

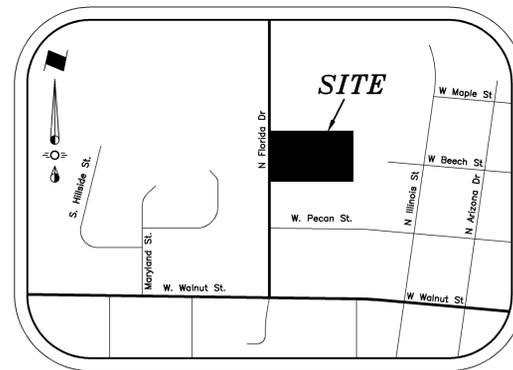
ENGINEERING PLANS

CELINA VILLAGE SINGLE FAMILY

City of Celina, Texas

Index Of Drawings

	Cover Sheet
	Topographic Survey
	Construction Plat
	City of Celina Construction Notes
GN	General Notes
C 1	Demolition Plan
C 2	Paving Plan & Profile
C 3	Grading Plan
C 4	Drainage Plan
C 5	Detention Calculations
C 6	Utility Plan
C 7	Sanitary Sewer Profile
C 8	Erosion Control Plan
C 9	Construction Details
	City of Celina Standard Details



Vicinity Map
NTS

Prepared For
Watan L.L.C.
 6850 TPC Drive, Suite 210
 McKinney, Texas 75070

Engineer

CROSS ENGINEERING CONSULTANTS

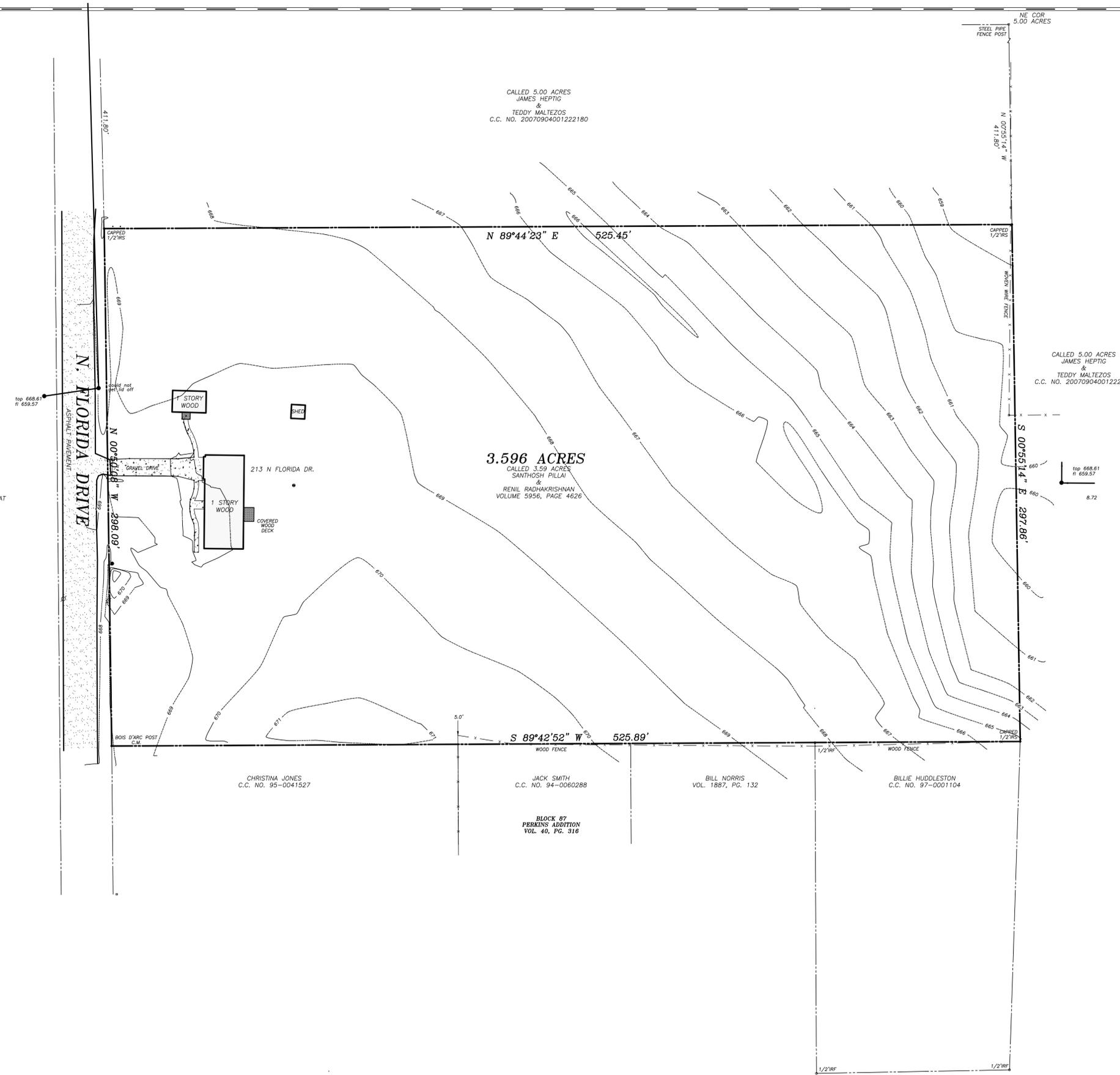
131 S. Tennessee St.
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
 Cross Engineering Consultants
 131 S. Tennessee Street
 McKinney, Texas 75069
 (972) 562-4409
 Record Drawings Prepared On:
 08/04/2016

The seal that originally appeared on this document was authorized by Jonathan D. Hoke, Texas No. 94738 on 02/11/2016. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

ISSUE DATES:	REVISIONS:	DATE	BY
09-17-2015			
11-12-2015			
01-15-2016			
01-25-2016			
02-11-2016			
Released For Construction			



NORTH
SCALE 1" = 30'

LEGEND

- C.M. = CONTROLLING MONUMENT
- ⊙ = WATER METER
- = FENCE POST
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = GAS METER

WILLOCK HILL ADDITION AMENDED PLAT
CABINET H, PAGE 610
P.R.C.C.T.

CALLED 5.00 ACRES
JAMES HEPTIG
&
TEDDY MALTEZOS
C.C. NO. 20070904001222180

CALLED 5.00 ACRES
JAMES HEPTIG
&
TEDDY MALTEZOS
C.C. NO. 20070904001222180

3.596 ACRES
CALLED 3.59 ACRES
SANTHOSH PILLAI
&
RENIL RADHAKRISHNAN
VOLUME 5956, PAGE 4626

CHRISTINA JONES
C.C. NO. 95-0041527

JACK SMITH
C.C. NO. 94-0060288

BILL NORRIS
VOL. 1887, PG. 132

BILLIE HUDDLESTON
C.C. NO. 97-0001104

BLOCK 87
PERKINS' ADDITION
VOL. 40, PG. 316

TOPOGRAPHIC SURVEY
3.596 ACRES
JOHN WILLOCK SURVEY
ABSTRACT NO. 1055
CITY OF CELINA
COLLIN COUNTY, TEXAS
G.F. No. 1912501942

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.75'	35.50'	89°58'29"	S 45°16'22" E	50.19'
C2	46.60'	50.00'	53°23'43"	N 56°24'44" E	44.93'
C3	30.86'	50.00'	35°21'19"	S 59°36'23" E	30.37'
C4	35.33'	50.00'	40°29'20"	S 21°41'02" E	34.60'
C5	35.33'	50.00'	40°29'20"	S 18°48'18" W	34.60'
C6	35.33'	50.00'	40°29'20"	S 59°17'39" W	34.60'
C7	52.76'	50.00'	60°27'10"	N 20°14'06" W	50.34'
C8	8.49'	50.00'	9°43'23"	N 35°08'49" W	8.47'

CALLED 5.00 ACRES
JAMES HEPTIG
&
TEDDY MALTEZOS
C.C. NO. 20070904001222180

CALLED 1.55.00 ACRES
FRANKS B STELZER ESTATE
JUB STELZER ESTATE
C.C. NO. 20070904001089890
P.R.C.C.T.

WILLOCK HILL ADDITION AMENDED PLAT
CABINET H, PAGE 610
P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Assad Tajzoy is the Owners of a tract of land situated in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas and also being all of a called 3.59 acre tract as conveyed to Santhosh Pillai and Renil Radhakrishnan and recorded in Volume 5956, Page 4626, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a bois d'arc post found for corner at the southwest corner of said 3.59 acre tract, said post being in the east ROW line of N. Florida Drive;
THENCE N 00°50'08" W following the east ROW line of N. Florida Drive a distance of a distance of 298.09' to a capped 1/2" iron rod found for corner in the south line of a called 5.00 acre tract as conveyed to James Heptig and Teddy Maltezos and recorded in C.C. No. 20070904001222180, Collin County, Texas;
THENCE N 89°44'23" E following the south line of said called 5.00 acre tract a distance of 525.45' to a capped 1/2" iron rod found for corner at the southeast corner of said 5.00 acre tract;
THENCE S 00°55'14" E a distance of 297.86' to a capped 1/2" iron rod found for corner in the north line of Block 87 of Perkins Addition as recorded in Volume 40, Page 316, D.R.C.C.T.;
THENCE S 89°42'52" W following the north line of said Block 87 a distance of 525.89' to the POINT OF BEGINNING and 156,626 square feet, 3.596 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Assad Tajzoy, does hereby adopt this plat designating the herein above described property as Celina Village, 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 there 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, constructing, 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. 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 _____, 2016

BY: Assad Tajzoy

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 Assad Tajzoy, 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 my and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual 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.

DAVID J. SURDUKAN
R.P.L.S. NO. 4613

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 David J. Surdukan, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed.

Given under my seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

STANDARD NOTES

- 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.
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- The area or areas shown on the plat as "VAM" (Visibility, 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 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.
- HOA lot - Block A, Lot X - The ownership care and maintenance, of the common area lot is the responsibility of the Homeowners Association.

FLOOD NOTE:

This property lies in Zone X and no portion of this property lies within a 100 year flood plane according to the Flood Insurance Rate Map, Panel No. 4805C0110 J, Map Revision Dated June 2, 2009 as published by the Federal Emergency Management Agency.

