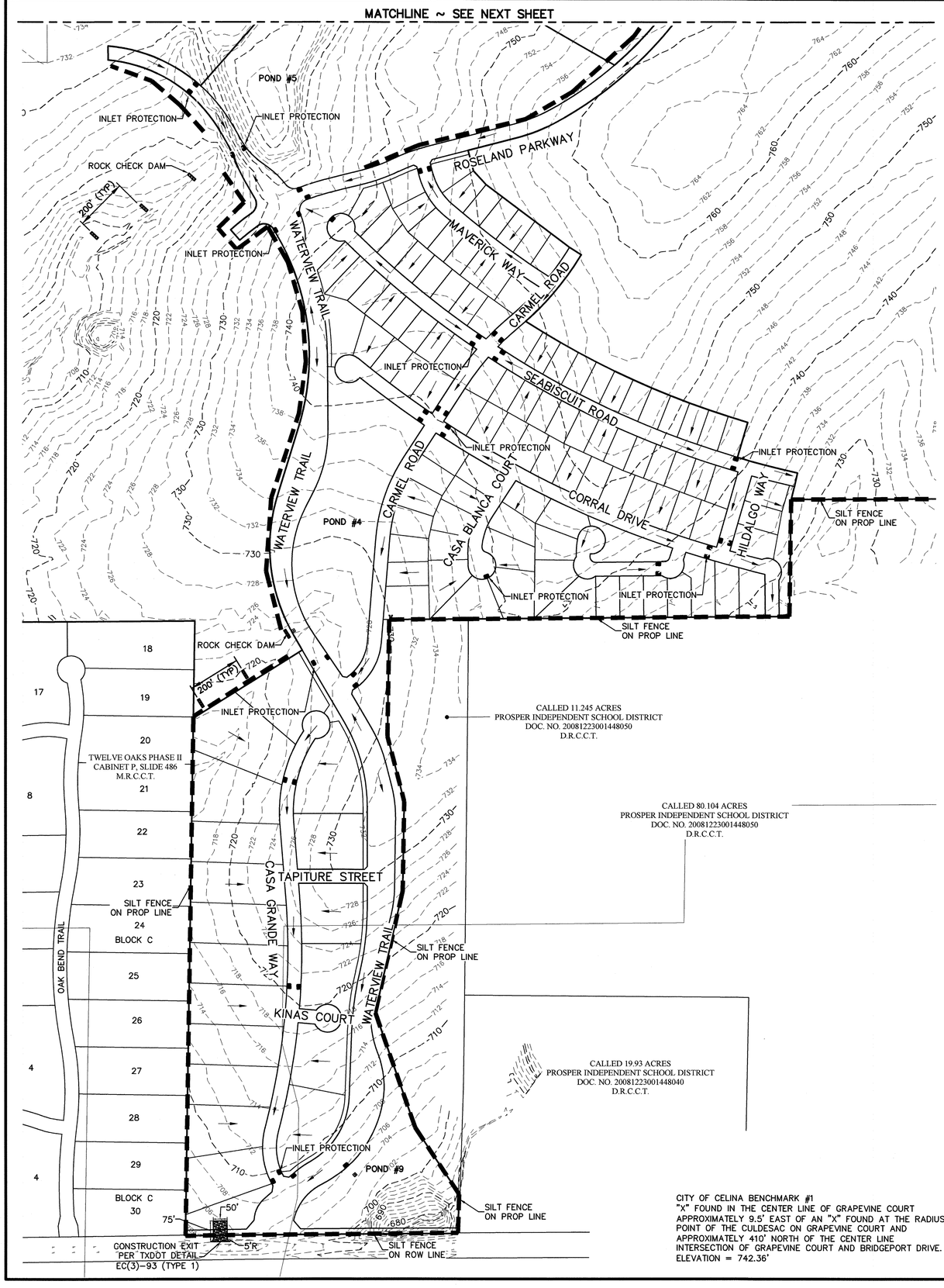
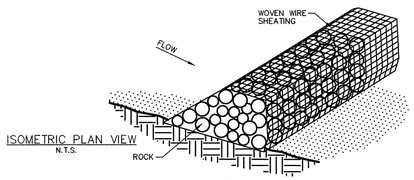
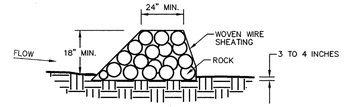




ISOMETRIC PLAN VIEW
N.T.S.



CROSS SECTION
N.T.S.

ROCK CHECK DAM DETAIL
PER NCTCOG

GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- CURB INLET PROTECTION
- ---500--- EXISTING CONTOURS
- CONCRETE WASHOUT PIT

NOTES : STORM WATER POLLUTION PLAN

1) ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TXR 150000 ISSUED AND DATED MARCH 5, 2003.
2) THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3) ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA, AND TCEQ.
4) QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A STORM EVENT AT 0.5 INCHES OR GREATER. AS AN ALTERNATIVE, AN INSPECTION CAN BE CONDUCTED ONCE EVERY SEVEN (7) CALENDAR DAYS ON A DEFINED DAY. A DECISION ON WHICH METHOD TO USE MUST BE DECIDED BEFORE WORK BEGINS AND MUST BE FOLLOWED THROUGHOUT THE PROJECT.
5) MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6) IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
6) EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
8) ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES OR CAPACITY HAS BEEN REDUCED BY 50%, WHICHEVER OCCURS FIRST. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9) THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OF THE CITY.
10) AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE PAVING CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFIED BY SECTION 200.6 OF THE OCTOBER 2004 OR LATEST EDITION OF NCTCOG STANDARD SPECIFICATION.
11) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
12) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.
13) A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE STORM SEWER POLLUTION PLAN.
14) IT IS ANTICIPATED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL BE ASSOCIATED WITH THIS PROJECT. THESE DISCHARGES ARE AUTHORIZED THROUGH THE CONSTRUCTION GENERAL PERMIT:
    A) FIRE HYDRANT FLUSHING
    B) DISCHARGE FROM FIREFIGHTING ACTIVITIES
    C) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHING
    D) WATER USED TO CONTROL DUST
    E) UNCONTAMINATED GROUND WATER
    F) AIR CONDITIONING CONDENSATE
    G) VEHICLE, EXTERNAL BUILDING AND PAVEMENT WASH WATER WHERE DETERGENT AND SOAPS ARE NOT USED AND WHERE SPILLS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED AND THE PURPOSE IS TO REMOVE MUD, DIRT OR DUST.
15) CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO LANDFILL BY THE CONTRACTOR.
16) ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
17) SAWCUT WATER SHALL BE VACUUMED DURING SAWING OPERATION AND KEPT OUT OF STORM SEWER SYSTEM.
18) THE SUBDIVISION IMPROVEMENTS SHALL NOT BE ACCEPTED BY THE CITY UNTIL 90% GROUND COVER IS ESTABLISHED.
19) APPROXIMATE AREA DISTURBED IS 682.00 ACRES.

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

EROSION CONTROL PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	8/8/2014	1" = 200'	05052-01	1 / 2

PLATE NO.: 132

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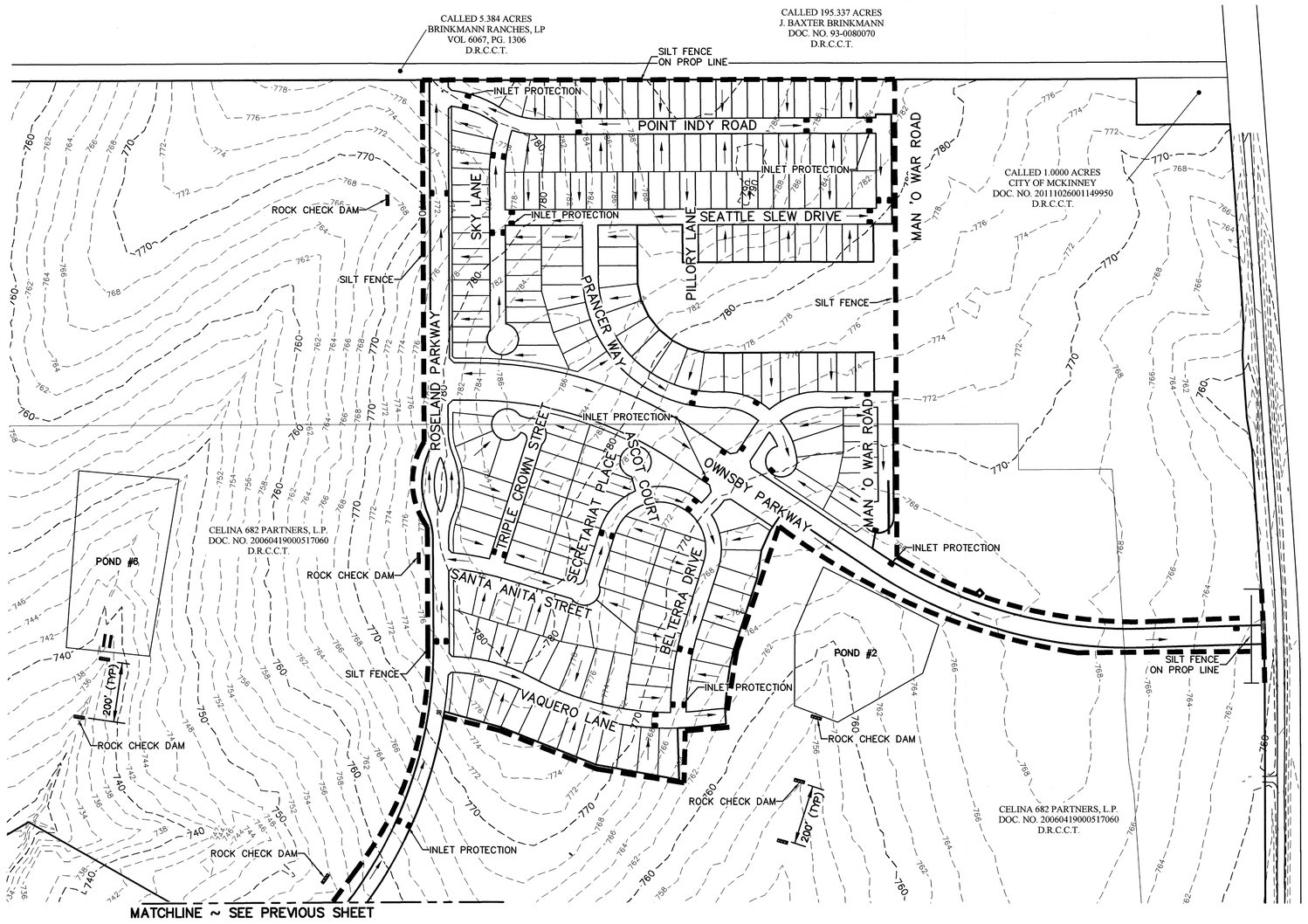


LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- CURB INLET PROTECTION
- 500 EXISTING CONTOURS
- FLOW ARROW
- CONCRETE WASHOUT PIT

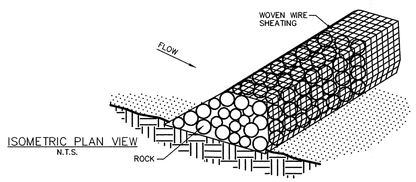
GRAPHIC SCALE

200 100 200 600

(IN FEET)
1 inch = 200 ft.

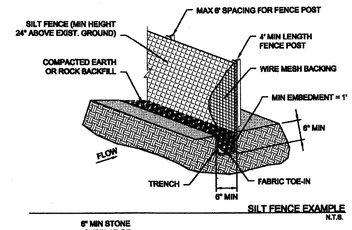
CROSS SECTION
N.T.S.

ROCK CHECK DAM DETAIL
PER NCTCOG

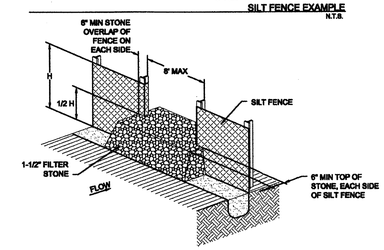


ISOMETRIC PLAN VIEW
N.T.S.

iSWM™ Technical Manual — Construction Controls



SILT FENCE EXAMPLE
N.T.S.



STONE OVERFLOW STRUCTURE EXAMPLE
N.T.S.

NOTES:
1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
2. DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

Figure 3.28 Schematics of Silt Fence

Silt Fence
Revised 04/10

CC-147

CITY OF CELINA BENCHMARK #1
"X" FOUND IN THE CENTER LINE OF GRAPEVINE COURT APPROXIMATELY 9.5' EAST OF AN "X" FOUND AT THE RADIUS POINT OF THE CULDESAC ON GRAPEVINE COURT AND APPROXIMATELY 410' NORTH OF THE CENTER LINE INTERSECTION OF GRAPEVINE COURT AND BRIDGEPORT DRIVE.
ELEVATION = 742.36'

CITY OF CELINA BENCHMARK #2
SQUARE CUT IN THE CENTER OF THE SOUTH EDGE OF A CONCRETE CULVERT ON THE EAST SIDE OF PRESTON ROAD (SH 289) ON THE SOUTH SIDE OF THE ENTRANCE TO 1280 PRESTON ROAD.

ELEVATION = 744.84'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

EROSION CONTROL PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	8/8/2014	1" = 200'	05052-01	2 / 2

PLATE NO.: 133

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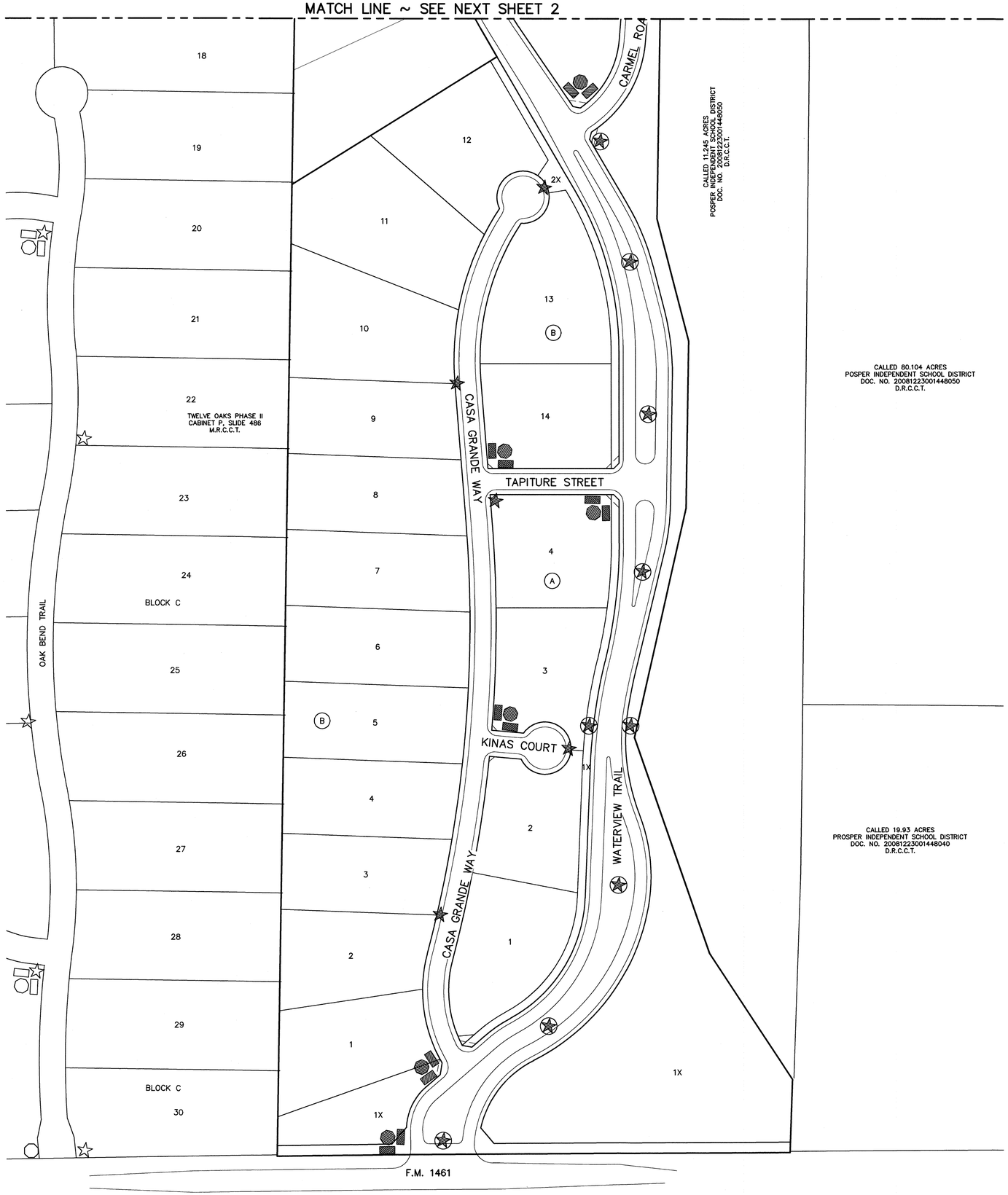

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.

SIGN & LIGHT TABLE	
ITEM	NUMBER
STOP SIGNS	39
STREET NAME BLADES	82
STREET LIGHTS	42
STREET LIGHTS (14')	40

NOTES:
1. ALL STREET LIGHT POLES AND LUMINARIES SHALL CONFORM WITH CITY OF CELINA APPROVED SPECS.
2. STREET LIGHTS SHALL BE 14' IN HEIGHT WHEN LOCATED ON/AT COLLECTORS OR THOROUGHFARES.
3. STREET LIGHTS SHALL BE A MINIMUM 3' FROM FIRE HYDRANTS.
4. STREET LIGHTS ALONG WATERVIEW, PONDEROSA, AND SCENIC SHALL BE AT 300' CENTERS UNLESS OTHERWISE INDICATED BY A PHOTOMETRIC STUDY.

LEGEND

- EXIST. STREET LIGHT
- EXIST. STREET NAME SIGN
- EXIST. STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT (14' TALL)
- PROPOSED STREET NAME SIGN (6" SIGN BLADE UNLESS SHOWN OTHERWISE)
- PROPOSED STOP SIGN
- TYPE III BARRICADE

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/1/15

STATE OF TEXAS
J. CASEY ROSS
97272
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STREET LIGHT & SIGN PLAN
MUSTANG LAKE PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	08/08/2014	1" = 100'	50552-01	1 / 3

PLATE NO.: 134

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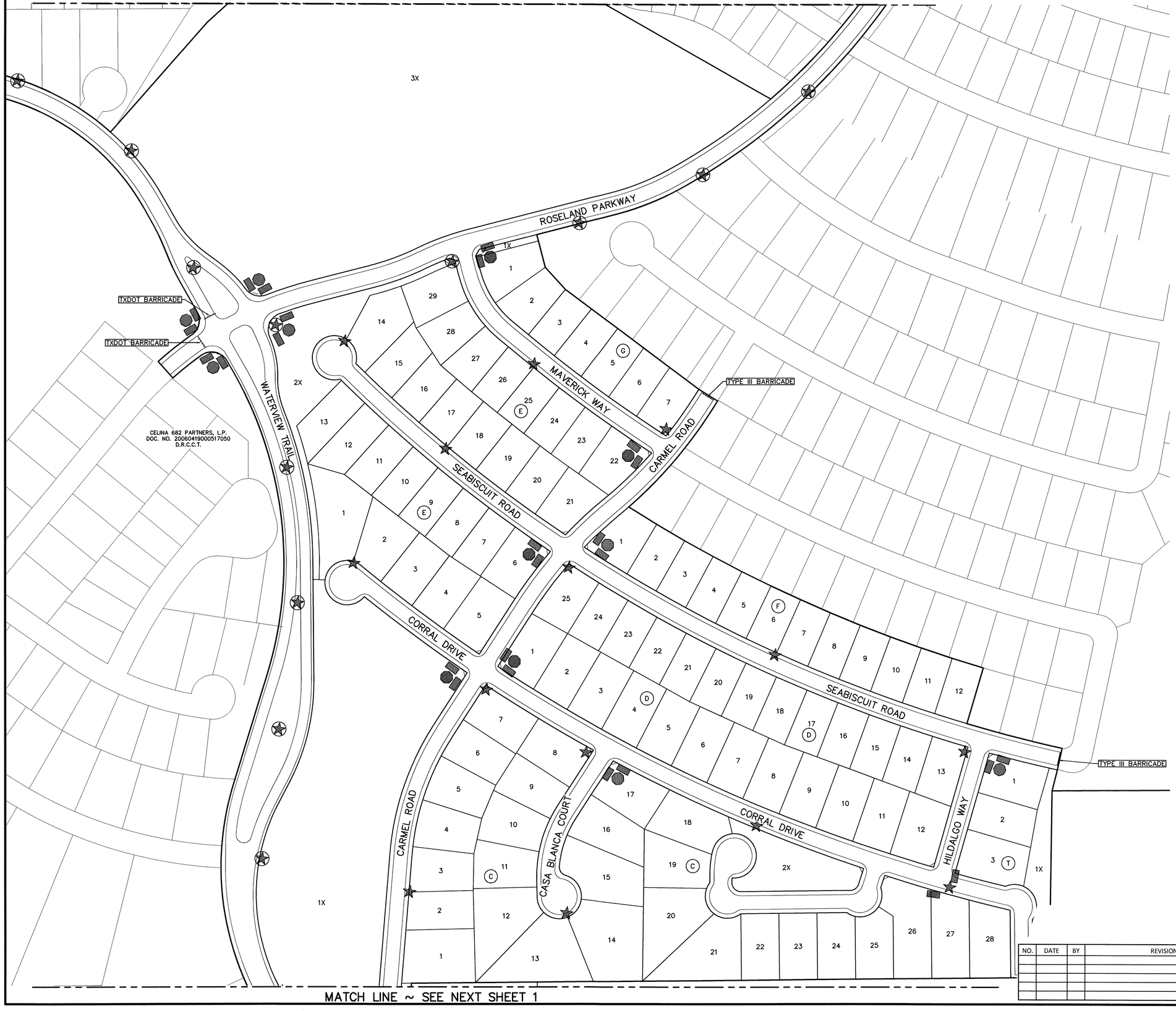
MATCH LINE ~ SEE NEXT SHEET 3



MATCH LINE ~ SEE NEXT SHEET 1

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.

LEGEND

- EXIST. STREET LIGHT
- EXIST. STREET NAME SIGN
- EXIST. STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT (14' TALL)
- PROPOSED STREET NAME SIGN (6" SIGN BLADE UNLESS SHOWN OTHERWISE)
- PROPOSED STOP SIGN
- TYPE III BARRICADE

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 5/11/15

STATE OF TEXAS · J. CASEY ROSS · 97272 · LICENSED · PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION

STREET LIGHT & SIGN PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	08/08/2014	1" = 100'	05052-01	2 / 3

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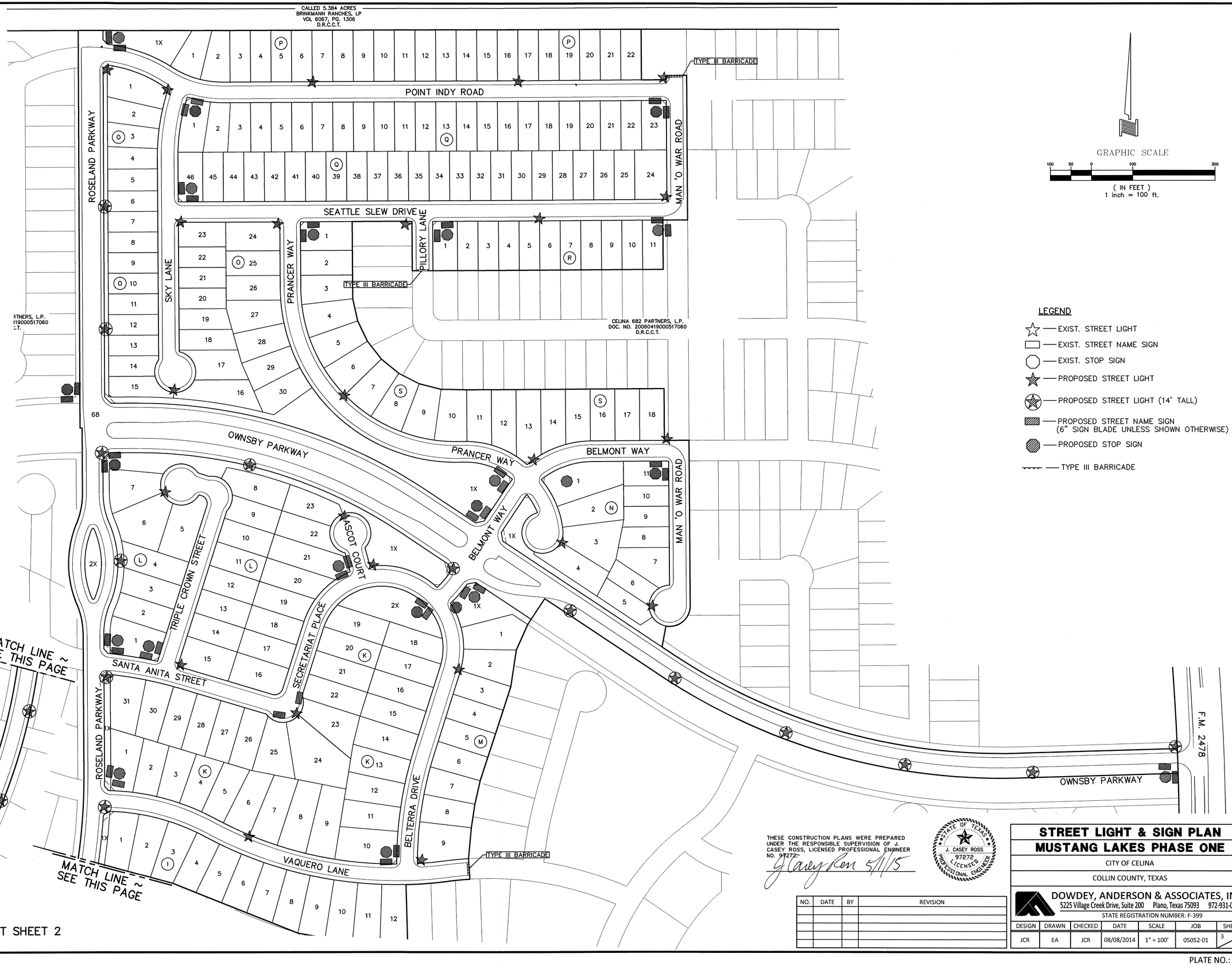

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.

LEGEND

- EXIST. STREET LIGHT
- EXIST. STREET NAME SIGN
- EXIST. STOP SIGN
- PROPOSED STREET LIGHT
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STREET LIGHT & SIGN PLAN
MUSTANG LAKES PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JCR	EA	JCR	08/08/2014	1" = 100'	05052-01	3 / 3

PLATE NO.: 136

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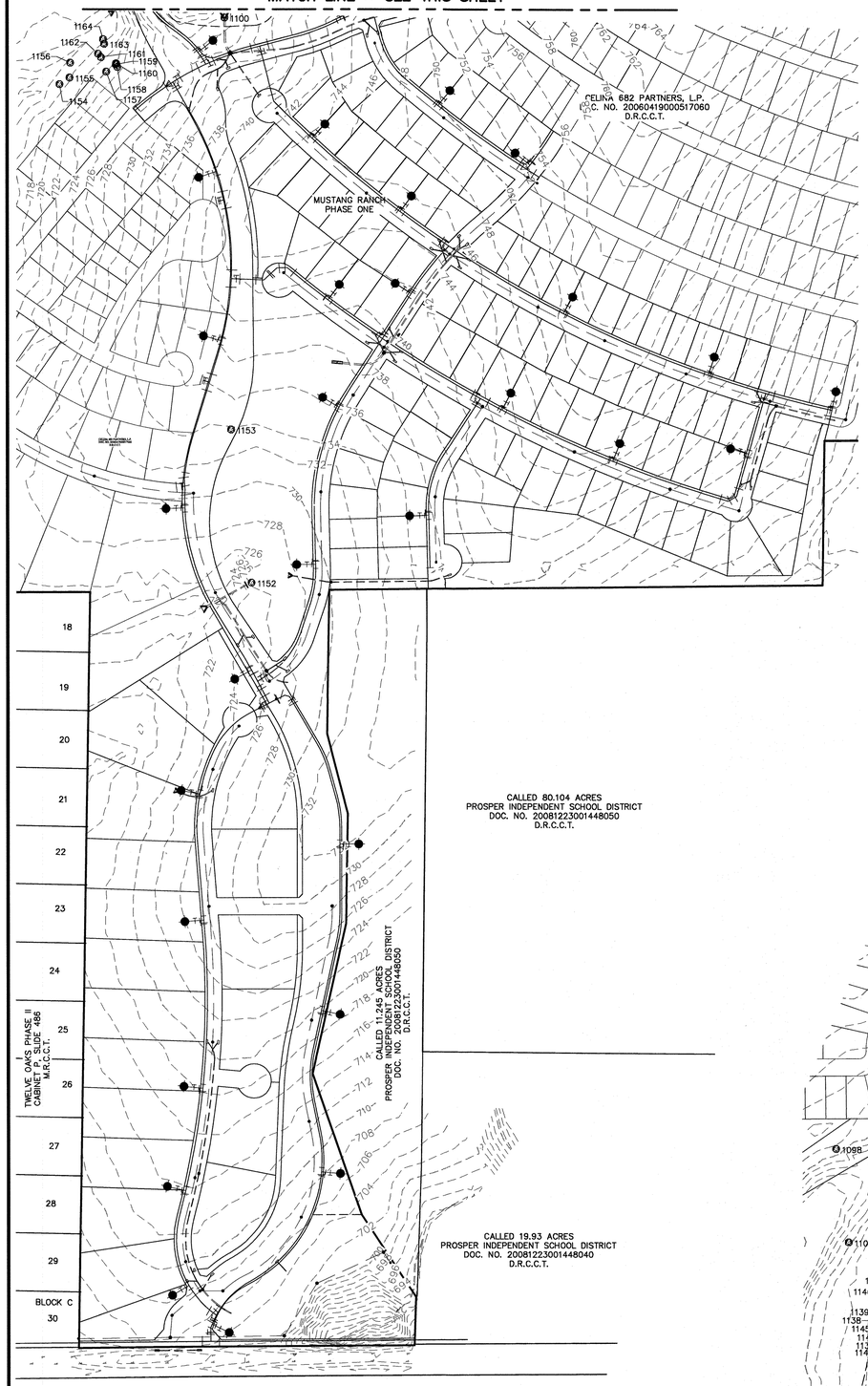
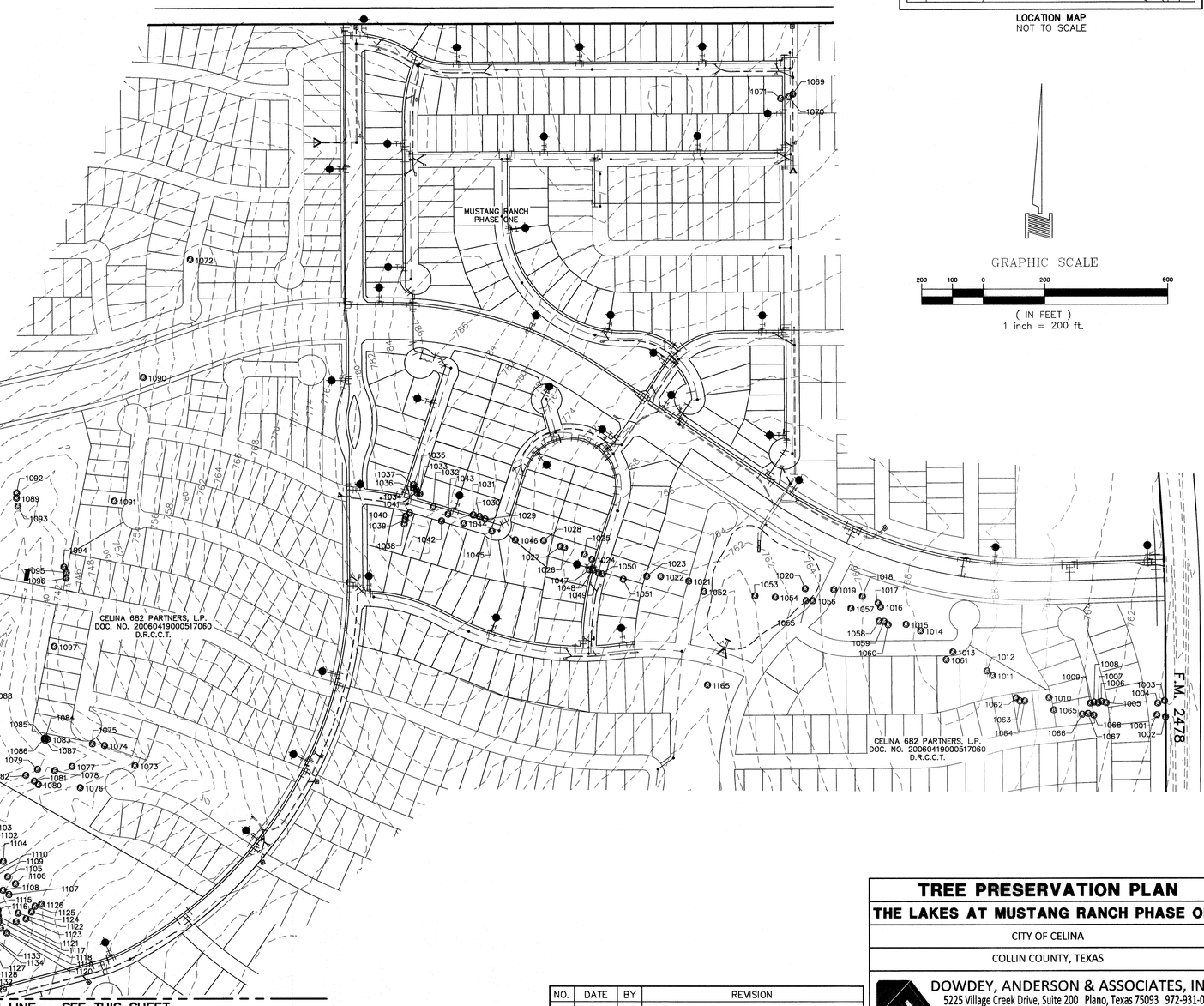
MATCH LINE ~ SEE THIS SHEET



LEGEND

EXISTING TREE

1000 TREE NUMBER



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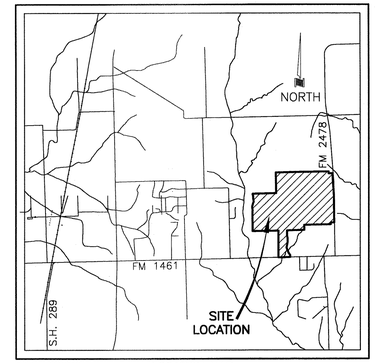
VICINITY MAP



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

TREE PRESERVATION PLAN

THE LAKES AT MUSTANG RANCH PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

NO.	DATE	BY	REVISION

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
-	EA	SP	08/08/2014	1"=200'	05052-01	1/2

PLATE NO.: 132

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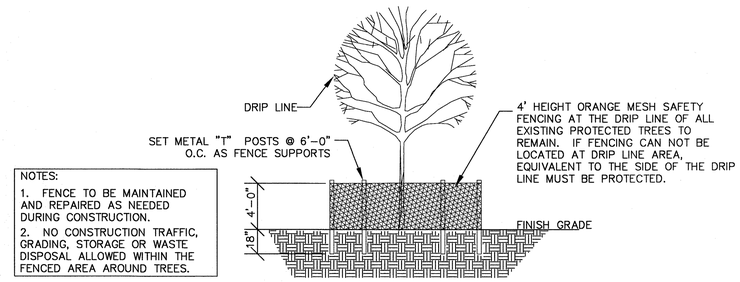
TREE SURVEY LEGEND

TREE #	SIZE & TYPE	CONDITION	STATUS	LOCATION	INCHES
1001	20" LIVE OAK	GOOD	SAVE		
1002	21" LIVE OAK	GOOD	SAVE		
1003	24" LIVE OAK	GOOD	SAVE		
1004	16" LIVE OAK	GOOD	SAVE		
1005	8" MT CREPE MYRTLE	GOOD	SAVE		
1006	8" MT CREPE MYRTLE	GOOD	SAVE		
1007	10" MT CREPE MYRTLE	GOOD	SAVE		
1008	10" MT CREPE MYRTLE	GOOD	SAVE		
1009	10" MT CREPE MYRTLE	GOOD	SAVE		
1010	12" LIVE OAK	GOOD	SAVE		
1011	13" LIVE OAK	GOOD	SAVE		
1012	10" LIVE OAK	GOOD	SAVE		
1013	12" LIVE OAK	GOOD	SAVE		
1014	12" LIVE OAK	GOOD	SAVE		
1015	18" LIVE OAK	GOOD	SAVE		
1016	8" MT CREPE MYRTLE	GOOD	SAVE		
1017	9" MT CREPE MYRTLE	GOOD	SAVE		
1018	9" MT CREPE MYRTLE	GOOD	SAVE		
1019	9" LIVE OAK	GOOD	SAVE		
1020	12" LIVE OAK	GOOD	REMOVE	POND	6
1021	13" LIVE OAK	GOOD	REMOVE	POND	7
1022	14" LIVE OAK	GOOD	REMOVE	POND	7
1023	18" LIVE OAK	GOOD	REMOVE	POND	9
1024	14" LIVE OAK	GOOD	REMOVE	PAD	
1025	12" LIVE OAK	GOOD	REMOVE	PAD	
1026	12" MT CREPE MYRTLE	GOOD	REMOVE	PAD	
1027	11" MT CREPE MYRTLE	GOOD	REMOVE	PAD	
1028	13" LIVE OAK	GOOD	REMOVE	PAD	
1029	11" MT CREPE MYRTLE	GOOD	REMOVE	STREET	
1030	12" MT CREPE MYRTLE	GOOD	REMOVE	STREET	
1031	15" MT CREPE MYRTLE	GOOD	REMOVE	STREET	
1032	18" LIVE OAK	GOOD	REMOVE	STREET	
1033	12" LIVE OAK	GOOD	REMOVE	PAD	
1034	12" MT CREPE MYRTLE	FAIR	REMOVE	STREET	
1035	12" LIVE OAK	GOOD	REMOVE	STREET	
1036	9" MT CREPE MYRTLE	FAIR	REMOVE	STREET	
1037	11" MT CREPE MYRTLE	FAIR	REMOVE	STREET	
1038	15" LIVE OAK	GOOD	REMOVE	PAD	
1039	6" MT CREPE MYRTLE	GOOD	REMOVE	PAD	
1040	10" MT CREPE MYRTLE	FAIR	REMOVE	PAD	
1041	12" MT CREPE MYRTLE	GOOD	REMOVE	PAD	
1042	12" LIVE OAK	GOOD	REMOVE	STREET	
1043	14" LIVE OAK	GOOD	REMOVE	STREET	
1044	13" LIVE OAK	GOOD	REMOVE	STREET	
1045	15" LIVE OAK	GOOD	REMOVE	STREET	
1046	13" LIVE OAK	GOOD	REMOVE	PAD	
1047	10" MT CREPE MYRTLE	GOOD	REMOVE	PAD	
1048	9" MT CREPE MYRTLE	GOOD	REMOVE	STREET	
1049	9" MT CREPE MYRTLE	GOOD	REMOVE	STREET	
1050	9" MT CREPE MYRTLE	GOOD	REMOVE	STREET	
1051	15" LIVE OAK	GOOD	REMOVE	POND	8
1052	19" LIVE OAK	GOOD	REMOVE	POND	10
1053	15" LIVE OAK	GOOD	REMOVE	POND	8
1054	19" LIVE OAK	GOOD	REMOVE	POND	10
1055	8" MT CREPE MYRTLE	GOOD	REMOVE	POND	4
1056	11" MT CREPE MYRTLE	GOOD	REMOVE	POND	6
1057	14" LIVE OAK	GOOD	SAVE		
1058	9" MT CREPE MYRTLE	GOOD	SAVE		
1059	9" MT CREPE MYRTLE	GOOD	SAVE		
1060	12" MT CREPE MYRTLE	POOR	SAVE		
1061	14" LIVE OAK	GOOD	SAVE		
1062	12" MT CREPE MYRTLE	GOOD	SAVE		
1063	12" MT CREPE MYRTLE	GOOD	SAVE		
1064	12" MT CREPE MYRTLE	GOOD	SAVE		
1065	15" LIVE OAK	GOOD	SAVE		
1066	12" MT CREPE MYRTLE	GOOD	SAVE		
1067	12" MT CREPE MYRTLE	GOOD	SAVE		
1068	12" MT CREPE MYRTLE	GOOD	SAVE		
1069	13" ASH	GOOD	REMOVE	STREET	
1070	7" EASTERN RED CEDAR	GOOD	REMOVE	STREET	
1071	8" MT CREPE MYRTLE	DEAD	REMOVE	PAD	
1072	37" MT BLACK WILLOW	EXEMPT			
1073	36" SLIPPERY ELM	GOOD	SAVE		
1074	31" SLIPPERY ELM	GOOD	SAVE		
1075	22" CEDAR ELM	GOOD	SAVE		
1076	14" CEDAR ELM	GOOD	SAVE		
1077	14" CEDAR ELM	FAIR	SAVE		
1078	13" CEDAR ELM	GOOD	SAVE		
1079	19" CEDAR ELM	GOOD	SAVE		
1080	37" SLIPPERY ELM	POOR	SAVE		
1081	13" CEDAR ELM	GOOD	SAVE		
1082	27" CEDAR ELM	FAIR	SAVE		
1083	11" CEDAR ELM	GOOD	SAVE		
1084	12" CEDAR ELM	GOOD	SAVE		
1085	17" CEDAR ELM	GOOD	SAVE		
1086	13" CEDAR ELM	POOR	SAVE		
1087	14" CEDAR ELM	GOOD	SAVE		
1088	34" SLIPPERY ELM	GOOD	SAVE		
1089	13" EASTERN RED CEDAR	GOOD	SAVE		
1090	39" MT BLACK WILLOW	EXEMPT			
1091	59" BOIS D'ARC	EXEMPT			
1092	42" BOIS D'ARC	EXEMPT			
1093	40" BOIS D'ARC	EXEMPT			
1094	23" CEDAR ELM	GOOD	SAVE		
1095	35" PECAN	POOR	SAVE		
1096	30" PECAN	FAIR	SAVE		
1097	35" HACKBERRY	EXEMPT	SAVE		
1098	37" SLIPPERY ELM	FAIR	SAVE		
1099	33" SLIPPERY ELM	GOOD	SAVE		
1100	35" BOIS D'ARC	EXEMPT			

TREE SURVEY LEGEND

TREE #	SIZE & TYPE	CONDITION	STATUS	LOCATION	INCHES
1101	34" MT BOIS D'ARC	EXEMPT			
1102	18" LIVE OAK	GOOD	SAVE		
1103	18" LIVE OAK	GOOD	SAVE		
1104	14" LIVE OAK	GOOD	SAVE		
1105	13" LIVE OAK	GOOD	SAVE		
1106	23" LIVE OAK	GOOD	SAVE		
1107	12" LIVE OAK	GOOD	SAVE		
1108	15" LIVE OAK	GOOD	SAVE		
1109	17" LIVE OAK	GOOD	SAVE		
1110	12" LIVE OAK	GOOD	SAVE		
1111	14" LIVE OAK	GOOD	SAVE		
1112	19" LIVE OAK	GOOD	SAVE		
1113	17" LIVE OAK	GOOD	SAVE		
1114	9" YAUPON HOLLY	POOR	SAVE		
1115	9" YAUPON HOLLY	GOOD	SAVE		
1116	6" YAUPON HOLLY	FAIR	SAVE		
1117	19" LIVE OAK	GOOD	SAVE		
1118	19" RED OAK	GOOD	SAVE		
1119	19" MT LIVE OAK	GOOD	SAVE		
1120	14" LIVE OAK	GOOD	SAVE		
1121	17" LIVE OAK	POOR	SAVE		
1122	15" RED OAK	GOOD	SAVE		
1123	20" LIVE OAK	GOOD	SAVE		
1124	10" CEDAR ELM	GOOD	SAVE		
1125	10" CEDAR ELM	GOOD	SAVE		
1126	11" CEDAR ELM	GOOD	SAVE		
1127	14" CEDAR ELM	GOOD	SAVE		
1128	13" CEDAR ELM	GOOD	SAVE		
1129	12" CEDAR ELM	GOOD	SAVE		
1130	18" LIVE OAK	GOOD	SAVE		
1131	21" LIVE OAK	GOOD	SAVE		
1132	13" RED OAK	GOOD	SAVE		
1133	10" CREPE MYRTLE	GOOD	SAVE		
1134	12" CREPE MYRTLE	GOOD	SAVE		
1135	25" LIVE OAK	GOOD	SAVE		
1136	21" LIVE OAK	GOOD	SAVE		
1137	26" LIVE OAK	GOOD	SAVE		
1138	9" YAUPON HOLLY	FAIR	SAVE		
1139	10" YAUPON HOLLY	FAIR	SAVE		
1140	23" LIVE OAK	GOOD	SAVE		
1141	16" CEDAR ELM	GOOD	SAVE		
1142	14" CEDAR ELM	POOR	SAVE		
1143	15" CEDAR ELM	GOOD	SAVE		
1144	16" MT CEDAR ELM	GOOD	SAVE		
1145	16" RED OAK	GOOD	SAVE		
1146	18" CEDAR ELM	GOOD	SAVE		
1147	16" CEDAR ELM	GOOD	SAVE		
1148	18" LIVE OAK	GOOD	SAVE		
1149	19" LIVE OAK	GOOD	SAVE		
1150	13" LIVE OAK	GOOD	SAVE		
1151	12" LIVE OAK	GOOD	SAVE		
1152	55" MT COTTONWOOD	EXEMPT			
1153	50" MT BOIS D'ARC	EXEMPT			
1154	25" CEDAR ELM	GOOD	SAVE		
1155	18" CEDAR ELM	GOOD	SAVE		
1156	26" MT CEDAR ELM	GOOD	SAVE		
1157	19" MT CEDAR ELM	GOOD	SAVE		
1158	11" CEDAR ELM	GOOD	SAVE		
1159	12" CEDAR ELM	GOOD	SAVE		
1160	20" MT CEDAR ELM	GOOD	SAVE		
1161	16" CEDAR ELM	GOOD	SAVE		
1162	13" CEDAR ELM	GOOD	SAVE		
1163	37" MT CEDAR ELM	FAIR	SAVE		
1164	15" CEDAR ELM	GOOD	SAVE		
1165	23" MT ASH	GOOD	SAVE		



NOTES:
1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

PROTECTED TREES – TREE PROTECTION DETAIL

NOT TO SCALE

NO.	DATE	BY	REVISION

TREE PRESERVATION PLAN

THE LAKES AT MUSTANG RANCH PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
-	EA	SP	08/08/2014	1"=200'	05052-01	2 / 2

PLATE NO.: 133

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City of Celina
CONSTRUCTION GENERAL NOTES – Revised 4/3/2014

GENERAL

1. All construction shall be in accordance with the latest revision of the North Central Texas Council of Governments "Standard Specifications for Public Works Construction" including the Standard Drawings therein and the City of Celina's addendum thereto. Contractor shall have at least one set of approved Engineering Plans and Specifications on-site at all times.

2. Before beginning construction, the contractor shall prepare a construction sequence schedule. The construction schedule shall be such that there is minimum interference with traffic along or adjacent to the project.

3. Construction may not begin earlier than 7:00 A.M. on weekdays nor continue after dark without permission from the City of Celina. Construction on holidays and Saturday must be approved two days in advance. A fee of $300.00 a day for working on holidays and Saturday will be accessed payable to the city before work is performed. Work may not begin before 8:00 A.M. on holidays and Saturday and work on Sunday is prohibited without special permission and payment of fees.

4. Utilities shown on the plans were taken from field surveys and information provided by the utility companies. The completeness and the accuracy of this data is not guaranteed.

   The contractor is responsible for verifying the location of all underground utilities and structures and protecting them from damage during construction.

   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 location prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities.

DIG TESS	800-DIG-TESS
GCEC-TELECOM	903-482-7274
GCEC-ELECTRIC	903-821-3007
AT&T	972-569-3013
ATMOS ENERGY	972-881-4161
ATMOS ENERGY	214-341-9900
CROSSTEX ENERGY	817-570-6753
ONEOK	903-257-6594
COSERV-ELEC	940-321-7800
COSERV-GAS	940-321-7800
CITY OF CELINA	972-382-2682
TOWN OF PROSPER	972-347-9969
MARILEE SUD	972-382-3222
GRANDE	972-410-0583
SUDDEN LINK	469-853-0486

5. Work may not be backfilled or covered until the City has inspected it.

6. Material testing shall be performed by an independent testing laboratory and paid for by the Contractor. The following material tests shall be provided by the Contractor:

   a. Embankment - One soil density test shall be performed at each location for each 500 C.Y. of backfill placed.
   b. Pavement Sub grade - One gradation test (where lime stabilized) and one soil density test shall be performed for each 300 linear feet of pavement unless otherwise noted. Gradations must pass 100% through a 1 ¾" sieve and 60% through a #4 sieve.
   c. Utility Trench Backfill - One soil density test shall be performed at 300 feet intervals or as directed by the Inspector.
   d. Concrete Tests:
      (1). Compressive Strength - Four test cylinders shall be taken from a representative portion of the concrete being placed for every 150-cubic yards of concrete pavement placed, but in no case shall less than 2 sets of cylinders be taken from any one day's placement.)
      (2). Air, slump, and temperature tests shall be taken for every set of cylinders made. Concrete with a temperature above 95° F will be rejected.
      (3). Additional cylinders and/or tests may be required at the Inspector's discretion.

   The City shall select the location and depth of each soil density test unless otherwise directed.

7. All excavation on the project is unclassified.

8. Temporary erosion control shall be used to minimize the spread of silt and mud from the project on to existing streets, alleys, drainage ways and public and private property. Temporary erosion controls may include silt fences, rock check dams, stabilized construction entrances, straw bales, berms, dikes, swales, strips of undisturbed vegetation, check dams and other methods as required by the City Manager or his representative and shall conform to the Storm Water Quality Best Management Practices for Construction Activities as published by the North Central Texas Council of Governments and the City of Celina Erosion and Sediment Control Manual.

9. Finished slopes on public rights-of-way and easements shall not be steeper than 4:1. All slopes steeper than 6:1 shall be covered with erosion control matting and are hydro mulched and maintained by the contractor until grass covers all parts of the slope.

10. The contractor shall maintain two-way traffic at all times along the project.

11. Remove, salvage and replace all street and traffic control signs, which may be damaged by the construction of the project.

12. All trenching and excavation shall be performed in accordance with OSHA standards. Trench safety design will be the responsibility of the Contractor. Contractor shall submit a trench safety design approved by a professional engineer to the City for review prior to the start of any underground utility construction.

PAVING

1. All embankments shall be compacted to 95% Standard Proctor density.

2. All streets and alleys shall be placed on lime stabilized sub grade with a lime content of not less than 7 ½% or as approved by the city engineer.

3. The minimum 28 day compressive strength of concrete street paving shall not be less than 3600 psi and shall be air entrained. Water may not be applied to the surface of concrete paving to improve workability.

4. All curb and gutter shall be integral with the pavement.

5. Parabolic crowns are required on all street pavements except on major thoroughfares where straight sections are required.

6. Streets and alleys shall be constructed with provisions for sidewalk ramps at all intersections.

DRAINAGE

1. Storm sewer pipe shall be reinforced concrete, Class III unless otherwise noted.

2. All structural concrete shall be Class "C" (3600 psi compressive strength at 28 days), air entrained.

3. The contractor shall install plugs in storm sewer lines or otherwise prevent mud from entering the storm sewer system during construction.

WATER AND SANITARY SEWER

1. Water mains shall be AWWA C-900 or 905 PVC Class 200 unless otherwise noted. Minimum cover for waterlines is 48" below top of curb, 60" where no curbed street is present or as required to clear existing utilities, whichever is greater. Class B+ embedment unless otherwise noted.

2. All utility trench backfill shall be performed in 12" loose lifts and mechanically compacted with approved vibratory methods.

3. Marking tape shall be installed one foot above and over PVC water lines.

4. Fittings for PVC water lines shall be ductile iron and be encased in a polyethylene sheath.

5. All Mechanical Joints will be restrained. (Mega-Lug etc.)

6. Valves, including tapping valves shall be resilient seat gate valves, unless noted otherwise.

7. All direct burial valves shall be provided with cast iron valve boxes with PVC stacks. Valve stacks shall be vertical and concentric with the valve stem. Stainless steel valve extensions are required on all valves where the operating nut is greater than 4 feet below finished grade.

8. Fire hydrants shall be Waterous or equal as directed or approved by the City of Celina on a case by case basis and field painted silver with bonnet and caps color-coded to pipe size.
   a. Six inch line- silver body with RED bonnet and caps.
   b. Eight inch line- silver body with BLUE bonnet and caps.
   c. Ten inch line- silver body with GREEN bonnet and caps.
   d. Twelve inch and larger- silver body with YELLOW bonnet and caps.

9. All exposed bolting on any buried equipment or material shall be stainless steel. Included are:
   a. Bonnet and stuffing box bolts on valves.
   b. Shoe bolts on fire hydrants.
   c. Flange bolts.
   d. "Cor-ten" mechanical joint "T" bolts are acceptable for direct burial service.

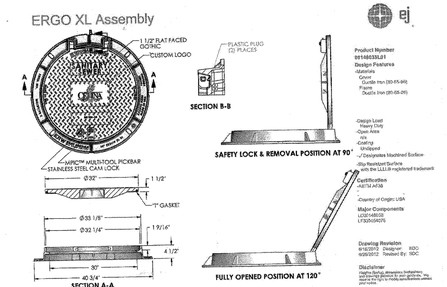
10. Depending on meter size; meter boxes shall be DFW37C-12-1SAF, DFW38C-14-1SAF, DFW65C-14-1SAF, or approved equal, and shall incorporate the Celina logo in the lid.
11. One sample station shall be provided to the city for every 250 connections.

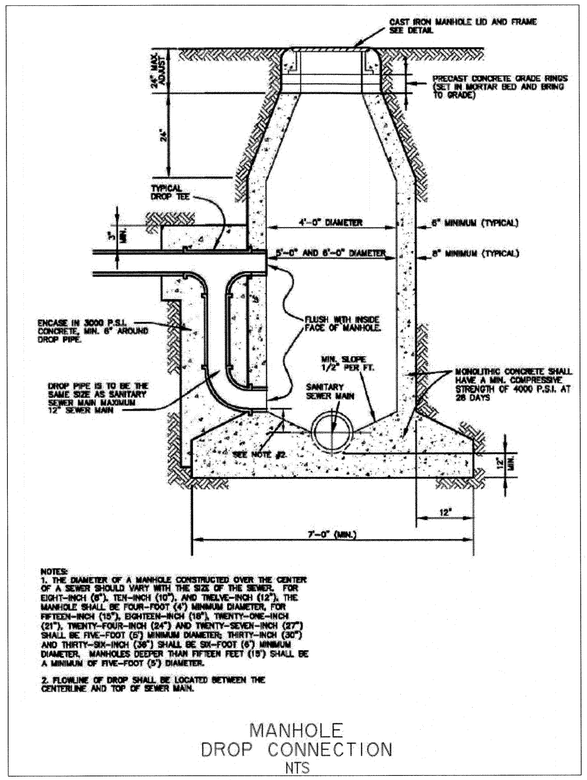
Sanitary sewer mains shall be DR 35 PVC. Embedment shall be Class H unless otherwise noted.

   a. The contractor shall install and maintain watertight plugs in all connections to the City's sanitary sewer system until the City accepts the project.
   b. All sanitary sewer lines and manholes shall be leak tested before the project is accepted. Deflection testing of PVC sewer lines is required. Deflection shall be tested with a mandrel for 5% deflection.
   c. All sewer lines shall be video inspected with a copy of the video and station report submitted to the Inspector.
   d. Mandrel, Air Test, and Video inspection shall not be performed until all utilities are complete, in place, and backfilled.

Specifications are not meant to exclude any other manufacturer. Any specification may be replaced with an approved equal upon approval by the City of Celina.

Sanitary Sewer Manhole

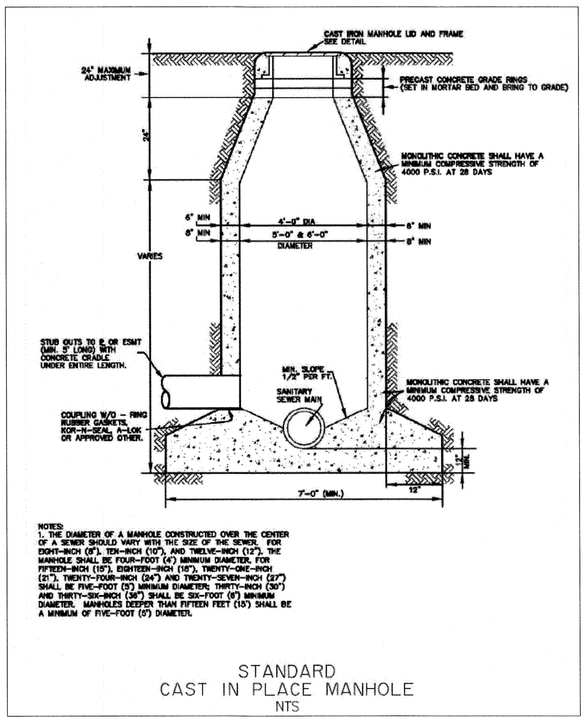




NOTES:
1. THE DIAMETER OF A MANHOLE CONSTRUCTED OVER THE CENTER OF A SEWER SHOULD VARY WITH THE SIZE OF THE SEWER. FOR EIGHT-INCH (8"), TEN-INCH (10"), AND TWELVE-INCH (12"), THE MANHOLE SHALL BE FOUR-FOOT (4') MINIMUM DIAMETER. FOR FIFTEEN-INCH (15"), EIGHTEEN-INCH (18"), TWENTY-ONE-INCH (21"), TWENTY-FOUR-INCH (24") AND TWENTY-SEVEN-INCH (27") SHALL BE FIVE-FOOT (5') MINIMUM DIAMETER; THIRTY-INCH (30") AND THIRTY-SIX-INCH (36") SHALL BE SIX-FOOT (6') MINIMUM DIAMETER. MANHOLES DEEPER THAN FIFTEEN FEET (15') SHALL BE A MINIMUM OF FIVE-FOOT (5') DIAMETER.

2. FLOWLINE OF DROP SHALL BE LOCATED BETWEEN THE CENTERLINE AND TOP OF SEWER MAIN.

MANHOLE
DROP CONNECTION
NTS



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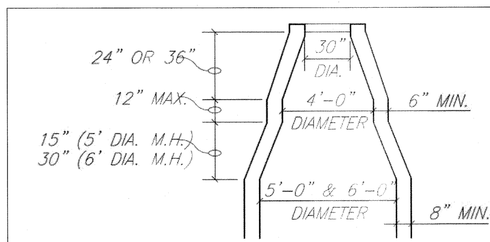
STANDARD
CAST IN PLACE MANHOLE
NTS



CONE TRANSITION
5' & 6' DIAMETER MANHOLES ONLY

MANHOLE CONE NOTE:
FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRE-CAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.

NO.	DATE	BY	REVISION

CITY GENERAL NOTES & DETAILS
THE LAKES AT MUSTANG RANCH PHASE ONE
CITY OF CELINA
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
-	JBA	JCR	07-17-2014	-	05052-01	1 / 12

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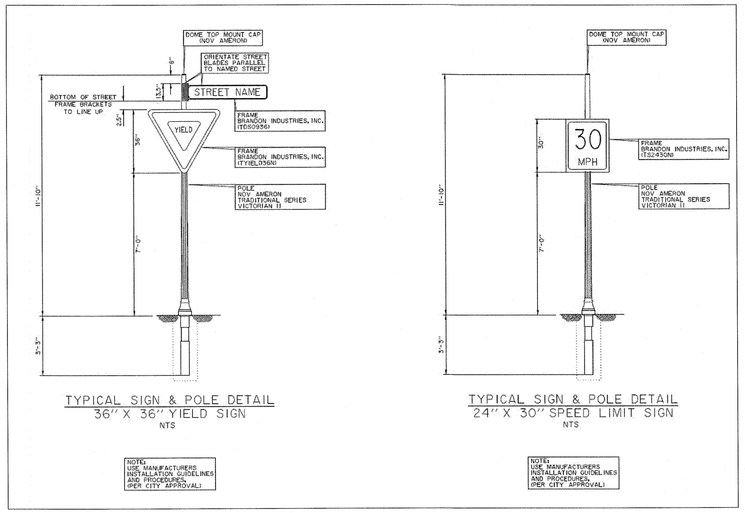
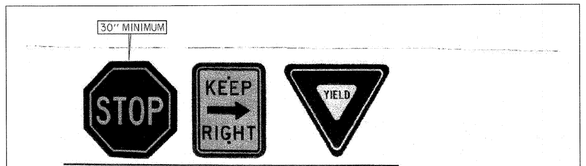


TYPICAL SIGN & POLE DETAIL
36" X 36" YIELD SIGN
NTS

NOTE:
USE MANUFACTURERS INSTALLATION GUIDELINES AND PROCEDURES. (PER CITY APPROVAL)

TYPICAL SIGN & POLE DETAIL
24" X 30" SPEED LIMIT SIGN
NTS

NOTE:
USE MANUFACTURERS INSTALLATION GUIDELINES AND PROCEDURES. (PER CITY APPROVAL)



Cast Aluminum Backplate Highlights:

Heavy cast aluminum design with 1" wide and ¼" thick raised border.

Designed to accept D.O.T. standard street signs in sizes and shapes below.

Easy installation on 3", 4" or 5" O.D., straight, round poles, with no alterations to pole, with two (2) of our 3", 4" or 5" mounting collars.

Installation on 3", 4" or 5" O.D., tapered round poles, may be accomplished by using our 3", 4" or 5" mounting collars with extra setscrews for leveling.

All Stainless Steel hardware

Durable Powder coat finish, (Medium Gloss Black Polyester, Standard).

Custom colors available.

18" Stop Signs available for golf course cart path application.*

Applied Vinyl, aluminum, D.O.T. standard, street signs are available but not included. (See our "SIGN" section)

Ordering Information:

Example catalog number
#TSC-24x24-D-4S-BLK

Type	Size	Orientation	Mounting	Color
TSC	24x24	D	4S	BLK

Stop Sign - Cast Aluminum Back plate, with two mtg. collars:

Type & Nominal Size	Actual size of Stop Sign
STC-18	18" (For Golf Courses Only)
STC-24	24"
STC-30	30"
STC-36	36"

Traffic Sign - Cast Aluminum Back plate with two mtg. collars:

Type & Nominal Size	Actual size of Sign
TSC-6x12	6" x 12" (Needs only one mtg. collar)
TSC-12x18	12" x 18"
TSC-18x18	18" x 18"
TSC-18x24	18" x 24"
TSC-24x24	24" x 24"
TSC-24x30	24" x 30"
TSC-30x30	30" x 30"

Orientation of Traffic Sign

D	Diamond

Yield Sign - Cast Aluminum Back plate, with two mtg. collars:

Type & Nominal Size	Actual size of Sign
YDC-30	30"
YDC-36	36"

Mounting collar size and type

3S	Two 3" Mounting Collars for 3" straight pole
4S	Two 4" Mounting Collars for 4" straight pole
5S	Two 5" Mounting Collars for 5" straight pole
3T	Two 3" Mounting Collars for tapered pole
4T	Two 4" Mounting Collars for tapered pole
5T	Two 5" Mounting Collars for tapered pole
6.5T	Two 6.5" x 2" Mounting collars for tapered poles
BOS	Two Bolt or strap on brackets for any pole

Colors

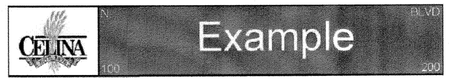
BLK	Medium Gloss Black Polyester (Standard)
BLKP	Medium Gloss Black Polyester, Orange Peel Texture.
RAL-6012	Dark Green Polyester
WHT	White Polyester
CC	Custom Colors.

Notes:
1. Contact us for pricing.
2. Mounting collars are shipped in separate, individual boxes.
3. Applied Vinyl, aluminum, D.O.T. standard, street signs are available but not included. (See our "SIGN" section)
4. Tapered poles must be accurately measured at of mounting points. Next size collar must be used when pole diameter is larger than standard size.

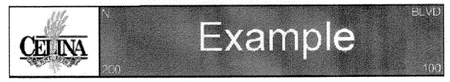
Celina Street Sign Example

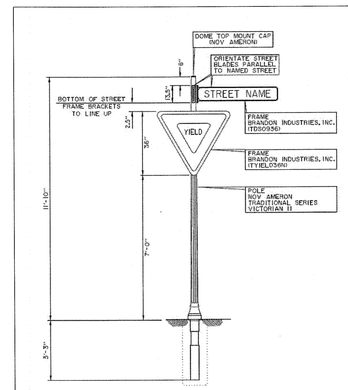
Street Name: 6" initial uppercase letter followed by 4.5" lowercase letters
Must meet 2009 (or latest) MUTCD requirements
9" flat blank, high intensity prismatic

Front:
(Left to Right)



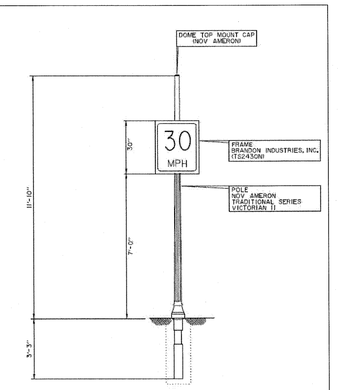
Back:
(Left to Right)





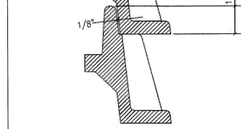
TYPICAL SIGN & POLE DETAIL
36" X 36" YIELD SIGN
NTS

NOTE:
USE MANUFACTURERS INSTALLATION GUIDELINES AND PROCEDURES. (PER CITY APPROVAL)

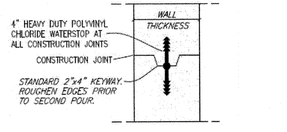


TYPICAL SIGN & POLE DETAIL
24" X 30" SPEED LIMIT SIGN
NTS

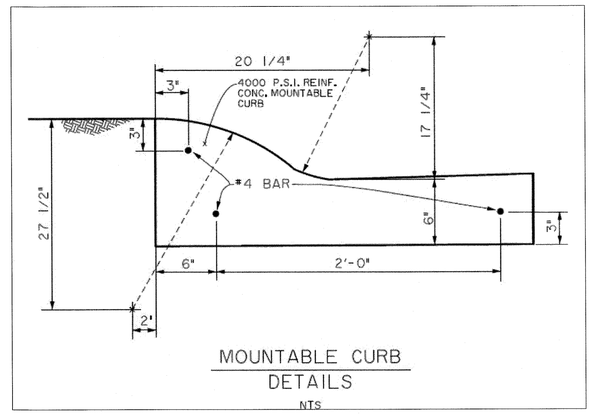
NOTE:
USE MANUFACTURERS INSTALLATION GUIDELINES AND PROCEDURES. (PER CITY APPROVAL)



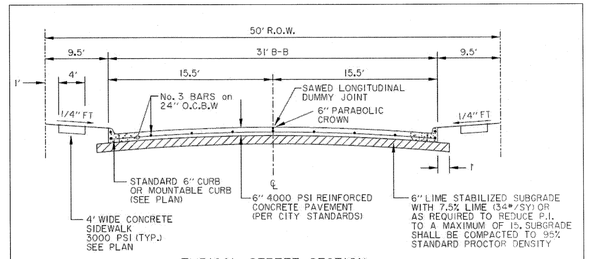
STACK DETAIL
(NTS)



MANHOLE
CONSTRUCTION JOINT
KEYWAY WITH WATERSTOP



MOUNTABLE CURB
DETAILS
NTS



TYPICAL STREET SECTION
(50' R.O.W. - 31' B-B)
N.T.S.

NO.	DATE	BY	REVISION

CITY GENERAL NOTES & DETAILS

THE LAKES AT MUSTANG RANCH PHASE ONE

CITY OF CELINA

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
-	JBA	JCR	07-17-2014	-	05052-01	2 / 12

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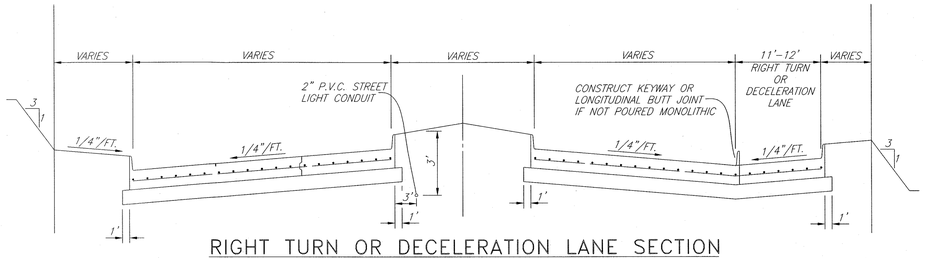
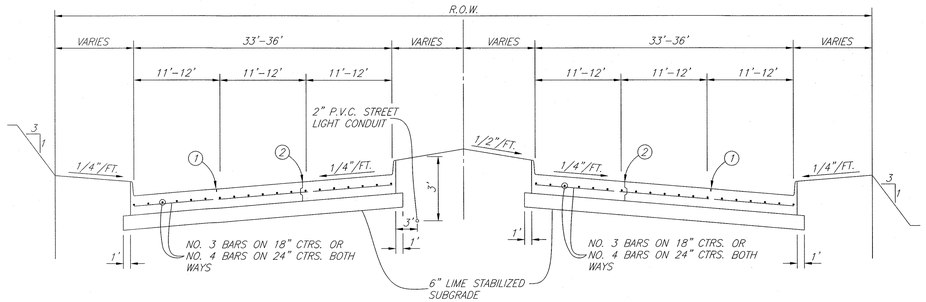


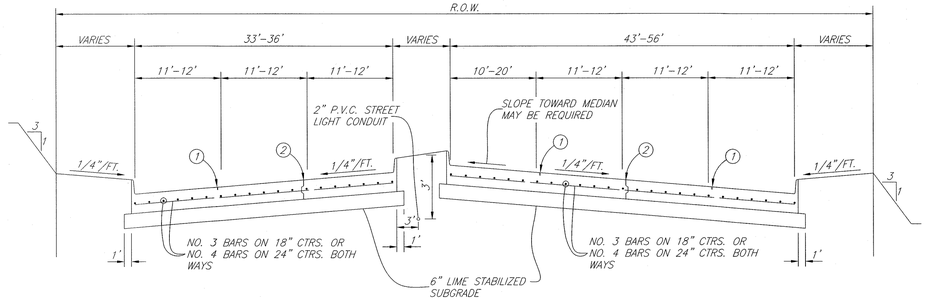
RIGHT TURN OR DECELERATION LANE SECTION



REGULAR SECTION

M6D & P6D

(REG_SECT)



LEFT TURN SECTION

(LTURN_SECT)

LEGEND

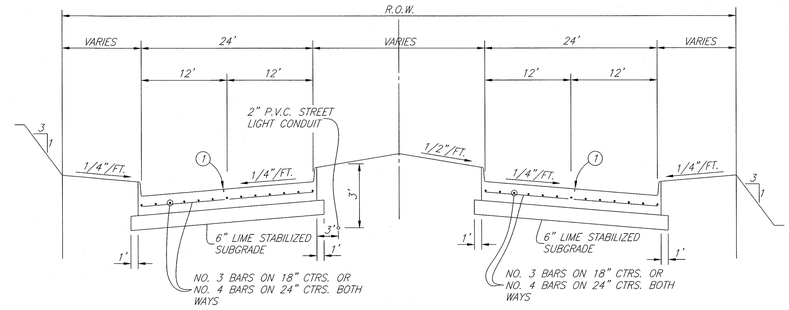
(1) – SAWED LONGITUDINAL DUMMY JOINT

A. CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY CITY).

(2) – B. DELETE IT WHEN PAVING IS 25 FT. WIDTH TO BE WIDENED IN FUTURE.

C. INSTALL CURB IF PAVING IS LESS THAN FULL WIDTH OF 33'–36'.

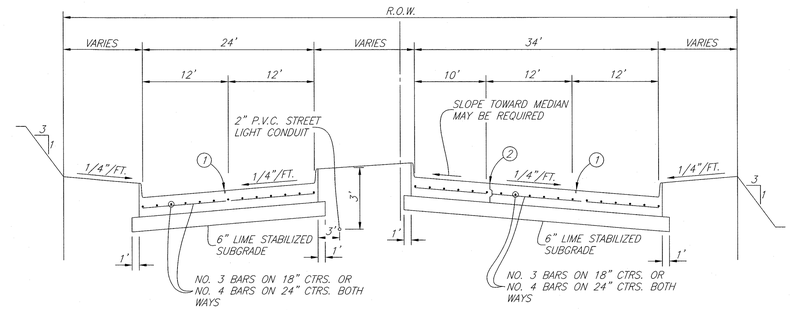
(LEGNED_PVMT)



REGULAR SECTION

M4D

(REG_SECT2)



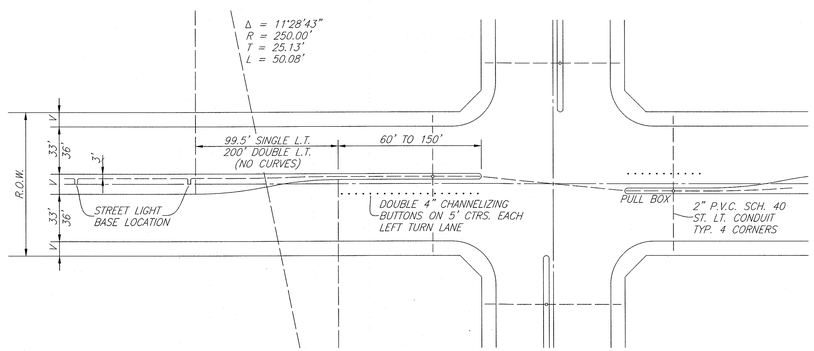
LEFT TURN SECTION

NOTE:
FOR RETROFIT TURN LANES AND MEDIAN OPENINGS. TWO ADDITIONAL INCHES OF CONCRETE CAN BE PLACED IN LIEU OF LIME STABILIZATION.

(LTURN_SECT2)

M6D, P6D, M4D SECTIONS SHALL HAVE MINIMUM PAVEMENT THICKNESS OF 8 INCHES.

LIME STABILIZED SUBGRADE – THE RATE OF HYDRATED LIME SHALL BE 7 1/2% BY UNIT DRY WEIGHT OR THAT PERCENT TO REDUCE THE SOIL P.I. TO LESS THAN 15. CONTRACTOR TO PROVIDE CITY WITH LIME SERIES TEST TO DETERMINE THE OPTIMUM LIME CONTENT.