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____

RECOMMENDED BY: PLANNING AND ZONING COMMISSION
CITY OF CELINA, TEXAS

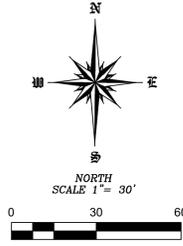
SIGNATURE OF CHAIRPERSON _____ DATE OF RECOMMENDATION _____

APPROVED BY: CITY COUNCIL CITY OF CELINA, TEXAS

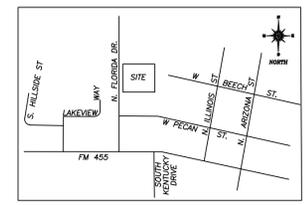
SIGNATURE OF MAYOR _____ DATE OF APPROVAL _____

ATTEST:

CITY SECRETARY _____ DATE _____



- LEGEND
- C.M. - CONTROLLING MONUMENT
 - - WATER VALVE
 - - FENCE POST
 - - SANITARY SEWER MANHOLE
 - ⊙ - GAS METER
 - ⊕ - FIRE HYDRANT



VICINITY MAP
NOT TO SCALE

CONSTRUCTION PLAT
CELINA VILLAGE
18 RESIDENTIAL LOTS
AND 1 HOA LOT
3.596 ACRES
JOHN WILLOCK SURVEY
ABSTRACT NO. 1055
CITY OF CELINA
COLLIN COUNTY, TEXAS

OWNER: ASSAD TAJZOY
4804 BELLERIVE DR.
DALLAS TEXAS 75287
(214) 402-0963

SURVEYOR: SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
TEXAS FIRM NO. 10069500

CITY OF CELINA CASE NO. _____
REVISED: FEBRUARY 2, 2015
DATE: APRIL 23, 2015
JOB No. 2013-162

SCALE 1" = 30'

GENERAL ITEMS

- Prior to any construction the contractor shall be familiar with the Contract documents and specifications, the plans (including notes), the City of Celina Specifications and any other applicable standards or specifications relevant to he proper completion of the work specified. Failure on the part of the contractor to be familiar with all standards and specifications pertaining to this work shall in no way relieve the contractor of responsibility for performing the work in accordance with such applicable standards and specifications.
 - Prior to construction, contractor shall have in their possession all necessary permits, plans, licenses etc. contractor shall have at least one set of approved Engineering Plans and Specifications on site at all times.
 - All work shall conform to the City of Celina design manuals and standards. In the event an item is not covered in the plans or the City of Celina's design manuals and standards, the most current North central Texas council of Governments (NCTCOG) standard specifications for public works construction shall apply with concurring notifications to the City Engineer and Project Engineer. The City Engineer shall have the final decision on all construction materials, methods and procedures.
 - Representative of the Owner, Engineer, City, Geotechnical Engineer and reviewing authorities and agencies, will perform construction inspection. Unrestricted access shall be provided to them at all times. Contractor is responsible for understanding and scheduling required inspections. Test samples shall be collected and processed by certified technicians.
 - Work may not be backfilled or covered until the City and/or Inspector has inspected it.
 - All contractors must confine their activities to the work area. No encroachments onto developed or undeveloped areas will be allowed. Any damage resulting shall be Contractor's responsibility to repair.
 - Developer shall be responsible for obtaining all offsite easement prior to commencement of offsite and relevant onsite 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 company companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities.
- | | |
|-------------------------|---------------------------|
| DIGTESS | 800-DIG-TESS |
| Atmos Energy | 214-341-8900/972-881-4161 |
| Oncor Electric Delivery | 888-313-6862 |
| AT & T | 972-569-3013 |
| City of Celina | 972-382-2682 |
| Time Warner Cable | 213-320-5435 |
| Grande Communications | 972-410-0592 |
| Coserve Electric & Gas | 940-321-7800 |
| Marilee SUD | 972-382-3222 |
| GCEC - Electric | 903-821-3007 |
| GCEC - Telecom | 903-482-7274 |
| Grosstex Energy | 817-570-6753 |
| Sudden Link | 469-853-0486 |
| Oneok | 903-257-6594 |
| Grande | 972-410-0583 |
| Town of Prosper | 972-347-9969 |
- Trench safety Design will be the responsibility of the Utility Contractor. Contractor shall submit a trench safety design approved by a professional engineer to the City's Engineering Inspector to review prior to the start of any underground utility construction.
 - Continuous access for mail service shall be provided during construction.
 - Construction may not begin earlier than 7:00am on weekdays nor continue after dark without permission from the City of Celina. Construction on Holidays and Saturdays must be approved two days in advance. A fee of \$300.00 a day for working on Holidays and Saturdays will be assessed payable to the City before work is performed and work may not begin before 8:00am.
 - The owner will pay for first time material testing, any retesting will be at contractor's expense. Material testing shall be performed by an independent testing laboratory of Owner's choice.
 - The City shall select the location and depth of each soil density test unless directed otherwise.
 - If any conflict arises between these general notes and any other notes found in the plans, the City's general notes shall take precedence.

WATER

- Line and grade stakes for construction of all water and sanitary sewer lines and services shall be furnished by the following:
 - Private Development : Developers Engineer, surveyors or their designated representative
 - Capital improvement Projects: the contractor, unless specified otherwise in the contract
 Property lines and corners must be properly staked to verify the water line alignment. The city shall not be liable to improper alignment or delay of any kind caused by improper or inadequate surveys.
- All water services and water meters shall be size on size. No reductions in water meter sizing are allowed for single services. All new water services shall be 1inch minimum HDPE poly pipe with 1inch minimum compression fitting angle stop and meter box, unless otherwise indicated on the plans. Curb stops will be located within the meter box and facing toward the lot.
- A 7 feet riser (Ford 40 series re-setter) shall be used for meter installation. Bull head water services are not allowed.
- An external angle ball valve with protective box shall be provided to all turn on's and offs to prevent unnecessary tampering with meter box.
- Meters three inches (3") and bigger are required to be in vaults. There will be no rising stem valves in vaults and blocking on valves shall be concrete. Metallic blockings are not allowed.
- Lines sixteen inches (16") and smaller shall have a minimum cover of four feet (4'). Lines larger than sixteen inches (16") shall have a minimum cover of six feet (6').
- Water mains shall have a minimum separation distance of nine feet (9') in all directions from wastewater collection facilities. Separation distances shall be measured from the outside surface of each of the respective facilities.
- PVC water mains from four inches (4") to eight inches (8") in diameter shall be AWWA C900 DR14. PVC water mains twelve inches (12") in diameter shall be AWWA C900 DR18. PVC water mains sixteen inches (16") in diameter and greater shall be AWWA C905 DR18.
- Water mains crossing other utilities such as gas lines shall be PVC, otherwise pipe shall have a cathode protection.
- Ductile iron water mains sixteen inches (16") in diameter and larger shall be in accordance with ANSI/AWWA C151/A21.50 with a minimum pressure class of 150 psi. It shall be the Engineer's responsibility to determine whether a higher pressure class is required. All ductile iron pipes shall be epoxy coated inside and out. Coatings must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61 and must be certified by an organization accredited by ANSI.
- All fittings shall be ductile iron complete with epoxy coating conforming to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61 or stainless steel, having mechanical restraints and thrust blocking.

FIRE HYDRANTS

- Fire hydrants shall be placed a minimum of 2feet but no greater than 6 feet from center of the hydrant to the back of curb centered on a 2 feet thick 30 inches x 30inches concrete pad extended all the way to the back of curb.
- A 5inches Knox Storz Guard adapter with 4.5 inches National Standard Thread and locking cap is required on all fire hydrants.
- No fire hydrant shall be installed within the radius point of an intersection.
- All fire hydrants shall be painted silver and the bonnet painted according to the following:
 - Hydrants having a rated capacity greater than 1500gpm at 20psi shall be painted light blue.
 - Hydrants with capacities 1000 to 1500 gpm shall be painted green.
 - Hydrants with capacities 500 to 1000gpm shall be painted orange
 - Hydrants with capacities of less 500gpm shall be painted red.
 - Out of service hydrants and hydrants strictly for flushing shall be painted black.

SANITARY SEWER

- Line and grade stakes for construction of all water and sanitary sewer lines and services shall be furnished by the following:
 - Private Development : Developers Engineer, surveyors or their designated representative
 - Capital improvement Projects: the contractor, unless specified otherwise in the contract
 Property lines and corners must be properly staked to verify the water line alignment. The city shall not be liable to improper alignment or delay of any kind caused by improper or inadequate surveys.
- Minimum cover for wastewater main shall be four feet (4'). In general, the minimum depth for a wastewater main to serve a given residential property with a four inch (4") lateral shall be three feet (3') plus 2% times the length of the house lateral (the distance from the wastewater main to the center of the house). Thus, for a house one hundred and thirty five feet (135') from the wastewater main, the depth would be **three feet (3') plus 2% x 135' = 3.0 + 2.7 = 5.7'**. The depth of the flow line of the wastewater main should then be at least **5.7 feet** below the elevation of the ground at the point where the service enters the house. Profiles of the ground line twenty feet (20') past the building line will be required to verify that this criterion is met.
- Wastewater mains shall be placed on such a grade that the velocity is not less than two feet per second (2 fps) or more than ten feet per second (10 fps) at design peak flow.
- Wastewater service laterals for single-family residential shall be a minimum of four inches (4") in diameter. Laterals shall be installed ten feet (10') downstream from the center of the lot and have a minimum distance of ten feet (10') separation from the water service.
- Clean outs shall be provided on service laterals on the private side but shall not be provided at dead ends of sewer mains. Rather a manhole shall be located at the end of a wastewater main and the last two service lines shall be directed into the manhole.
- All sanitary sewers and laterals shall be tested by pulling a mandrel, air pressure test and television video. The television video shall be provided to the City Inspector in a DVD format and shall be labeled accordingly for City's record.
- Unless otherwise noted, in open spaces, the top of the

STORM SEWER

- Recessed curb inlet shall be installed unless approved otherwise by the City.
- Placing several curb inlets at a single location is only permitted in areas with steep grades (4% or greater) to prevent flooding and avoid exceeding street capacity in flatter reaches downstream.
- No more than twenty feet (20') of inlet shall be constructed at one location along one curb line.
- Curb inlets shall be placed upstream from right angle turns and street intersections.
- An emergency overflow path shall be provided on the plans for sag locations. An emergency overflow path is the path the storm water will take if the drainage facility becomes clogged or ceases to function as designed. The emergency overflow path must be located within public right-of-way or within a drainage easement.
- Curb inlet depth shall not be less than four and half feet (4.5') from top of curb for all public improvements. Manhole is to be placed at low end of inlet, two manholes are required on 15feet and 20feet inlets only if the inside height of the inlet is less than 4 feet.
- Inlets are required at the low point of a super elevation to prevent flow across the roadway.
- Multiple sag inlets shall be located no closer than three hundred feet (300').
- Prior to final acceptance, all storm sewers shall be television filmed and cleared of any sediments and debris.

TRAFFIC CONTROL

- When the normal function of the roadway is suspended through closure of any portion of the right -of -way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety and the efficiency of road user flow shall be an integral element of every traffic control zone. All traffic control devices shall be in accordance with the latest TMUTCD and NCHRP 350. Devices must contain either type III Hi-intensity sheeting or Type IV reboundable Hi-intensity sheeting.
- Any traffic control plans not included in the engineering plan set must be submitted for review a minimum of seven (7) calendar days prior to the anticipated lane closure. Construction activity shall not begin until the traffic control plan is approved by the City of Celina. Traffic control plans may be required on other roadways as determined by the traffic engineer or the designee. All traffic control plan must be reviewed by the traffic engineer or their designated representative
- The contractor shall be responsible for maintaining all traffic control devices on and around the clock basis whether or not work is active. Any deficiencies shall be corrected by the contractor immediately, regardless of time of day.
- Lane closure will not be permitted on arterial roadways before 9:00am or after 4:00pm. Violations may result in suspension of all work at the job site for a minimum of 48hours. The City reserves the right to deny a closure for a special event.
- Lane closures will not be permitted on streets adjacent to private and/or public schools during the following hours:
 Elementary:7:15am -8:15am; 2:45pm-3:45pm
 Middle school:7:55am -9:00am; 3:30pm-4:40pm
 High school:6:45am -7:45am; 2:15pm-3:15pm
- All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation will result in suspension of all work at the job site a minimum of 48hours.
- Existing permanent signs removed by the contractor for construction purposes other than stop, yield and street name signs shall be returned to the City of Celina. All stop, yield and street name signs removed shall be temporarily erected in the appropriate locations (no less than 7 feet vertical from grade) until permanent signing can be installed . Any temporary stop or yield sign locations to be left in place overnight will require prior approval from the City Engineer.
- Any permanent sign or existing pavement markings that conflict with the approved traffic control plan shall be covered, obliterated or removed as directed by the City Engineer.
- Access must be maintained to all drives and side streets or as indicated in the traffic control plan.