LEFT TURN PLAN

(PVMT–PLAN)

09-06

CITY OF CELINA, TEXAS

PAVING
STANDARD DETAILS

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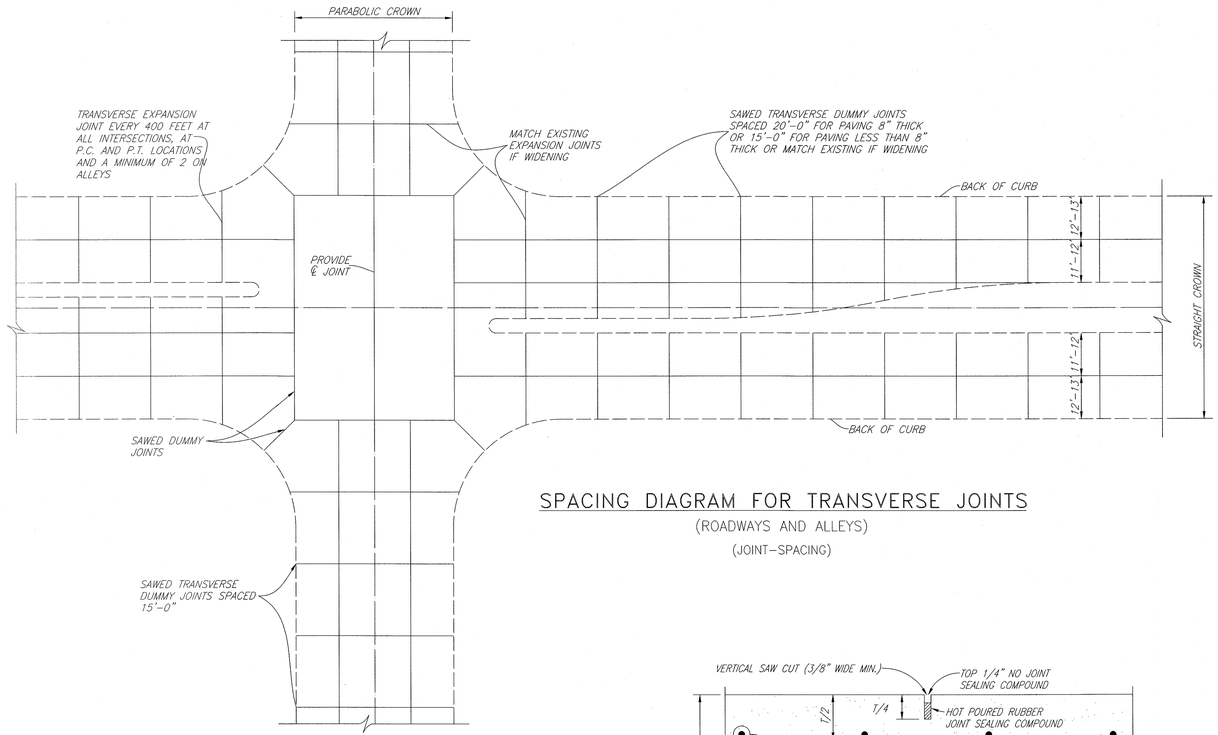
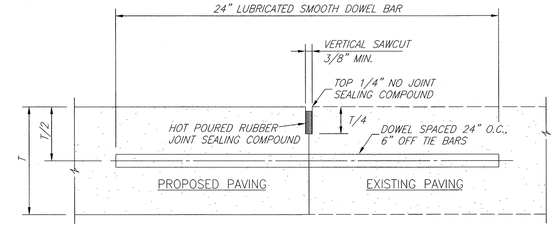


SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

(JOINT-SPACING)

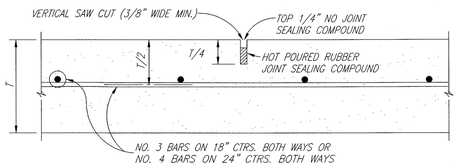


NOTE:

1. T-8" AND GREATER NO. 6 BAR, T-6" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTORS EXPENSE.
4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

LONGITUDINAL BUTT JOINT

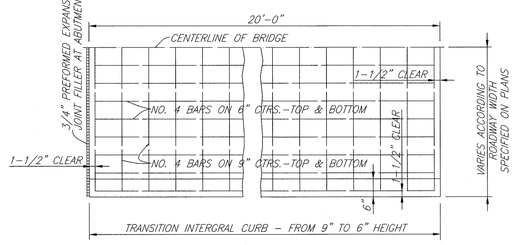
(BUTTJNT)



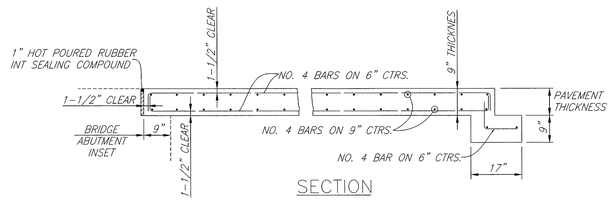
TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT

(DUMMYJNT)



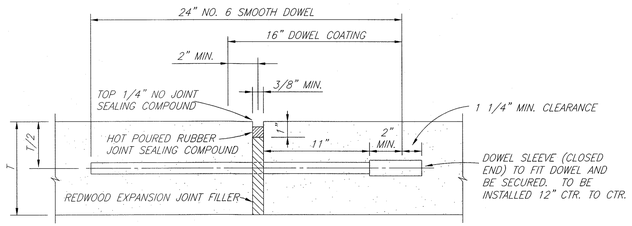
PLAN



SECTION

BRIDGE APPROACH SLAB

(APPROACHSLAB)

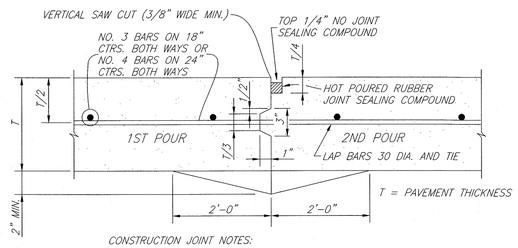


TRANSVERSE EXPANSION JOINT NOTES:

1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT

(EXPJNT)



CONSTRUCTION JOINT NOTES:

1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT (DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT

(CONSTJNT)

09-07

CITY OF CELINA, TEXAS

PAVING
STANDARD DETAILS

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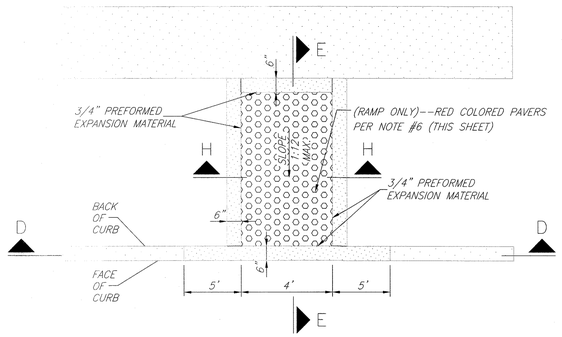
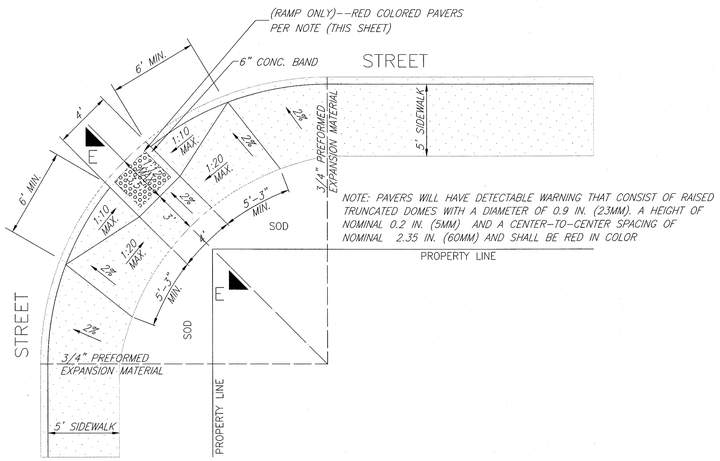
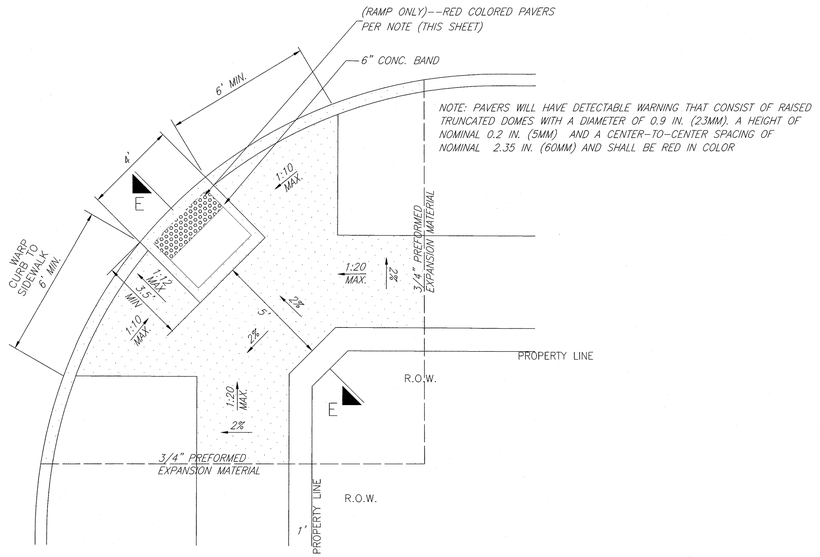


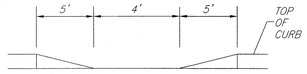
BARRIER FREE RAMP @ STRAIGHT CURB



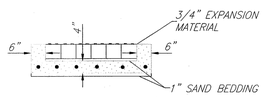
RAMP FOR 5 FEET SIDEWALK NEXT TO CURB



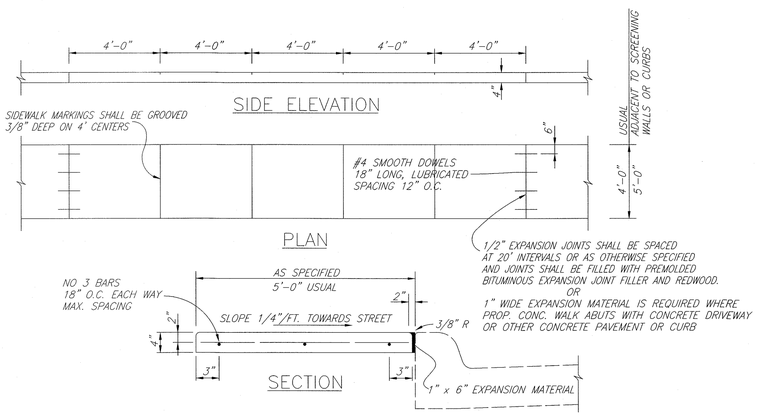
BARRIER FREE RAMP
STREET INTERSECTION
PLAN VIEW
NTS



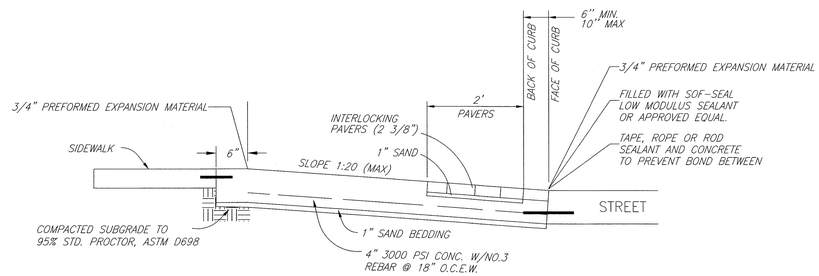
SECTION D-D



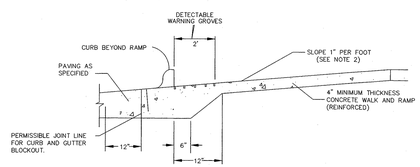
SECTION H-H



REINFORCED CONCRETE SIDEWALK
(SIDEWALK)



SECTION E-E
(BARRIER_FREE)



BARRIER FREE RAMP
TYPICAL SECTION THRU RESIDENTIAL RAMP
NTS

GENERAL NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS EXCEPT AS NOTED IN THESE DETAILS.
2. MAXIMUM SLOPE ON BARRIER FREE RAMPS SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION.
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. LOCATION OF BARRIER FREE RAMP MAY BE SHIFTED TO CLEAR OBSTRUCTIONS WITH THE APPROVAL OF THE CITY ENGINEER.
6. ACCESS RAMP FROM STREET GRADE SHALL HAVE DETECTABLE WARNING GROVES THAT SHALL BE 1/4" TO 3/4" WIDE, 1/8" DEEP, SPACED 2" APART.
7. ALL LANDINGS ARE TO BE 5'X5' AREAS WITH 2% (MAX) SLOPES IN ANY DIRECTION

RAMP WITH DOMES

09-08

CITY OF CELINA, TEXAS

PAVING
STANDARD DETAILS

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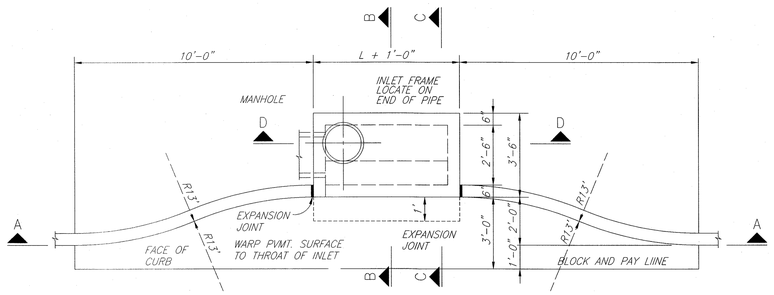
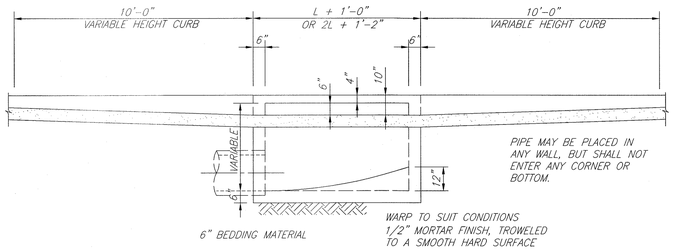


PLAN – RECESSED INLET

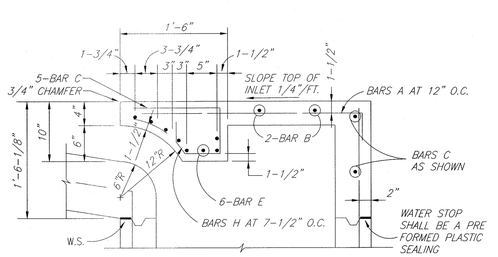
(REC–INT1)



SECTION A–A–RECESSED AND STANDARD INLETS

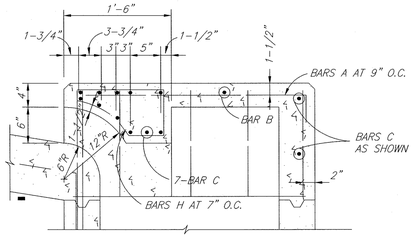
4, 6, 8, AND 10 FOOT INLETS

(PLAN–10)



SECTION C–C

(SECT_C–C)



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION E–E

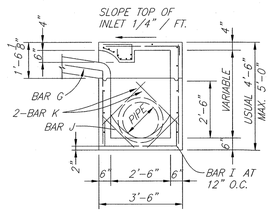
(SECT_E–E)

NOTES:

THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.

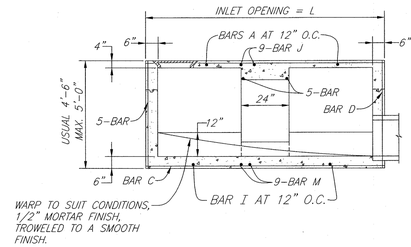
A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR LIEU OF THIS, AT LEAST 6 INCHES OF 2–SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED–SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.

AFTER CASING HAS BEEN INSTALLED ON THE PROPER BEDDING, THE BACKFILL MATERIAL, WHICH IS FREE FLOWING AND CLEAR OF ROCKS, IN EXCESS OF 4" DIAMETER AND OTHER LUMPS WHICH WOULD PROHIBIT PROPER COMPACTION, SHALL BE COMMENCED IN LIFTS OF NO MORE THAN 18". THE MATERIAL USED FOR BACKFILL SHOULD BE A TYPE SUITABLE TO OBTAIN THE DENSITY REQUIREMENTS FOR THE SPECIFIC JOB.



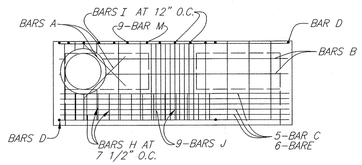
SECTION B–B

(SECT_B–B)



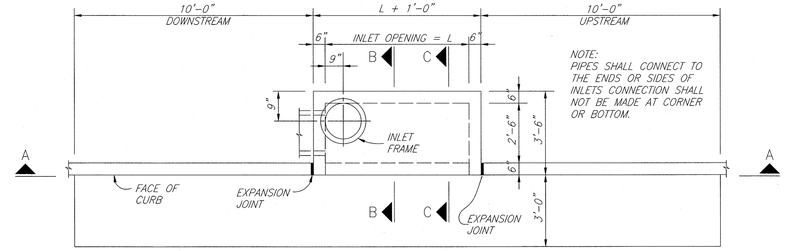
SECTION A–A – STANDARD AND RECESSED INLETS

(SECT_A–A1)



PLAN – STANDARD INLET

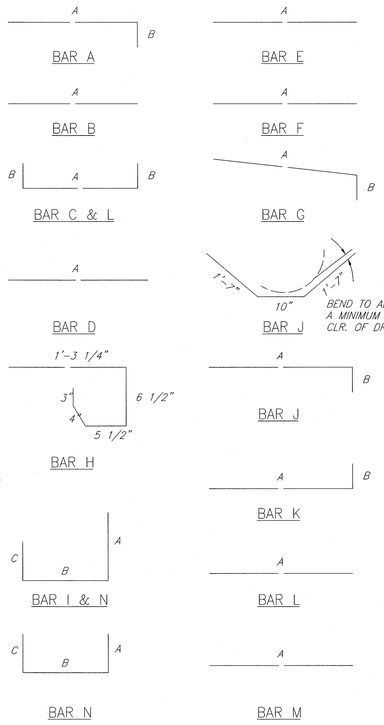
(PLAN_STDINL)



PLAN – STANDARD INLET

4, 6, 8 AND 10 FOOT INLETS

(STDINLT1)



BAR DIAGRAMS

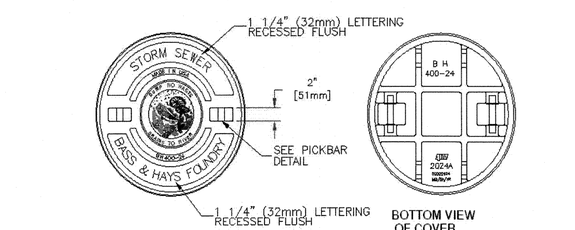
(BARDIAG)

REINFORCING STEEL SCHEDULE

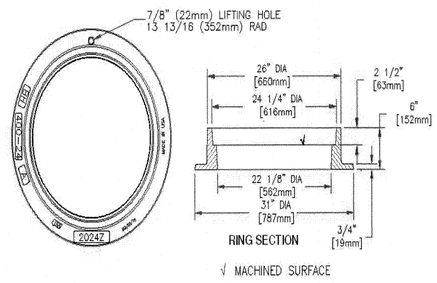
DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS A	B	C
4	A	3	6	3'–2"	0'–3"	–
	B	3	1	2'–10"	–	–
	C	4	15	4'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	6	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
6	A	3	9	3'–2"	0'–3"	–
	B	3	1	4'–10"	–	–
	C	4	15	6'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	9	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
8	A	3	12	3'–2"	0'–3"	–
	B	4	1	6'–10"	–	–
	C	4	15	8'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0'	1'–3"	–
	H	3	12	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
10	A	3	13	3'–2"	0'–3"	–
	B	3	2	8'–10"	–	–
	C	4	16	10'–8"	0'–6"	–
	D	4	4	4'–8"	–	–
	E	5	6	10'–8"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	14	*	*	*
	I	4	8	4'–8"	3'–2"	3'–2"
	L	4	5	4'–3"	–	–

* SEE DIAGRAM FOR DIMENSIONS. 4', 6', 8' AND 10' INLETS



BH and Bass & Hays are registered trademarks of Bass & Hays Foundry, Inc.



09-09

CITY OF CELINA, TEXAS

DRAINAGE
STANDARD DETAILS

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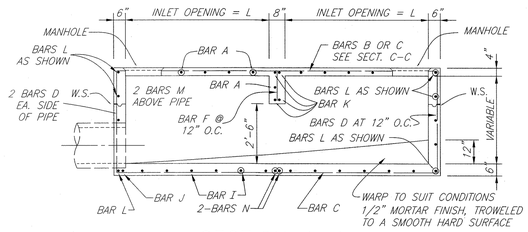
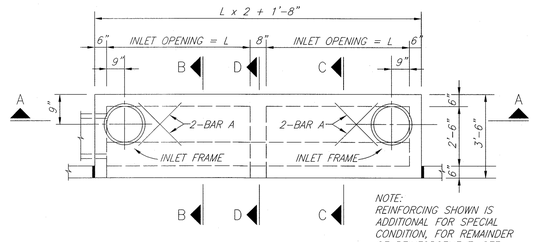


SECTION A–A

12, 14, 16 AND 20 FOOT INLETS

(SECT_A–A)

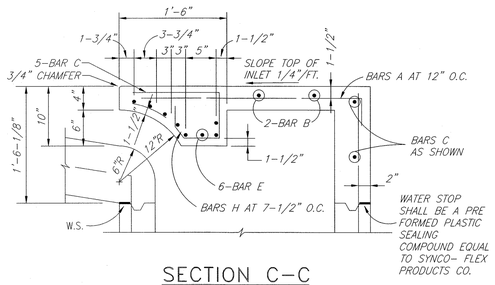


NOTE: REINFORCING SHOWN IS ADDITIONAL FOR SPECIAL CONDITION, FOR REMAINDER OF REINFORCEMENT, SEE SECTIONS.

PLAN

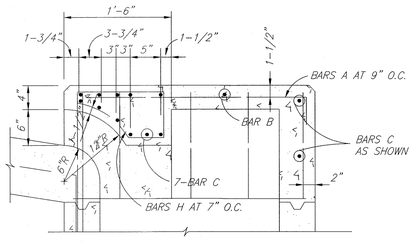
20 FOOT INLETS

(PLAN_20)



SECTION C–C

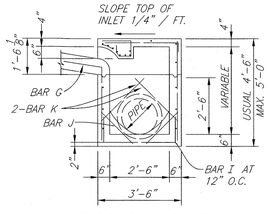
(SECT_C–C)



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION D–D

(SECT_D–D)



SECTION B–B

(SECT_B–B)

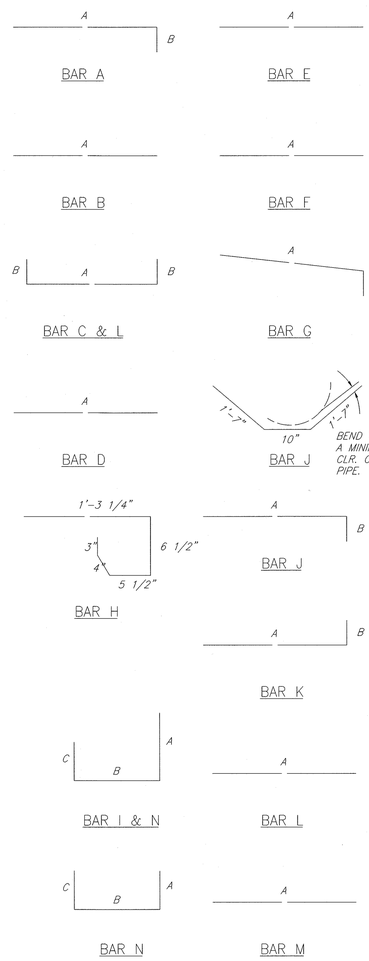
DOUBLE INLETS

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS A	B	C
6 FT.	A	3	15	3'–2"	0'–6"	–
	B	3	2	11'–6"	–	–
	C	4	16	13–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	13–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	12	2'–0"	1'–3"	–
	H	3	26	*	*	*
	I	4	12	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
7 FT.	A	3	17	3'–2"	0'–6"	–
	B	3	2	13'–6"	–	–
	C	4	16	15'–4"	0'–3"	–
	D	4	9	4'–8"	–	–
	E	5	6	15'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	15	2'–0"	1'–3"	–
	H	3	32	*	*	*
	I	4	14	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
8 FT.	A	3	19	3'–2"	0'–6"	–
	B	3	2	15'–6"	–	–
	C	4	16	17'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	17'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	12	2'–0"	1'–3"	–
	H	3	26	*	*	*
	I	4	16	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
10 FT.	A	3	23	3'–2"	0'–6"	–
	B	3	2	19'–6"	–	–
	C	4	16	21'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	21'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	15	2'–0"	1'–3"	–
	H	3	32	*	*	*
	I	4	20	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"

* SEE DIAGRAM FOR DIMENSIONS.
** FIELD CUT AS REQUIRED TO ACCOMMODATE DRAIN PIPE 16' AND 20' INLETS

REINFORCING STEEL SCHEDULE



△ BEND TO ALLOW A MINIMUM 1 1/2" CLR. OF DRAIN PIPE
* SEE DIAGRAMS FOR DIMENSIONS
** FIELD CUT AS REQUIRED TO ACCOMODATE DRAIN PIPE

BAR BENDING DIAGRAMS

(BARLIST2)

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CITY OF CELINA, TEXAS

DRAINAGE
STANDARD DETAILS

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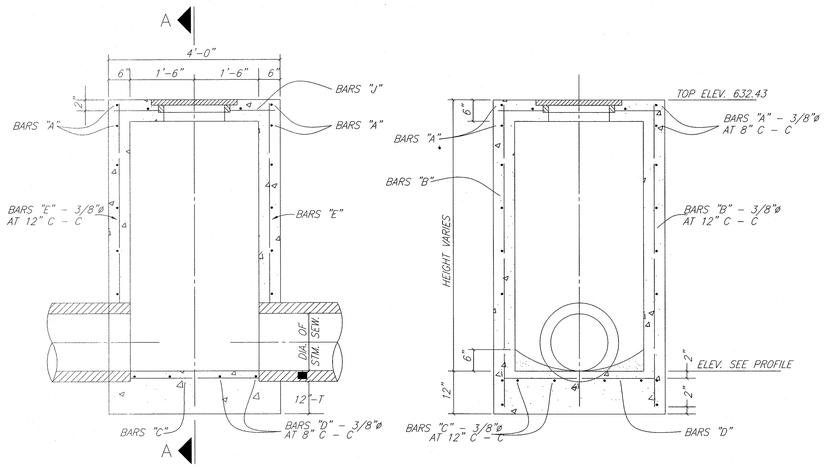


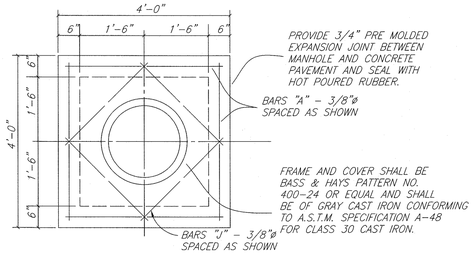
ELEVATION

SECTION A–A

STORM SEWER TYPE A MANHOLE

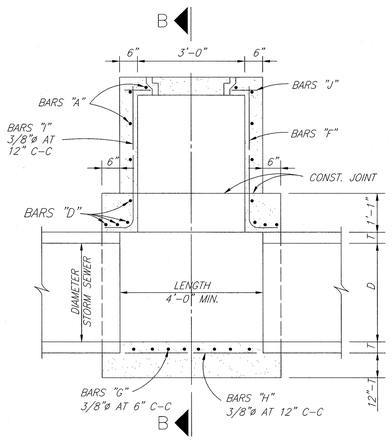
MAX. PIPE SIZE 30"

(TYPEAMH)

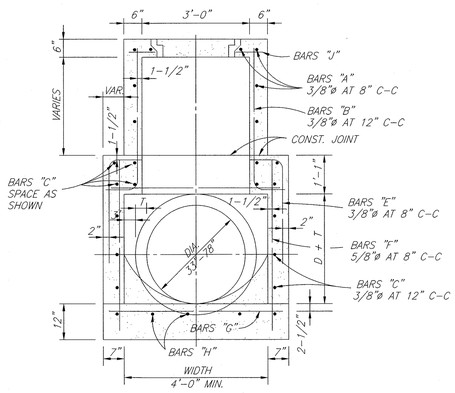


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



ELEVATION

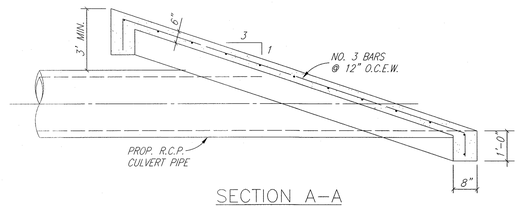


SECTION B–B

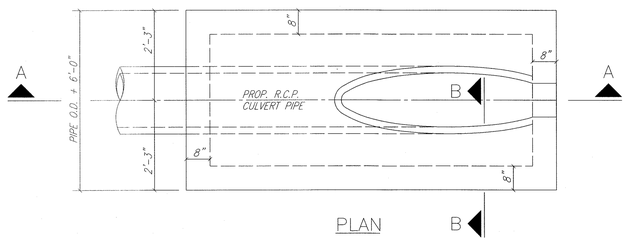
TYPE B STORM SEWER MANHOLE

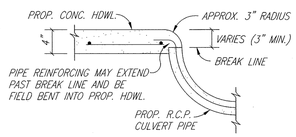
MAX. PIPE SIZE 78"

(TYPEBMH)



SECTION A–A

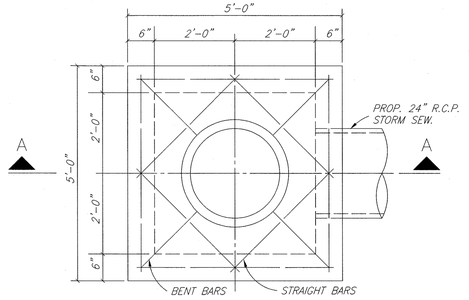




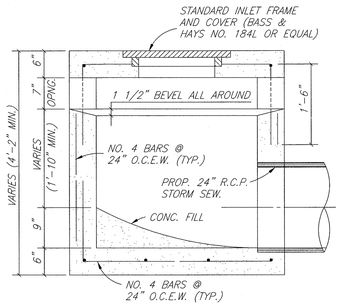
SECTION B–B

SLOPED CONCRETE HEADWALL

(SLOPEHWL)



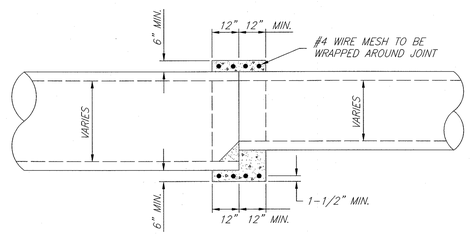
PLAN



SECTION A–A

STANDARD DROP INLET

(DROPINLET)



DETAIL OF CONCRETE COLLAR FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)

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CITY OF CELINA, TEXAS

DRAINAGE
STANDARD DETAILS

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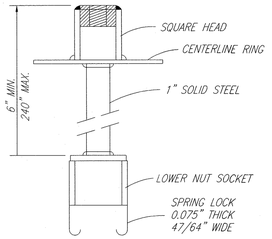
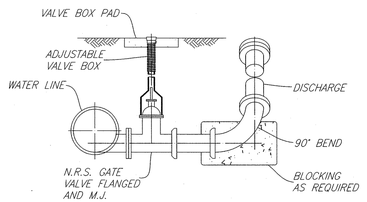
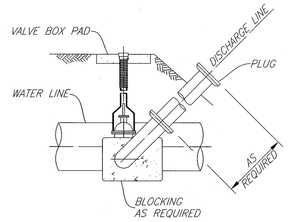
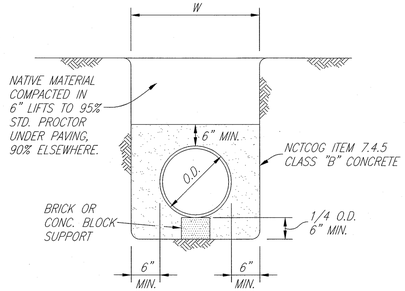


SPRING LOCK VALVE EXTENSION



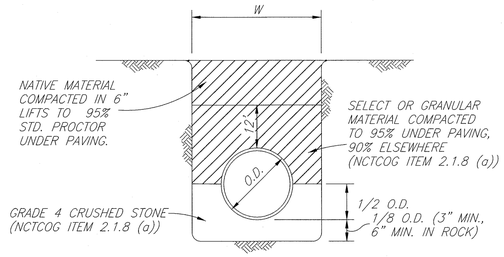


BLOW OFF VALVE



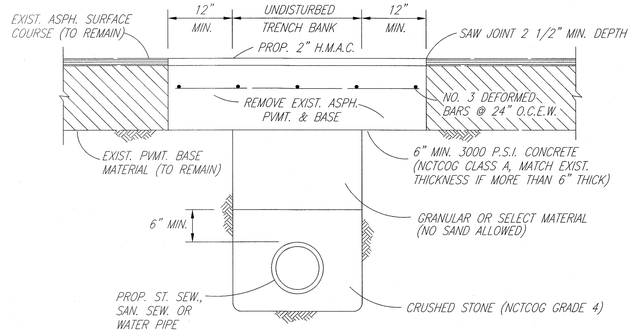
CLASS G EMBEDMENT

CONCRETE ENCASEMENT
NO SCALE



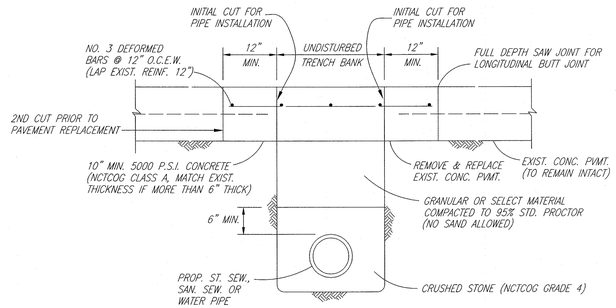
CLASS B+ EMBEDMENT

STD PVC WATER



ASPHALT STREET REPAIR

NO SCALE



CONCRETE STREET REPAIR

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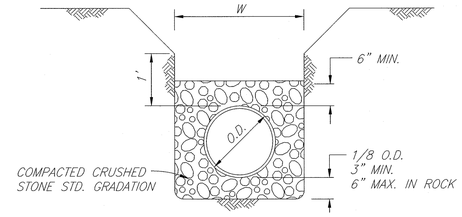
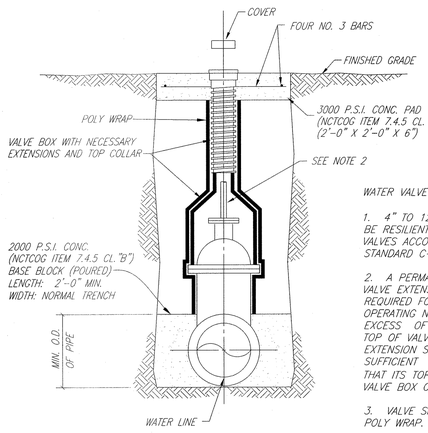


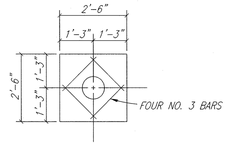
CLASS H EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. SEWER INSTALLATION
STD. P.V.C., R.C.C.P. & DUCTILE WATER INSTALLATION



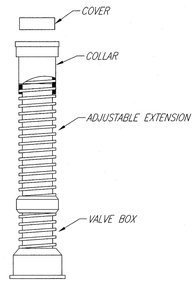
VALVE SETTING & BOX

NO SCALE



VALVE BOX PAD PLAN

NO SCALE



VALVE BOX WITH EXTENSION

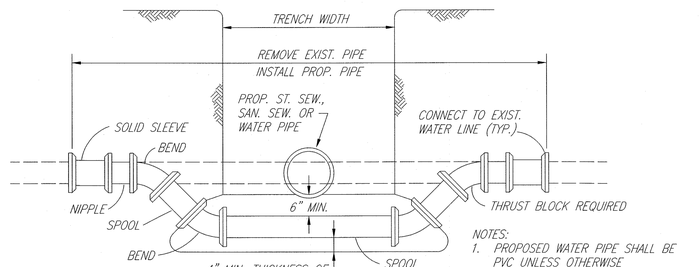
NO SCALE

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES ACCORDANCE WITH AWWA STANDARD C-509.

2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.

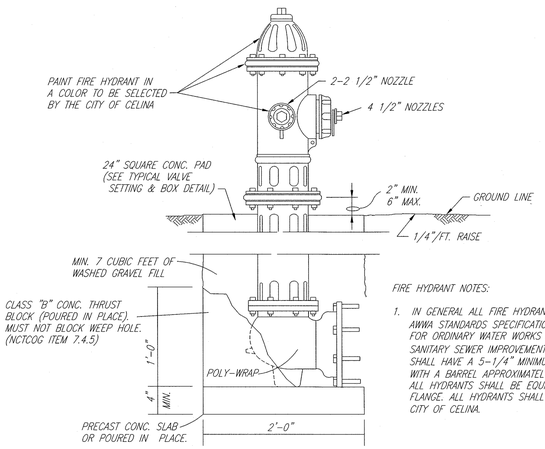
3. VALVE SHALL BE WRAPPED IN POLY WRAP.



WATER MAIN LOWERING

NOTES:

1. PROPOSED WATER PIPE SHALL BE PVC UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.-P.E.) MEGALUG.
2. PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH T.N.R.C.C. REQUIREMENTS. (CHAPTER 317.13 APPENDIX E)



FIRE HYDRANT NOTES:

1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARDS SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER AND SANITARY SEWER IMPROVEMENTS. FIRE HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED BY THE CITY OF CELINA.

TYPICAL FIRE HYDRANT INSTALLATION

NO SCALE

09-12

CITY OF CELINA, TEXAS

WATER DISTRIBUTION SYSTEM
STANDARD DETAILS

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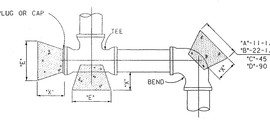


NOTE: ALL CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.

THESE ARE MINIMUM REQUIREMENTS. INCREASE AREA FOR CONDITIONS OTHER THAN THESE VALUES.

HORIZONTAL BLOCKING TABLE

PIPE SIZE	"A" DIM. IN FT.	11-1/4 DEGREES		22-1/2 DEGREES		45 DEGREES		90 DEGREES		TEE & PLUG	
		"A"	MIN. AREA	"B"	MIN. AREA	"C"	MIN. AREA	"D"	MIN. AREA	"E"	MIN. AREA
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02
10"	1.5	1.00	1.00	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71
12"	1.5	1.00	1.33	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79
14"	1.5	1.03	1.81	1.90	3.60	2.66	7.07	3.61	13.06	3.04	9.24
16"	2.0	1.18	2.36	2.17	4.71	3.04	9.23	4.13	17.06	3.47	12.06
18"	2.0	1.33	2.99	2.44	5.96	3.42	11.69	4.65	21.59	3.91	15.27
20"	2.0	1.48	3.70	2.71	7.35	3.80	14.43	5.16	26.66	4.34	18.85
21"	2.0	1.55	4.07	2.85	8.11	3.99	15.91	5.42	29.39	4.56	20.78
24"	2.0	1.77	5.32	3.25	10.59	4.56	20.77	6.20	38.39	5.21	27.14
27"	2.5	1.99	6.73	3.66	13.40	5.13	26.29	6.97	48.58	5.86	34.35
30"	2.5	2.22	8.31	4.07	16.55	5.70	32.46	7.74	59.98	6.51	42.41
33"	2.5	2.44	10.06	4.47	20.02	6.27	39.28	8.52	72.57	7.16	51.31
36"	2.5	2.66	11.97	4.88	23.83	6.84	46.74	9.29	86.37	7.81	61.07
39"	3.0	2.88	14.05	5.29	27.97	7.41	54.86	10.07	101.36	8.47	71.68
42"	3.0	3.10	16.30	5.69	32.43	7.98	63.62	10.85	117.56	9.12	83.13

NOTE: CLASS "B" CONCRETE 2,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS AND / OR PLANS.

THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 0.75 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4° BENDS.

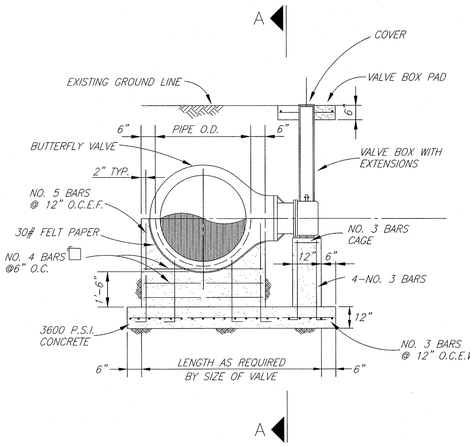
FOR 22-1/2°, 45°, 90°, AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.

ALL MINIMUM AREAS ARE IN SQUARE FEET.

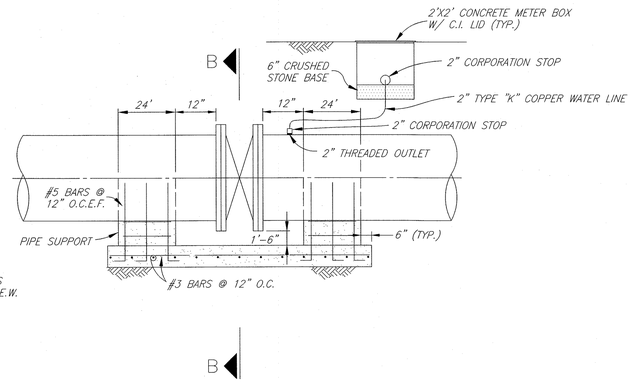
BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.

HORIZONTAL THRUST BLOCKING DETAIL

NO SCALE

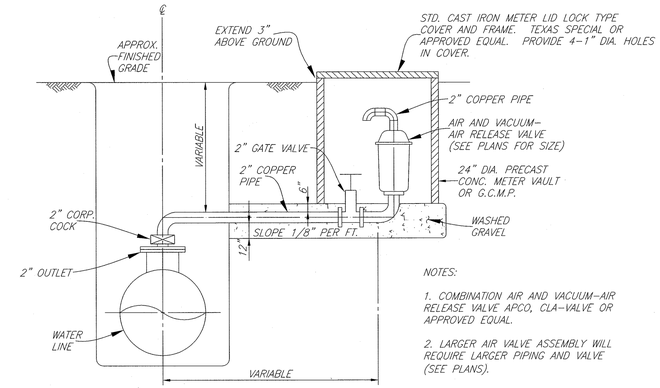


SECTION B–B



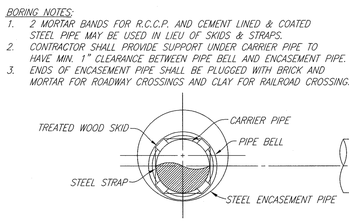
SECTION A–A

BUTTERFLY VALVE INSTALLATION

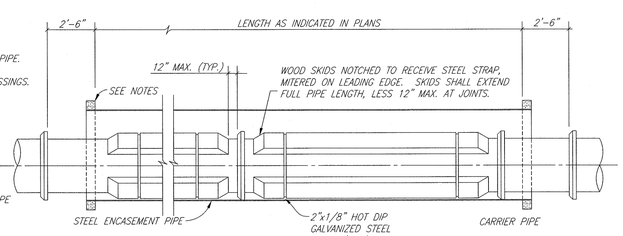


AIR AND VACUUM – AIR RELEASE VALVE INSTALLATION

BORING NOTES:
1. 2 MORTAR BANDS FOR R.C.C.P. AND CEMENT LINED & COATED STEEL PIPE MAY BE USED IN LIEU OF SKIDS & STRAPS.
2. CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3. ENDS OF ENCASEMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS AND CLAY FOR RAILROAD CROSSINGS.

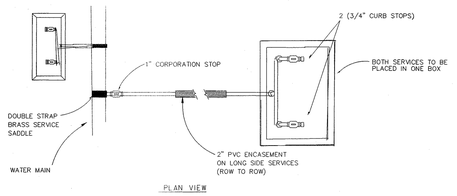


SECTION

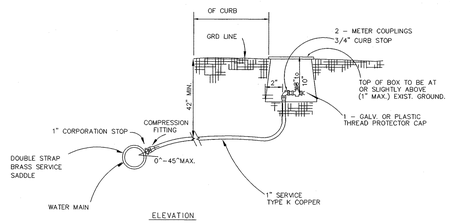


ELEVATION

ENCASED ROAD OR RAILROAD BORE



PLAN VIEW

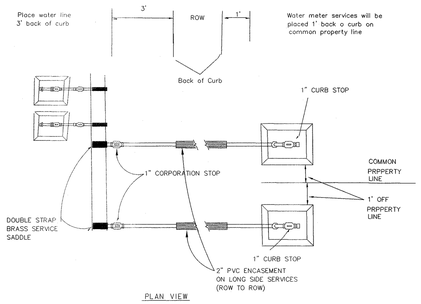


ELEVATION

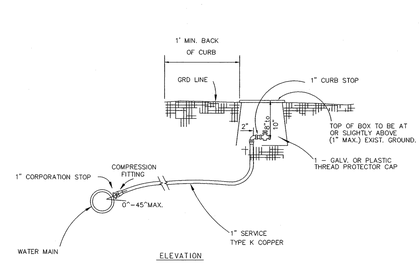
NOTES
1. WHERE TAPPING EXISTING MAINS OR PVC WATER MAINS, DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR EPOXY COATED DUCTILE IRON SADDLES SHALL BE USED.
2. COPPER SERVICES SHALL BE TYPE K CONTINUOUS WITH NO JOINTS FROM CORP. STOP TO QUARTER BEND.
3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
4. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAYS.

SERVICE CONNECTION DETAIL (LOTS SMALLER THAN10,000 S.F.)

NO SCALE



PLAN VIEW

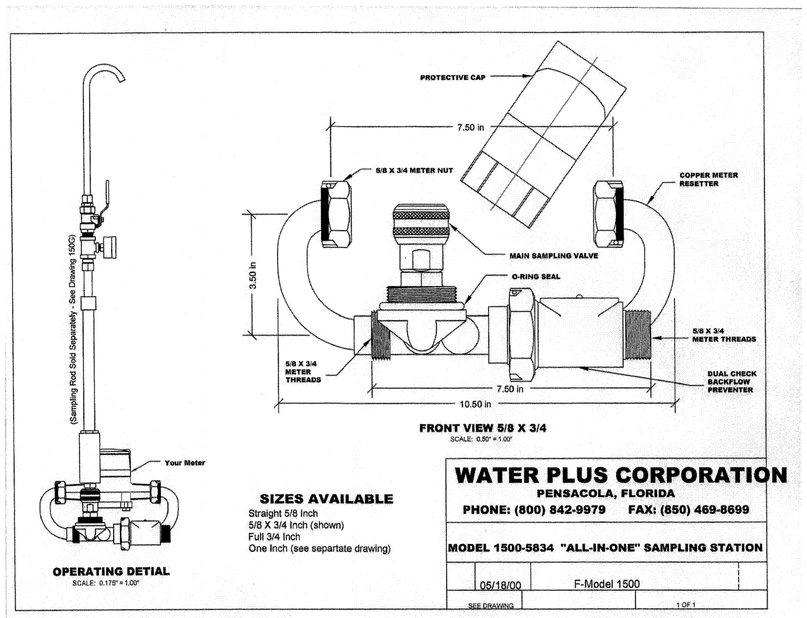


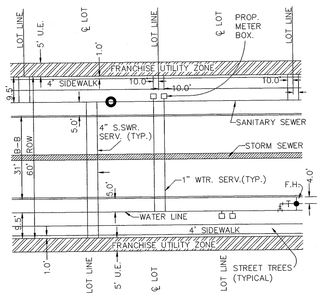
ELEVATION

NOTES
1. WHERE TAPPING EXISTING MAINS OR PVC WATER MAINS, DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR EPOXY COATED DUCTILE IRON SADDLES SHALL BE USED.
2. COPPER SERVICES SHALL BE CONTINUOUS WITH NO JOINTS FROM CORP. STOP TO QUARTER BEND.
3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
4. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAYS.

SERVICE CONNECTION DETAIL (LOTS10,000 S.F. OR LARGER)

NO SCALE





UTILITY PLACEMENT DETAIL

NO SCALE

09-13

CITY OF CELINA, TEXAS

WATER DISTRIBUTION SYSTEM STANDARD DETAILS

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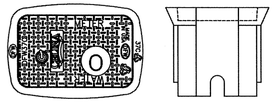
DFW PLASTICS, INC.

PO Box 648
Bedford, Texas 76095
Tel: 817.439.3600
Fax: 817.439.3700
www.dfwplasticsinc.com



DFW37C-12-1SAF CELINA

21x14x12 Black Polymer Box w/ Black Polymer AMR/AMI Lid w/ Security Lock & Knockout

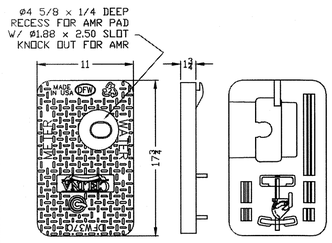
This product is designed to withstand loading in non-deliberate and incidental traffic. Not to be installed in roadway.
Meter Box shall be black and constructed out of modified polyethylene material for maximum durability and corrosion resistance. The black material is for maximum UV protection. The black material shall be uniform throughout the Meter Box for maximum longevity and **not have** a foaming agent that creates air pockets within the plastic wall.

Vertical and Lateral Load Rating:

- Compliant with AASHTO, Design Load of H-10; ASTM C 857-12a, Design Load of A-8, 8,000 lbs. transferred through a 10" x 10" steel plate centered in the cover and body.
- Compliant with AASHTO, Design Load of H-20; ASTM C 857-12a, Design Load of A-16, 16,000 lbs. transferred through a 10" x 20" steel plate centered on the cover and body.
- This product is designed to withstand H-10 and H-20 loading in non-deliberate or incidental traffic areas. **NOT INTENDED TO BE INSTALLED IN ROADWAYS.**

Polymer Lid

- The polymer lid shall have a molded key hole and Security Lock underneath lid (DFW-SBLOCK-XL) - *as illustrated.*
- The polymer lid shall have one (1) **MOLDED knock out plug (1.88" x 2.50"), recessed (4 5/8" x 1/4") deep** - *as illustrated.*
- The polymer lid shall have a molded slide mount bracket for placement of AMR/AMI device - *as illustrated.*
- The polymer lid shall seat securely and evenly inside the Meter Box and shall not overlap the top edge of the Meter Box.
- The polymer lid shall have molded **tread-pattern** for skid resistance - **tread dimensions shall be 0.188" x 0.938" x 0.150" deep.**
- The polymer lid shall have "Water Meter" molded into the lid - **Font shall be Std Fadal CNC Font with 1" characters x 0.150" deep.**
- The polymer lid shall have "CELINA" molded into the lid - *as illustrated.*
- The polymer lid shall retrofit existing cast iron meter boxes with similar dimensions and be able to adjust in the field.
- The polymer lid shall be black and have a molded recycled emblem with a minimum of 50% Post Consumer Recycled and 50% Post Industrial/ Pre Consumer Recycled Content- Verified with a **Leed Product Documentation.**
- The polymer lid shall be DFW Plastics Inc, **MADE IN USA.** - Domestic Only.



DFW37C-1SAF CELINA-LID

OPTIONAL SECURITY HARDWARE

DFW-SBOLT INSTALLED

DFW-SBLOCK-XL

DFW-SDRIVER

DFW-KEY

DFW-SBOLT

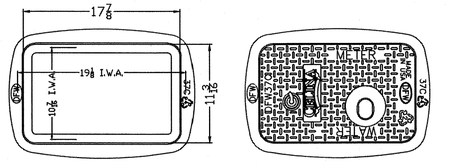
This product is designed to withstand loading in non-deliberate and incidental traffic. Not to be installed in roadway.
Meter Box shall be black and constructed out of modified polyethylene material for maximum durability and corrosion resistance. The black material is for maximum UV protection. The black material shall be uniform throughout the Meter Box for maximum longevity and not have a foaming agent that creates air pockets within the plastic wall.

Vertical and Lateral Load Rating:

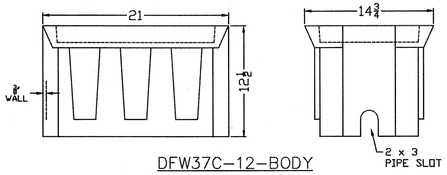
- Compliant with AASHTO, Design Load of H-10; ASTM C 857-12a, Design Load of A-8, 8,000 lbs. transferred through a 10" x 10" steel plate centered in the cover and body.
- Compliant with AASHTO, Design Load of H-20; ASTM C 857-12a, Design Load of A-16, 16,000 lbs. transferred through a 10" x 20" steel plate centered on the cover and body.
- This product is designed to withstand H-10 and H-20 loading in non-deliberate or incidental traffic areas. **NOT INTENDED TO BE INSTALLED IN ROADWAYS.**

Polymer Body

- The polymer body shall be BLACK and have a **Minimum** of 3/8" wall thickness - *as illustrated.*
- The polymer body shall have **Minimum** inside working room of (19 3/8" x 10 7/16") - *as illustrated.*
- The polymer body shall have crush resistant ribbing along the outside of the box.
- The polymer body shall have a flange around the lid opening to help prevent settling and aide in the adjustment to grade.
- The polymer body shall have one pipe slot molded on each end of the body that measures (3" x 4").
- The polymer body shall be black and have a molded recycled emblem with a minimum of 35% Post Industrial/ Pre Consumer Recycled Content - Verified with a **Leed Product Documentation.**
- The polymer Body shall be DFW Plastics Inc., **MADE IN USA.** - Domestic Only.



DFW37C-12-1SAF CELINA



DFW37C-12-BODY

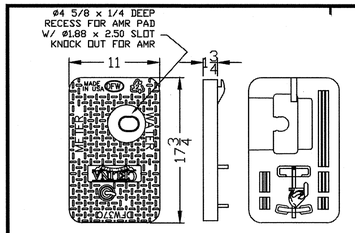
Meter Box shall be C Series by DFW Plastics, Inc. or an approved equal. All Specs are subject to change without notice.

Part No.	Series	Size	Height	Width	Length
DFW37C-12-BODY	37C	21" x 14"	12"	Top - 14-3/4"	Top- 21"
DFW37C-12-1SAF CELINA	37C	21" x 14"	12"	Base - 11-1/4"	Base- 21"
DFW37C-1SAF CELINA-LID	37C	21" x 14"	1-7/8"	11"	17-3/4"

Single Service Box for 3/4", 1", & 1" Meters
File: Submittal - DFW37C-12-1SAF CELINA
Rev. A July 2013

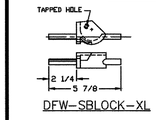
Submitted by:

REVISIONS		
REV	DESCRIPTION	DATE
NR	NEW RELEASE	07/09/13

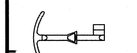


DFW37C-1SAF CELINA-LID

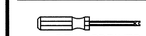
LID KEY	
1	BLACK COLOR
S	BRASS LOCK, SECURITY
A	AMR SLIDE MOUNT
F	KNOCKOUT
CELINA	CELINA ENGRAVING

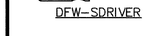


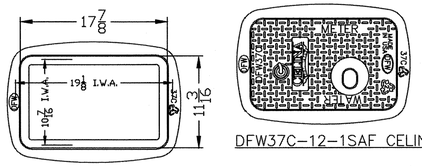
DFW-SBLOCK-XL


DFW-KEY

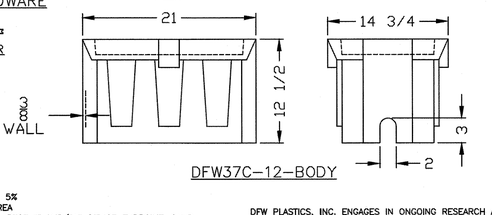
OPTIONAL SECURITY HARDWARE


DFW-SDRIVER


DFW-SBOLT



DFW37C-12-1SAF CELINA



DFW37C-12-BODY

NOTES
1) DIM'S ± 1/8 U.N.O.
2) LID MATERIAL: H.D.P.E.
3) BODY MATERIAL: L.L.P.E.
4) WALL THICKNESS: 3/8 ± 5%
5) I.W.A. = INSIDE WORK AREA
6) SNAP LOCK POCKET WILL RECEIVE AMR/AMI DEVICE ENDPOINT. SNAP LOCK SLOT IS 1.80" ± .015" TO ALLOW FOR A FINGER FORCE INSTALL. POCKET HEIGHT IS 13/16 FOR MIN 1/8" AIR GAP.

DFW PLASTICS, INC. ENGAGES IN ONGOING RESEARCH AND DEVELOPMENT TO IMPROVE AND ENHANCE ITS PRODUCTS. THEREFORE, DFW PLASTICS, INC. RESERVES THE RIGHT TO CHANGE PRODUCT OR SYSTEM SPECIFICATIONS WITHOUT NOTICE.

DFW PLASTICS, INC.
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(817) 439-3700 (f)
www.dfwplasticsinc.com

CITY OF CELINA

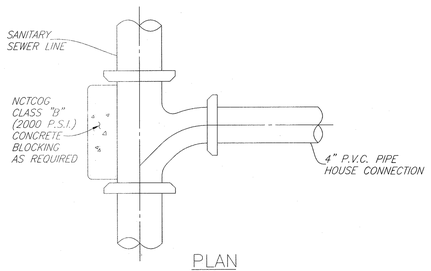
DFW37C-12-1SAF CELINA

CREATED:	07/09/13
UPDATED:	*
ACCEPTED:	BMcK
DRAWN BY:	J.C.A.
PLOT SCALE:	1:10

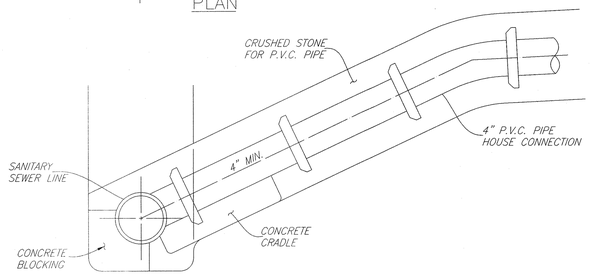
CITY OF CELINA, TEXAS

WATER DISTRIBUTION SYSTEM
STANDARD DETAILS

I:/proj/0139050I/0139054O Parcel 1&2/08-DesignCAD/DGN/phidet11.dgn



PLAN

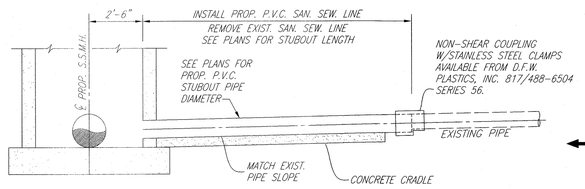


SECTION

TYPICAL SEWER HOUSE SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL.

(HOUSE_SERVICE)

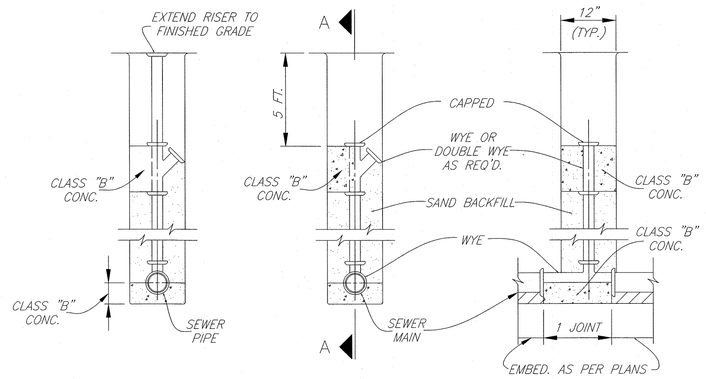


TYPICAL STUBOUT CONNECTION

NO SCALE

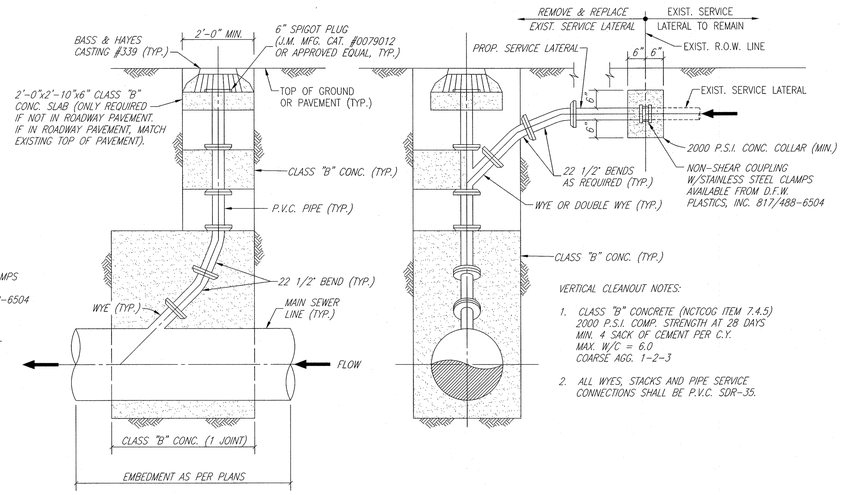
NOTE:
MATCH SOFFITS UPSTREAM OF MANHOLE
MATCH FLOW LINES DOWNSTREAM OF MANHOLE

(STUBOUT)



DEEP CUT CLEANOUT

(DEEPCUT-CO)



VERTICAL CLEANOUT NOTES:

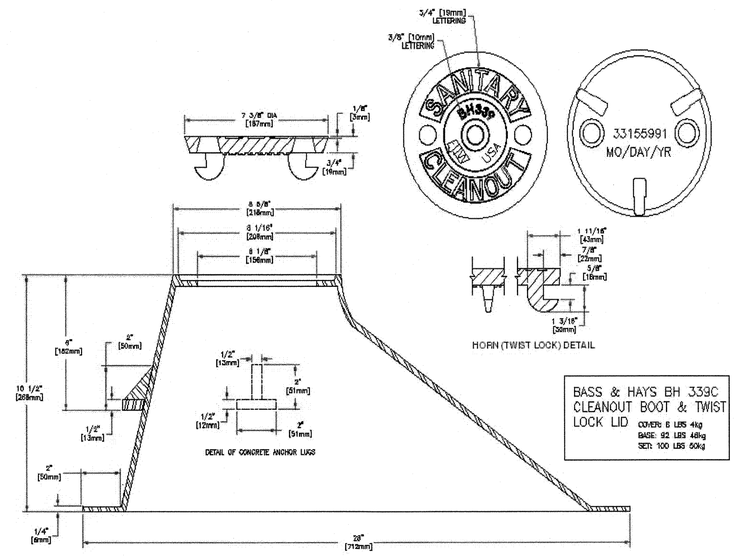
1. CLASS "B" CONCRETE (NCTCOG ITEM 7.4.5) 2000 P.S.I. COMP. STRENGTH AT 28 DAYS MIN. 4 SACK OF CEMENT PER C.Y. MAX. W/C = 6.0 COARSE AGG. 1-2-3
2. ALL WYES, STACKS AND PIPE SERVICE CONNECTIONS SHALL BE P.V.C. SDR-35.

VERTICAL CLEANOUT CONNECTION

(CONNECTION, WYE, CONCRETE, BENDS, CASTING, ETC. ALL SUBSIDIARY TO CLEANOUT)

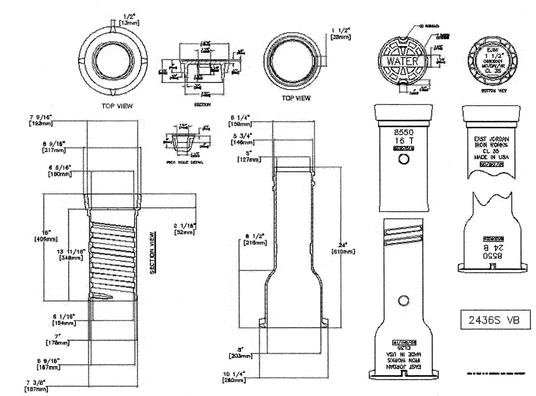
(VERT-CO)

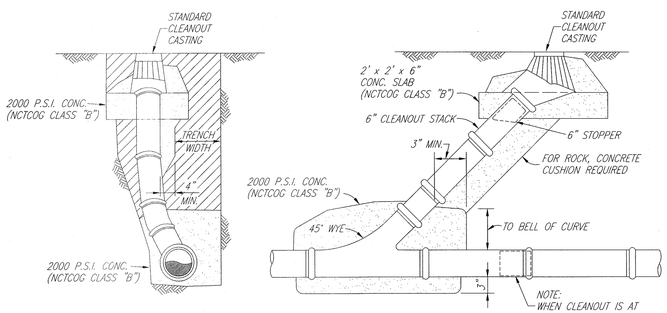
Cleanout



BASS & HAYS BH 339C CLEANOUT BOOT & TWIST LOCK LID
COVER: 8 LBS 4kg
BASE: 92 LBS 48kg
SET: 100 LBS 50kg

Valve box

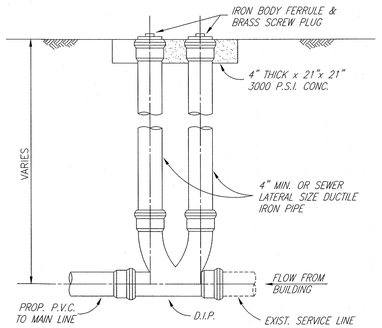




STANDARD CLEANOUT

NO SCALE

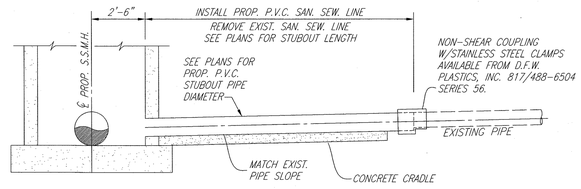
(CLEANOUT)



TYPICAL TWO WAY CLEANOUT

NO SCALE

(2-WAY-CO)



TYPICAL STUBOUT CONNECTION

NO SCALE

NOTE:
MATCH SOFFITS UPSTREAM OF MANHOLE
MATCH FLOW LINES DOWNSTREAM OF MANHOLE

(STUBOUT)

09-15

CITY OF CELINA, TEXAS

SANITARY SEWER SYSTEM STANDARD DETAILS

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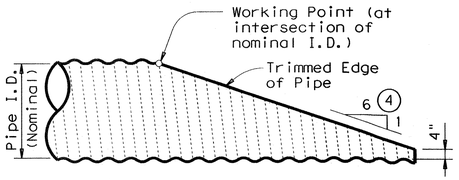
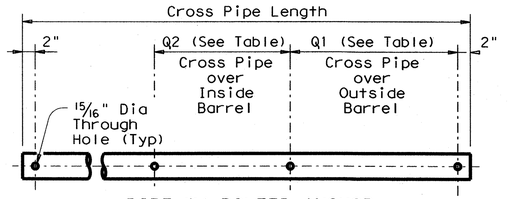
DATE:
FILE:



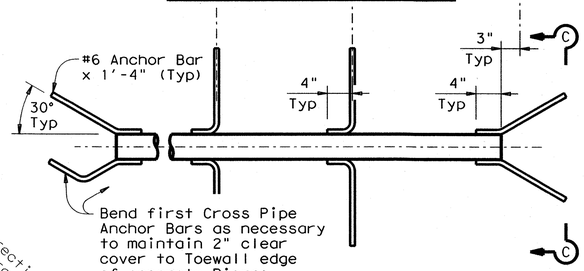
NOTE: All Cross Pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

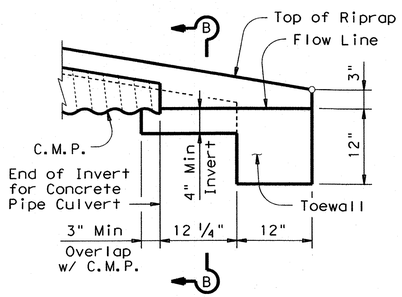
(Showing Corrugated Metal Pipe Culvert.)
(Details at Concrete Pipe Culvert are similar.)



PIPE W/ BOLTED ANCHOR

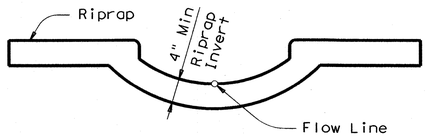


PIPE W/ ANCHOR BARS



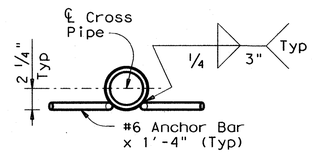
DETAIL "A"

(Showing Invert with Corrugated Metal Pipe Culvert. Concrete Pipe Culvert details are similar. Cross Pipes not shown for clarity.)



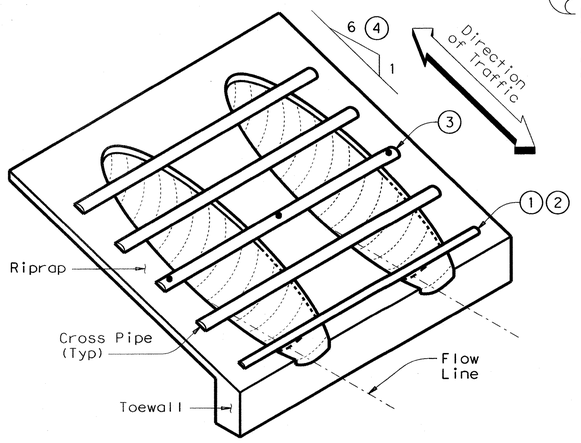
SECTION B-B

(Cross Pipes not shown for clarity.)

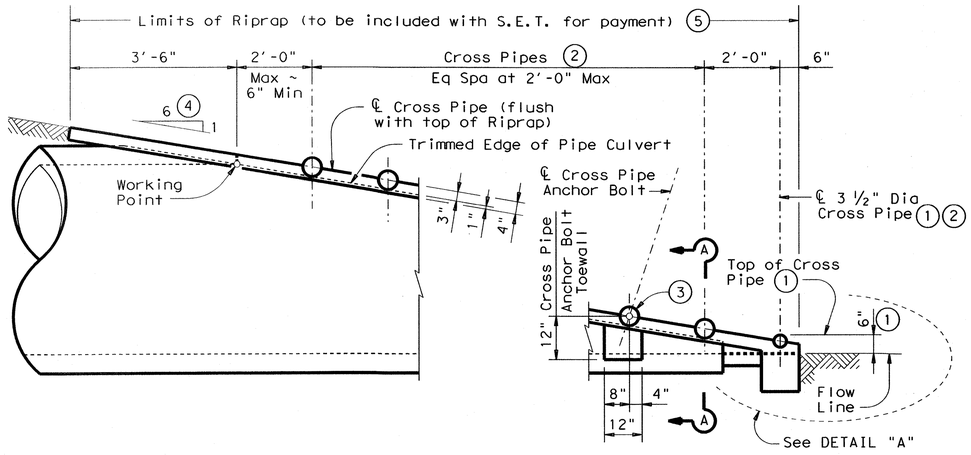


SECTION C-C

CROSS PIPE DETAILS

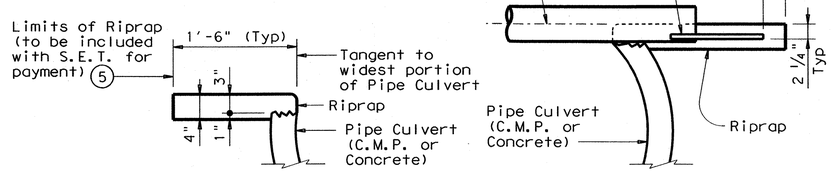


ISOMETRIC VIEW OF TYPICAL INSTALLATION



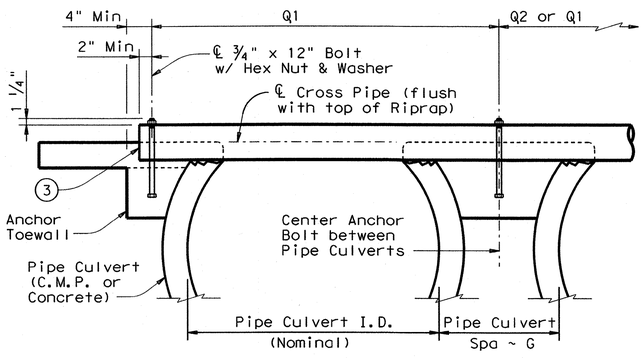
SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing Concrete Pipe Culvert.)
(Details at Corrugated Metal Pipe Culvert are similar.)



SHOWING TYPICAL PIPE CULVERT & RIPRAP

SHOWING CROSS PIPE WITH ANCHOR BAR



SHOWING CROSS PIPE WITH BOLTED ANCHOR

SECTION A-A

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, & RIPRAP QUANTITIES 2

Nominal Culvert I.D.	Conc Riprap (CY) 6	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for use of Cross Pipes	Cross Pipe Size
12"	0.6	9"	N/A	2'- 1"	1'- 9"	3 or more Pipe Culverts	3" Std (3.500" O.D.)
15"	0.7	11"	N/A	2'- 5"	2'- 2"		
18"	0.8	1'- 2"	N/A	2'-10"	2'- 8"		
21"	0.9	1'- 4"	N/A	3'- 2"	3'- 1"		
24"	0.9	1'- 7"	N/A	3'- 6"	3'- 7"		
27"	1.0	1'- 8"	N/A	3'-10"	3'-11"	3 or more Pipe Culverts	3 1/2" Std (4.000" O.D.)
30"	1.1	1'-10"	N/A	4'- 2"	4'- 4"	2 or more Pipe Culverts	
33"	1.2	1'-11"	4'- 2"	4'- 5"	4'- 8"	All Pipe Culverts	
36"	1.3	2'- 1"	4'- 5"	4'- 9"	5'- 1"	All Pipe Culverts	4" Std (4.500" O.D.)
42"	1.5	2'- 4"	4'-11"	5'- 5"	5'-10"		
48"	1.7	2'- 7"	5'- 5"	6'- 0"	6'- 7"	All Pipe Culverts	5" Std (5.563" O.D.)
54"	2.0	3'- 0"	5'-11"	6'- 9"	7'- 6"		
60"	2.2	3'- 3"	6'- 5"	7'- 4"	8'- 3"		
66"	2.4	3'- 3"	6'-11"	7'-10"	8'- 9"		
72"	2.7	3'- 4"	7'- 5"	8'- 5"	9'- 4"		

1. The proper installation of the first Cross Pipe is critical for vehicle safety. The top of the first Cross Pipe must be placed at no more than 6" above the flow line.
2. Size of Cross Pipes, except the first bottom pipe, shall be as shown in the PIPE SIZE table. The first bottom pipe shall be 3 1/2" Standard Pipe (4" O.D.).
3. The third Cross Pipe from the bottom of the Culvert shall always be installed using a bolted connection. Care shall be taken to ensure that Riprap concrete does not flow into the Cross Pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, all other Cross Pipes may also be installed using the bolted connection details.
4. Match Cross Slope as shown elsewhere in the plans. Cross Slope of 6:1 or flatter is required for vehicle safety.
5. Riprap placed beyond the limits shown will be paid as Concrete Riprap in accordance with Item 432, "Riprap".
6. Quantities shown are for one end of one reinforced Concrete Pipe Culvert. For multiple pipe culverts or for Corrugated Metal Pipe Culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

GENERAL NOTES:

Cross Pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.

Riprap and all necessary inverts shall be Concrete Riprap conforming to the requirements of Item 432, "Riprap".

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Cross Pipes shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5LX52.

Bolts and nuts shall conform to ASTM A307.

All steel components, except concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.

Texas Department of Transportation

Bridge Division Standard

SAFETY END TREATMENT

FOR 12" DIA TO 72" DIA
PIPE CULVERTS
TYPE II ~ PARALLEL DRAINAGE

SETP-PD

FILE: setppdse.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

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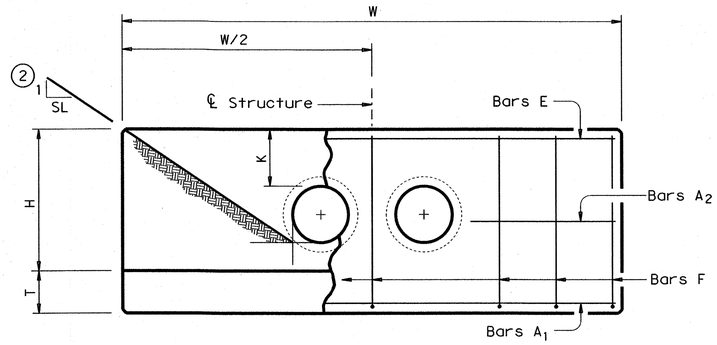
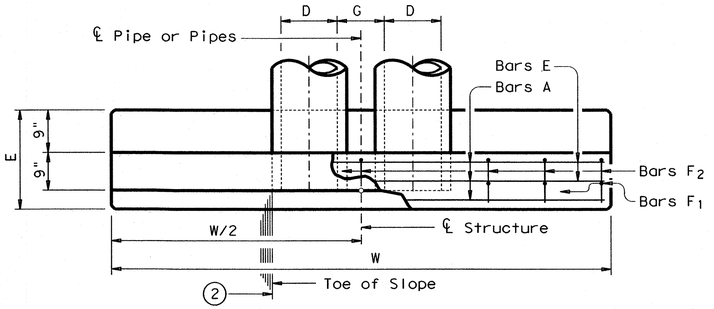
TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (4)

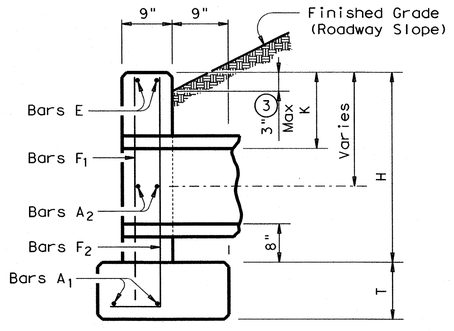
SLOPE	DIA OF PIPE, D	Values for one Pipe			Values to be added for each addt'l Pipe		
		W	Reinf (Lbs)	Conc (CY) (1)	W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	9'- 0"	122	1.1	1'- 9"	15	0.2
	15"	10'- 3"	136	1.3	2'- 2"	16	0.2
	18"	11'- 6"	163	1.5	2'- 8"	19	0.3
	21"	12'- 9"	200	1.8	3'- 1"	31	0.4
	24"	14'- 0"	217	2.1	3'- 7"	34	0.4
	27"	15'- 3"	254	2.4	3'-11"	37	0.5
	30"	16'- 6"	272	2.7	4'- 4"	40	0.6
	33"	17'- 9"	314	3.1	4'- 8"	43	0.6
	36"	19'- 0"	371	3.9	5'- 1"	46	0.8
	42"	21'- 6"	442	4.9	5'-10"	52	1.0
	48"	25'- 0"	569	6.4	6'- 7"	59	1.3
	54"	27'- 6"	701	7.5	7'- 6"	82	1.6
	60"	30'- 0"	794	8.8	8'- 3"	90	1.8
	66"	32'- 6"	894	10.2	8'- 9"	96	2.0
	72"	35'- 0"	1055	11.7	9'- 4"	103	2.3
3:1	12"	13'- 0"	175	1.6	1'- 9"	14	0.2
	15"	14'- 9"	193	1.9	2'- 2"	17	0.2
	18"	16'- 6"	228	2.2	2'- 8"	19	0.3
	21"	18'- 3"	299	2.6	3'- 1"	31	0.4
	24"	20'- 0"	323	3.0	3'- 7"	33	0.4
	27"	21'- 9"	371	3.5	3'-11"	37	0.5
	30"	23'- 6"	415	4.0	4'- 4"	40	0.5
	33"	25'- 3"	469	4.6	4'- 8"	43	0.6
	36"	27'- 0"	556	5.7	5'- 1"	46	0.8
	42"	30'- 6"	675	7.1	5'-10"	52	1.0
	48"	35'- 6"	837	9.2	6'- 7"	59	1.3
	54"	39'- 0"	1015	11.0	7'- 6"	84	1.6
	60"	42'- 6"	1171	12.9	8'- 3"	91	1.8
	66"	46'- 0"	1298	14.9	8'- 9"	98	2.0
	72"	49'- 6"	1561	17.1	9'- 4"	103	2.3
4:1	12"	17'- 0"	229	2.0	1'- 9"	15	0.2
	15"	19'- 3"	266	2.4	2'- 2"	17	0.2
	18"	21'- 6"	308	2.9	2'- 8"	19	0.3
	21"	23'- 9"	382	3.5	3'- 1"	31	0.3
	24"	26'- 0"	430	3.9	3'- 7"	34	0.4
	27"	28'- 3"	486	4.7	3'-11"	37	0.5
	30"	30'- 6"	539	5.2	4'- 4"	40	0.6
	33"	32'- 9"	603	6.0	4'- 8"	42	0.6
	36"	35'- 0"	738	7.5	5'- 1"	47	0.8
	42"	39'- 6"	881	9.3	5'-10"	52	1.0
	48"	46'- 0"	1102	12.1	6'- 7"	61	1.3
	54"	50'- 6"	1364	14.4	7'- 6"	84	1.6
	60"	55'- 0"	1547	16.9	8'- 3"	91	1.8
	66"	59'- 6"	1741	19.5	8'- 9"	98	2.0
	72"	64'- 0"	2069	22.4	9'- 4"	102	2.3
6:1	12"	25'- 0"	336	3.0	1'- 9"	14	0.2
	15"	28'- 3"	384	3.6	2'- 2"	17	0.2
	18"	31'- 6"	452	4.2	2'- 8"	19	0.3
	21"	34'- 9"	581	5.1	3'- 1"	31	0.4
	24"	38'- 0"	644	5.8	3'- 7"	34	0.4
	27"	41'- 3"	737	6.9	3'-11"	37	0.5
	30"	44'- 6"	807	7.7	4'- 4"	39	0.6
	33"	47'- 9"	912	8.9	4'- 8"	44	0.6
	36"	51'- 0"	1108	11.0	5'- 1"	48	0.8
	42"	57'- 6"	1318	13.7	5'-10"	54	1.0
	48"	67'- 0"	1674	17.9	6'- 7"	59	1.3
	54"	73'- 6"	2064	21.3	7'- 6"	83	1.6
	60"	80'- 0"	2343	24.9	8'- 3"	89	1.8
	66"	86'- 6"	2635	28.9	8'- 9"	96	2.0
	72"	93'- 0"	3123	33.1	9'- 4"	101	2.3



ELEVATION



PLAN OF NON-SKEWED PIPES



℄ SECTION

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) Indicated slope is perpendicular to centerline Pipe or Pipes.

(3) For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

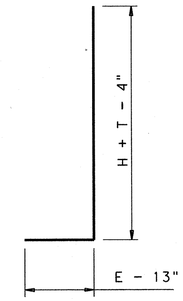
(4) Quantities shown are for one structure end only (one headwall).

TABLE OF CONSTANT DIMENSIONS

DIA OF PIPE, D	G	K	H	T	E
12"	9"	1'- 0"	2'- 8"	9"	1'- 9"
15"	11"	1'- 0"	2'-11"	9"	1'- 9"
18"	1'- 2"	1'- 0"	3'- 2"	9"	1'- 9"
21"	1'- 4"	1'- 0"	3'- 5"	9"	2'- 0"
24"	1'- 7"	1'- 0"	3'- 8"	9"	2'- 0"
27"	1'- 8"	1'- 0"	3'-11"	9"	2'- 3"
30"	1'-10"	1'- 0"	4'- 2"	9"	2'- 3"
33"	1'-11"	1'- 0"	4'- 5"	9"	2'- 6"
36"	2'- 1"	1'- 0"	4'- 8"	1'- 0"	2'- 6"
42"	2'- 4"	1'- 0"	5'- 2"	1'- 0"	2'- 9"
48"	2'- 7"	1'- 3"	5'-11"	1'- 0"	3'- 0"
54"	3'- 0"	1'- 3"	6'- 5"	1'- 0"	3'- 3"
60"	3'- 3"	1'- 3"	6'-11"	1'- 0"	3'- 6"
66"	3'- 3"	1'- 3"	7'- 5"	1'- 0"	3'- 9"
72"	3'- 4"	1'- 3"	7'-11"	1'- 0"	4'- 0"

TABLE OF REINFORCING STEEL (4)

Bar	Size	Spa	No.
A1	# 5	~	2
A2	# 5	1'-6"	~
E	# 5	~	2
F	# 5	1'-0"	~



BARS F_2

GENERAL NOTES:

Designed according to AASHTO LRFD Specifications.

Reinforcing steel shall be placed with the center of the outside layer of bars 2" from the surface of the concrete.

All reinforcing steel shall be Grade 60.

All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.

No bridge rails of any type may be mounted directly to these culvert headwalls.

Texas Department of Transportation

Bridge Division Standard

CONCRETE HEADWALLS WITH PARALLEL WINGS FOR NON-SKEWED PIPE CULVERTS

CH-PW-0

FILE: chpw0ste.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
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	DIST	COUNTY		SHEET NO.