PAVING

- All mix shall be sealed by a professional engineer and submitted to the City Inspector 10 days before a scheduled pour. Mix designs are subject to approval by the City Engineer.
- All concrete paving shall have a minimum compressive strength of 4000psi unless a higher compressive strength is specified.
- All fill shall be compacted to 95% standard proctor density in a maximum of six inch (6") lifts or per the approved Geotechnical Engineers Report.
- Subgrade shall extend 12 inches (12") minimum behind the curb, be a minimum of 6inches thick and shall be lime or cement stabilized as recommended in the geotechnical report. The amount of lime to be added shall be sufficient to achieve plasticity index not to exceed 12.
- A subgrade density report must be presented to the City Inspector prior to paving. Densities are only valid for 72hours. Densities received on a Friday are valid until noon on the following Monday. Densities taken before inclement weather may be required to be retaken at the City Inspector's discretion. A minimum of four (4) test cylinders are required for breaks at 7days, 2 at 28days and the last cylinder being an extra.
- All City streets are required to be paved with the used of an approved slip form paving machine with mechanical vibration. Hand pours are only allowed at intersection returns or other non-standard areas as approved by the City Inspector. Hand pours shall be vibrated by an approved hand vibrator.
- Pavement for 6LD and 4LD thoroughfare shall be 8 inches thick whereas 2LC, 2L, 2LCB, 2LRN and alleys shall be 6inches thick.
- Construction joints, cold joints and curb returns shall have fabric installed to allow for expansion.
- Expansion joints shall be placed at a maximum every 400feet
- All median noses shall be poured monolithically
- All barrier free ramps shall comply with the current TDLR, ADA AND TXDOT regulations
- All sidewalks shall be constructed per City of Celina standards and/or the latest version of the NCTCOG standards and specifications. Sidewalks on 6LD and 4LD thoroughfares shall be a minimum 6feet wide and those on 2LC, 2L, 2LCB, 2LRN and alleys shall be a minimum of 5feet wide.

RETAINING WALLS

- Retaining walls greater than 2 feet in height must be an engineered design and require a separate permit issued through the building Inspections department.
- Retaining walls (including the footing) shall not be constructed to encroach upon City Right-of-way, public easements or public utilities without the consent of the City Engineer.

TREE PRESERVATION

- Prior to construction, the contractor or subcontractor shall construct and maintain a protective fence at the drip line of all protected existing trees, bushes, landscaping plants, sprinklers and lawns unless noted otherwise on the construction drawings. Any damage to existing trees, landscaping plants, sprinklers and lawns caused by construction shall be replaced to the satisfaction of the City of Celina at the Contractor's expense.
- All protective measures shall be in place prior to commencement of any site or grading work and remain in place until all exterior work has been completed.
- The City shall be contacted to approve the placement of the tree preservation fencing prior to beginning of site work on the property.
- The following activities shall be prohibited within the limits of the primary root zone: material storage, equipment, cleaning/liquid disposal, no tree attachments of signs or wires and construction equipment/ vehicular traffic is prohibited.
- Unless specifically allowed, no grade changes shall be allowed within the limits of the primary root zone of any protected tree unless the city approves adequate construction methods.
- No trimming of trees may occur within the Tree Preservation fencing limits without prior consent of the City.

MATERIAL TESTING

- 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:
 - Embankment - One soil density test shall be performed at each location for each 500 C.Y. of backfill placed.
 - Pavement Sub grade - One gradafion 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 ½" sieve and 60% through a #4 sieve.
 - Utility Trench Backfill - One soil density test shall be performed at 300 feet intervals or as directed by the Inspector.
 - Concrete Tests:
 - 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.)
 - Air, slump, and temperature tests shall be taken for every set of cylinders made. Concrete with a temperature above 95° F will be rejected.
 - Additional cylinders and/or tests may be required at the Inspector's discretion.
- Water Testing:
 - Water testing shall be scheduled 48-hours in advance and set up through the city inspector.
 - Water testing fees are included in the 3% inspection fees.

EROSION CONTROL AND VEGETATION

- Every soil disturbing activity shall have an accompanying Erosion Control Plan (ECP), and either Construction Site Notice (CSN) for those activities disturbing more than 1 but less than 5 acres or Notice of Intent (NOI) for those activities disturbing 5 or more acres. A copy of the appropriate CSN or NOI shall be provided to the City of Celina prior to issuance of a grading permit. The ECP shall be provided to City of Celina's Engineering Inspector prior to grading.
- The CSN or NOI shall be posted in a location viewable to the public until construction is complete and Notice of Termination submitted. The storm water pollution prevention plan (SW3P) shall be readily available for review by Federal, State or local Officials.
- No soil disturbing activities will occur prior to the SW3P, ECP and associated Best Management Practices (BMP) being fully implemented, and then inspected by the City's Engineering Inspector.
- The contractor shall comply with the City of Celina's Storm Water Ordinance, the current NCTCOG iSWMTM Technical Manual for construction, the TPDES General construction permit TXR150000 and any other state and/or local regulations.
- The contractor shall employ measures as necessary to prevent dirt, mud, and debris from being trucked off site. Any dirt, mud, debris trucked offsite shall be cleaned up by the contractor immediately.
- The operator or his representative shall review the site weekly and after any major storm. Adjustments/repairs to the erosion control measures will be made as needed. The contractor shall notify the City's Engineering Inspector of adjustments/repairs such that the adjustments/repairs may be inspected and approved by the Inspector.
- Along parkways and medians in the right-of-way, a four-foot strip of native sod shall be placed behind the curb on top of four (4) inches of topsoil. Contractor shall be responsible for any temporary irrigation or watering as needed. Areas adjacent to new residential lots, where the homebuilder will be disturbing this area, may be exempt from this requirement so long as adequate erosion control measures are installed and maintained behind the curb.
- Contractor shall establish perennial vegetation on all other disturbed areas immediately upon completion of grading activities. An appropriate seed mix should be considered with respect to the season and the timing of final acceptance. A cool season seed mix should be used between September 15, and April 15. Final acceptance of a site shall be contingent upon perennial vegetation being fully established in all disturbed areas.
- A completed NOT shall be submitted to the state and a copy of this NOT shall be provided to the City of Celina prior to final acceptance.

GRADING NOTES

- Top soil stripping and replacement: Top soil stripping shall be incorporated into landscape areas outside overbuilt pads, in street parkways, medians, open space, earthen drainage ditches and swales for all subdivisions. A minimum of 4inches of topsoil shall be placed in advance of grassing operations. The grading operations shall accommodate topsoil to be placed in the designated areas. Stockpiled topsoil shall be protected from erosion with appropriate erosion control measures at all time, once the excess material has been placed and compacted the top soil shall be evenly redistributed on top of the placed fill before being re-vegetated.
- Re-grading work shall be closely coordinated with the owner and engineer before and as the work is being accomplished. Once started ,the work shall be prosecuted with diligence until complete.
- All new work shall slope uniformly between spot elevations unless noted otherwise. Provide positive drainage on all finish grades.
- In areas to be filled, all trees, stumps, brush, abandoned structures, roots, topsoil, vegetation, sediments, large rock fragments, rubbish and any other undesirable or deleterious matter should be properly removed and disposed of. All top soil, roots and other vegetation and loose or soft soils should be stripped to a depth of 6inches to the extent practical. It is recommended that trees scheduled for removal in the vicinity of proposed slab-on-grade foundations be removed as far in advance of slab construction as possible. This will tend to restore a more favorable soil moisture equilibrium which will in turn minimize the potential for greater than anticipated post-construction ground movements. Trees should be excavated to below their root balls. Excavation should be filled with soil similar to the surrounding soil. The fill should be constructed in accordance with the recommendations presented in the preliminary geotechnical investigation.
- Watering of earthwork placed in fill areas may be necessary to achieve the specified moisture density requirement and to germinate/sustain grass cover in areas to receive a vegetative cover after grading is complete. The contractor may request for a fire hydrant meter from the City for construction water use or obtain water from an alternate source. No extra payment will be made to the contractor for water.
- Contractors are directed to ensure that all swales as shown on the grading plans are properly installed. At locations where retaining walls exist and/or are proposed behind, beside or between lots, swales must be created on the upper lot directly behind the wall and on the lower lot adjacent to the wall where shown to convey surface drainage in the direction shown on the grading plan.
- Re-establishment of vegetation shall be initiated immediately after completing grading and in no case later than 14days after completion of grading. The contractor will be required to broadcast seed and fertilizer on finished lots. Tilling will not be required.The unit price bid for revegetation of graded lots shall include all costs associated with providing and spreading seed and fertilizer. The vegetation must achieve a cover that is 70percent of the native background cover to be considered final stabilization.

CITY OF CELINA			
CONSTRUCTION NOTES			
STANDARD DETAILS			
			
DESIGNED BY: G.F	REV. BY	DATE	SYMBOL
DRAWN BY: J.P			
CHECKED BY: G.F			
		DATE: JANUARY 2016	
		JOB NO.:	
		SHEET NO.:	CN - 1

DEMOLITION PLAN

1. All materials and construction shall be in accordance with the City of Celina Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractors guidance only.
3. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field.
4. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
5. The contractor shall be responsible for protecting all existing improvements in the construction of this project.
6. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

PAVING PLAN

1. All materials and construction shall be in accordance with the City of Celina Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by the North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the Contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The Contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. Contractor shall be responsible for protecting all existing improvements in the construction of this project. The Contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
5. All curb radii are 3' unless noted otherwise.
6. All parking spaces are 9' x 18', unless noted otherwise.
7. Firelanes shall be striped in accordance with the City of Celina Standards.
8. Parking stripes shall be 4" wide, spray applied white vinyl acrylic paint. Paint shall be applied in two coats to a clean, dry surface using template or striping machine.
9. All paving and earthwork operations shall conform to the City Standards.
10. All concrete pavement shall be sawcut @ 15' OCEW.

GRADING PLAN

1. All materials and construction shall be in accordance with the City of Celina Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
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3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at or slightly above Optimum as per Geotechnical Report.
5. Erosion Control shall be in place prior to the disturbance of any existing surface.
6. All sidewalk slopes shall conform to A.D.A. requirements as follows:
1:20 longitudinal (along the walk)
1:50 transverse (across the walk)
7. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
8. Proposed spot elevations are top of pavement elevations unless noted otherwise.

DRAINAGE PLAN

1. All materials and construction shall be in accordance with the City of Celina Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
7. All roof drain laterals shall be 0.50% min. slope.

UTILITY PLAN

1. All materials and construction shall be in accordance with the City of Frisco Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All sewer lines shall be PVC SDR-35.
5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
6. All water pipe 4" to 8" shall be DR 14 PVC, and 12" water pipe shall be DR 18 PVC conforming to AWWA C900 standards.
7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
8. Fire hydrants shall be located/staked according to City of Frisco Fire Hydrant Detail.

STORMWATER POLLUTION PREVENTION NOTES

1. It is the intent of the information provided on this sheet to be used as the general guidelines of the storm water pollution prevention plan for this project to establish a minimum basis of compliance with federal regulations.

The storm water pollution prevention plan shall meet the requirements for storm water discharges from construction sites published in the tpdes general permit no. Tsr 150000, dated March 5, 2013, issued pursuant to section 26.040 of the Texas water code and section 402 of the clean water act, by the Texas commission on environmental quality (tceq).
2. The storm water pollution prevention plan should address three goals:
a) diversion of upslope water around disturbed areas of the site;
b) limit the exposure of disturbed areas to the shortest duration possible; and
c) removal of sediment from storm water before it leaves the site.
3. The contractor shall have the storm water pollution prevention plan available onsite.
4. The contractor must amend plans whenever there is a change in design, construction, operation, or maintenance of the plan, or when the existing plan proves ineffective. Modifications including design and all additional materials and work shall be accomplished by the contractor at no additional expense to the owner.
5. Stabilization measures are to be inspected at a minimum of once every 7 days and within 24 hours after any storm event greater than .05 inches. Repairs and inadequacies revealed by the inspection must be implemented within 1 calendar day following the inspection. Rain gauge shall be placed on-site to measure and record.
6. An inspection report that summarizes inspection activities and implementation of the storm water pollution prevention plan shall be retained and made part of the plan.
7. All contractors and subcontractors identified in the plan must certify as to an understanding of the npdes general permit before conducting any activity identified in the pollution prevention plan.
8. The contractor shall adopt appropriate construction site management practices to prevent the discharge of oils, grease, paints, gasoline, and other pollutants to storm water. Appropriate practices can include:
Designating areas for equipment maintenance and repair; regular collection of wastes; conveniently located waste receptacles; and designating and controlling equipment washdown.
9. The contractor shall amend or modify this plan as required by construction means, methods, and sequence. Modifications shall not compromise the intent of the requirements of the law and this plan. Modifications shall not be basis for additional cost to the owner.
10. Areas of construction elsewhere on the jobsite shall conform to the detail shown on the plans.
11. Borrow areas, if excavated, shall be protected and stabilized utilizing the plan details. All work shall conform to governmental requirements and become part of the storm water pollution prevention plan (swp3). This work shall be done by the contractor at no additional expense to the owner.
12. All non-paved areas shall be mulched and seeded with erosion protection immediately upon completion of final grading. This includes all ditches and embankments. The contractor shall maintain final grading and keep seeded areas watered until fully established and accepted by owner.
13. The contractor shall construct a stabilized construction entrance/exit at designated traffic entrance/exit points prior to entering/exiting onto any paved roadway.
14. The contractor shall construct a silt fence at all locations shown on plans. The silt fence shall be constructed as detailed this sheet.
15. All disturbed ground areas shall be re-vegetated with a combination of perennial rye and bermuda, upon completion of final grading.

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131 S. Tennessee Street
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(972) 562-4409
Record Drawings Prepared On:
08/04/2016



(@ least 72 hours prior to digging)

<table border="1"> <thead> <tr> <th>Issue Dates:</th> <th>Revisions:</th> <th>Date:</th> </tr> </thead> <tbody> <tr> <td>1 09/17/2015</td> <td>1</td> <td></td> </tr> <tr> <td>2 11/12/2015</td> <td>2</td> <td></td> </tr> <tr> <td>3 01/16/2016</td> <td>3</td> <td></td> </tr> <tr> <td>4 01/25/2016</td> <td>4</td> <td></td> </tr> <tr> <td>5 02-11-2016 Released For Construction</td> <td>5</td> <td></td> </tr> <tr> <td></td> <td>6</td> <td></td> </tr> </tbody> </table>	Issue Dates:	Revisions:	Date:	1 09/17/2015	1		2 11/12/2015	2		3 01/16/2016	3		4 01/25/2016	4		5 02-11-2016 Released For Construction	5			6		<p>CROSS ENGINEERING CONSULTANTS 131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935</p> <table border="1"> <tr> <td>Drawn By:</td> <td>Checked By:</td> <td>Scale:</td> </tr> <tr> <td>C.E.C.I.</td> <td>C.E.C.I.</td> <td>N.T.S.</td> </tr> </table>	Drawn By:	Checked By:	Scale:	C.E.C.I.	C.E.C.I.	N.T.S.	<p>The seal that originally appeared on this document was authorized by Jonathon D. Hoke, Texas No. 94738 on 02/11/2016. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.</p>	<p>GENERAL CONSTRUCTION NOTES</p> <p>CELINA VILLAGE</p> <p>John Willock Survey, Abstract No. 1055 3.596 Ac. CITY OF CELINA, TEXAS 18 Lots</p>	<p>Sheet No. GN Project No. 14018</p>
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Drawn By:	Checked By:	Scale:																													
C.E.C.I.	C.E.C.I.	N.T.S.																													

N 89°44'23" E 525.45'

3.596 ACRES

N 00°50'08" W 298.08'

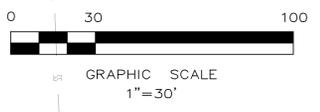
N. FLORIDA DRIVE

""CAUTION""
GAS METER AND BURIED
GAS LINE TO REMAIN.

REMOVE EX. BUILDINGS,
UTILITIES, PAVEMENT &
GRAVEL PER OWNERS
DIRECTION.

BLOCK 87
PERKINS ADDITION
VOL. 40, PG. 316

S 89°42'52" W 525.89'



S 00°55'14" E 297.86'

CONTRACTOR SHALL COORDINATE THE
REMOVAL OF ALL EXISTING ON-SITE LIGHT
POLES AND ASSOCIATED POWER WITH OWNER.

NOTE:
ALL EXISTING UTILITIES IN AND ALONG N.
FLORIDA DRIVE SHALL REMAIN.

CONTRACTOR SHALL COORDINATE WITH
FRANCHISE UTILITY COMPANY REGARDING THE
RAISING, LOWERING, REMOVAL, OR RELOCATION
OF ALL FRANCHISE UTILITIES.

NOTE:
EXISTING UTILITIES SHOWN PER AS-BUILT
DOCUMENTS AND PER CITY OF CELINA
DIRECTION. CONTRACTOR TO FIELD VERIFY
LOCATION AND DEPTH OF ALL UTILITIES
PRIOR TO CONSTRUCTION AND NOTIFY
ENGINEER OF ANY DISCREPANCIES.

-  AREA OF DEMOLITION, REMOVE EXISTING BUILDINGS, CONCRETE SLABS, PAVEMENT AND GRAVEL, FENCES AND GATES, DISPOSE OF MATERIAL PER OWNERS DIRECTION.
-  LIMITS OF DEMOLITION

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CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'

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DEMOLITION PLAN

CELINA VILLAGE

John Willock Survey, Abstract No. 1055 3.596 Ac.
CITY OF CELINA, TEXAS 18 Lots

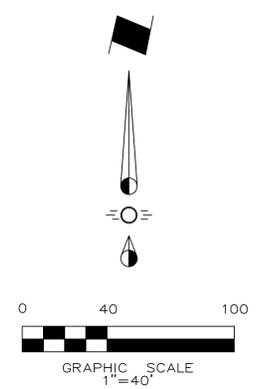
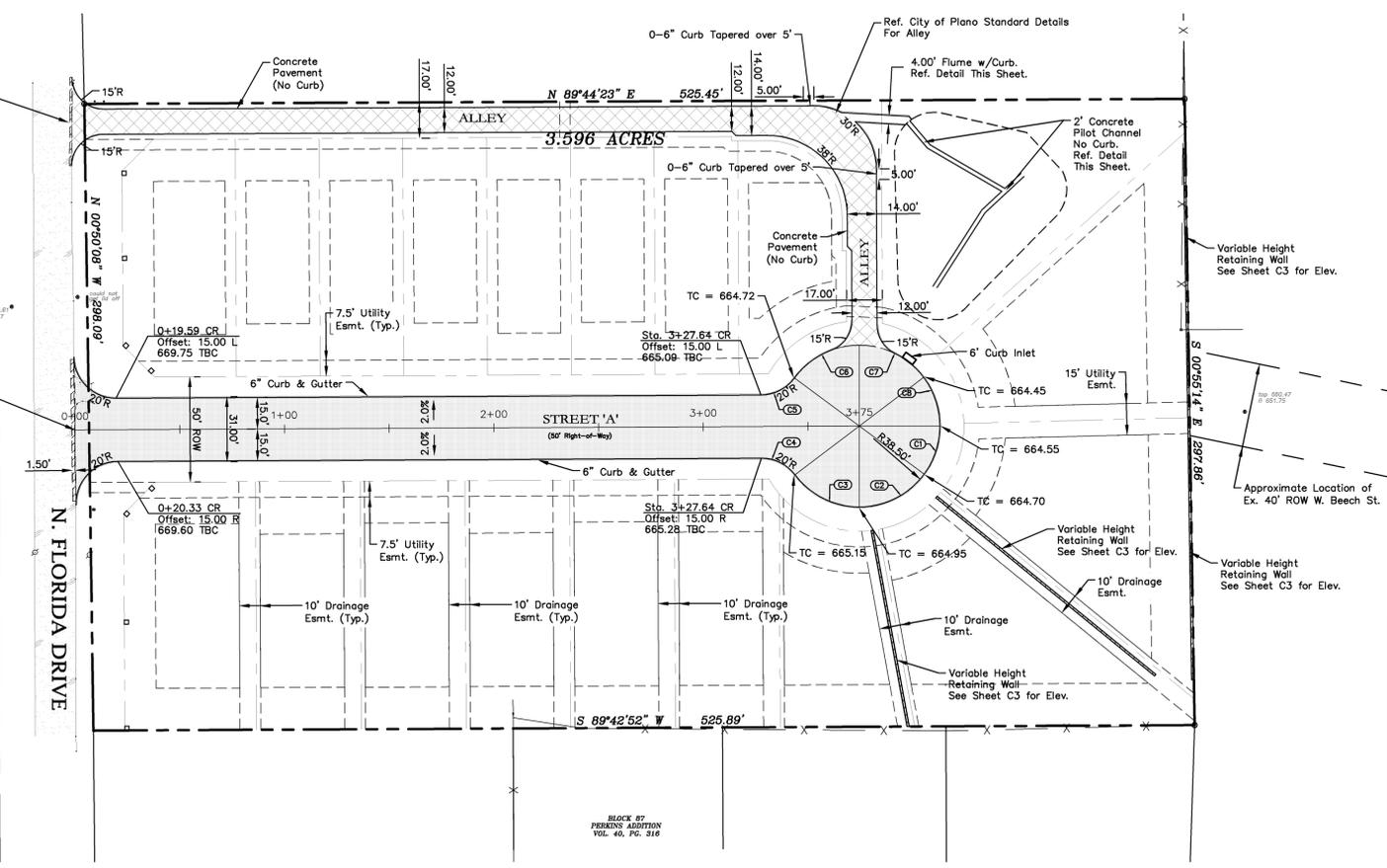
Sheet No. C1 of 9 Project No. 14018