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DATE:
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TABLE OF DIMENSIONS & REINFORCING STEEL
(Wings for One Structure End)

Maximum Wingwall Height Hw	Dimensions W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated Quantities per ft of wing length (2~Wings) ③ Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'- 8"	1'- 9"	1'- 3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'- 2"	2'- 0"	1'- 6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'- 8"	2'- 3"	1'- 9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'- 2"	2'- 6"	2'- 0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'- 8"	2'- 9"	2'- 3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'- 2"	3'- 0"	2'- 6"	9"	#7	6"	#5	6"	162.29	0.721
13'-0"	6'- 8"	3'- 3"	2'- 9"	11"	#7	6"	#5	6"	178.80	0.856
14'-0"	7'- 2"	3'- 6"	3'- 0"	1'- 0"	#8	6"	#5	6"	216.78	0.959
15'-0"	7'- 8"	4'- 0"	3'- 0"	1'- 1"	#9	6"	#6	6"	283.06	1.068
16'-0"	8'- 2"	4'- 6"	3'- 0"	1'- 3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2~Wings)

Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)

Hw = H + T + C - 0.250'
A = (Hw - 0.333') (SL)
B = (A) Tangent (30°)
Lw = (A) ÷ Cosine (30°)

For Cast-in-place culverts:

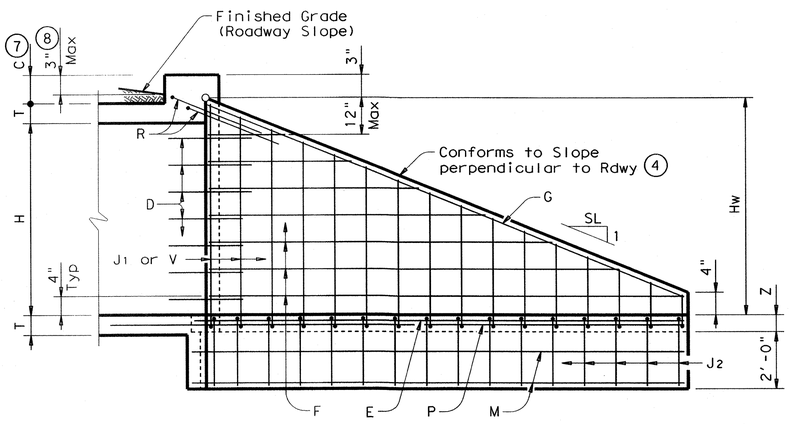
Ltw = (N) (S) + (N + 1) (U)

For Precast culverts:

Ltw = (N) (2U + S) + (N - 1) (0.500')
Total Wingwall Area (Two Wings ~ S.F.) = (Hw + 0.333') (Lw)

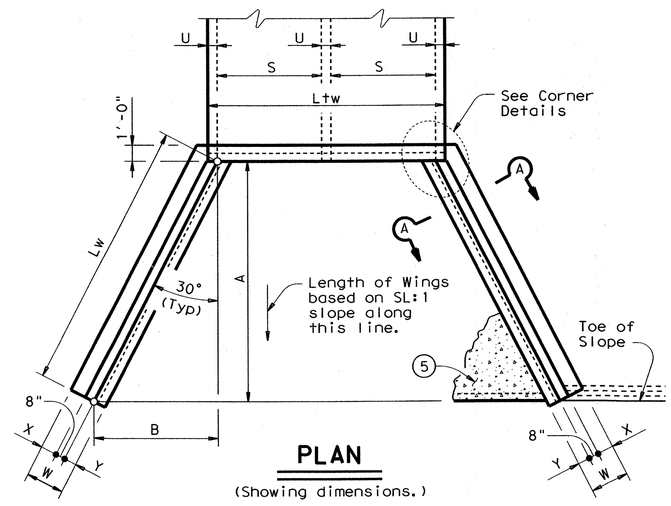
Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal:1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values.



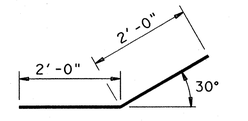
INSIDE ELEVATION

(Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)

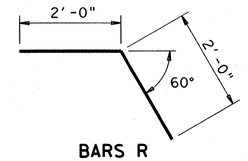


PLAN

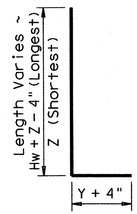
(Showing dimensions.)



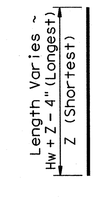
BARS D



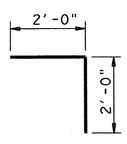
BARS R



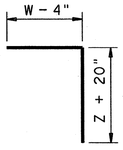
BARS J1



BARS V



BARS L



BARS J2

1. Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.
2. Adjust to fit as necessary to maintain 1 1/4" clear cover and 4" minimum between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.
4. Recommended values of Slope are: 2:1, 3:1, 4:1, & 6:1.
5. When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, the riprap shall have a 6" wide by 1'-6" deep reinforced concrete toewall along all edges adjacent to natural ground; the toewall shall be reinforced by extending typical riprap reinforcing into the toewall; construction joints or grooved joints, oriented in the direction of flow, shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
6. At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.
7. 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standard. For structures with T6 bridge rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.
8. For vehicle safety, curb heights and wall heights shall be reduced, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.

GENERAL NOTES:

Designed according to AASHTO LRFD Specifications.

All reinforcing steel shall be Grade 60.

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

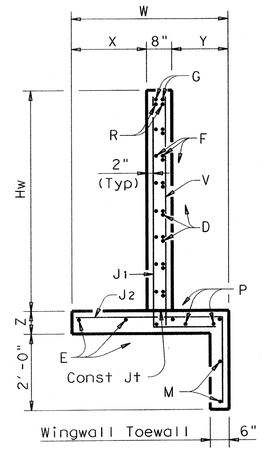
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.

All reinforcing bars shall be adjusted to provide a minimum of 1 1/4" clear cover.

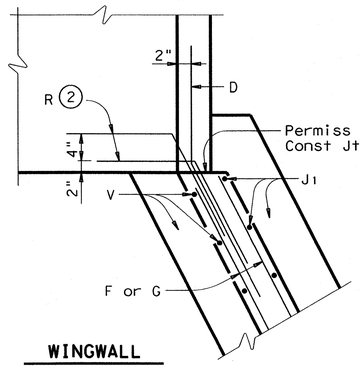
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.

See BCS sheet for additional dimensions and information.

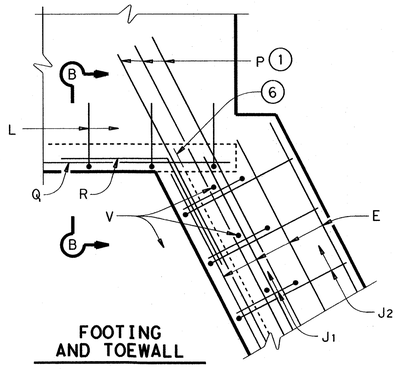
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.



SECTION A-A



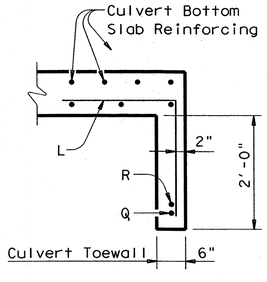
WINGWALL



FOOTING AND TOEWALL

CORNER DETAILS

(Culvert and Culvert Toewall reinforcing not shown for clarity.)



SECTION B-B ⑤

Texas Department of Transportation

Bridge Division Standard

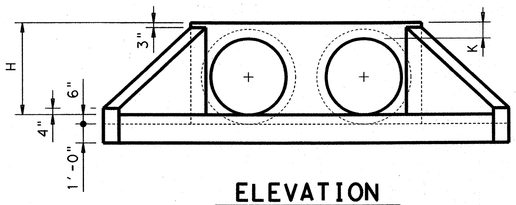
CONCRETE WINGWALLS
WITH FLARED WINGS FOR 0° SKEW BOX CULVERTS

FW-0

FILE: fw-0stde.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (4)

SLOPE	DIA OF PIPE, D	Values for one Pipe W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be added for each addt'l Pipe X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4'- 7 1/2"	2'- 6"	2'-10"	3'- 3 1/4"	84	0.6	1'- 9"	20	0.2
	15"	5'- 5 3/4"	2'- 9 1/2"	3'- 4"	3'-10 1/4"	99	0.7	2'- 2"	24	0.3
	18"	6'- 4 1/4"	3'- 1"	3'-10"	4'- 5"	120	0.9	2'- 8"	32	0.3
	21"	7'- 2 3/4"	3'- 4 1/2"	4'- 4"	5'- 0"	137	1.1	3'- 1"	43	0.4
	24"	8'- 2 1/2"	3'- 9 1/2"	4'-10"	5'- 7"	158	1.3	3'- 7"	50	0.5
	27"	9'- 1"	4'- 1"	5'- 4"	6'- 2"	173	1.5	3'-11"	56	0.6
	30"	9'-11 1/2"	4'- 4 1/2"	5'-10"	6'- 8 3/4"	197	1.7	4'- 4"	65	0.8
	33"	10'-10"	4'- 8"	6'- 4"	7'- 3 3/4"	216	2.0	4'- 8"	71	0.9
	36"	11'- 8 1/4"	4'-11 1/2"	6'-10"	7'-10 3/4"	241	2.2	5'- 1"	81	1.0
	42"	13'- 5 1/4"	5'- 6 1/2"	7'-10"	9'- 0 1/2"	290	2.8	5'-10"	97	1.3
	48"	15'- 9"	6'- 1 1/2"	9'- 4"	10'- 9 1/4"	350	3.8	6'- 7"	117	1.7
	54"	17'- 5 3/4"	6'- 8 1/2"	10'- 4"	11'-11 1/4"	415	4.5	7'- 6"	151	2.1
	60"	19'- 2 3/4"	7'- 3 1/2"	11'- 4"	13'- 1"	469	5.3	8'- 3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'- 4"	14'- 3"	530	6.2	8'- 9"	194	2.9
	72"	22'- 8 1/2"	8'- 5 1/2"	13'- 4"	15'- 4 3/4"	587	7.1	9'- 4"	213	3.3
3:1	12"	6'- 3"	2'- 6"	4'- 3"	4'-11"	114	0.8	1'- 9"	22	0.2
	15"	7'- 5"	2'- 9 1/2"	5'- 0"	5'- 9 1/4"	133	1.1	2'- 2"	28	0.3
	18"	8'- 6 3/4"	3'- 1"	5'- 9"	6'- 7 3/4"	166	1.3	2'- 8"	37	0.5
	21"	9'- 8 3/4"	3'- 4 1/2"	6'- 6"	7'- 6"	189	1.6	3'- 1"	48	0.6
	24"	11'- 0"	3'- 9 1/2"	7'- 3"	8'- 4 1/2"	221	2.0	3'- 7"	58	0.7
	27"	12'- 2"	4'- 1"	8'- 0"	9'- 2 3/4"	245	2.3	3'-11"	67	0.8
	30"	13'- 4"	4'- 4 1/2"	8'- 9"	10'- 1 1/4"	287	2.7	4'- 4"	77	1.0
	33"	14'- 5 3/4"	4'- 8"	9'- 6"	10'-11 3/4"	310	3.1	4'- 8"	84	1.2
	36"	15'- 7 3/4"	4'-11 1/2"	10'- 3"	11'-10"	343	3.5	5'- 1"	96	1.4
	42"	17'-11 1/2"	5'- 6 1/2"	11'- 9"	13'- 6 3/4"	424	4.5	5'-10"	119	1.7
	48"	21'- 1 3/4"	6'- 1 1/2"	14'- 0"	16'- 2"	527	6.1	6'- 7"	146	2.3
	54"	23'- 5 1/2"	6'- 8 1/2"	15'- 6"	17'-10 3/4"	618	7.3	7'- 6"	186	2.9
	60"	25'- 9 1/4"	7'- 3 1/2"	17'- 0"	19'- 7 1/2"	707	8.7	8'- 3"	219	3.4
	66"	28'- 1"	7'-10 1/2"	18'- 6"	21'- 4 1/4"	797	10.1	8'- 9"	242	3.9
	72"	30'- 4 3/4"	8'- 5 1/2"	20'- 0"	23'- 1 1/4"	910	11.7	9'- 4"	272	4.4
4:1	12"	7'-10 3/4"	2'- 6"	5'- 8"	6'- 6 1/2"	144	1.1	1'- 9"	24	0.3
	15"	9'- 4"	2'- 9 1/2"	6'- 8"	7'- 8 1/2"	177	1.5	2'- 2"	32	0.4
	18"	10'- 9 1/2"	3'- 1"	7'- 8"	8'-10 1/4"	217	1.9	2'- 8"	42	0.5
	21"	12'- 2 3/4"	3'- 4 1/2"	8'- 8"	10'- 0"	254	2.3	3'- 1"	57	0.7
	24"	13'- 9 1/2"	3'- 9 1/2"	9'- 8"	11'- 2"	295	2.8	3'- 7"	67	0.9
	27"	15'- 3"	4'- 1"	10'- 8"	12'- 3 3/4"	328	3.3	3'-11"	77	1.0
	30"	16'- 8 1/4"	4'- 4 1/2"	11'- 8"	13'- 5 3/4"	379	3.8	4'- 4"	89	1.3
	33"	18'- 1 3/4"	4'- 8"	12'- 8"	14'- 7 1/2"	417	4.5	4'- 8"	101	1.4
	36"	19'- 7"	4'-11 1/2"	13'- 8"	15'- 9 1/4"	464	5.1	5'-1"	115	1.7
	42"	22'- 5 3/4"	5'- 6 1/2"	15'- 8"	18'- 1"	575	6.5	5'-10"	141	2.1
	48"	26'- 6 1/4"	6'- 1 1/2"	18'- 8"	21'- 6 3/4"	720	8.9	6'- 7"	175	2.8
	54"	29'- 5"	6'- 8 1/2"	20'- 8"	23'-10 1/4"	863	10.7	7'- 6"	226	3.6
	60"	32'- 3 3/4"	7'- 3 1/2"	22'- 8"	26'- 2"	984	12.7	8'- 3"	264	4.3
	66"	35'- 2 1/2"	7'-10 1/2"	24'- 8"	28'- 5 3/4"	1126	14.9	8'- 9"	300	4.9
	72"	38'- 1 1/4"	8'- 5 1/2"	26'- 8"	30'- 9 1/2"	1283	17.3	9'- 4"	334	5.6
6:1	12"	11'- 2"	2'- 6"	8'- 6"	9'- 9 3/4"	220	1.9	1'- 9"	28	0.4
	15"	13'- 2 1/4"	2'- 9 1/2"	10'- 0"	11'- 6 1/2"	264	2.5	2'- 2"	37	0.5
	18"	15'- 2 1/2"	3'- 1"	11'- 6"	13'- 3 1/4"	326	3.2	2'- 8"	50	0.7
	21"	17'- 2 3/4"	3'- 4 1/2"	13'- 0"	15'- 0 1/4"	381	3.9	3'- 1"	69	0.9
	24"	19'- 4 1/2"	3'- 9 1/2"	14'- 6"	16'- 9"	447	4.8	3'- 7"	80	1.2
	27"	21'- 4 3/4"	4'- 1"	16'- 0"	18'- 5 3/4"	506	5.7	3'-11"	96	1.4
	30"	23'- 5 1/4"	4'- 4 1/2"	17'- 6"	20'- 2 1/2"	587	6.7	4'- 4"	110	1.7
	33"	25'- 5 1/2"	4'- 8"	19'- 0"	21'-11 1/4"	667	7.8	4'- 8"	127	2.0
	36"	27'- 5 3/4"	4'-11 1/2"	20'- 6"	23'- 8"	727	9.0	5'- 1"	144	2.3
	42"	31'- 6 1/4"	5'- 6 1/2"	23'- 6"	27'- 1 1/2"	914	11.5	5'-10"	179	3.0
	48"	37'- 3 1/2"	6'- 1 1/2"	28'- 0"	32'- 4"	1181	15.9	6'- 7"	231	4.0
	54"	41'- 4 1/4"	6'- 8 1/2"	31'- 0"	35'- 9 1/2"	1412	19.2	7'- 6"	300	5.0
	60"	45'- 4 3/4"	7'- 3 1/2"	34'- 0"	39'- 3"	1619	22.9	8'- 3"	353	6.0



ELEVATION
Showing dimensions

1. Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
2. For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
3. Provide a 1'-0" footing as shown where required to maintain 4" Min cover for pipes.
4. Quantities shown are for one structure end only (one headwall).
5. Min Length = 6" + 3" x $\left(\frac{12 \times H - 7}{12 \times L}\right)$

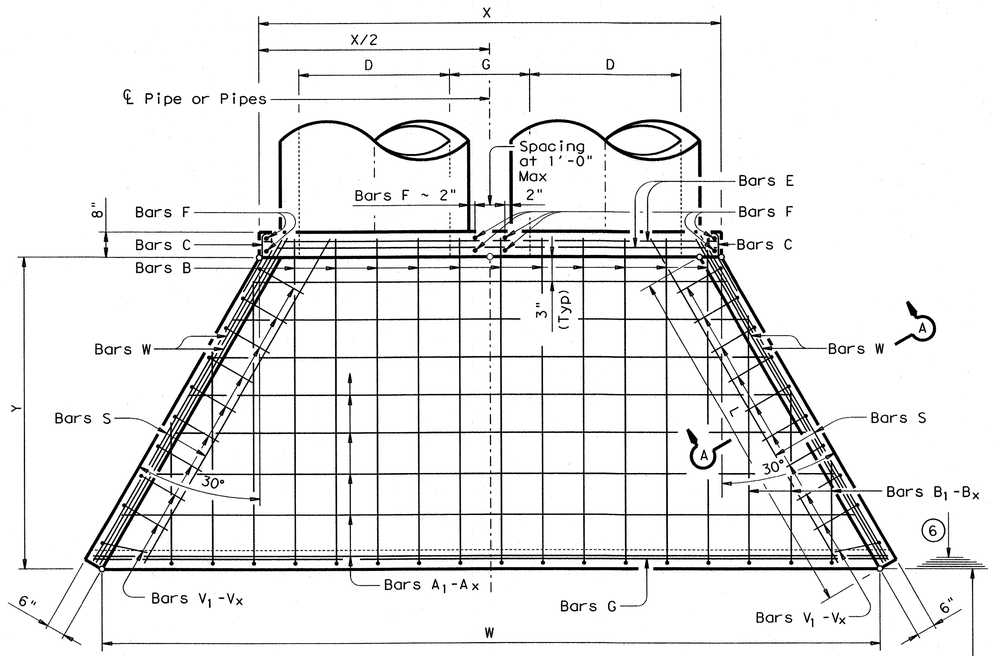
   Max Length = 12 x H - 3" x $\left(\frac{12 \times H - 7}{12 \times L}\right)$ - 1"
6. Lengths of wings based on SL:1 Slope along this line.

TABLE OF REINFORCING STEEL (4)

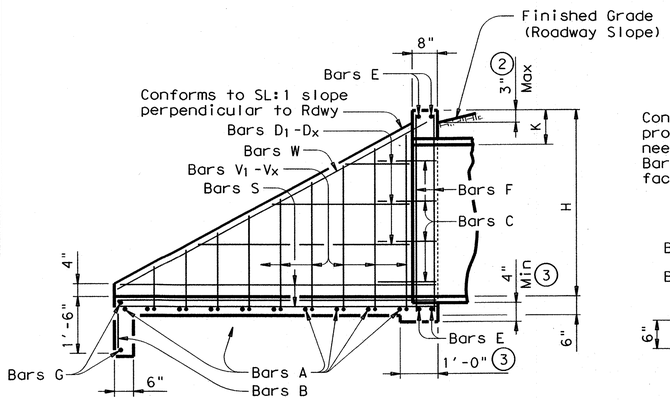
Bar	Size	Spa	No.
A	# 4	1'-0"	~
B	# 3	1'-6"	~
C	# 4	1'-0"	~
D	# 3	1'-0"	~
E	# 5	~	4
F	# 5	~	~
G	# 3	~	2
S	# 4	~	6
V	# 4	1'-0"	~
W	# 5	~	4

TABLE OF CONSTANT DIMENSIONS

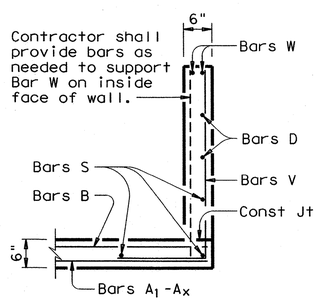
DIA OF PIPE, D	G	K	H
12"	9"	1'- 0"	2'- 0"
15"	11"	1'- 0"	2'- 3"
18"	1'- 2"	1'- 0"	2'- 6"
21"	1'- 4"	1'- 0"	2'- 9"
24"	1'- 7"	1'- 0"	3'- 0"
27"	1'- 8"	1'- 0"	3'- 3"
30"	1'-10"	1'- 0"	3'- 6"
33"	1'-11"	1'- 0"	3'- 9"
36"	2'- 1"	1'- 0"	4'- 0"
42"	2'- 4"	1'- 0"	4'- 6"
48"	2'- 7"	1'- 3"	5'- 3"
54"	3'- 0"	1'- 3"	5'- 9"
60"	3'- 3"	1'- 3"	6'- 3"
66"	3'- 3"	1'- 3"	6'- 9"
72"	3'- 4"	1'- 3"	7'- 3"



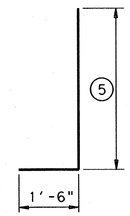
PLAN



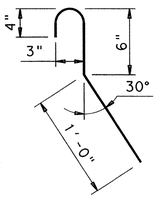
TYPICAL WING ELEVATION



SECTION A-A



BARS V



BARS C
(2'-0" long)

BARS B & B1 -Bx

GENERAL NOTES:

Designed according to AASHTO LRFD Specifications.

Reinforcing steel shall be placed with the center of the outside layer of bars 2" from the surface of the concrete.

All reinforcing steel shall be Grade 60.

All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.

No bridge rails of any type may be mounted directly to these culvert headwalls.

Texas Department of Transportation

Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: chfw00se.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.

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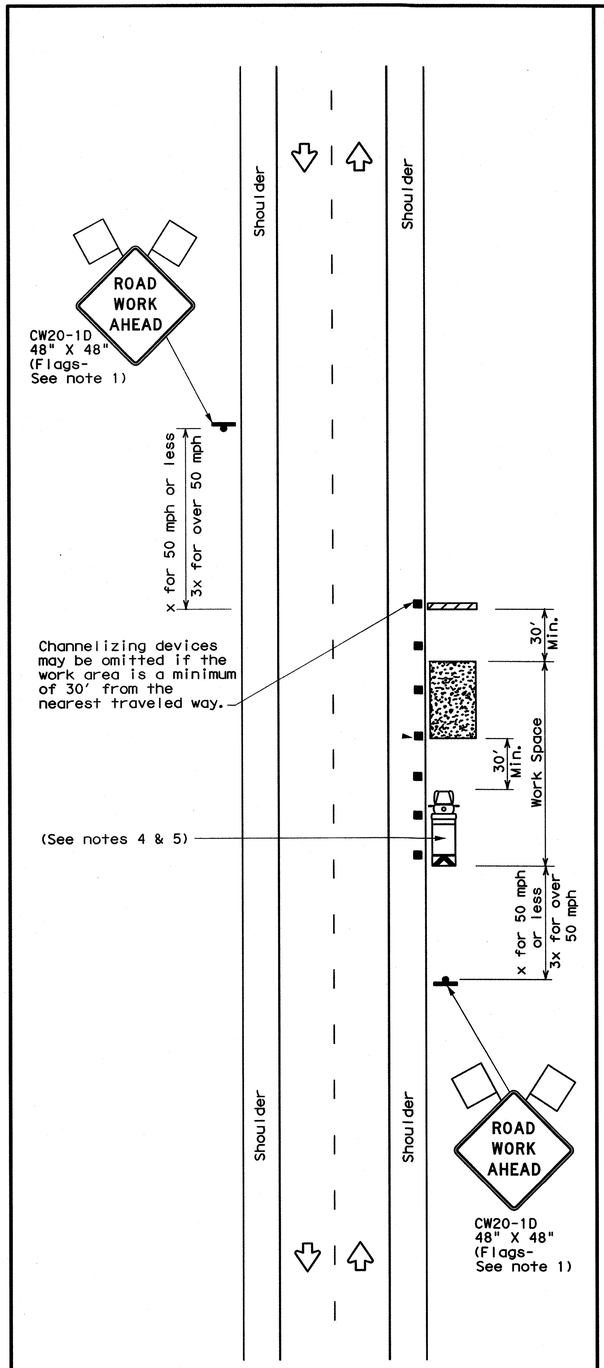
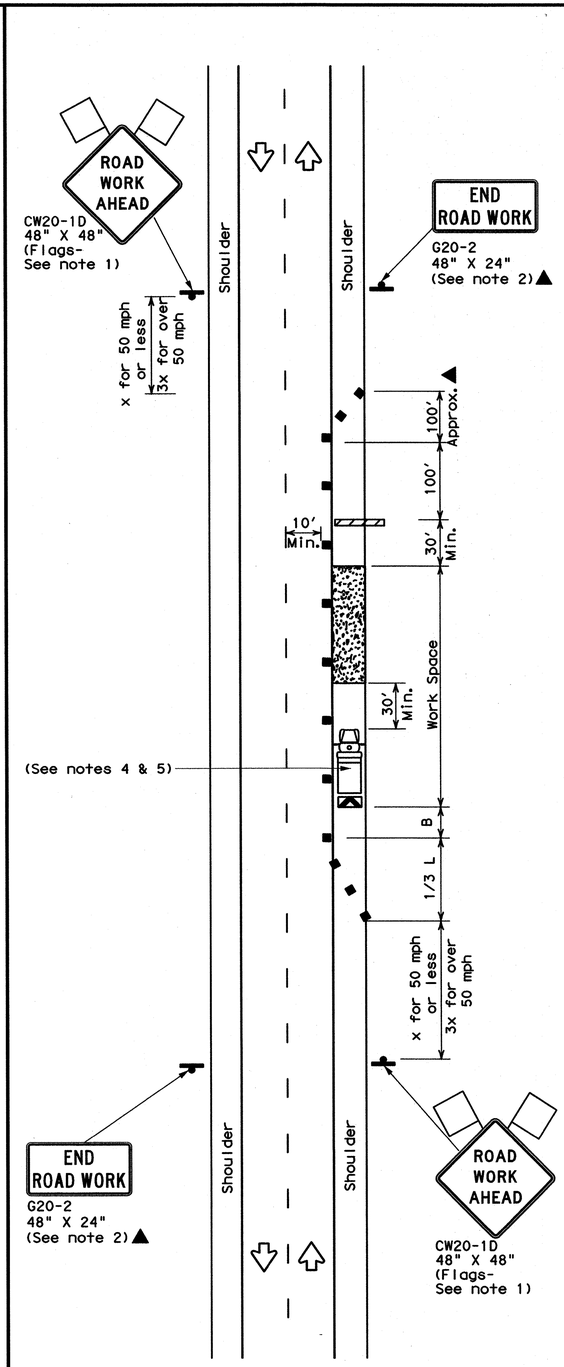


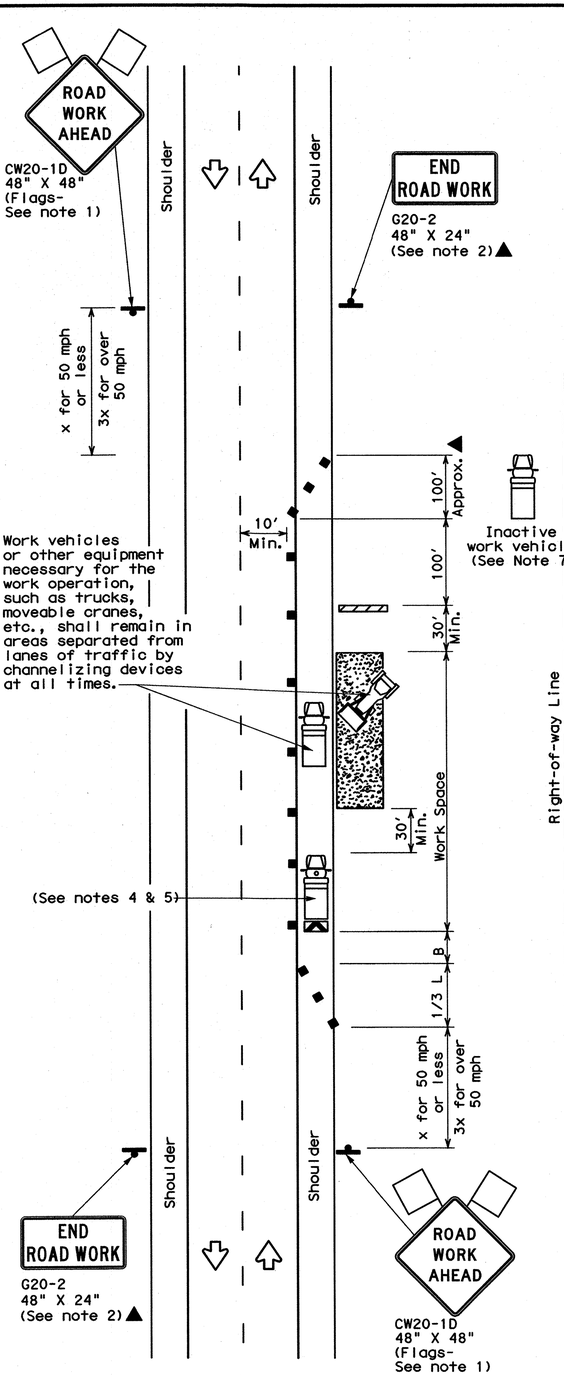
TCP (2-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (2-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (2-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade	■ ■	Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	(M)	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
3. Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
8. CW21-5 "SHOULDER WORK" signs may be used in place of CW21-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(2-1)-12

© TxDOT December 1985

DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
CONT	SECT	JOB	HIGHWAY
DIST	COUNTY		SHEET NO.

REVISIONS
2-94 2-12
8-95
1-97
4-98

DATE:
FILE:

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DATE:
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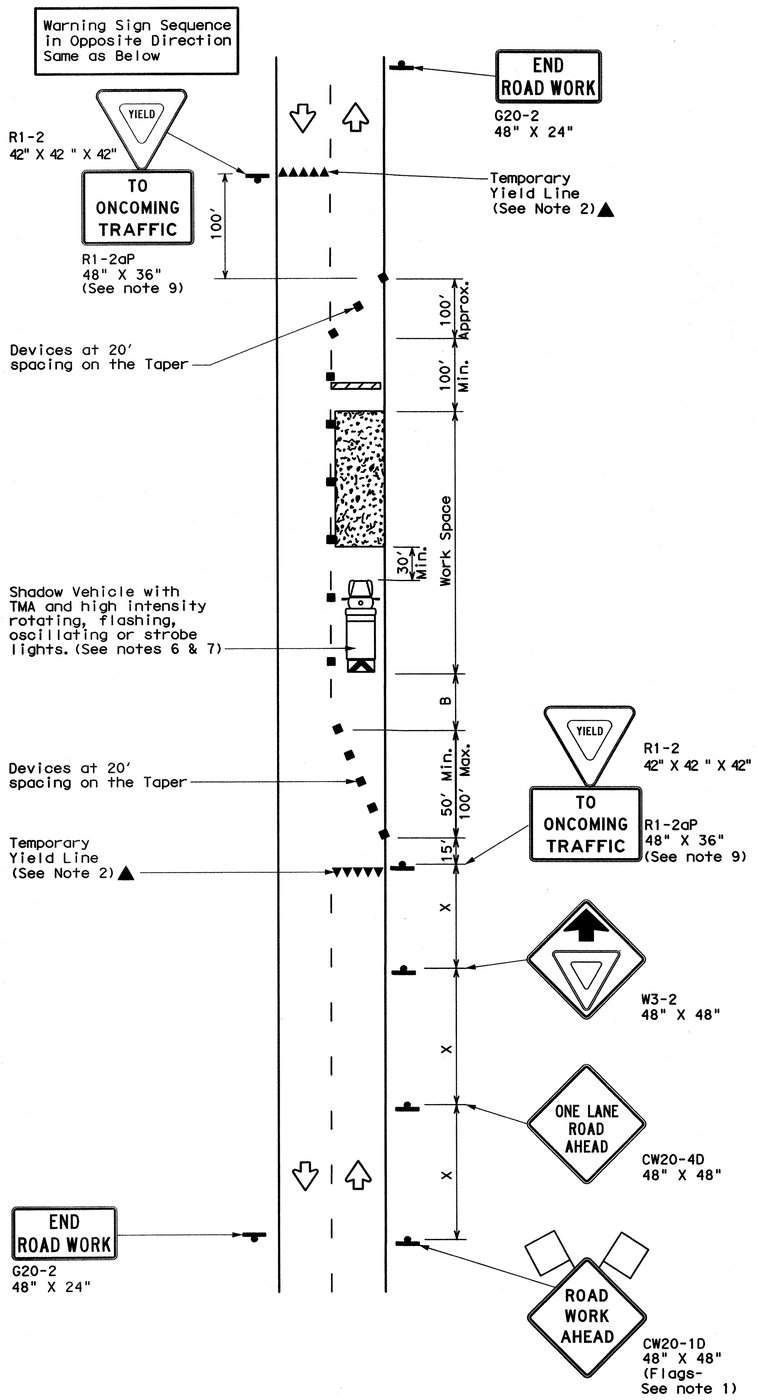


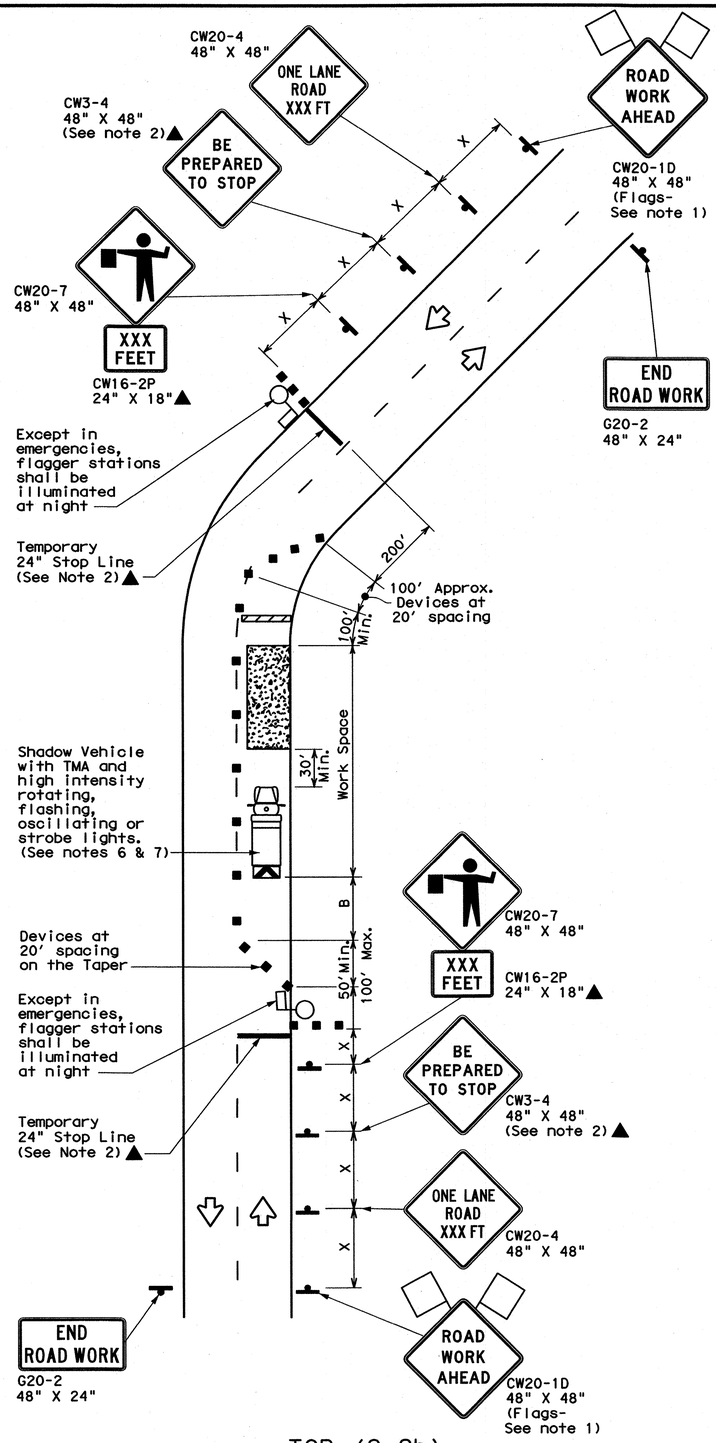
TCP (2-2a)

2-LANE ROADWAY WITHOUT PAVED SHOULDERS

ONE LANE TWO-WAY

CONTROL WITH YIELD SIGNS

(Less than 2000 ADT - See Note 9)



TCP (2-2b)

2-LANE ROADWAY WITHOUT PAVED SHOULDERS

ONE LANE TWO-WAY

CONTROL WITH FLAGGERS

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX FT" sign, but proper sign spacing shall be maintained.
4. Flaggers should use two-way radios or other methods of communication to control traffic.
5. Length of work space should be based on the ability of flaggers to communicate.
6. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
7. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.

TCP (2-2a)

8. The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
9. The R1-2aP "YIELD TO ONCOMING TRAFFIC" sign shall be placed on a support at a 7 foot minimum mounting height.