CELINA VILLAGE SINGLE FAMILY

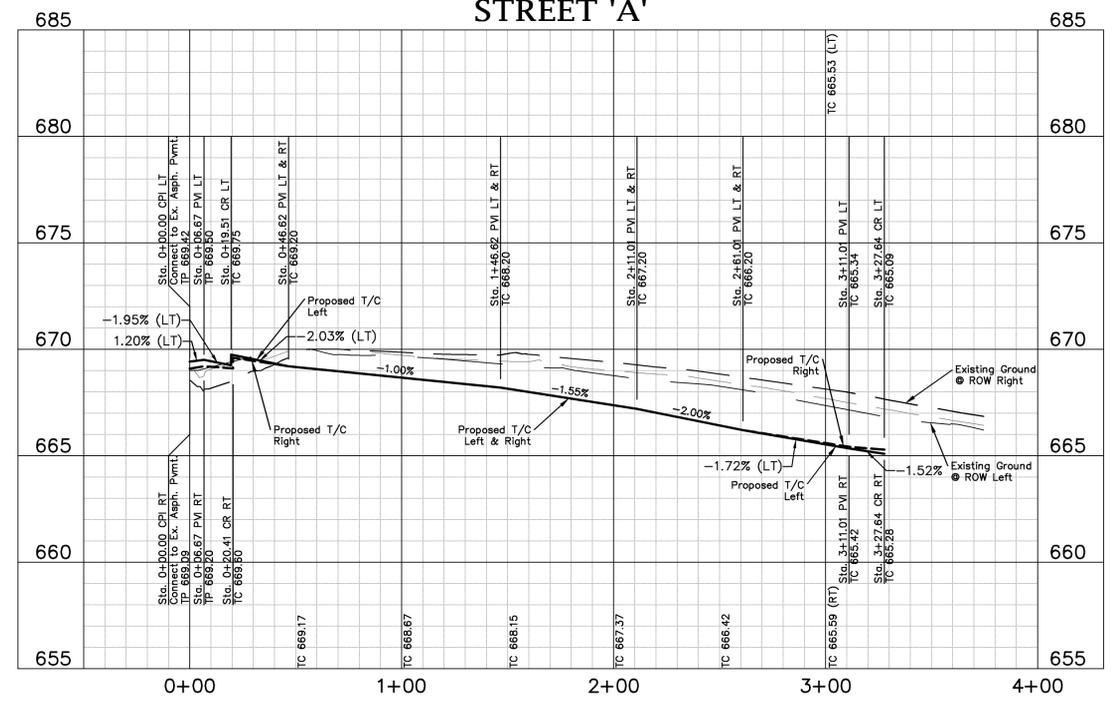
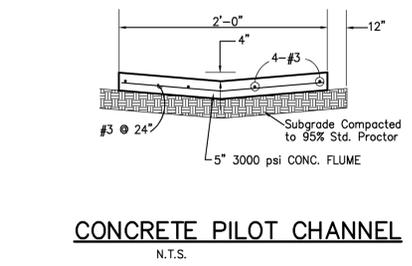
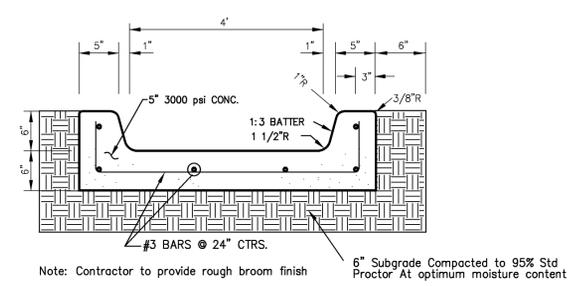
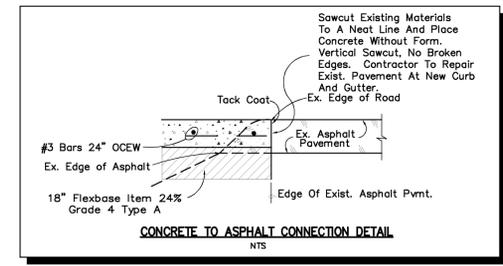
Proposed Alley
Smooth Sawcut 42 LF Ex. Asphalt
Pavement and Construct Street
Header per City of Celina Standards.
Ref. Concrete to Asphalt Connection Detail
This Sheet.

Sta. 0+00 Street 'A'
Smooth Sawcut 68 LF Ex. Asphalt
Pavement and Connect Concrete Pavement
to Existing Asphalt Street. Reference Detail This Sheet.
Match Existing Elevations.

- LEGEND**
- HEAVY DUTY CONCRETE PAVEMENT 6", 3,600 PSI REINFORCE CONC. PVMNT. WITH #3 BARS AT 24" O.C.B.W.
 - SUBGRADE
6" LIME STABILIZED SUBGRADE WITH 7.5% LIME (34 LB/SY) OR AS REQUIRED TO REDUCE P.I. TO A MAXIMUM OF 15. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - MEDIUM DUTY CONCRETE PAVEMENT 6", 3,600 PSI REINFORCE CONC. PVMNT. WITH #3 BARS AT 24" O.C.E.W.
 - EXPANSION JOINT
 - FULL DEPTH SAWCUT



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.50	38.50	36.46	S18° 13' 52"W	24.09
C2	35.97	38.50	53.54	S63° 13' 52"W	34.68
C3	35.59	38.50	52.97	N63° 30' 59"W	34.34
C4	18.59	20.00	53.25	N63° 39' 33"W	17.93
C5	18.59	20.02	53.20	S63° 05' 18"W	17.93
C6	35.97	38.50	53.54	N63° 13' 52"E	34.68
C7	35.59	38.50	52.97	S63° 30' 59"E	34.34
C8	24.88	38.50	37.03	S18° 30' 59"E	24.45





3.596 ACRES

Common Area

LEGEND

- xxx.x Proposed Top of Pavement Spot Elevation
- Ex. TP xxx.xx Existing Top of Pavement Spot Elevation
- H.P. xxx.x Proposed High Point Spot Elevation
- TW xxx.x / BW xxx.x Proposed Top of Wall Spot Elevation / Proposed Bottom of Wall Spot Elevation
- XXX --- Proposed Contour
- 588 --- Existing Contour
- Valley
- Highpoint

BLOCK 87
PERKINS ADDITION
VOL. 40, PG. 316

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

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CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

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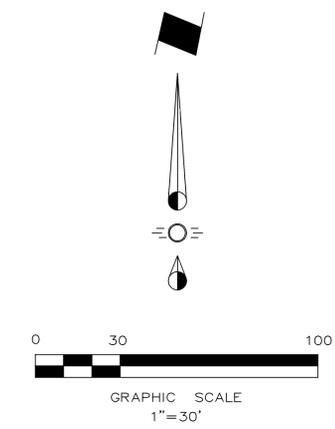
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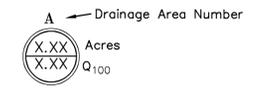
Sheet No. **C3** of 9
Project No. 14018

CELINA VILLAGE SINGLE FAMILY



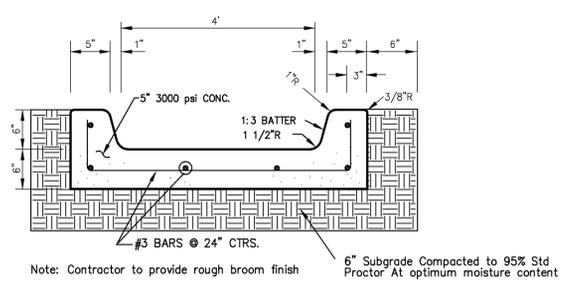
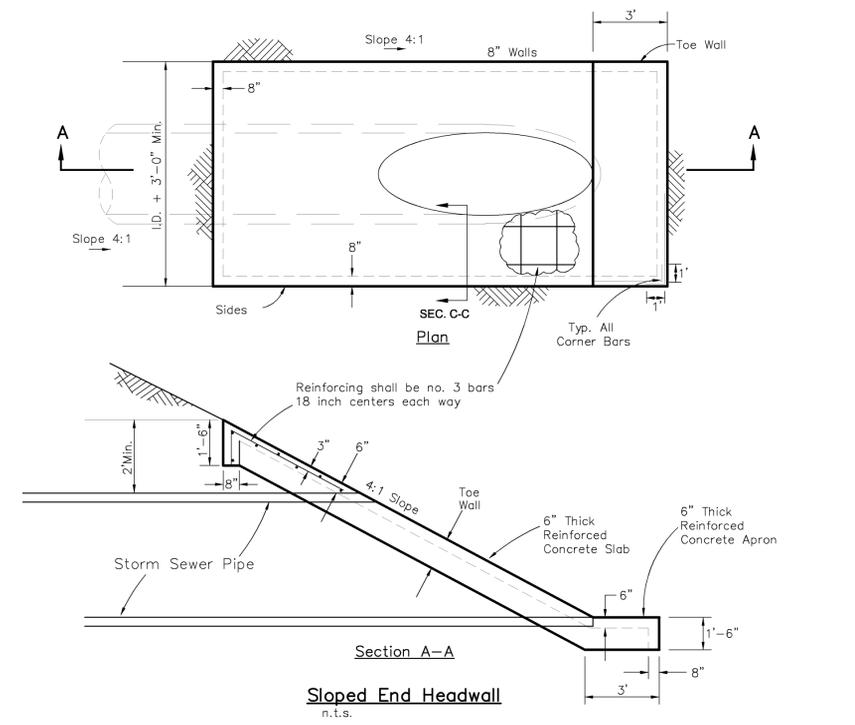
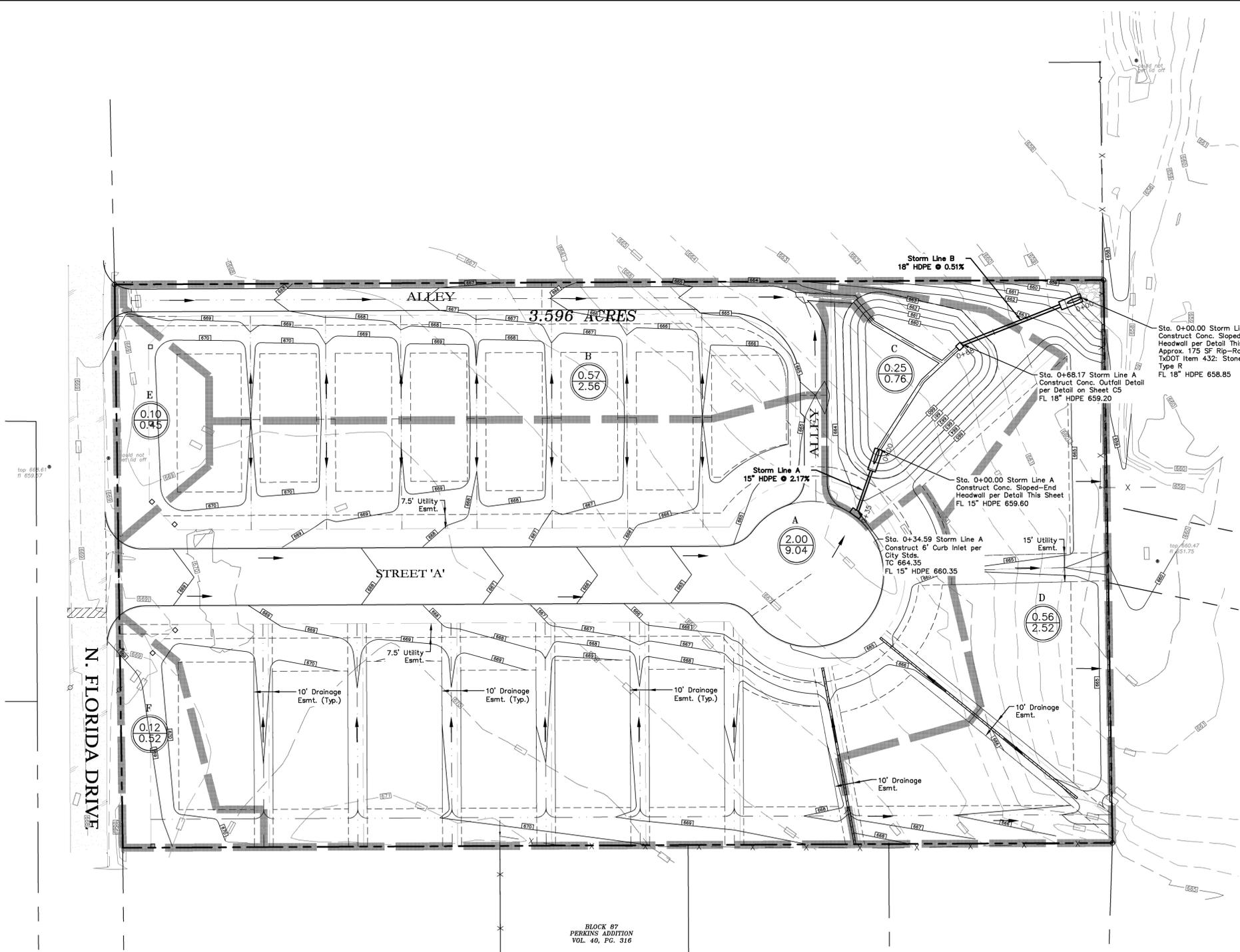
FULLY DEVELOPED DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Drainage Area (Acres)	C	tc (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Remarks
A	2.00	0.60	15.00	7.52	9.04	6' Curb Inlet
B	0.57	0.60	15.00	7.52	2.56	Concrete Flume
C	0.25	0.40	15.00	7.52	0.76	Detention Pond
D	0.56	0.60	15.00	7.52	2.52	Off-Site Flow East
E	0.10	0.60	15.00	7.52	0.45	Sheet Flow to Florida Dr.
F	0.12	0.60	15.00	7.52	0.52	Sheet Flow to Florida Dr.

DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
 C = 0.60
 I₁₀₀ = 7.52
 tc = 15 min.



FLUME DETAIL
N.T.S.

CAUTION!!
 Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

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 Cross Engineering Consultants
 131 S. Tennessee Street
 McKinney, Texas 75069
 (972) 562-4409
 Record Drawings Prepared On:
 08/04/2016

Issue Dates:	Revisions:	Date:
1 09/17/2015	1	
2 11/12/2015	2	
3 01/16/2016	3	
4 01/25/2016	4	
5 02-11-2016	5	Released For Construction
6	6	

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 131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

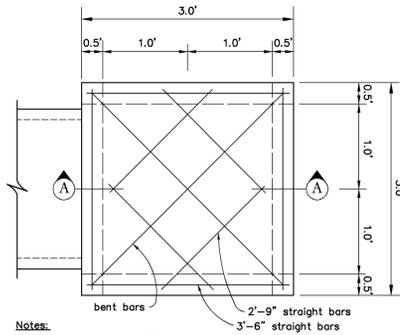
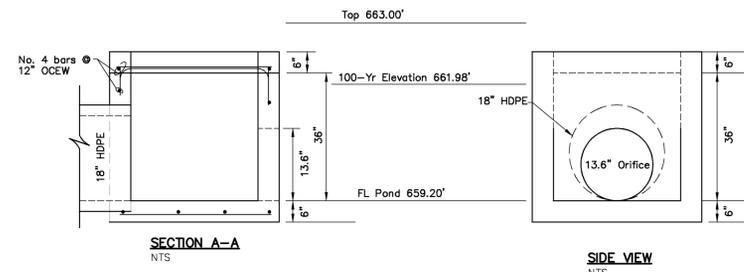
Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'

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DRAINAGE PLAN
 CELINA VILLAGE
 John Willock Survey, Abstract No. 1055 3.596 Ac.
 CITY OF CELINA, TEXAS 18 Lots

Sheet No. **C4** of 9
 Project No. 14018

CELINA VILLAGE SINGLE FAMILY



- Notes:
- All concrete to be 4,000 psi.
 - All reinforcing to be No. 4 bars.
 - All laps and extensions of reinforcing bars to be 30 bar diameter.
 - Inlet frame and 24\"/>

CONCRETE OUTFALL STRUCTURE
NTS

Detention Pond Statistics					
W.S. Elevation (ft)	Storage Volume Req. (cf)	Storage Volume Prov. (cf)	Allowable Discharge (cfs)	Actual Discharge (cfs)	Storm Event
659.20	-	0.00	-	-	-
659.60	-	297.29	-	-	-
660.00	-	1280.62	-	-	-
661.00	-	4515.79	-	-	-
661.98	8802.18	8802.18	7.30	7.22	100-Year
662.00	-	8909.31	-	-	-
663.00	-	13961.89	-	-	-

Detention Pond Weir Outfall Calculation							
Storm Event	W.S. Elevation (ft)	FL Weir (ft)	C	D (ft)	A (sf)	h (ft)	Q (cfs)
100	661.98	659.20	0.60	1.13	1.01	2.21	7.22

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN

100-Year

Existing Conditions:
 Runoff Coefficient C = 0.40
 K = 1.00
 Drainage Area - A = 3.596 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 7.52 in/hr
 Pre-Development Release Rate - Q = 10.82 cfs

Flow Through:
 Runoff Coefficient C = 0.90
 K = 1.00
 Drainage Area - A = 0 acres
 Time of Concentration - tc = 10 minutes
 Rainfall Intensity = 8.74 in/hr
 Q Flow Through = 0.00 cfs
 Allowable Site Release Rate - Q = 10.82 cfs (Pre-Development + Flow Through)

Proposed Conditions:
 Detained Runoff Coefficient C = 0.60
 Undetained Runoff Coefficient C = 0.60
 K = 1.00
 Total Site Area = 3.596 acres (Site + Flow Through)
 Undetained Area = 0.78 acres
 Detained Area = 2.82 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 7.52 in/hr
 Undetained Release = 3.52 cfs
 Maximum Outflow Rate - Q = 7.30 cfs (Site + Flow Through - Undetained)

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q-KCIA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	8.74	1.46	14.77	8,860	25	5,473	3,387
15	7.52	1.88	12.71	11,435	30	6,568	4,868
20	6.93	2.31	11.71	14,051	35	7,662	6,388
30	5.75	2.88	9.72	17,487	45	9,852	7,636
40	5.14	3.43	8.68	20,843	55	12,041	8,802
50	4.52	3.77	7.64	22,911	65	14,230	8,681
60	3.91	3.91	6.61	23,783	75	16,419	7,364
70	3.70	4.32	6.25	26,256	85	18,608	7,648
80	3.48	4.64	5.88	28,223	95	20,798	7,425
90	3.27	4.91	5.52	29,835	105	22,987	6,848
				Required Storage Volume			8,802 cubic feet
							0.20 acre-feet

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN

5-Year

Existing Conditions:
 Runoff Coefficient C = 0.40
 K = 1.00
 Drainage Area - A = 3.596 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 4.92 in/hr
 Pre-Development Release Rate - Q = 7.08 cfs

Flow Through:
 Runoff Coefficient C = 0.90
 K = 1.00
 Drainage Area - A = 0 acres
 Time of Concentration - tc = 10 minutes
 Rainfall Intensity = 5.80 in/hr
 Q Flow Through = 0.00 cfs
 Allowable Site Release Rate - Q = 7.08 cfs (Pre-Development + Flow Through)

Proposed Conditions:
 Detained Runoff Coefficient C = 0.60
 Undetained Runoff Coefficient C = 0.60
 K = 1.00
 Total Site Area = 3.596 acres (Site + Flow Through)
 Undetained Area = 0.00 acres
 Detained Area = 3.60 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 4.92 in/hr
 Undetained Release = 0.00 cfs
 Maximum Outflow Rate - Q = 7.08 cfs (Site + Flow Through - Undetained)

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q-KCIA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	5.74	0.96	12.4	7,431	25	5,308	2,123
15	4.92	1.23	10.6	9,554	30	6,369	3,185
20	4.50	1.50	9.7	11,651	35	7,431	4,220
30	3.66	1.83	7.9	14,214	45	9,554	4,660
40	3.22	2.15	6.9	16,674	55	11,677	4,997
50	2.79	2.33	6.0	18,059	65	13,800	4,259
60	2.35	2.35	5.1	18,253	75	15,923	2,330
70	2.21	2.58	4.8	20,027	85	18,046	1,981
80	2.07	2.76	4.5	21,438	95	20,169	1,269
90	1.93	2.90	4.2	22,487	105	22,292	194
				Required Storage Volume			4,997 cubic feet
							0.11 acre-feet

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN

25-Year

Existing Conditions:
 Runoff Coefficient C = 0.40
 K = 1.00
 Drainage Area - A = 3.596 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 6.26 in/hr
 Pre-Development Release Rate - Q = 9.00 cfs

Flow Through:
 Runoff Coefficient C = 0.90
 K = 1.00
 Drainage Area - A = 0 acres
 Time of Concentration - tc = 10 minutes
 Rainfall Intensity = 7.25 in/hr
 Q Flow Through = 0.00 cfs
 Allowable Site Release Rate - Q = 9.00 cfs (Pre-Development + Flow Through)

Proposed Conditions:
 Detained Runoff Coefficient C = 0.60
 Undetained Runoff Coefficient C = 0.60
 K = 1.00
 Total Site Area = 3.596 acres (Site + Flow Through)
 Undetained Area = 0.00 acres
 Detained Area = 3.60 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 6.26 in/hr
 Undetained Release = 0.00 cfs
 Maximum Outflow Rate - Q = 9.00 cfs (Site + Flow Through - Undetained)