TCP (2-2b)

10. Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the flagger and a queue of stopped vehicles. (See table above).
12. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situtations.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(2-2)-12

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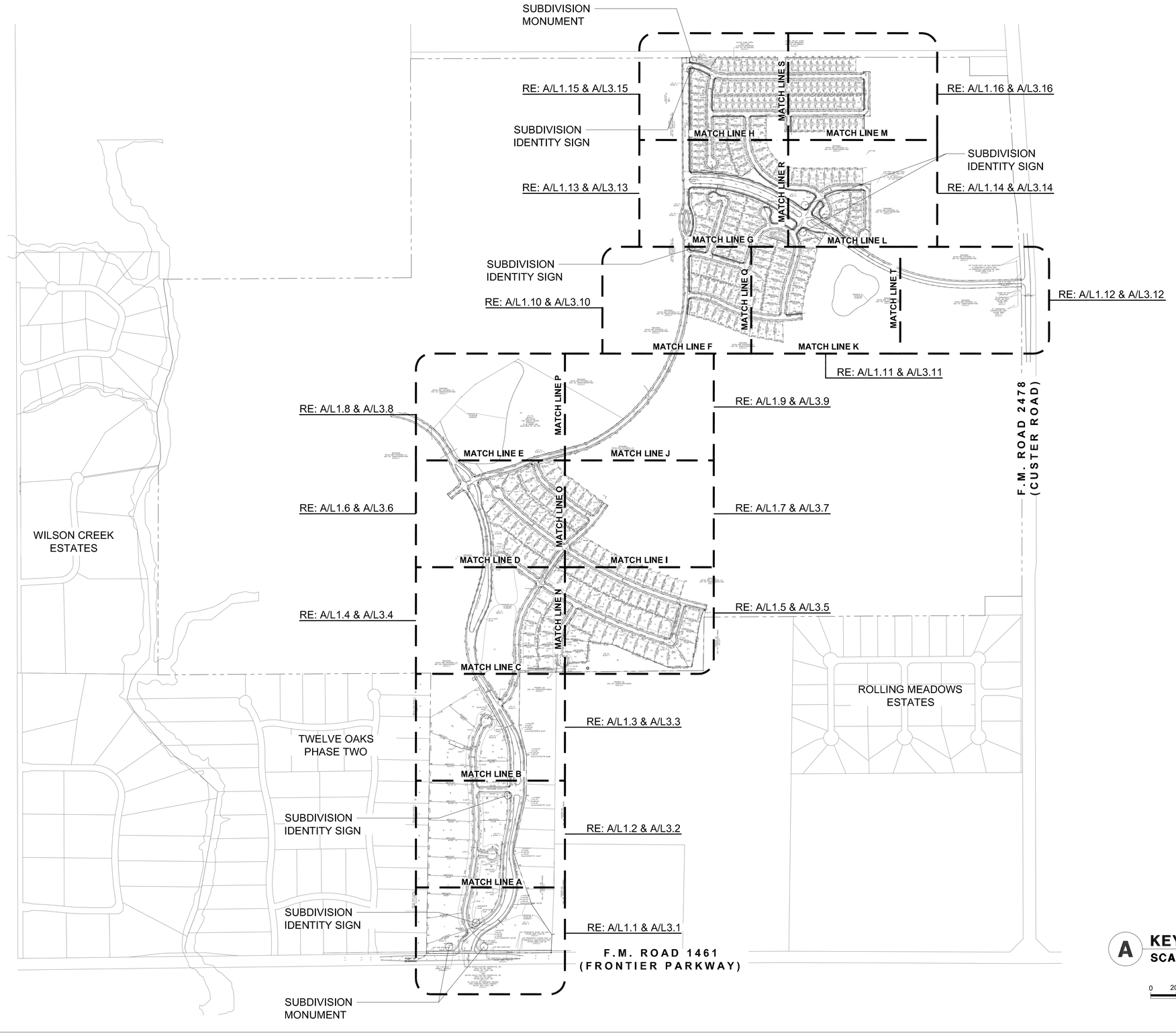
DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT

REVISIONS	CONT	SECT	JOB	HIGHWAY
8-95 2-12				
1-97				
4-98	DIST	COUNTY		SHEET NO.
3-03				



A KEY MAP
SCALE: 1"= 400'-0" PLAN

0 200 400 800
(FEET)
1 inch = 400 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

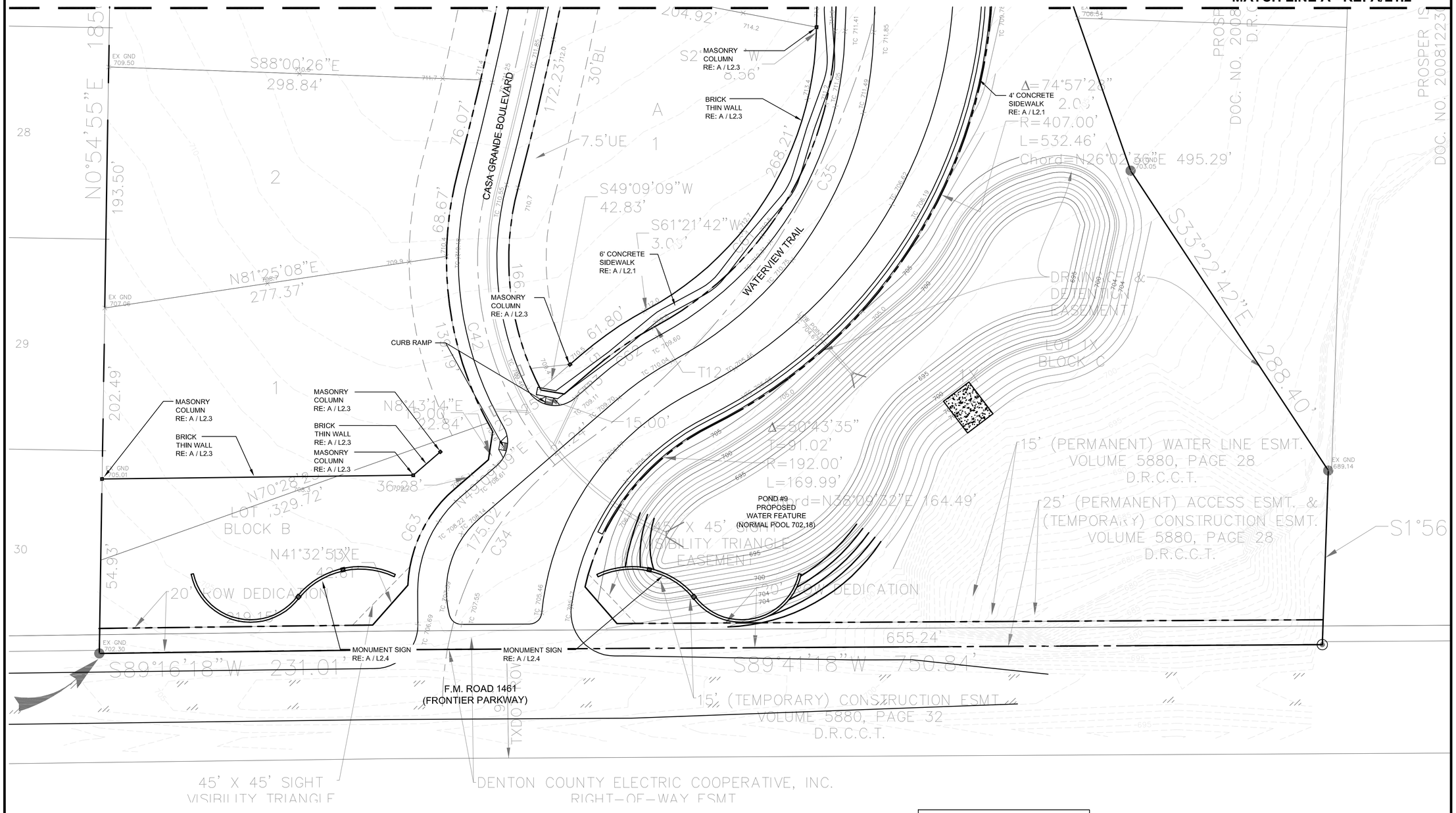
SHEET TITLE

KEY MAP

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

KM



GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

HARDSCAPE PLAN

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RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.1

MATCH LINE B - RE: A/L1.3

TAPITURE STREET

KINAS COURT

CASA GRANDE BOULEVARD

WATERVIEW TRAIL

MASONRY COLUMN RE: A / L2.3

BRICK THIN WALL RE: A / L2.3

CURB RAMP

4' CONCRETE SIDEWALK RE: A / L2.1

6' CONCRETE SIDEWALK RE: A / L2.1

ORNAMENTAL METAL FENCE RE: C / L2.2

7.5'UE

Δ=12°18'29"
T=37.74'
R=350.00'
L=75.19'
Chord=N6°09'15"E 75

Δ=23°44'37"
T=73.58'
R=350.00'
L=145.04'
Chord=N0°26'11"E 144.01'

MATCH LINE A - RE: A/L1.1

A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
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LANDSCAPE ARCHITECT

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CHAIRMAN

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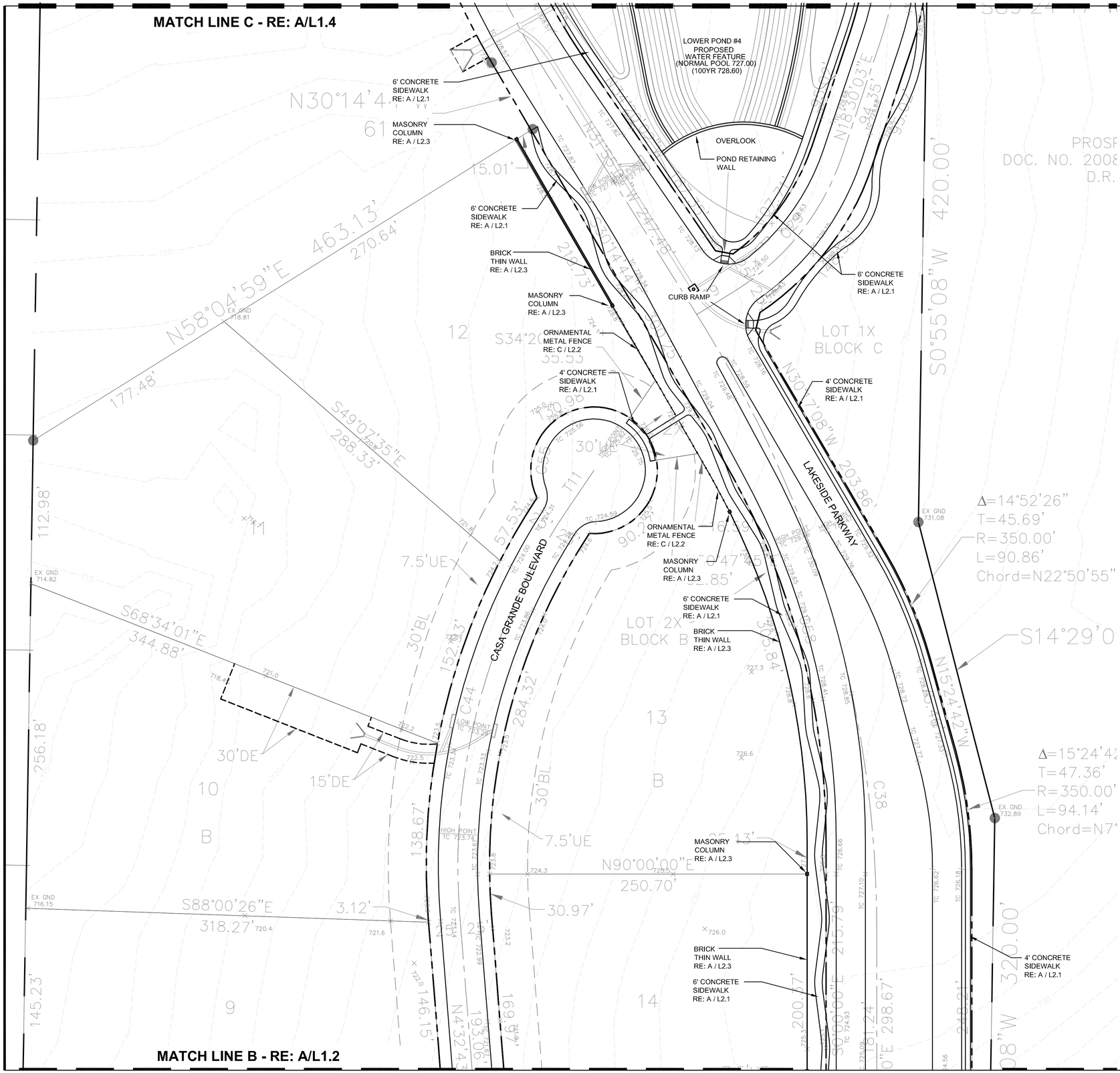
SHEET REFERENCE

L1.2



GENERAL NOTES

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3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
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CHAIRMAN

DATE: _____

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
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SEAL

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SHEET TITLE

HARDSCAPE PLAN

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RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.3

MATCH LINE D - RE: A/L1.6

MATCH LINE C - RE: A/L1.3

MATCH LINE N - RE: A/L1.5

WOOD FENCE RE: A / L2.2

MASONRY COLUMN RE: A / L2.3

4' CONCRETE SIDEWALK RE: A / L2.1

WOOD FENCE RE: A / L2.2

MASONRY COLUMN RE: A / L2.3

CURB RAMP

4' CONCRETE SIDEWALK RE: A / L2.1

6' CONCRETE SIDEWALK RE: A / L2.1

UPPER POND #4

PROPOSED WATER FEATURE (NORMAL POOL 736.5) (100YR 738.07)

MASONRY COLUMN RE: A / L2.3

WOOD FENCE RE: A / L2.2

MASONRY COLUMN RE: A / L2.3

6' CONCRETE SIDEWALK RE: A / L2.1

DRAINAGE & DETENTION EASEMENT

LOT 1X BLOCK E

6' CONCRETE SIDEWALK RE: A / L2.1

PAVILION F.F = 738.00

6' CONCRETE SIDEWALK RE: A / L2.1

WATERVIEW TRAIL

CARMEL ROAD

CASA BLANCA COURT

LOWER POND #4

PROPOSED WATER FEATURE (NORMAL POOL 727.00) (100YR 728.60)

CURB RAMP

MASONRY COLUMN RE: A / L2.3

ORNAMENTAL METAL FENCE RE: C / L2.2

4' CONCRETE SIDEWALK BY OTHERS

MASONRY COLUMN RE: A / L2.3

ORNAMENTAL METAL FENCE RE: C / L2.2

4' CONCRETE SIDEWALK RE: A / L2.1

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A HARDSCAPE PLAN

SCALE: 1"= 40'-0" **PLAN**

0 20 40 80

(FEET)

1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

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LOCATION:

MAYOR SECRETARY

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CHAIRMAN

DATE:

SHEET: OF

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

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12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.4

MATCH LINE I - RE: A/L1.7

MATCH LINE N - RE: A/L1.4

A HARDSCAPE PLAN

SCALE: 1"= 40'-0" PLAN

0 20 40 80

(FEET)
1 inch = 40 ft.

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

SEA BISCUIT BOULEVARD

CORRAL DRIVE

CASA BLANCA COURT

HILDALGO WAY

WOOD FENCE RE: A / L2.2

4' CONCRETE SIDEWALK RE: A / L2.1

MASONRY COLUMN RE: A / L2.3

CURB RAMP

ORNAMENTAL METAL FENCE RE: C / L2.2

6' CONCRETE SIDEWALK RE: A / L2.1

LOT 2X BLOCK C

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

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CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.5

MATCH LINE E - RE: A/L1.8

AMENITY CENTER

PONDEROSA PARKWAY

WATERVIEW TRAIL

SEA BISCUIT BOULEVARD

CORRAL DRIVE

6' CONCRETE SIDEWALK RE: A / L2.1

CURB RAMP

MASONRY COLUMN RE: A / L2.3

BRICK THIN WALL RE: A / L2.3

WOOD FENCE RE: A / L2.2

4' CONCRETE SIDEWALK RE: A / L2.1

Δ=8°29'16"
T=39.66'
R=534.50'
L=79.18'
ChB=S25°30'56"E
ChD=79.11'

N29°45'34"W 73.57'

N41°32'22"W 50.00'

Δ=6°07'09"
T=41.42'
R=775.00'
L=82.77'
ChB=S51°31'13"W
ChD=82.73'

Δ=95°39'39"
T=44.16'
R=40.00'
L=66.78'
ChB=N77°35'23"W
ChD=59.29'

N29°45'34"W
27.70'

Δ=46°57'16"
T=376.79'
R=867.50'
L=710.93'
ChB=N6°16'56"W
ChD=691.20'

LOT 2X BLOCK E

▪ REMAINING
NA 682 PARTNERS, L.P.
NO. 20060419000517060
D.R.C.C.T.

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A HARDSCAPE PLAN
SCALE: 1" = 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

MATCH LINE D - RE: A/L1.4

MATCH LINE O - RE: A/L1.7

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.6

MATCH LINE J - RE: A/L1.9

MATCH LINE O - RE: A/L1.6

MATCH LINE I - RE: A/L1.5

MAVERICK WAY

CARMEL ROAD

SEA BISCUIT BOULEVARD

MASONRY COLUMN RE: A / L2.3

WOOD FENCE RE: A / L2.2

4' CONCRETE SIDEWALK RE: A / L2.1

CURB RAMP

S14°28'59"E 76.54'

S42°35'41"E 67.20'

S53°16'30"E 375.61'

S57°59'38"E 50.00'

S32°00'22"W 15.42'

Δ=16°42'12"
T=150.48'
R=1025.00'
L=298.82'
ChB=S40°21'28"W
ChD=297.76'

S58°20'11"E 73.23'

S59°40'37"E 73.42'

S61°00'35"E 73.42'

S62°20'33"E 73.42'

S63°40'32"E 73.42'

S65°00'29"E 73.42'

S67°40'27"E

GENERAL NOTES

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A HARDSCAPE PLAN
SCALE: 1"= 40'-0" PLAN

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
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CASE NAME:
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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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DEPARTMENT OF DEVELOPMENT SERVICES

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
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DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.7

MATCH LINE F - RE: A/L1.10

A HARDSCAPE PLAN

SCALE: 1" = 40'-0" PLAN

0 20 40 80

(FEET)
1 inch = 40 ft.

GENERAL NOTES

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CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

N59°59'36"E 591.01'

N47°58'00"E 146.47'

N41°31'40"E 331.16'

S60

DRAINAGE & DETENTION EASEMENT

3X

LOT 3X
BLOCK E
OPEN SPACE
FOR AMENITY CENTER
PURPOSES
TO BE OWNED AND
MAINTAINED BY THE HOA

6' CONCRETE SIDEWALK
RE: A / L2.1

NORMAL W.S.E.
722.0
100 YR ±727.0

87.79'

WATERVIEW TRAIL

W 35.48'

715

720

725

730

MATCH LINE E - RE: A/L1.6

MATCH LINE P - RE: A/L1.9

LOT 1X
BLOCK G

MASONRY COLUMN
RE: A / L2.3

6' CONCRETE SIDEWALK
RE: A / L2.1

WOOD FENCE
RE: A / L2.2

S75°51'01"W 329.73'

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
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THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

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HARDSCAPE PLAN

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DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

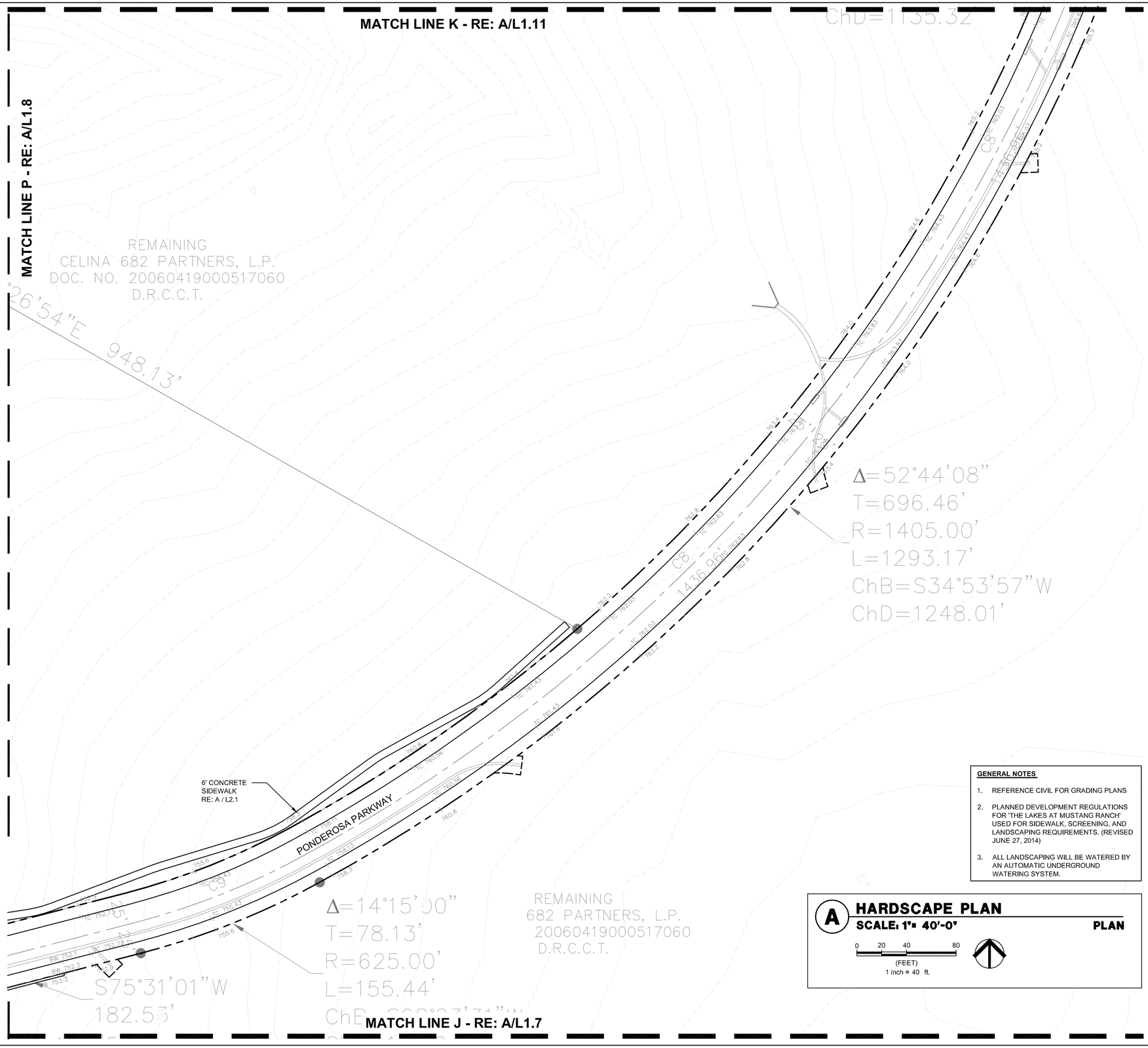
SHEET REFERENCE

L1.8

MATCH LINE K - RE: A/L1.11

MATCH LINE P - RE: A/L1.8

MATCH LINE J - RE: A/L1.7



GENERAL NOTES

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A HARDSCAPE PLAN
SCALE: 1" = 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

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LANDSCAPE ARCHITECTURE PLANNING

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PLANO, TX 75074
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CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

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SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.9

MATCH LINE G - RE: A/L1.13

GENERAL NOTES

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A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ____ OF ____

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

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SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.10

MATCH LINE L - RE: A/L1.14

MATCH LINE Q - RE: A/L1.10

MATCH LINE K - RE: A/L1.9

MATCH LINE T - RE: A/L1.12

BELTERRA DRIVE

SCENIC PARKWAY

POND #2
PROPOSED
WATER FEATURE
(NORMAL POOL 755.0)
(100 YR 758.07)

POND RETAINING WALL

DRAINAGE & DETENTION EASEMENT

REMAINING
CELINA 682 PARTNERS,
DOC. NO. 2006041900051
D.R.C.C.T.

WOOD FENCE
RE: A / L2.2

MASONRY COLUMN
RE: A / L2.3

MASONRY COLUMN
RE: A / L2.3

CURB RAMP

4' CONCRETE SIDEWALK
RE: A / L2.1

S10°33'28"W 51.5'

S33°37'54"W
75.00'

S24°07'26"W
67.75'

S8°38'59"W
89.77'

S12°47'43"W
58.02'

S8°52'51"W
57.99'

S5°09'04"W
75.40'

S3°35'02"E
50.00'

Δ=3°54'50"
T=26.48'
R=775.00'
L=52.94'
ChB=S84°27'33"W
ChD=52.93'

Δ=6°01'47"
T=51.35'
R=975.00'
L=102.61'
ChB=S85°31'02"W
ChD=102.56'

GENERAL NOTES

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A HARDSCAPE PLAN
SCALE: 1" = 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.11

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
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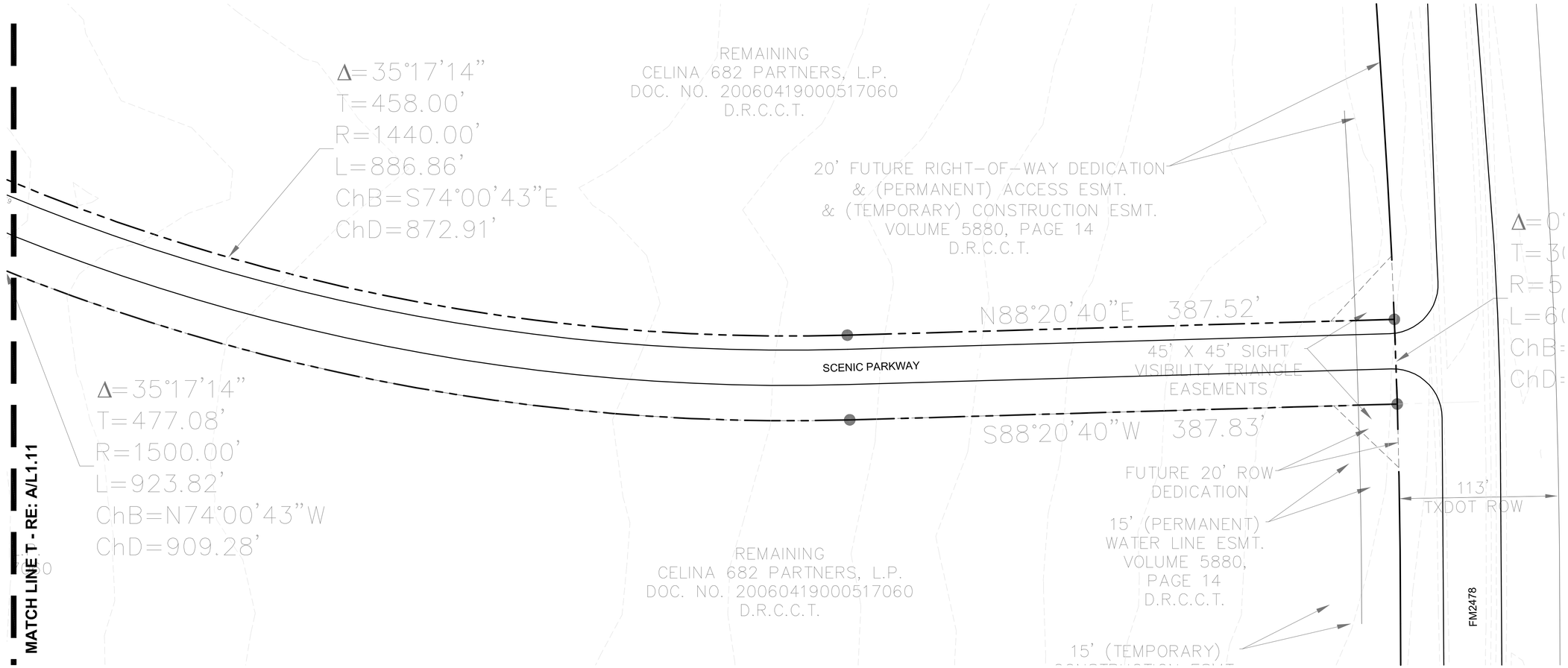

A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ____ OF ____

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
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MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.12

MATCH LINE H - RE: A/L1.15

MATCH LINE R - RE: A/L1.14

MATCH LINE G - RE: A/L1.10

PONDEROSA PARKWAY

SKY LANE

PRANCER WAY

SCENIC PARKWAY

ASCOT COURT

TRIPLE CROWN STREET

SECRETARIAT PLACE

6' CONCRETE SIDEWALK RE: A / L2.1

4' CONCRETE SIDEWALK RE: A / L2.1

CURB RAMP

BRICK THIN WALL RE: A / L2.3

MASONRY COLUMN RE: A / L2.3

ORNAMENTAL METAL FENCE RE: C / L2.2

HIGH POINT

LOT 1X BLOCK L

LOT 1X BLOCK K

GENERAL NOTES

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A HARDSCAPE PLAN

SCALE: 1"= 40'-0" **PLAN**

0 20 40 80

(FEET)

1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

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MAYOR SECRETARY

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CHAIRMAN

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THE LAKES AT MUSTANG RANCH

PHASE I

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HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
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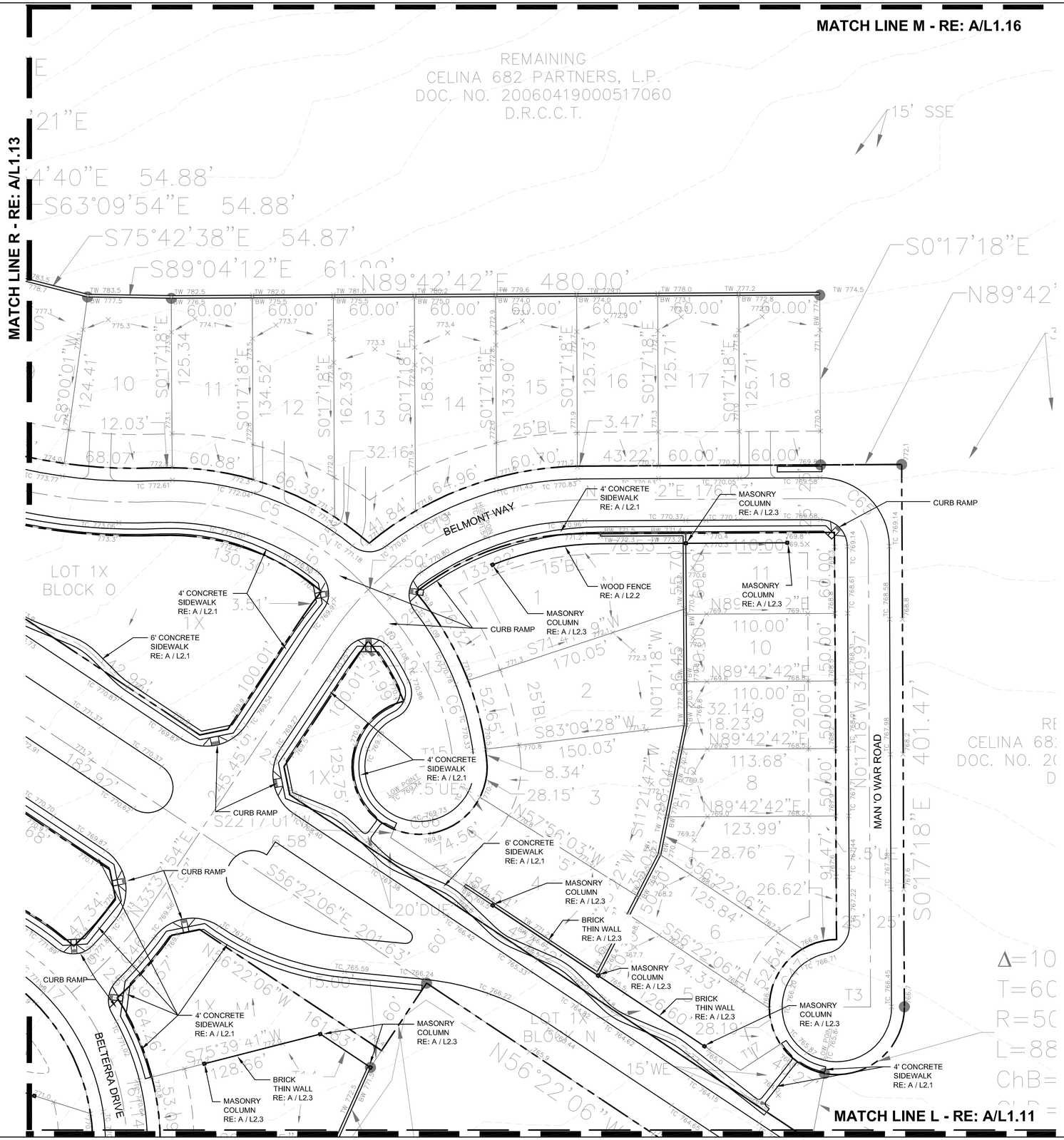
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.13



GENERAL NOTES

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A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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CITY OF CELINA
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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

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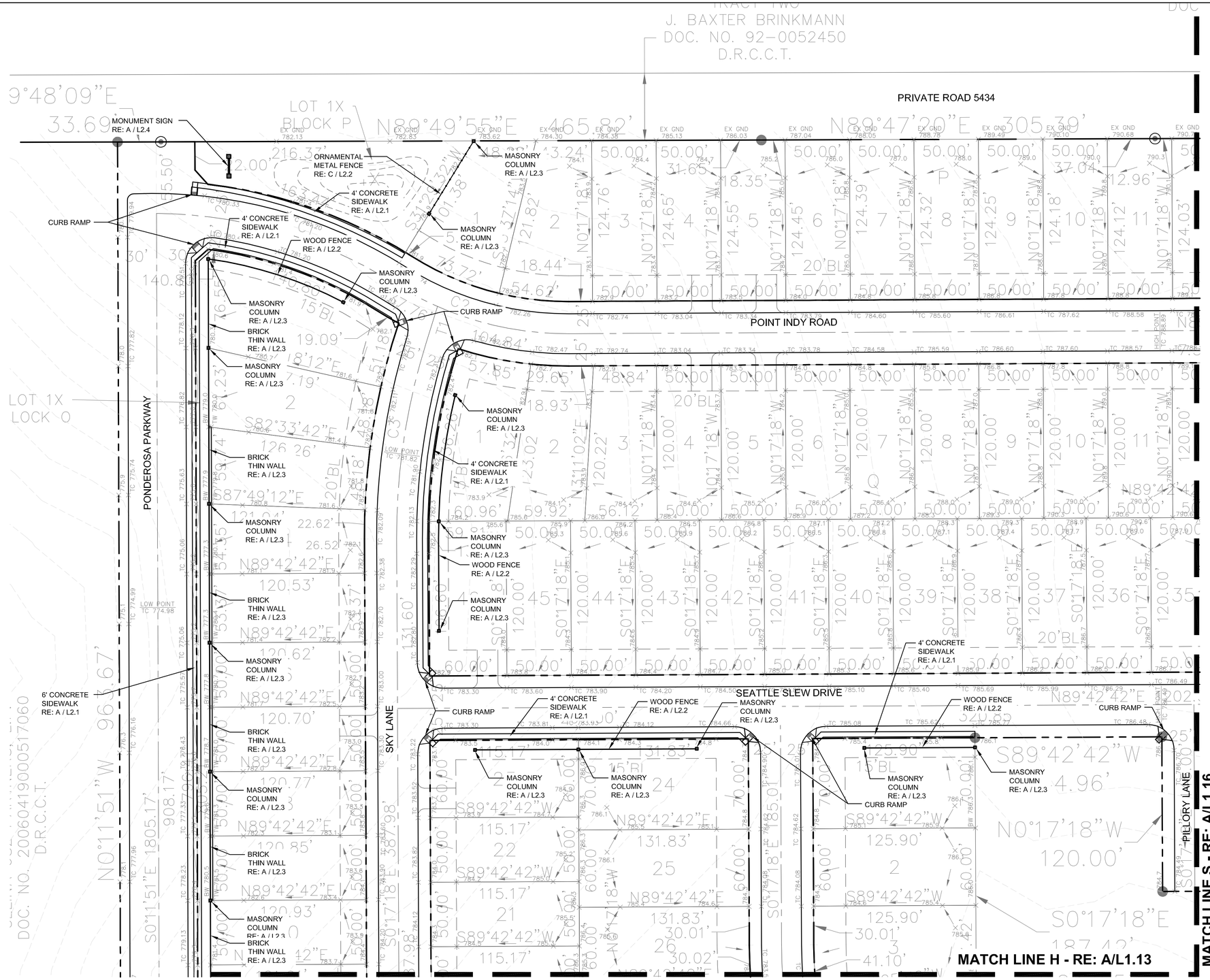
SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.14



GENERAL NOTES

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A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

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SHEET TITLE

HARDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
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DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.15

GENERAL NOTES

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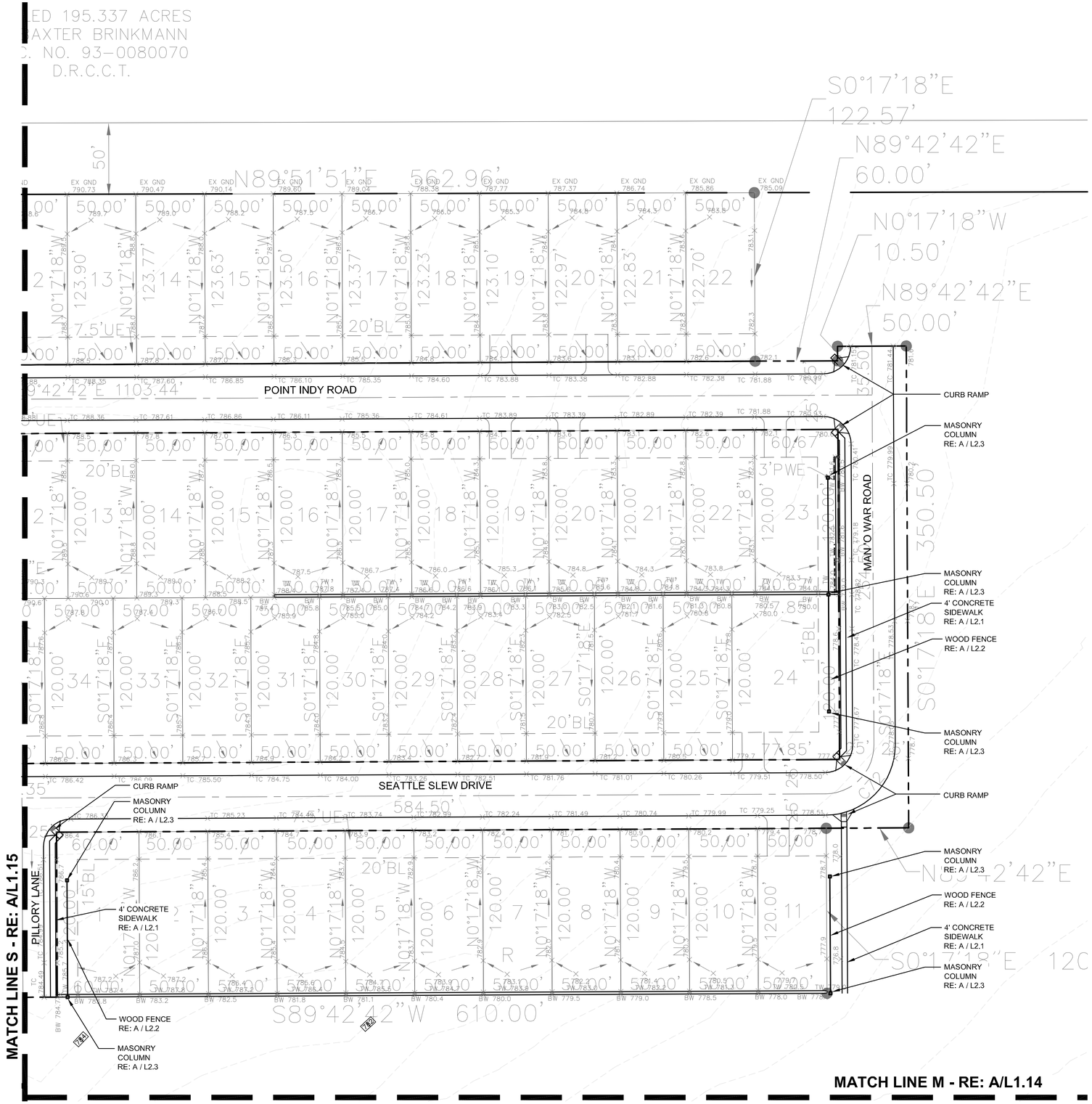


A HARDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

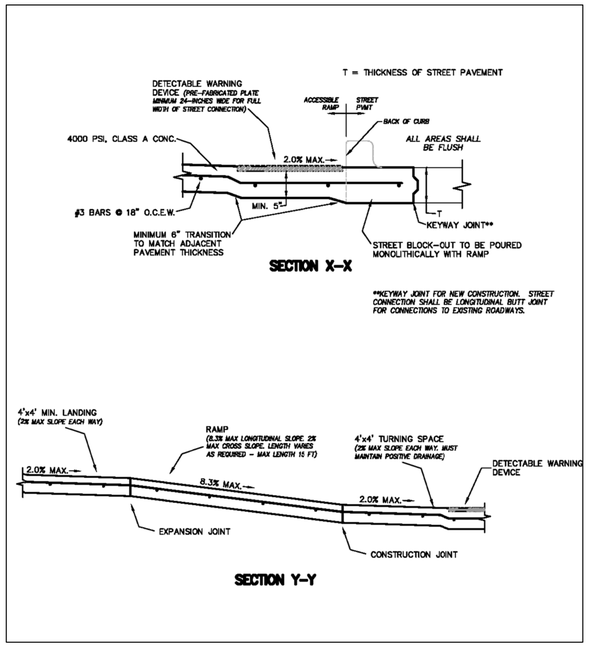
SHEET TITLE

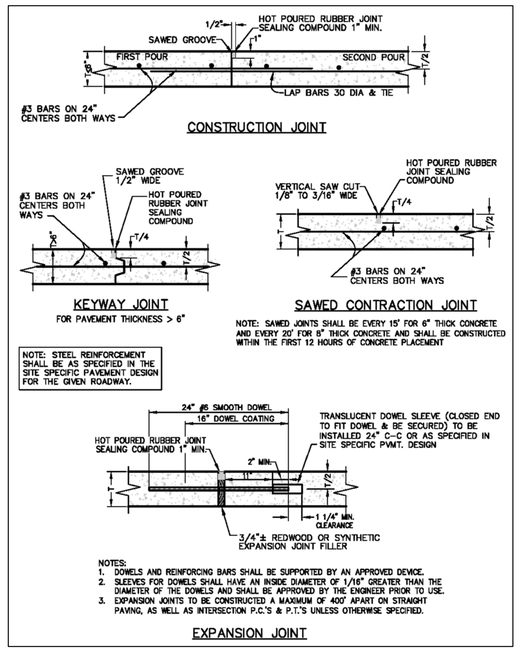
HARDSCAPE PLAN

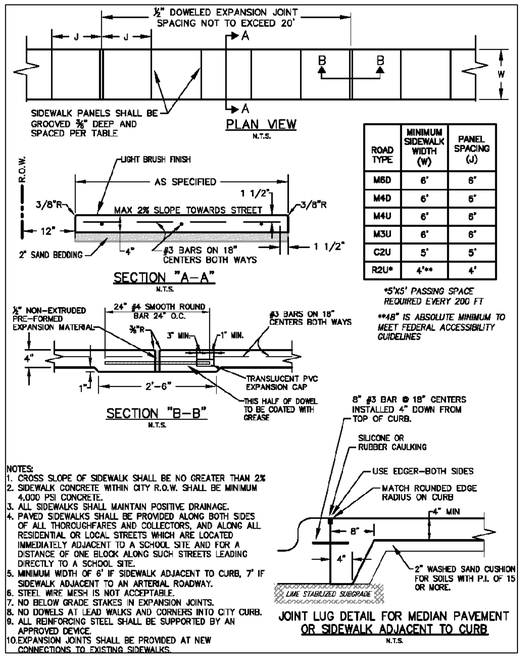
PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L1.16



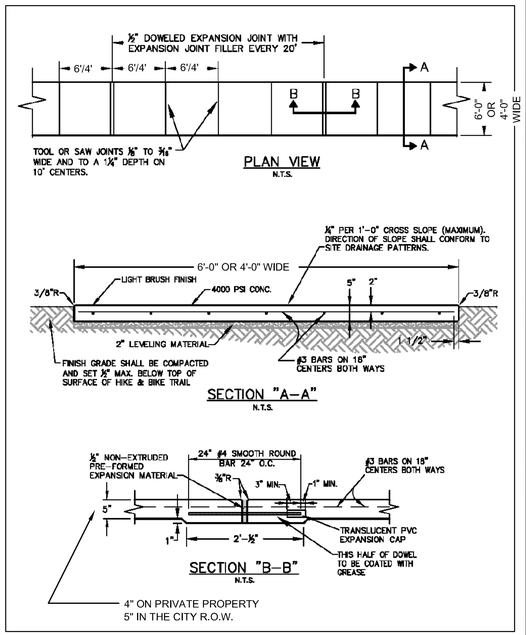




ROAD TYPE	MINIMUM SIDEWALK WIDTH (W)	PANEL SPACING (J)
M6D	6'	6'
M4D	6'	6'
M4U	6'	6'
M3U	6'	6'
C2U	5'	5'
R2U*	4'**	4'

*5'X5' PASSING SPACE REQUIRED EVERY 200 FT

**4'-0" IS ABSOLUTE MINIMUM TO MEET FEDERAL ACCESSIBILITY GUIDELINES



PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

ALL NEWLY CONSTRUCTED SIDEWALKS, CURB RAMPS AND CROSSWALKS INSTALLED WITHIN CITY OF CELINA PUBLIC RIGHTS-OF-WAY SHALL BE CONSIDERED A PEDESTRIAN ACCESS ROUTE AND SHALL CONFORM TO THE MOST CURRENT "DRAFT" GUIDELINES FOR PUBLIC RIGHTS-OF-WAY CREATED BY THE UNITED STATES ACCESS BOARD. HTTP://WWW.ACCESS-BOARD.QOVLPROWECLCJRAFT.HTM CURB RAMPS

1. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. LESSER SLOPES THAT WILL STILL DRAIN PROPERTY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. LANDINGS SHALL BE 4'X 4' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
3. WHERE A 4" SIDEWALK IS PROVIDED, A 5'X 5' PASSING AREAS ARE REQUIRED AT INTERVALS NOT TO EXCEED 200'.
4. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
5. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE MOST CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102. FEDERAL GUIDELINES SHALL SUPERSEDE ANY CONFLICTS.
7. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS AND ACCESSIBLE ROUTES SHALL ALIGN WITH THEORETICAL CROSSWALKS UNLESS OTHERWISE DIRECTED.
8. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
9. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
10. ACCESSIBLE ROUTES ARE CONSIDERED FTRAMPSFT WHEN LONGITUDINAL SLOPES ARE BETWEEN 5% AND 8.3% (MAXIMUM ALLOWABLE) SIDEWALKS UNDER 5% LONGITUDINAL SLOPE ARE DEEMED ACCESSIBLE ROUTES AND MUST FOLLOW ALL APPLICABLE GUIDELINES.

DETECTABLE WARNING DEVICE

1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TAS. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES. FURNISH AND INSTALL AN APPROVED CAST-IN-PLACE DARK RED DETECTABLE WARNING SURFACE MATERIAL ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING MATERIALS MUST MEET CITY OF MCKINNEY MATERIAL SPECIFICATION (REFER TO TXDOT APPROVED VENDOR LIST) AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACB.JRER'S SPECIFICATIONS.
3. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
4. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24R IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS MUTE ENTERS THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB. WHEN PLACE DOWN THE RAMP, ALIGN THE ROWS OF DOMES TO BE PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS SIDEWALKS.
6. PROVIDE CLEAR GROUND SPACE AT OPERABLE PARTS, INCLUDING PEDESTRIAN PUSH BUTTONS. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE REACH RANGES SPECIFIED IN TAS 308.
7. PLACE TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SO AS NOT TO OBSTRUCT THE PEDESTRIAN ACCESS ROUTE OR CLEAR GROUND SPACE.
8. STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
9. CHANGES IN LEVEL GREATER THAN 1/4 INCH ARE NOT PERMITTED (1/2 INCH WITH BEVEL).
10. WHERE A 4" SIDEWALK IS PROVIDED, A 5'X 5' PASSING AREAS ARE REQUIRED AT INTERVALS NOT TO EXCEED 200'.
11. THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS WITHIN THE PUBLIC RIGHT OF WAY MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTR1ANS FROM POTENTIALLY HAZARDOUS CONDITIONS. IF PROVIDED, HANDRAILS SHALL COMPLY WITH TAS 505.
12. HANDRAIL EXTENSIONS SHALL NOT PROTRUDE INTO THE USABLE LANDING AREA OR INTO INTERSECTING PEDESTRIAN MUTES. DIRECTIONAL CURB RAMP PAVEMENT SYSTEMS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" INCLUDING THE STANDARD DRAWINGS THEREIN AND THE CITY OF CELINA'S ADDENDUM THERETO. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SEQUENCE SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BE SUCH THAT THERE IS MINIMUM INTERFERENCE WITH TRAFFIC ALONG OR ADJACENT TO THE PROJECT.
3. CONSTRUCTION MAY NOT BEGIN EARLIER THAN 7:00 A.M. ON WEEKDAYS NOR CONTINUE AFTER DARK WITHOUT PERMISSION FROM THE CITY OF CELINA. CONSTRUCTION ON HOLIDAYS AND SATURDAY MUST BE APPROVED TWO DAYS IN ADVANCE. A FEE OF $300.00 A DAY FOR WORKING ON HOLIDAYS AND SATURDAY WILL BE ACCESSED PAYABLE TO THE CITY BEFORE WORK IS PERFORMED. WORK MAY NOT BEGIN BEFORE 8:00 A.M. ON HOLIDAYS AND SATURDAY AND WORK ON SUNDAY IS PROHIBITED WITHOUT SPECIAL PERMISSION AND PAYMENT OF FEES.
4. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE COMPLETENESS AND THE ACCURACY OF THIS DATA IS NOT GUARANTEED.
5. 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 LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.

DIG TESS	800-DIG-TESS	GCEC-TELECOM	903-482-7274
GCEC-ELECTRIC	903-821-3007	AT&T	972-569-3013
ATMOS ENERGY	972-881-4161	ATMOS ENERGY	214-341-9900
CROSSTEX ENERGY	817-570-6753	ONEOK	903-257-6594
COSERV-ELEC	940-321-7800	COSERV-GAS	940-321-7800
CITY OF CELINA	972-382-2682	CITY OF PROSPER	972-347-9969
MARILEE SUD	972-382-3222	GRANDE	972-410-0583
SUDDEN LINK	469-853-0486		

6. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO PROPER LINE, AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
7. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
8. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
9. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES.
10. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE; ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
12. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
13. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL THE CITY HAS INSPECTED IT.
14. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY THE CONTRACTOR. THE FOLLOWING MATERIAL TESTS SHALL BE PROVIDED BY THE CONTRACTOR:
    a. EMBANKMENT - ONE SOIL DENSITY TEST SHALL BE PERFORMED AT EACH LOCATION FOR EACH 500
    b. C.Y. OF BACKFILL PLACED.
    c. PAVEMENT SUB GRADE - ONE GRADATION TEST (WHERE LIME STABILIZED) AND ONE SOIL DENSITY TEST SHALL BE PERFORMED FOR EACH 100 LINEAR FEET OF PAVEMENT UNLESS OTHERWISE NOTED.
    d. UTILITY TRENCH BACKFILL - ONE SOIL DENSITY TEST SHALL BE PERFORMED AS DIRECTED BY CITY OF
    e. CELINA.
    f. CONCRETE TESTS:
    g. (1). COMPRESSIVE STRENGTH - AS SPECIFIED IN THE N.C.T.C.O.G. SPECIFICATIONS OR CITY SPECIFICATIONS.
    h. (2). AIR CONTENT - ONE TEST FOR EACH 25 C.Y. OF CONCRETE OR FRACTION THEREOF UNLESS OTHERWISE NOTED.
    i. (3). SLUMP - ONE TEST FOR EACH 9 C.Y. UNLESS OTHERWISE NOTED.
    j. THE CITY SHALL SELECT THE LOCATION AND DEPTH OF EACH SOIL DENSITY TEST UNLESS OTHERWISE DIRECTED.
15. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
16. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM T HE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGE WAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, ROCK CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY MANAGER OR HIS REPRESENTATIVE AND SHALL CONFORM TO THE STORM WATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF CELINA EROSION AND SEDIMENT CONTROL MANUAL.

GRADING AND DRAINAGE GENERAL NOTES

1. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN A MAXIMUM OF 6" LIFTS.
2. *SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A SLOPE NO GREATER THAN 5% (1:20) AND A CROSS SLOPE NO GREATER THAN 2% (1:50) UNLESS NOTED OTHERWISE.*
3. REFER TO CIVIL FOR ALL GRADING INFORMATION.
4. REFER TO CIVIL ENGINEER'S DRAWINGS FOR STORM SEWER REQUIREMENTS.
5. FINAL ENHANCED PAVING, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
6. ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE, BY ENGINEER, SHALL BE DISPOSED OF OFF SITE AT CONTRACTOR'S EXPENSE.
7. FINISHED SLOPES ON PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL NOT BE STEEPER THAN 4:1. ALL SLOPES STEEPER THAN 6:1 SHALL BE COVERED WITH EROSION CONTROL MATTING AND ARE HYDRO MULCHED AND MAINTAINED BY THE CONTRACTOR UNTIL GRASS COVERS ALL PARTS OF THE SLOPE.
8. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ALONG THE PROJECT.
9. REMOVE, SALVAGE AND REPLACE ALL STREET AND TRAFFIC CONTROL SIGNS, WHICH MAY BE DAMAGED BY THE CONSTRUCTION OF THE PROJECT.
10. ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY DESIGN APPROVED BY A PROFESSIONAL ENGINEER TO THE CITY FOR REVIEW PRIOR TO THE START OF ANY UNDERGROUND UTILITY CONSTRUCTION.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

IRRIGATION CONSULTANT

SETH HEIDMAN IRRIGATION DESIGN & CONSULTING, LLC
2009 W. Parker Rd. #149-221, Plano, Texas 75023 Tel: 972-814-5144

Irrigation in Texas is regulated by the Texas Commission of Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas, 78711-3087. TCEQ website is: www.tceq.state.tx.us

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

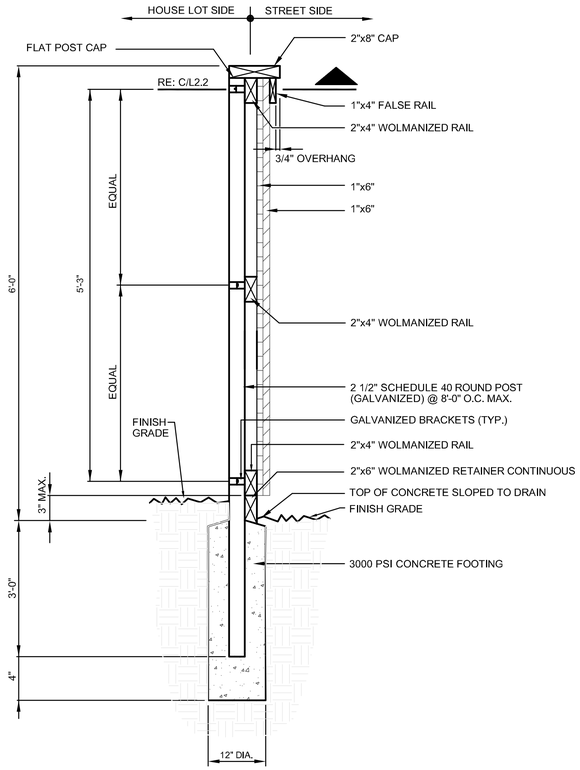
SHEET TITLE

HARDSCAPE DETAILS

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

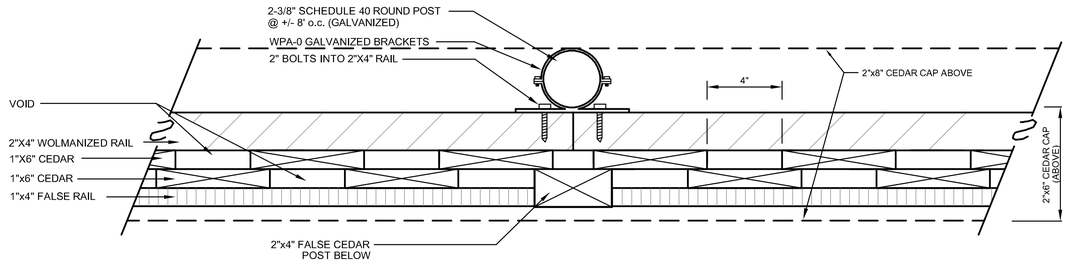
SHEET REFERENCE

L2.1

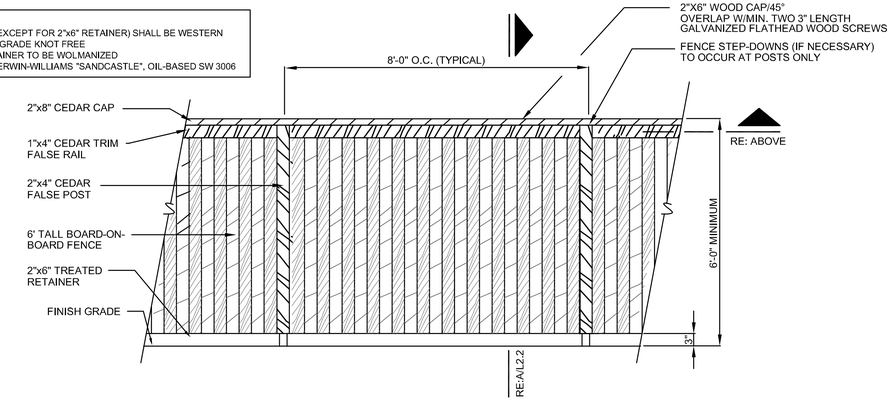


6' BOARD ON BOARD WOOD FENCE

B SCALE: 3" ▪ 1'-0" SECTION/ELEVATION

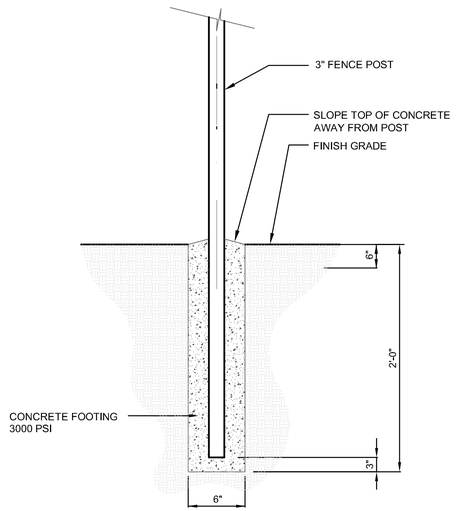


NOTES:
1. ALL WOOD FACE MEMBERS (EXCEPT FOR 2"x6" RETAINER) SHALL BE WESTERN RED CEDAR, COMMON, NO. 1 GRADE KNOT FREE
2. 2. ALL RAILS AND WOOD RETAINER TO BE WOLMANIZED
3. 3. WOOD STAIN SHALL BE SHERWIN-WILLIAMS "SANDCASTLE", OIL-BASED SW 3006



6' BOARD ON BOARD WOOD FENCE

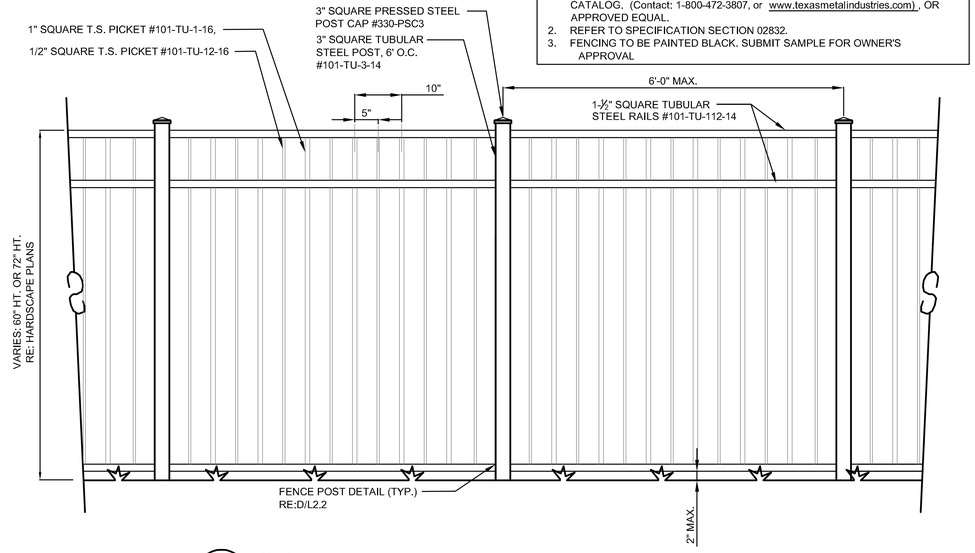
A SCALE: 3" ▪ 1'-0" SECTION/ELEVATION



FENCE POST

D SCALE: 1 1/2" ▪ 1'-0"

NOTES:
1. ALL ITEM NO.'S CORRESPOND TO TEXAS METAL INDUSTRIES (TMI) CATALOG. (Contact: 1-800-472-3807, or www.texasmetalindustries.com) , OR APPROVED EQUAL.
2. REFER TO SPECIFICATION SECTION 02832.
3. FENCING TO BE PAINTED BLACK. SUBMIT SAMPLE FOR OWNER'S APPROVAL



ORNAMENTAL METAL FENCE

C SCALE: 3/4" ▪ 1'-0"

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
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PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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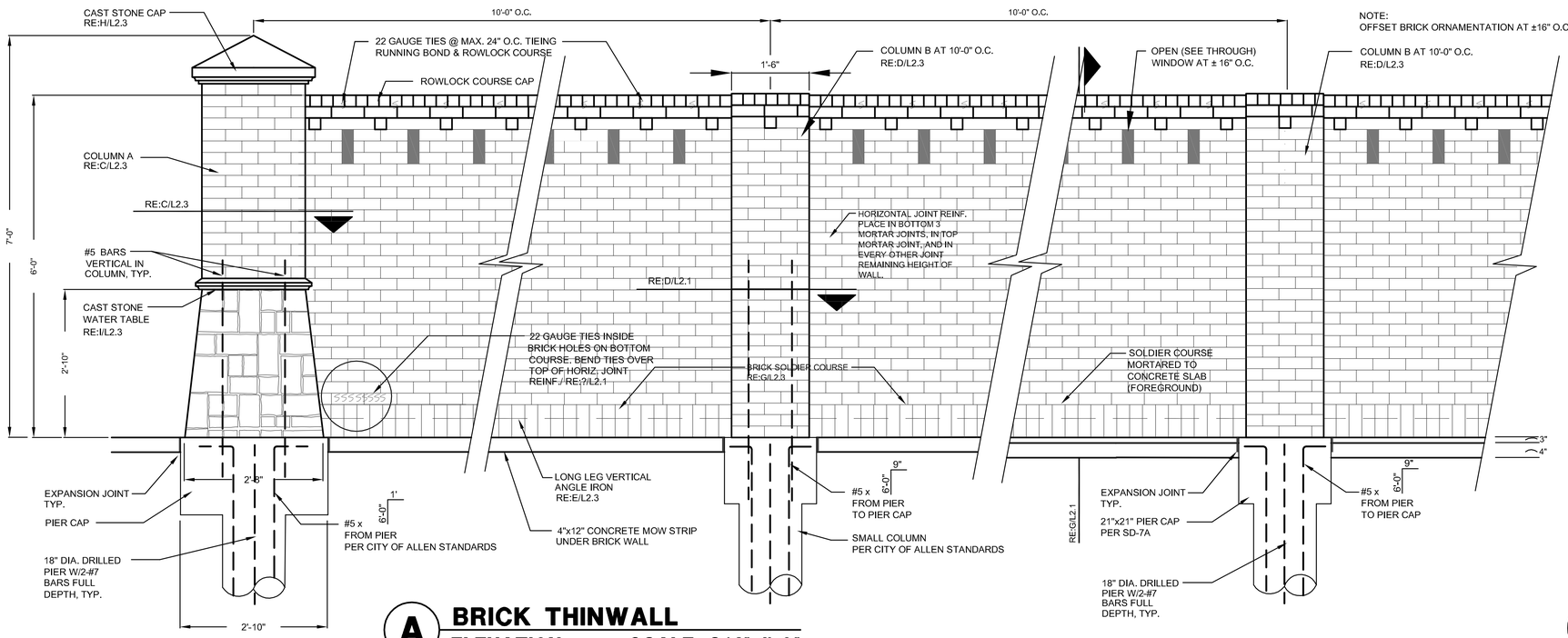
HARDSCAPE DETAILS

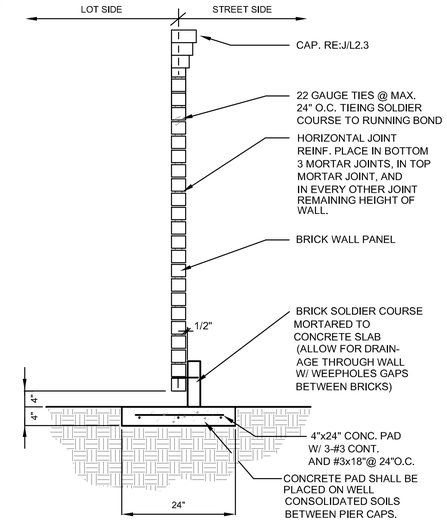
PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

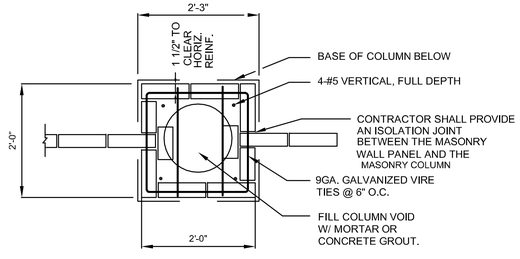
L2.2



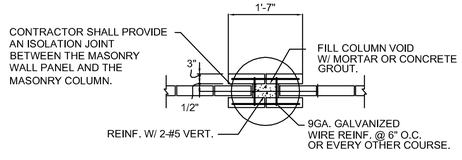
A BRICK THINWALL
ELEVATION **SCALE: 3/4"=1'-0"**



B SINGLEWALL PANEL
SCALE: 3/4"=1'-0"



C SINGLEWALL BRICK COLUMN A
SCALE: 3/4"=1'-0"



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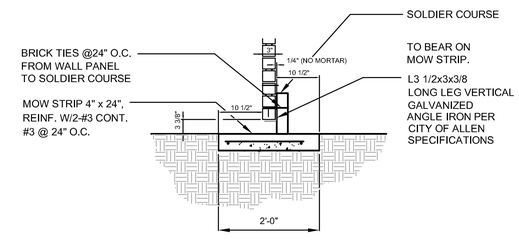

E ANGLE IRON
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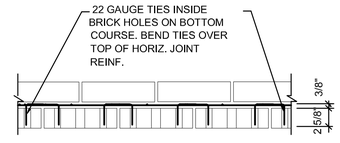
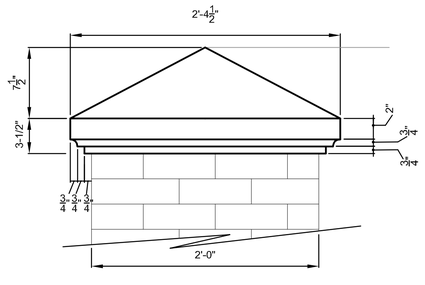
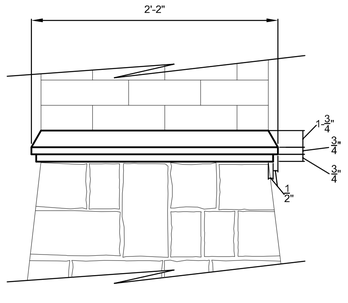


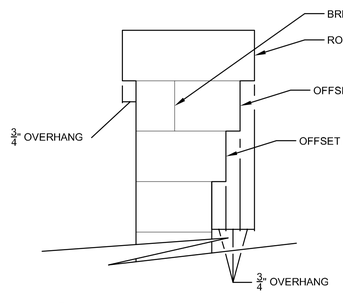
F BOTTOM JOINT REINF.
SCALE 1 1/2" = 1'-0"



H CAST STONE CAP
SECTION **SCALE: 1-1/2"=1'-0"**



I CAST STONE WATERTABLE
ELEVATION **SCALE: 1-1/2"=1'-0"**



SINGLE WALL NOTES:
1. REFER TO MASONRY LEGEND L2.1 FOR BRICK AND STONE SPECIFICATIONS.
2. SINGLE WALL TO MEET MINIMUM SPECIFICATIONS REQUIRED BY CITY OF ALLEN STANDARD DETAILS FOR THIN WALL CONSTRUCTION.

J SINGLEWALL CAP
SECTION **SCALE: 3"=1'-0"**

LANDSCAPE ARCHITECT
DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING
730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

IRRIGATION CONSULTANT
SETH HEIDMAN IRRIGATION DESIGN & CONSULTING, LLC
Irrigation in Texas is regulated by the Texas Commission of Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas, 78711-3087. TCEQ website is: www.tceq.state.tx.us

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SHEET TITLE

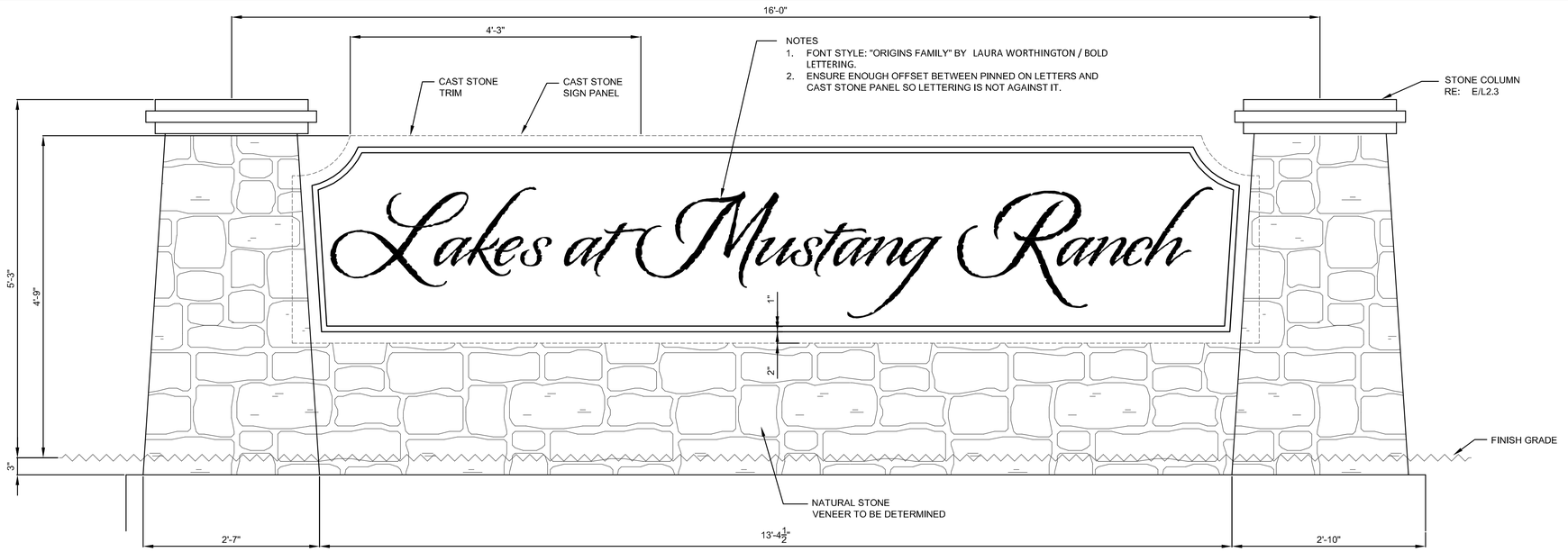
HARDSCAPE DETAILS

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

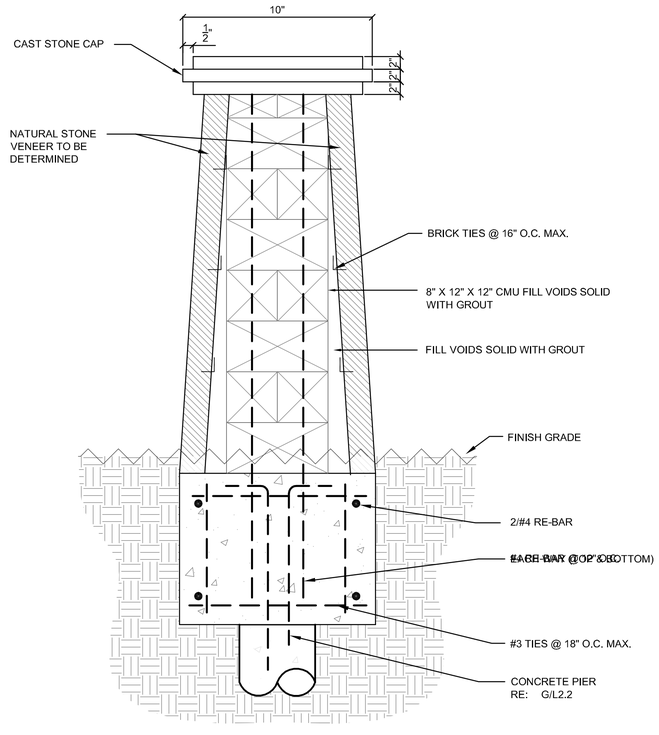
SHEET REFERENCE

L2.3

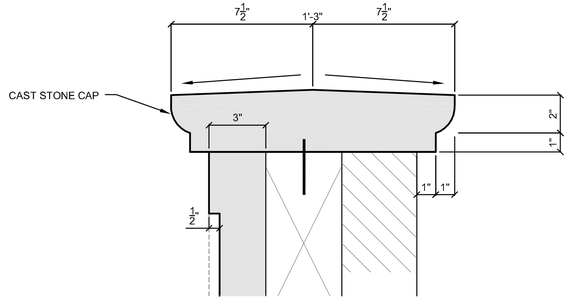
NOTE:
1. REFER TO SHEET L2.4 FOR MASONRY LEGEND FOR STONE TYPE & DESCRIPTION



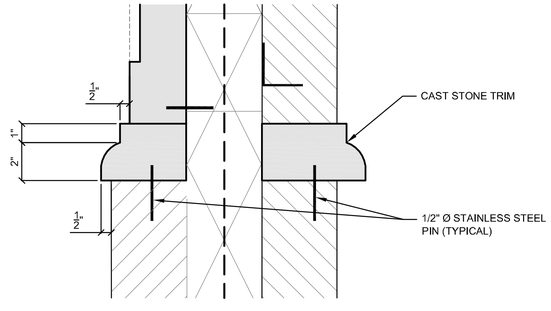
A MONUMENT SIGN
SCALE: 1" = 1'-0" **ELEVATION**



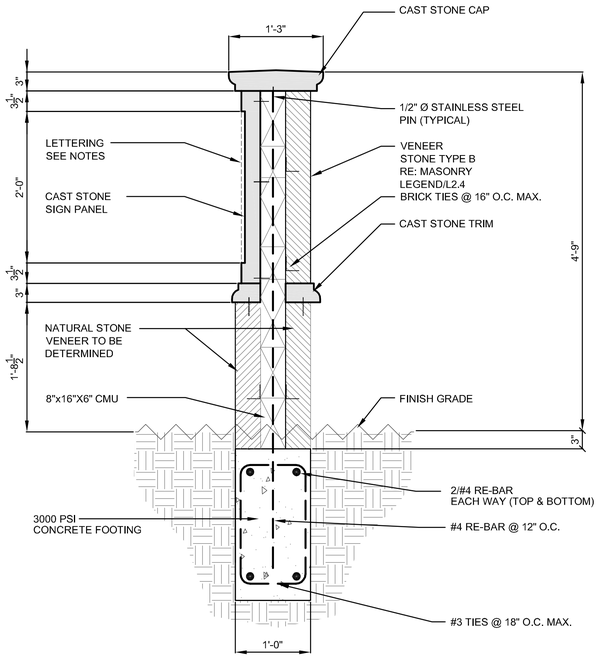
E MONUMENT SIGN
SCALE: 1/2"=1'-0" **SECTION**



C CAST STONE TRIM
SCALE: 3"=1'-0" **SECTION**



D CAST STONE TRIM
SCALE: 3"=1'-0" **SECTION**



B MONUMENT SIGN
SCALE: 1"=1'-0" **SECTION**

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

IRRIGATION CONSULTANT

SETH HEIDMAN IRRIGATION DESIGN & CONSULTING, LLC
2009 W. Forest Rd. #149-221, Frisco, Texas 75033 Tel: 972-814-5144

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CASE NAME:
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LOCATION:

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

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THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

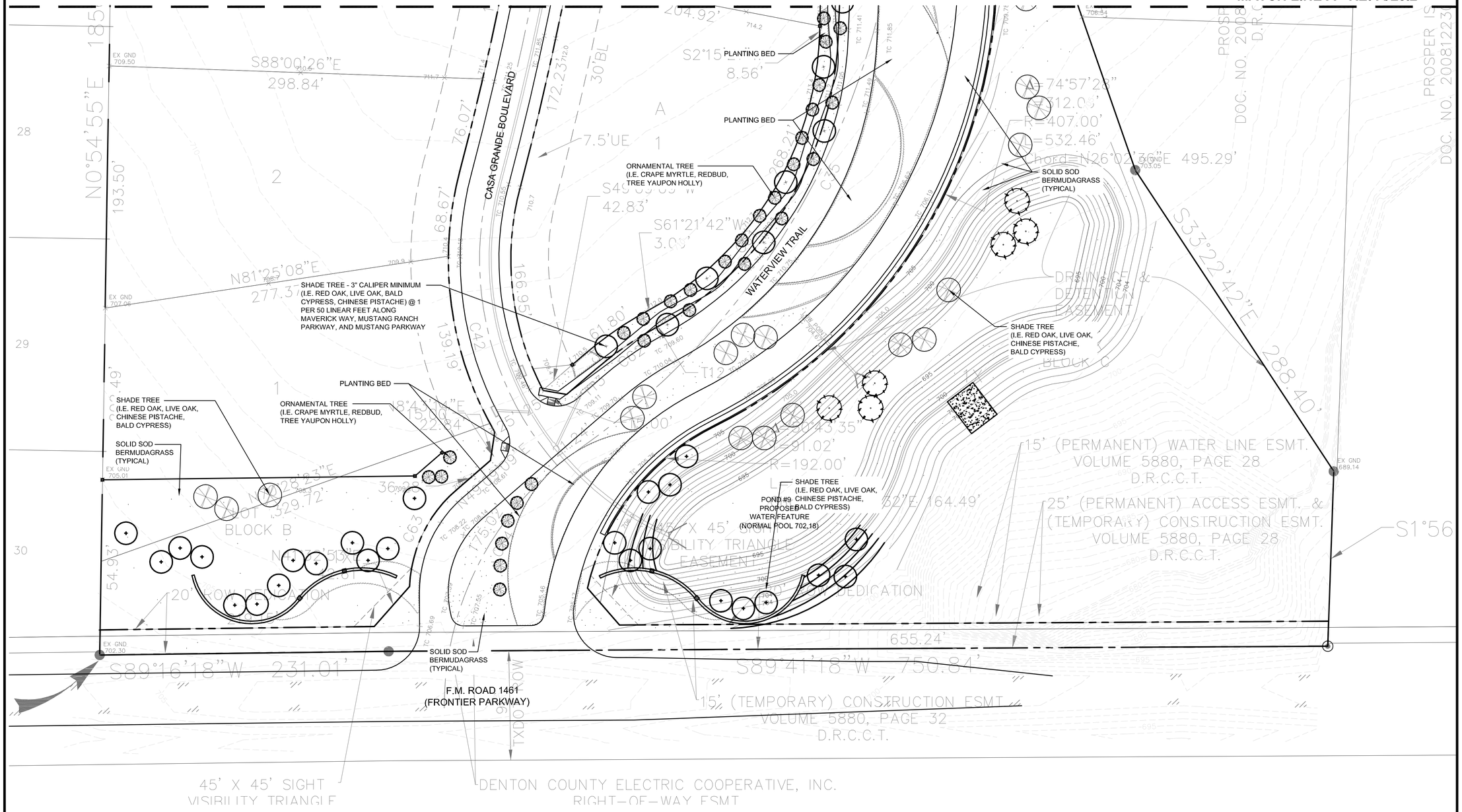
HARDSCAPE DETAILS

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L2.4

MATCH LINE A - RE: A/L3.2



GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A LANDSCAPE PLAN

SCALE: 1" = 40'-0" **PLAN**

0 20 40 80

(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

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CITY OF CELINA
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PHASE I

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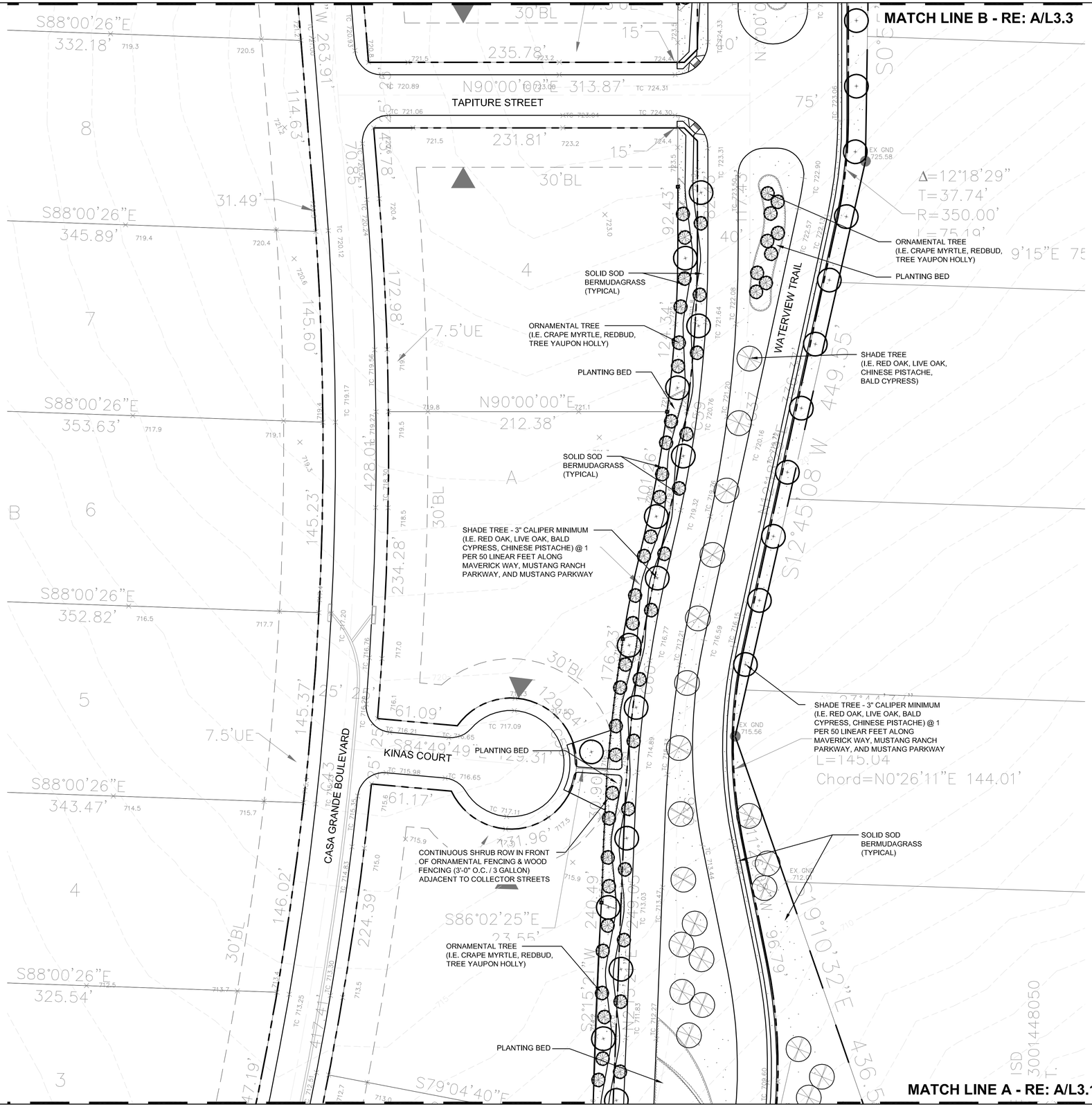
SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.1



GENERAL NOTES

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A LANDSCAPE PLAN
SCALE: 1"= 40'-0" PLAN

0 20 40 80
(FEET)
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LANDSCAPE ARCHITECT

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PLANO, TX 75074
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MAYOR SECRETARY

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CHAIRMAN

DATE:

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SHEET TITLE

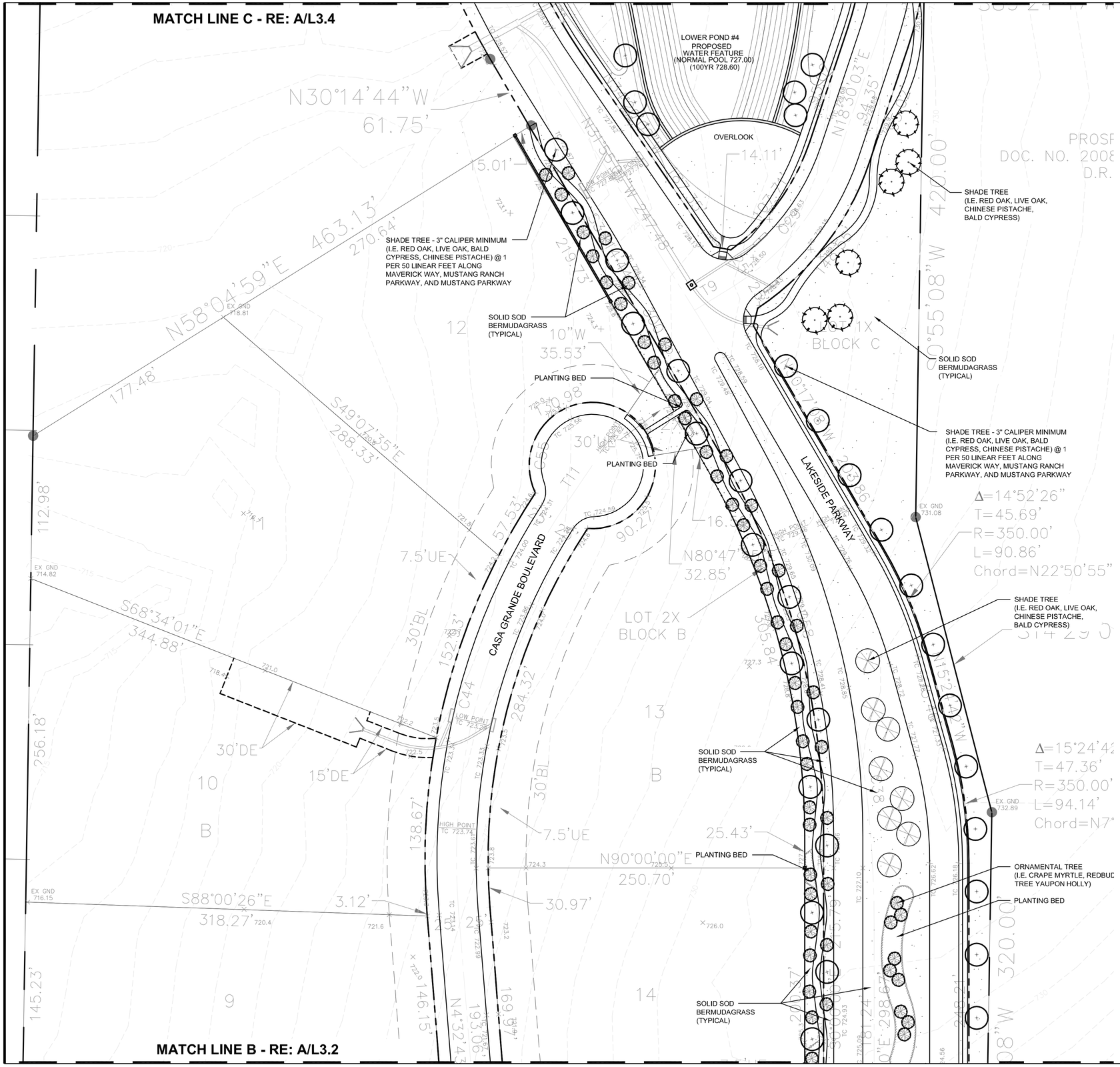
LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.2

MATCH LINE C - RE: A/L3.4



MATCH LINE B - RE: A/L3.2

GENERAL NOTES

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A LANDSCAPE PLAN
SCALE: 1"= 40'-0" PLAN

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

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THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.3

MATCH LINE D - RE: A/L3.6

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

PLANTING BED

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

PLANTING BED

SOLID SOD BERMUDAGRASS (TYPICAL)

UPPER POND #4

PROPOSED WATER FEATURE (NORMAL POOL 736.5) (100YR 738.07)

SHADE TREE - 3" CALIPER MINIMUM (I.E. RED OAK, LIVE OAK, BALD CYPRESS, CHINESE PISTACHE) @ 1 PER 50 LINEAR FEET ALONG MAVERICK WAY, MUSTANG RANCH PARKWAY, AND MUSTANG PARKWAY

SOLID SOD BERMUDAGRASS (TYPICAL)

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

HYDROMULCH OR SOLID SOD BERMUDAGRASS (TYPICAL)

DRAINAGE & DETENTION EASEMENT

LOT 1X BLOCK E

PAVILION F.F = 738.00

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

WATERVIEW TRAIL

CARMEL ROAD

CASA BLANCA COURT

LOWER POND #4

PROPOSED WATER FEATURE (NORMAL POOL 727.00) (100YR 728.60)

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

MATCH LINE N - RE: A/L3.5

MATCH LINE C - RE: A/L3.3

GENERAL NOTES

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3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A LANDSCAPE PLAN
SCALE: 1"= 40'-0" PLAN

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
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MAYOR SECRETARY

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CITY OF CELINA
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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.4

MATCH LINE I - RE: A/L3.7

MATCH LINE N - RE: A/L3.4

A LANDSCAPE PLAN

SCALE: 1"= 40'-0" PLAN

0 20 40 80

(FEET)
1 inch = 40 ft.