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q-KCIA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	7.29	1.22	15.7	9,437	25	6,753	2,684
15	6.26	1.57	13.5	12,156	30	8,104	4,052
20	5.75	1.92	12.4	14,887	35	9,455	5,433
30	4.74	2.37	10.2	18,409	45	12,156	6,253
40	4.21	2.81	9.1	21,800	55	14,857	6,943
50	3.69	3.08	8.0	23,885	65	17,559	6,326
60	3.17	3.17	6.8	24,623	75	20,260	4,363
70	2.99	3.49	6.5	27,095	85	22,961	4,134
80	2.81	3.75	6.1	29,102	95	25,662	3,439
90	2.63	3.95	5.7	30,642	105	28,364	2,278
				Required Storage Volume			6,943 cubic feet
							0.16 acre-feet

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN

2-Year

Existing Conditions:
 Runoff Coefficient C = 0.40
 K = 1.00
 Drainage Area - A = 3.596 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 4.20 in/hr
 Pre-Development Release Rate - Q = 6.04 cfs

Flow Through:
 Runoff Coefficient C = 0.90
 K = 1.00
 Drainage Area - A = 0 acres
 Time of Concentration - tc = 10 minutes
 Rainfall Intensity = 4.90 in/hr
 Q Flow Through = 0.00 cfs
 Allowable Site Release Rate - Q = 6.04 cfs (Pre-Development + Flow Through)

Proposed Conditions:
 Detained Runoff Coefficient C = 0.60
 Undetained Runoff Coefficient C = 0.60
 K = 1.00
 Total Site Area = 3.596 acres (Site + Flow Through)
 Undetained Area = 0.00 acres
 Detained Area = 3.60 acres
 Time of Concentration - tc = 15 minutes
 Rainfall Intensity = 4.20 in/hr
 Undetained Release = 0.00 cfs
 Maximum Outflow Rate - Q = 6.04 cfs (Site + Flow Through - Undetained)

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q-KCIA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	4.91	0.82	10.6	6,356	25	4,531	1,825
15	4.20	1.05	9.1	8,156	30	5,437	2,719
20	3.44	1.15	7.4	8,907	35	6,343	2,563
30	3.06	1.53	6.6	11,884	45	8,156	3,728
40	2.67	1.78	5.8	13,826	55	9,968	3,858
50	2.27	1.89	4.9	14,693	65	11,780	2,913
60	1.88	1.88	4.1	14,603	75	13,593	1,010
70	1.76	2.05	3.8	15,949	85	15,405	544
80	1.64	2.19	3.5	16,985	95	17,218	(233)
90	1.52	2.28	3.3	17,710	105	19,030	(1,320)
				Required Storage Volume			3,858 cubic feet
							0.09 acre-feet

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 (972) 562-4409
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5 02-11-2016 Released For Construction	5	
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 131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. P-5935

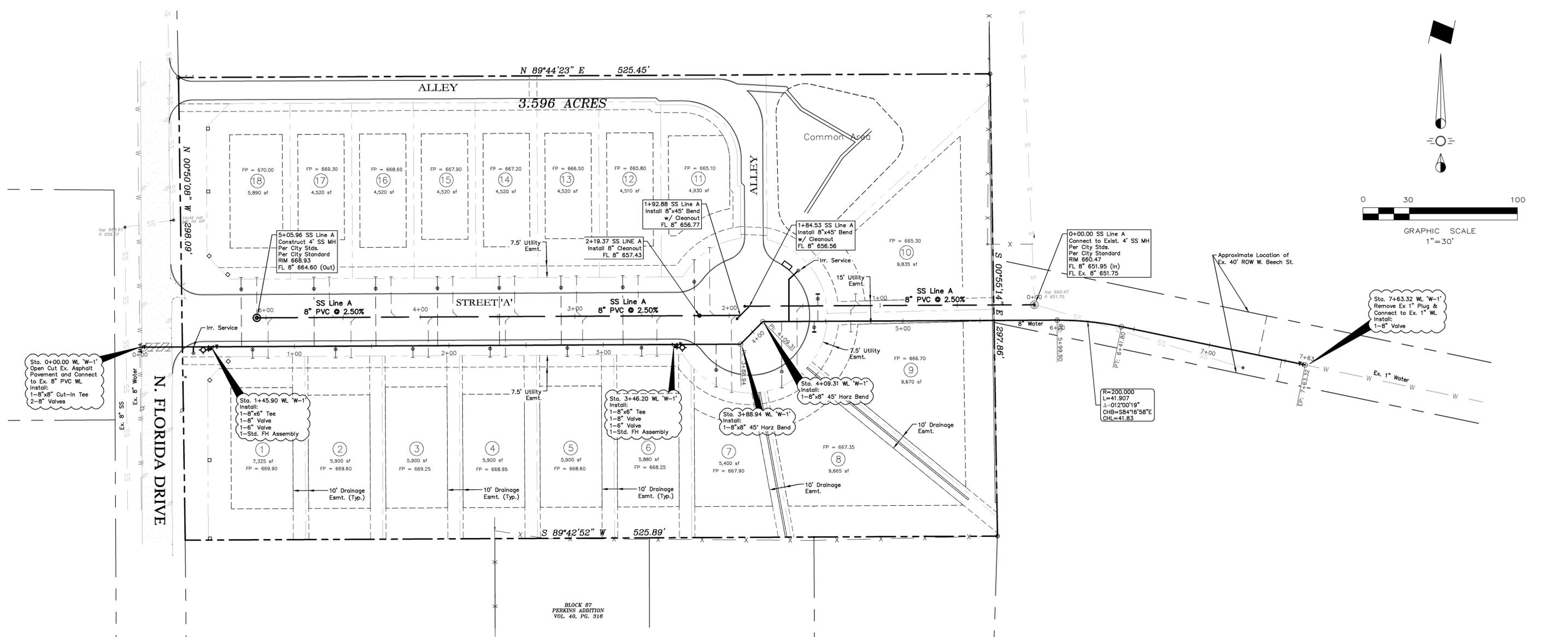
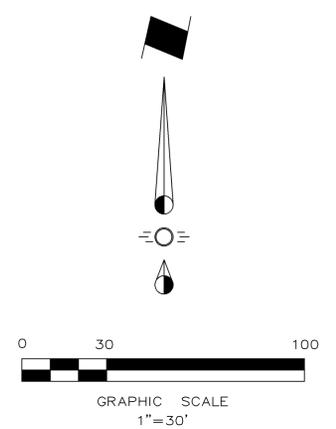
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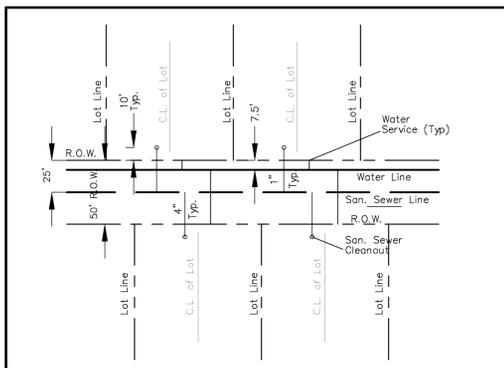
DETENTION CALCULATIONS

CELINA VILLAGE
 John Willock Survey, Abstract No. 1055 3.596 Ac.
 CITY OF CELINA, TEXAS 18 Lots

Sheet No. **C5** of 9 Project No. 14018



WATER METER CHART		
No.	Proposed Meter	Size
1	Domestic Meters	1"



LEGEND	
	Proposed S.S. Line
	Proposed Water Line
	Proposed Fire Hydrant
	Proposed Water Tee
	Proposed Water Valve
	Proposed Water Bend
	Proposed Blow Off Valve
	Existing Fire Hydrant
	Existing S.S. Line
	Existing Water Line
	Existing Underground Elec
	Existing Gas Line
	Proposed Retaining Wall

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

- 1) ALL WATER SERVICES SHALL BE INSTALLED 5' OFF THE CENTER OF EACH LOT WITH NO EXCEPTION
- 2) ALL SANITARY SEWER LATERALS SHALL BE INSTALLED 10' DOWNSTREAM OF WATER SERVICE. ALL LATERALS TO BE INSTALLED WITH 2-WAY CLEANOUTS. SANITARY SEWER LATERALS SHALL BE EXTENDED 10' INTO PROPERTY.

TYPICAL SERVICE LOCATIONS

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(972) 562-4409
Record Drawings Prepared On:
08/04/2016

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

BENCHMARK:

Issue Dates:	Revisions:	Date:
1 09/17/2015	1	
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3 01/16/2016	3	
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5 02-11-2016	5	Released For Construction
	6	

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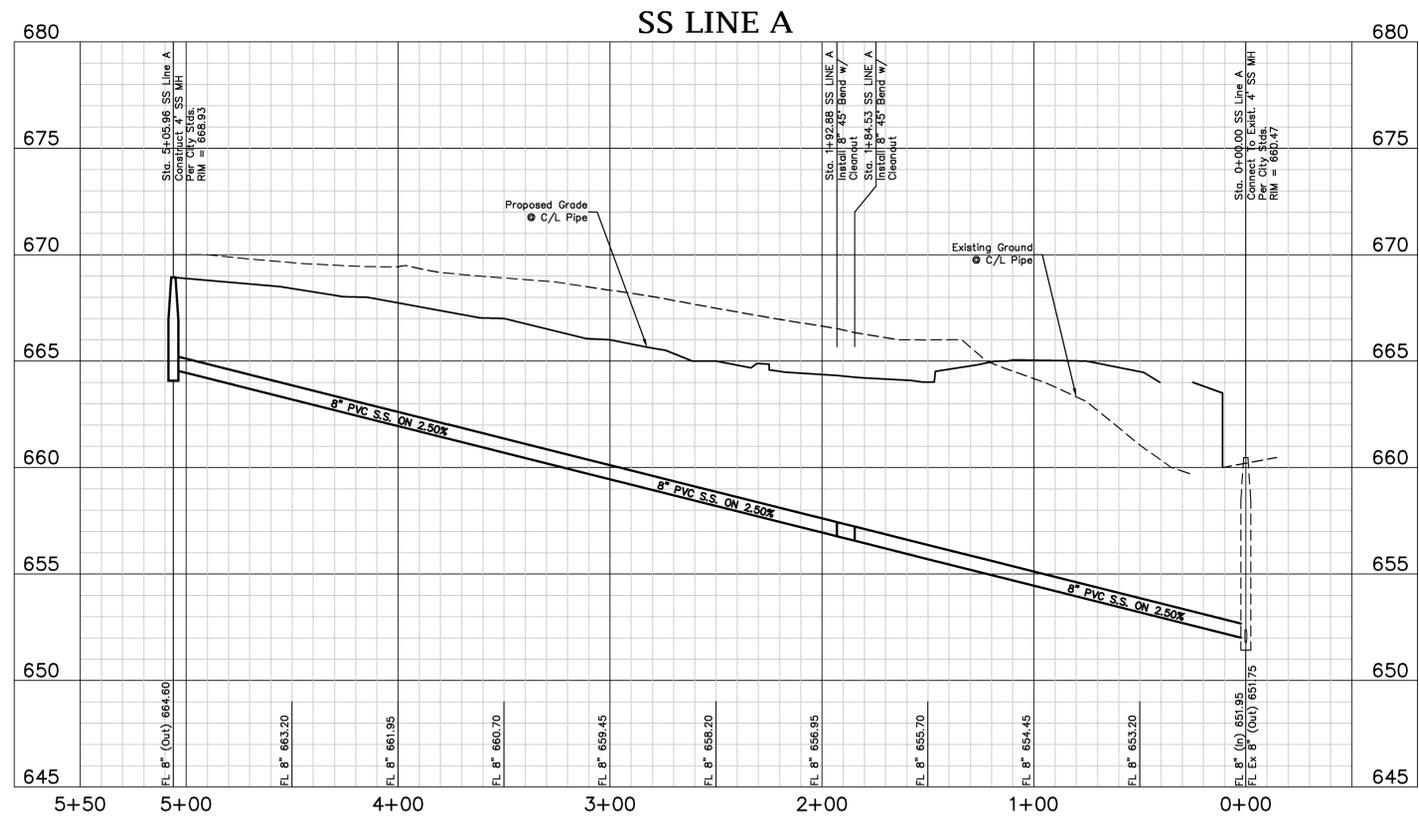
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C.E.C.I.	C.E.C.I.	1" = 30'