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
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SEA BISCUIT BOULEVARD

CASA BLANCA COURT

CORRAL DRIVE

HILDALGO WAY

SOLID SOD BERMUDAGRASS (TYPICAL)

PLANTING BED

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

HYDROMULCH OR SOLID SOD BERMUDAGRASS (TYPICAL)

LOT 2X BLOCK C

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

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PLANO, TX 75074
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SHEET TITLE

LANDSCAPE PLAN

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MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.5

MATCH LINE E - RE: A/L3.8

PONDEROSA PARKWAY

WATERVIEW TRAIL

SEA BISCUIT BOULEVARD

CORRAL DRIVE

PLANTING BED

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE - 3" CALIPER MINIMUM (I.E. RED OAK, LIVE OAK, BALD CYPRESS, CHINESE PISTACHE) @ 1 PER 50 LINEAR FEET ALONG MAVERICK WAY, MUSTANG RANCH PARKWAY, AND MUSTANG PARKWAY

SOLID SOD BERMUDAGRASS (TYPICAL)

LOT 2X BLOCK E

HIGH POINT

7.5'UE

15'WE

25'BL

3'PWE

Δ=8°29'16"
T=39.66'
R=534.50'
L=79.18'
ChB=S25°30'56"E
ChD=79.11'

N29°45'34"W 73.57'

N41°32'22"W 50.00'

Δ=6°07'09"
T=41.42'
R=775.00'
L=82.77'
ChB=S51°31'13"W
ChD=82.73'

Δ=95°39'39"
T=44.16'
R=40.00'
L=66.78'
ChB=N77°35'23"W
ChD=59.29'

N29°45'34"W
27.70'

Δ=46°57'16"
T=376.79'
R=867.50'
L=710.93'
ChB=N6°16'56"W
ChD=691.20'

S75°31'01"W 139.26'

S54°40'58"W 138.43'

S39°18'00"W 132.05'

S50°42'00"E 82.27'

S42°08'54"W 137.46'

N48°31'14"E 134.84'

N39°18'00"E 131.25'

S40°48'57"W 129.97'

S50°55'56"W 44.67'

N38°58'13"E 131.00'

S38°53'46"W 130.83'

S38°16'30"W 131.23'

N53°06'51"W 76.57'

N37°34'48"E 131.00'

S36°53'06"W 131.22'

S35°29'41"W 131.21'

S38°24'36"W 141.19'

N39°24'58"E 142.09'

S16°48'46"W 153.38'

N52°17'36"W 76.58'

N38°09'17"E 140.65'

S37°00'11"W 141.19'

N36°53'37"E 140.37'

S35°35'14"W 129.05'

N43°15'18"E 188.79'

N41°56'18"E 150.05'

N40°40'38"E 145.22'

N39°24'58"E 142.09'

N38°09'17"E 140.65'

N36°53'37"E 140.37'

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A LANDSCAPE PLAN
SCALE: 1"= 40'-0" PLAN

0 20 40 80
(FEET)
1 inch = 40 ft.

▪ REMAINING
NA 682 PARTNERS, L.P.
NO. 20060419000517060
D.R.C.C.T.

MATCH LINE D - RE: A/L3.4

MATCH LINE O - RE: A/L3.7

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
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THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
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DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
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SHEET REFERENCE

L3.6

MATCH LINE J - RE: A/L3.9

MATCH LINE O - RE: A/L3.6

MAVERICK WAY

CARMEL ROAD

SEA BISCUIT BOULEVARD

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

SOLID SOD BERMUDAGRASS (TYPICAL)

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

SOLID SOD BERMUDAGRASS (TYPICAL)

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

MATCH LINE I - RE: A/L3.5

GENERAL NOTES

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A LANDSCAPE PLAN
SCALE: 1" = 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

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PLANO, TX 75074
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PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

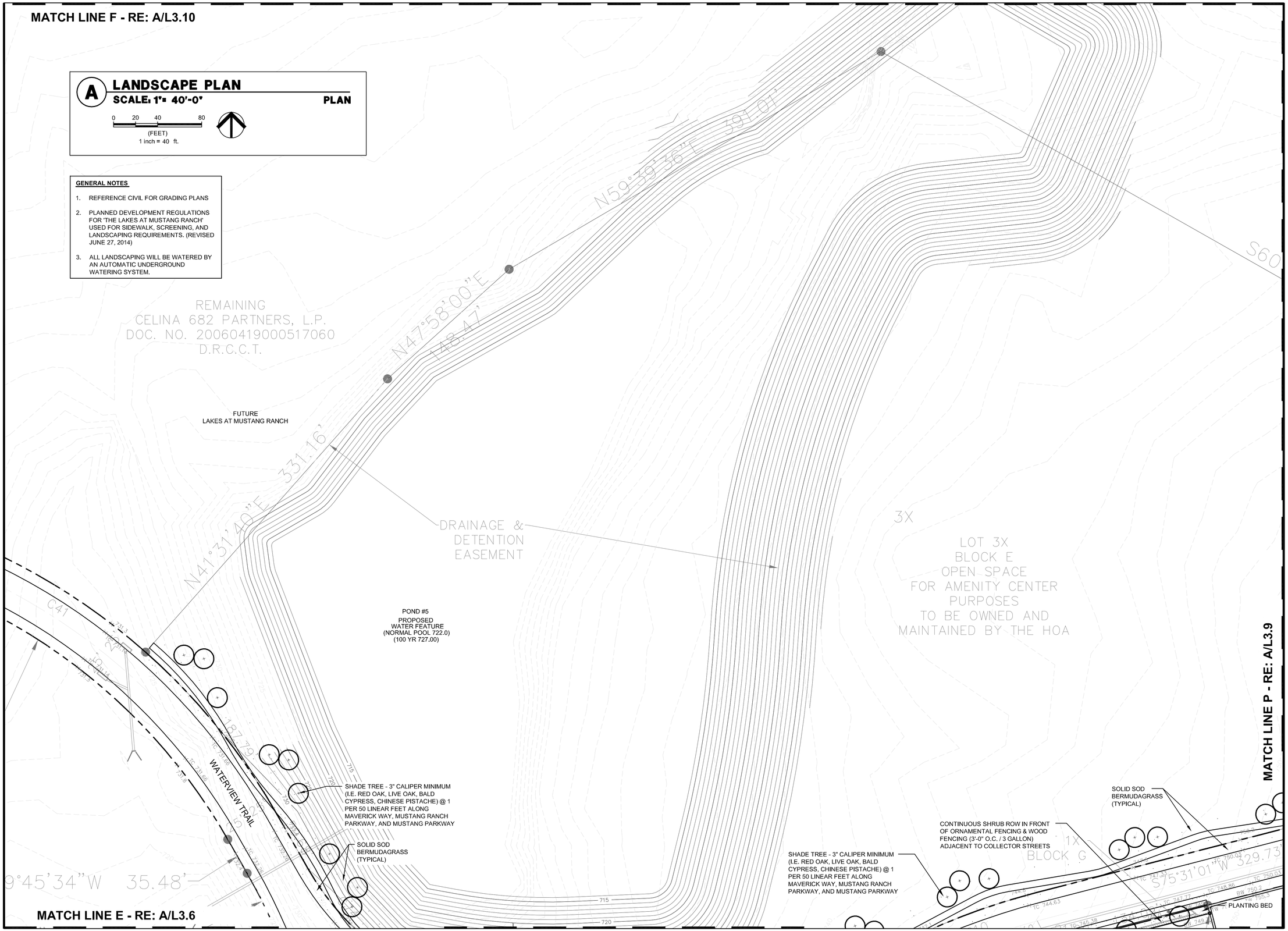
SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.7



LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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PROJECT

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PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.8

MATCH LINE K - RE: A/L3.11

MATCH LINE P - RE: A/L1.8

ChD=1135.32

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

26'54"E 948.13'

SHADE TREE - 3" CALIPER MINIMUM (I.E. RED OAK, LIVE OAK, BALD CYPRESS, CHINESE PISTACHE) @ 1 PER 50 LINEAR FEET ALONG MAVERICK WAY, MUSTANG RANCH PARKWAY, AND MUSTANG PARKWAY

SOLID SOD BERMUDAGRASS (TYPICAL)

PONDEROSA PARKWAY

Δ=52°44'08"
T=696.46'
R=1405.00'
L=1293.17'
ChB=S34°53'57"W
ChD=1248.01'

Δ=14°15'00"
T=78.13'
R=625.00'
L=155.44'
ChB=S68°23'31"W

S75°31'01"W
182.53'

REMAINING
682 PARTNERS, L.P.
20060419000517060
D.R.C.C.T.

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

A LANDSCAPE PLAN
SCALE: 1" = 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

MATCH LINE J - RE: A/L3.7

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
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DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.9

MATCH LINE G - RE: A/L3.13

SOLID SOD BERMUDAGRASS (TYPICAL)

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE - 3" CALIPER MINIMUM (I.E. RED OAK, LIVE OAK, BALD CYPRESS, CHINESE PISTACHE) @ 1 PER 50 LINEAR FEET ALONG MAVERICK WAY, MUSTANG RANCH PARKWAY, AND MUSTANG PARKWAY

SOLID SOD BERMUDAGRASS (TYPICAL)

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SANTA ANITA STREET

SECRETARIAT PLACE

VAQUERO LANE

PONDEROSA PARKWAY

SOLID SOD BERMUDAGRASS (TYPICAL)

PLANTING BED

SHADE TREE - 3" CALIPER MINIMUM (I.E. RED OAK, LIVE OAK, BALD CYPRESS, CHINESE PISTACHE) @ 1 PER 50 LINEAR FEET ALONG MAVERICK WAY, MUSTANG RANCH PARKWAY, AND MUSTANG PARKWAY

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

Δ=49°32'06"
T=625.17'
R=1355.00'
L=1171.46'
ChB=N21°34'12"E

MATCH LINE Q - RE: A/L3.11

MATCH LINE F - RE: A/L3.8

GENERAL NOTES

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A LANDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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CASE NAME:
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MAYOR SECRETARY

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CHAIRMAN

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

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DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.10

MATCH LINE L - RE: A/L3.14

MATCH LINE Q - RE: A/L3.10

MATCH LINE K - RE: A/L3.9

MATCH LINE T - RE: A/L3.12

BELTERRA DRIVE

SCENIC PARKWAY

HYDROMULCH OR SOLID SOD BERMUDAGRASS (TYPICAL)

HYDROMULCH OR SOLID SOD BERMUDAGRASS (TYPICAL)

POND #2
PROPOSED WATER FEATURE
(NORMAL POOL 755.0)
(100 YR 758.07)

DRAINAGE & DETENTION EASEMENT

REMAINING CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

CONTINUOUS SHRUB ROW IN FRONT OF ORNAMENTAL FENCING & WOOD FENCING (3'-0" O.C. / 3 GALLON) ADJACENT TO COLLECTOR STREETS

SOLID SOD BERMUDAGRASS (TYPICAL)

SHADE TREE (I.E. RED OAK, LIVE OAK, CHINESE PISTACHE, BALD CYPRESS)

S33°37'54"W 75.00'

S24°07'26"W 67.75'

S8°38'59"W 89.77'

S10°33'28"W 51.56'

S12°47'43"W 58.02'

S8°52'51"W 57.99'

S3°35'02"E 50.00'

Δ=3°54'50"
T=26.48'
R=775.00'
L=52.94'
ChB=S84°27'33"W
ChD=52.93'

Δ=6°01'47"
T=51.35'
R=975.00'
L=102.61'
ChB=S85°31'02"W
ChD=102.56'

GENERAL NOTES

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A LANDSCAPE PLAN
SCALE: 1" = 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

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SHEET TITLE

LANDSCAPE PLAN

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MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.11

GENERAL NOTES

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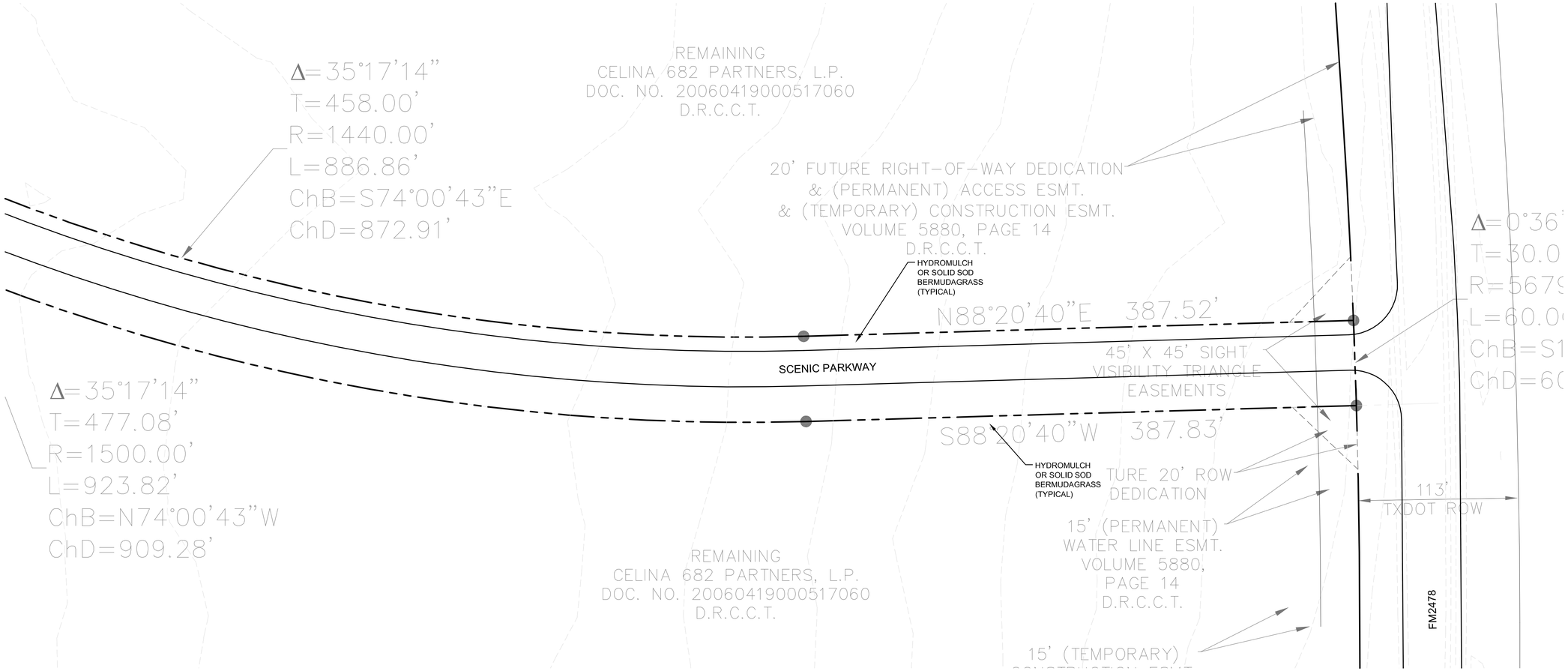

A LANDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

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CASE NAME:
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LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ____ OF ____

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PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I
CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.12

MATCH LINE H - RE: A/L3.15

MATCH LINE R - RE: A/L3.14

MATCH LINE G - RE: A/L3.10

ORNAMENTAL TREE
(I.E. CRAPE MYRTLE, REDBUD,
TREE YAUPON HOLLY)

SHADE TREE - 3" CALIPER MINIMUM
(I.E. RED OAK, LIVE OAK, BALD
CYPRESS, CHINESE PISTACHE) @ 1
PER 50 LINEAR FEET ALONG
MAVERICK WAY, MUSTANG RANCH
PARKWAY, AND MUSTANG PARKWAY

PLANTING BED

PLANTING BED

CONTINUOUS SHRUB ROW IN FRONT
OF ORNAMENTAL FENCING & WOOD
FENCING (3'-0" O.C. / 3 GALLON)
ADJACENT TO COLLECTOR STREETS

SHADE TREE - 3" CALIPER MINIMUM
(I.E. RED OAK, LIVE OAK, BALD
CYPRESS, CHINESE PISTACHE) @ 1
PER 50 LINEAR FEET ALONG
MAVERICK WAY, MUSTANG RANCH
PARKWAY, AND MUSTANG PARKWAY

ORNAMENTAL TREE
(I.E. CRAPE MYRTLE, REDBUD,
TREE YAUPON HOLLY)

PLANTING BED

SHADE TREE - 3" CALIPER MINIMUM
(I.E. RED OAK, LIVE OAK, BALD
CYPRESS, CHINESE PISTACHE) @ 1
PER 50 LINEAR FEET ALONG
MAVERICK WAY, MUSTANG RANCH
PARKWAY, AND MUSTANG PARKWAY

PLANTING BED

CONTINUOUS SHRUB ROW IN FRONT
OF ORNAMENTAL FENCING & WOOD
FENCING (3'-0" O.C. / 3 GALLON)
ADJACENT TO COLLECTOR STREETS

ORNAMENTAL TREE
(I.E. CRAPE MYRTLE, REDBUD,
TREE YAUPON HOLLY)

PLANTING BED

ORNAMENTAL TREE
(I.E. CRAPE MYRTLE, REDBUD,
TREE YAUPON HOLLY)

SHADE TREE
(I.E. RED OAK, LIVE OAK,
CHINESE PISTACHE,
BALD CYPRESS)

HYDROMULCH
OR SOLID SOD
BERMUDAGRASS
(TYPICAL)

ORNAMENTAL TREE
(I.E. CRAPE MYRTLE, REDBUD,
TREE YAUPON HOLLY)

PLANTING BED

SHADE TREE - 3" CALIPER MINIMUM
(I.E. RED OAK, LIVE OAK, BALD
CYPRESS, CHINESE PISTACHE) @ 1
PER 50 LINEAR FEET ALONG
MAVERICK WAY, MUSTANG RANCH
PARKWAY, AND MUSTANG PARKWAY

HYDROMULCH
OR SOLID SOD
BERMUDAGRASS
(TYPICAL)

PONDEROSA PARKWAY

SKY LANE

PRANCER WAY

SCENIC PARKWAY

ASCOT COURT

TRIPLE CROWN STREET

SECRETARIAT PLACE

LOT 1X
BLOCK L

A LANDSCAPE PLAN

SCALE: 1"= 40'-0" PLAN

0 20 40 80
(FEET)
1 inch = 40 ft.

GENERAL NOTES

1. REFERENCE CIVIL FOR GRADING PLANS
2. PLANNED DEVELOPMENT REGULATIONS FOR 'THE LAKES AT MUSTANG RANCH' USED FOR SIDEWALK, SCREENING, AND LANDSCAPING REQUIREMENTS. (REVISED JUNE 27, 2014)
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
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LOCATION:

MAYOR SECRETARY

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PLANNING AND ZONING COMMISSION

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CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

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SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.13

MATCH LINE M - RE: A/L3.16

REMAINING
CELINA 682 PARTNERS, L.P.
DOC. NO. 20060419000517060
D.R.C.C.T.

MATCH LINE R - RE: A/L3.13

MATCH LINE L - RE: A/L3.11

BELMONT WAY

BELTERRA DRIVE

MAN 'O WAR ROAD

SHADE TREE
(I.E. RED OAK, LIVE OAK,
CHINESE PISTACHE,
BALD CYPRESS)

SOLID SOD
BERMUDAGRASS
(TYPICAL)

CONTINUOUS SHRUB ROW IN FRONT
OF ORNAMENTAL FENCING & WOOD
FENCING (3'-0" O.C. / 3 GALLON)
- ADJACENT TO COLLECTOR STREETS

HYDROMULCH
OR SOLID SOD
BERMUDAGRASS
(TYPICAL)

SHADE TREE - 3" CALIPER MINIMUM
(I.E. RED OAK, LIVE OAK, BALD
CYPRESS, CHINESE PISTACHE) @ 1
PER 50 LINEAR FEET ALONG
MAVERICK WAY, MUSTANG RANCH
PARKWAY, AND MUSTANG PARKWAY

ORNAMENTAL TREE
(I.E. CRAPE MYRTLE, REDBUD,
TREE YAUPON HOLLY)

LOT 1X
BLOCK O

LOT 1X
BLOCK N

GENERAL NOTES

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A LANDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED
LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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CASE NAME:
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SHEET TITLE

LANDSCAPE PLAN

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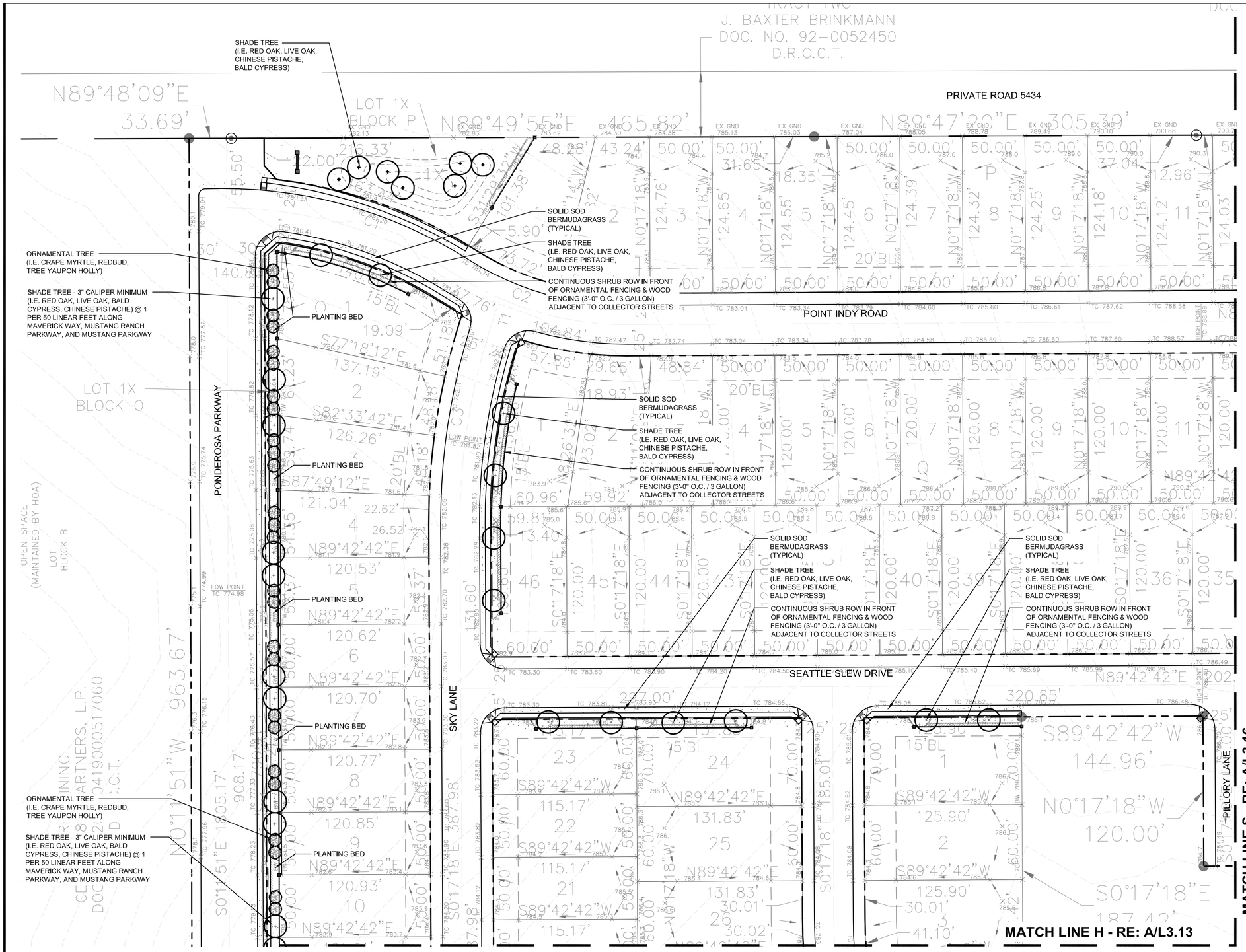
SHEET REFERENCE

L3.14



A **LANDSCAPE PLAN**
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
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GENERAL NOTES

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PROJECT

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SHEET TITLE

LANDSCAPE PLAN

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MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.15

GENERAL NOTES

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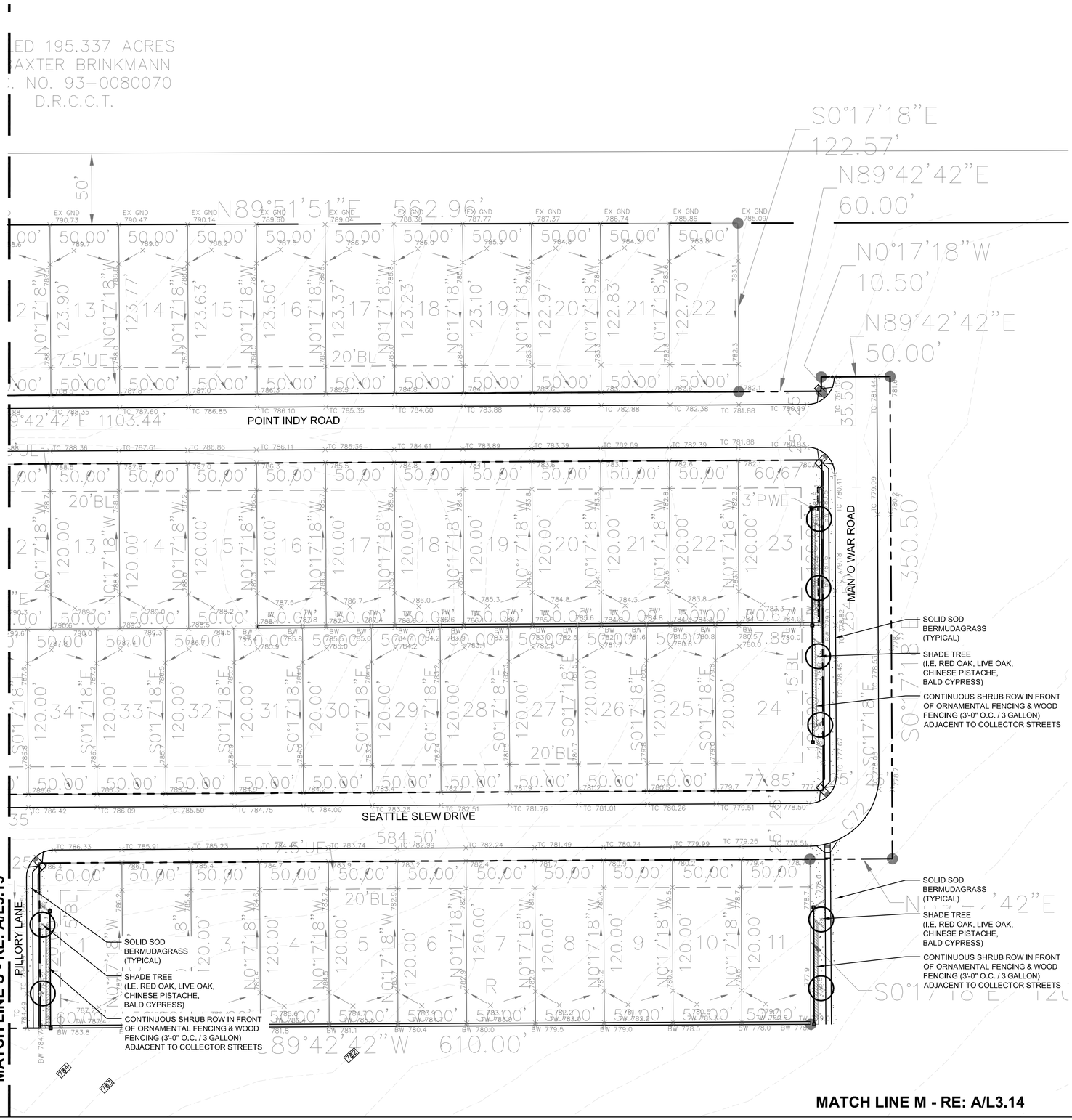

A LANDSCAPE PLAN
SCALE: 1"= 40'-0" **PLAN**

0 20 40 80
(FEET)
1 inch = 40 ft.

LANDSCAPE ARCHITECT

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12/19/14	2	CITY COMMENTS

PROJECT

THE LAKES AT MUSTANG RANCH

PHASE I

CELINA, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER:	PROJECT DESIGNER:
RSM	DCB/MTP/RSM
DRAWN BY:	CHECKED BY:
MTP	DCB
ISSUE DATE:	SCALE:
AUGUST 8, 2014	AS NOTED

SHEET REFERENCE

L3.16

LANDSCAPE GENERAL NOTES:

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.

2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.

3. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUNDCOVER STOCK FOR LANDSCAPE ARCHITECT'S AND/OR OWNER'S APPROVAL PRIOR TO MAJOR SHIPMENT OF MATERIALS TO SITE. IF REPRESENTATIVE EXAMPLES CANNOT BE PROVIDED, CONTRACTOR SHALL FURNISH GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO LANDSCAPE ARCHITECT AND/OR OWNERS. PHOTOGRAPHS SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF MATERIALS WITHIN THE PHOTOGRAPH (I.E. FIELD POLE WITH ONE FOOT INCREMENT FOR TREES).

4. AFTER TILLAGE AND CLEANING, ALL AREAS TO BE GRASSED SHALL BE LEVELED, AND FINE GRADED. THE REQUIRED RESULT SHALL BE THE ELIMINATION OF RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS. DURING THE SOIL PREPARATION PROCESS, A "ROCK PICK" OR "ROCK RAKE" SHALL BE USED TO GATHER SURFACE STONES AS SMALL AS ONE INCH (1") IN DIAMETER.

5. CONTRACTOR SHALL GUARANTEE A FULL STAND OF GRASS, REGARDLESS OF WHETHER A PERMANENT LANDSCAPE IRRIGATION SYSTEM IS INSTALLED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION OR HAND WATER AS REQUIRED FOR TURF ESTABLISHMENT.

6. SOIL AMENDMENT: "A PROFESSIONAL BEDDING SOIL" AS PRODUCED BY LIVING EARTH TECHNOLOGIES, INC., 1808 W. NORTHWEST HIGHWAY, DALLAS, TEXAS (PHONE: 214-869-4332) OR "NATURAL T. L. COMPOST" AS PRODUCED BY SOIL BUILDING SYSTEMS, INC., 1770 "Y" STREET, DALLAS, TEXAS (PHONE: 972-831-8181), OR APPROVED EQUAL.

7. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER.

   TREE BACKFILL SHOULD BE COMPOSED OF 5 PARTS OF EXISTING SOIL EXCAVATED FROM THE HOLE TO ONE PART SOIL AMENDMENT, THOROUGHLY MIXED WITH 5 LBS. PER CUBIC YARD BACKFILL FERTILIZER (13.13.13 ANALYSIS BULK FERTILIZER). TREE BACKFILL TO BE MECHANICALLY MIXED PRIOR TO BACKFILL OPERATIONS.

8. SHRUB PITS SHALL BE EXCAVATED 12" GREATER THAN CONTAINER DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 SOIL AMENDMENT (OR APPROVED EQUAL) AS NOTED UNDER NOTE 7. ABOVE, THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.

9. SOIL PREPARATION FOR GROUNDCOVER, SHRUB, AND SEASONAL COLOR BEDS:

   A) EXCAVATE EXISTING SOIL, IF NECESSARY, AND ADD TO SHRUB, GROUNDCOVER, AND SEASONAL COLOR AREAS THE FOLLOWING:

   B) 4" LAYER OF COMPOST MIX

   C) 14-14-14 SLOW RELEASE FERTILIZER (OSMACOTE) AT A RATE OF 5 LBS. / 100 S.F.

   D) SPREAD MATERIALS UNIFORMLY AND CULTIVATE THOROUGHLY BY MEANS OF A MECHANICAL TILLER. TILL TO A MINIMUM DEPTH OF 8".

   E) POCKET PLANTING OF SHRUB, GROUNDCOVER, AND SEASONAL COLOR IS NOT ALLOWED.

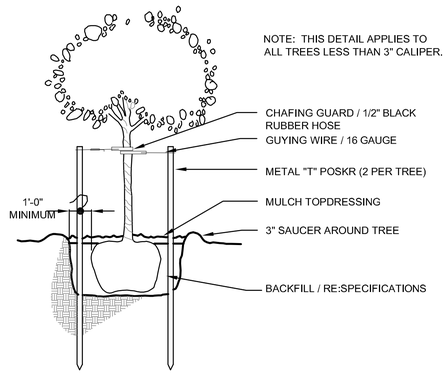
10. MULCH TOPDRESSING TO BE MINIMUM 2" LAYER DOUBLE SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDS AND ON ALL TREE SAUCERS. AVAILABLE FROM LIVING EARTH TECHNOLOGY (PHONE: 214-869-4332) OR APPROVED EQUAL.

11. BED EDGING (IF APPLICABLE) TO BE 1/8" X 4" COL-MET "COMMERCIAL" EDGING AS MANUFACTURED BY COL-MET, GARLAND, TEXAS (PHONE: 800-829-8225), OR APPROVED EQUAL. COLOR UNLESS NOTED OTHERWISE ON DRAWINGS.

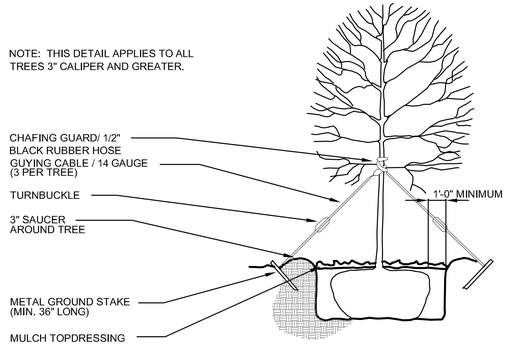
12. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER DETENTION PRIOR TO TREE OR SHRUB INSTALLATION. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EVACUATED THROUGH MECHANICAL MEANS.

PLANT LIST

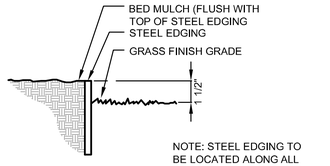
PLANT LIST LEFT BLANK INTENTIONALLY
*PLANTS TO BE SELECTED FROM CITY OF CELINA'S APPROVED PLANT LIST

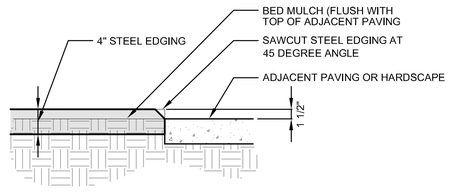


B TREE STAKING DETAIL
SCALE: N.T.S.

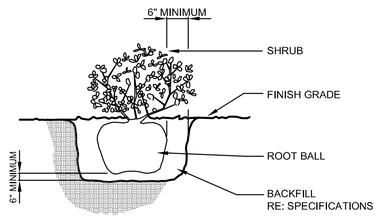


A TREE GUYING DETAIL
SCALE: N.T.S.





D STEEL EDGING
SCALE: N.T.S. **SECTION**



C SHRUB PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 509-1266 / FAX: (972)509-1269

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ____ OF ____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

DATE	NO.	REVISIONS
10/24/14	1	CITY COMMENTS
12/19/14	2	CITY COMMENTS

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