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UTILITY PLAN
CELINA VILLAGE
John Willock Survey, Abstract No. 1055 3.596 Ac.
CITY OF CELINA, TEXAS 18 Lots

Sheet No.	C6
of	9
Project No.	14018

CELINA VILLAGE SINGLE FAMILY



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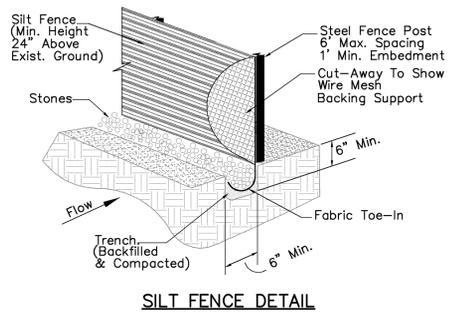
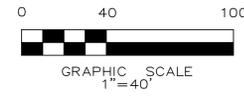
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CELINA VILLAGE		John Willock Survey, Abstract No. 1055		of 9
CITY OF CELINA, TEXAS		3.596 Ac.	Project No. 14018	
		18 Lots		

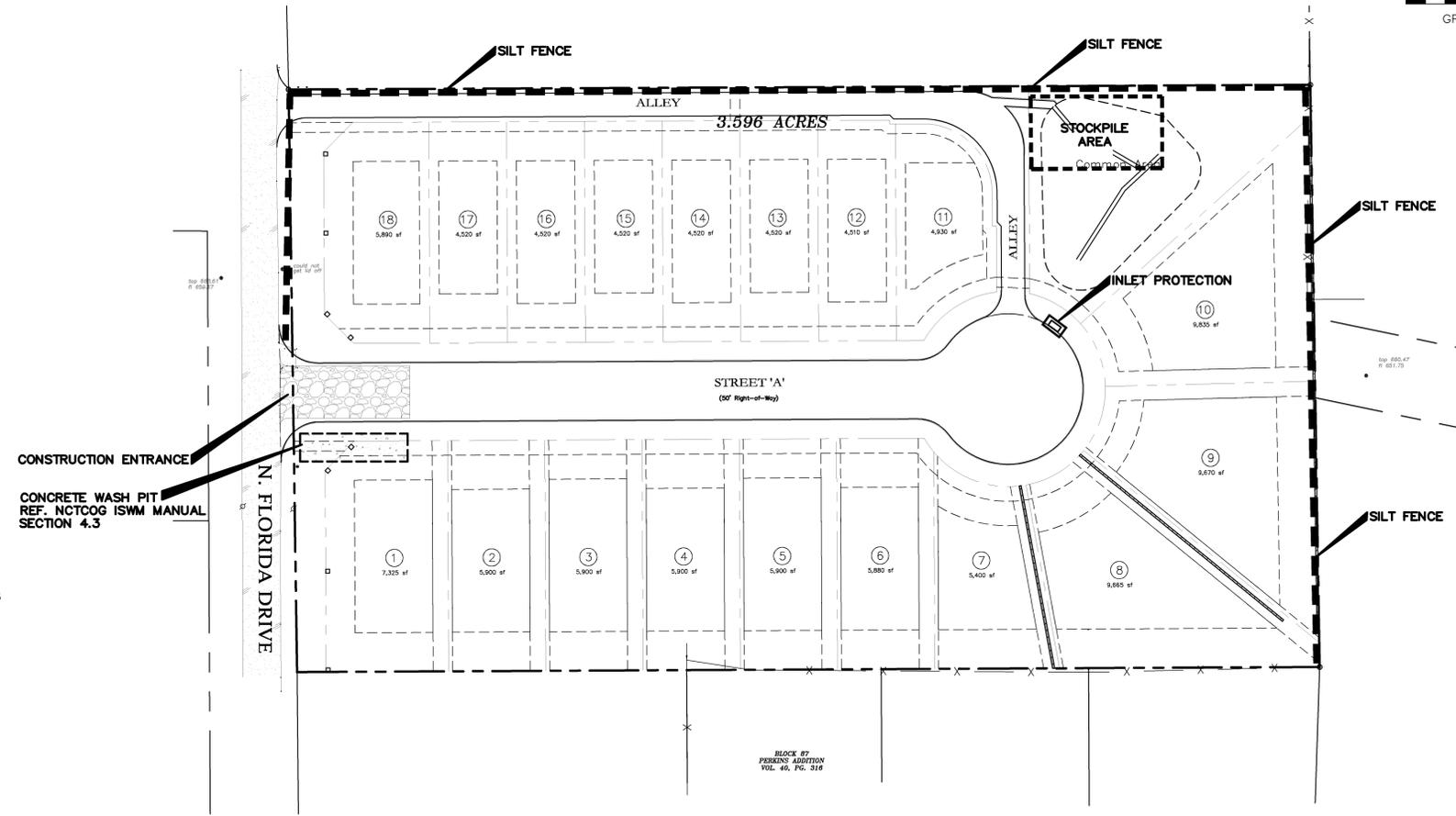
CELINA VILLAGE SINGLE FAMILY



SILT FENCE DETAIL

SILT FENCE CONSTRUCTION NOTES

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. The post must be embedded a minimum of one foot.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with washed gravel on the uphill side to prevent flow under fence.
3. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. Silt fence shall be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel support post. There shall be a 6 inch double overlap, securely fastened where ends of fabric meet.
5. Inspection shall be made weekly or after each rainfall. Repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reached a depth of 6 inches. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.



CONSTRUCTION ENTRANCE
CONCRETE WASH PIT
REF. NCTCOG ISWM MANUAL
SECTION 4.3

DISTURBED AREA = 3.61 ACRES

PHASING

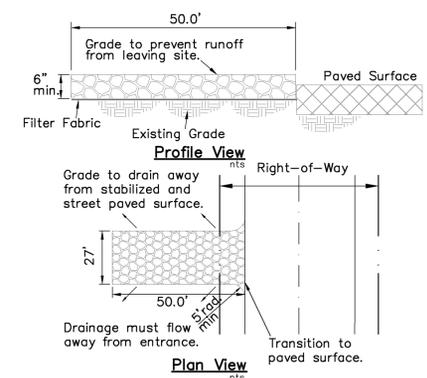
1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE
2. INSTALL INLET PROTECTION WHEN INLET AND FRONT PAVING ARE COMPLETE.
3. REMOVE SILT FENCE AT PAVING CONNECTION POINTS FOR DRIVE CONNECTIONS.
4. REMOVE CONSTRUCTION ENTRANCE AFTER ALL INTERIOR CONSTRUCTION IS COMPLETE AND POUR ENTRY PAVING.
5. REMOVE SILT FENCE AND INLET PROTECTION WHEN PERMANENT BMP'S ARE IN PLACE.

LEGEND

- SILT FENCE
- INLET PROTECTION
- ▨ TEMPORARY CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. Stone shall be 3 to 5 inch diameter rock or stone.
2. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with stone with drainage flowing away from both the street and the stabilized entrance/exit. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
3. The entrance/exit shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
4. The entrance/exit must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
5. Revegetate TxDot R.O.W. per TxDot spec. book (2004) items 162& 164. Remove all erosion control devices from TxDot R.O.W. upon establishment of 70% vegetative cover inside TxDot R.O.W.



STABILIZED CONSTRUCTION ENTRANCE/EXIT

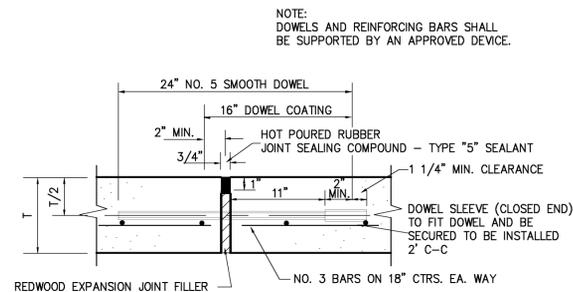
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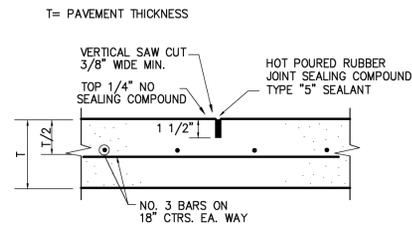
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Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

EROSION CONTROL PLAN		Sheet No. C8
CELINA VILLAGE		of 9
John Willock Survey, Abstract No. 1055	3,596 Ac.	Project No. 14018
CITY OF CELINA, TEXAS		18 Lots

CELINA VILLAGE SINGLE FAMILY

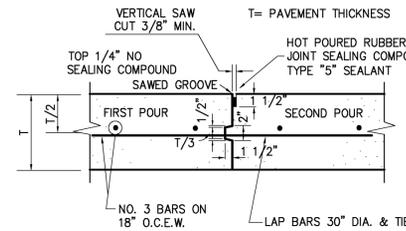


EXPANSION JOINT

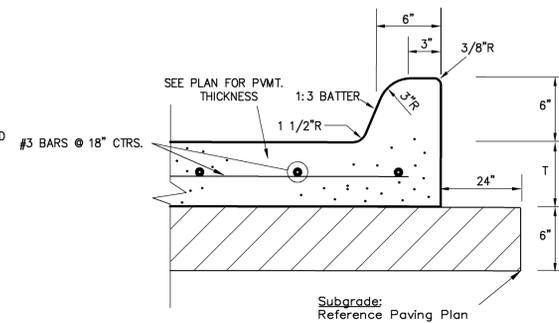


MAXIMUM SPACING IS 15' CTRS. (TYP.)

SAWED DUMMY (CONTROL) JOINT



CONSTRUCTION JOINT



PAVEMENT SECTION WITH CURB

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131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

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DETAILS		Sheet No.
CELINA VILLAGE		C9
John Willock Survey, Abstract No. 1055		of 9
CITY OF CELINA, TEXAS	3.596 Ac.	Project No. 14018
	18 Lots	