THE CREEKS OF FOREST GROVE

Lots 1-18, Block A

PAVING, DRAINAGE & UTILITY IMPROVEMENTS

CITY OF LUCAS, TEXAS

SHEET INDEX

COVER SHEET	
FINAL PLAT	
FOREST GROVE LANE PAVING PLAN	C1
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MULTIPLE BOX CULVERT DETAILS	C7
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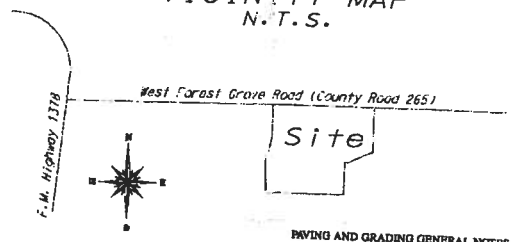
VICINITY MAP
N.T.S.



UTILITY CONSTRUCTION GENERAL NOTES

1. All water construction shall conform to the City of Lucas Standard Construction Details and Standard Specifications for Public Works Construction. In the event an item is not covered, the contractor shall bring the problem to the attention of the Engineer for a decision, approval or modification.
2. All water mains shall be class 200, AWWA C900 PVC pipe. Joints restrained by megalug retainer glands.
3. All gate valves shall be City approved resilient Seat Gate Valves (A-2370-series).
4. All fire hydrants shall meet City of Lucas Specifications.
5. Hose/pumper nozzles on fire hydrants shall be 18" above top of curb, or finished grade and shall face the street or fireline. Fire hydrant shall not be placed less than 2.0' nor more than 6.0' behind the curb.
6. All water mains shall have a minimum cover of 48" below finished grade.
7. All water mains shall be pressure tested in accordance with the specifications. The Contractor shall flush and sterilize all water mains.
8. The location of existing utilities shown on these plans is approximate. All utilities may not be shown. It is the responsibility of the contractor to contact all area utilities that may conflict with construction prior to beginning work.
9. All concrete blocking and embedment for water and sewer line shall be in accordance with the City of Lucas construction standards.
10. Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Lucas and the owner.
11. Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.

Topography and field surveying provided by Roome Surveying, Inc.

Asbuilt utilities, paving and drainage information obtained from record drawings on file with the City of Lucas.

PAVING AND GRADING GENERAL NOTES

1. All construction shall conform to the City of Lucas Standard Construction Details and Standard Specifications for Public Works Construction. In the event that an item is not covered, the contractor shall bring the problem to the attention of the engineer for approval or modification.
2. Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
3. Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted. The intention of this grading plan is preclude ponding water on paving or grassed areas. If the contractor finds any location that will reach in ponding water, the Engineer shall be notified for clarification prior to pavement placement.
4. All subgrade beneath proposed pavement shall be scarified 8" deep 6" thick 7% lime stabilized subgrade and recompacted to 95% Standard Proctor (ASTM D-698) at or slightly above optimum moisture content. Paving shall be 6" 3600 psi concrete at 28 day compressive strength with #3 bars on 18" centers both ways.
5. All driveway approaches shall match existing street pavement sections.
6. Sawed transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawed longitudinal dummy joints shall be installed along centerline of roadway and expanded were applicable. All joints shall be filled with an approved sealer.
7. Transverse expansion joints shall be installed at 400' centers along the roadway and at all drive returns. Expansion joints shall be placed along all fixed objects such as light poles and foundations.
8. Contractor shall adjust all manholes and water valves to match finished grades as shown on drawings.
9. Street lights shall be installed 3 1/2 to 4' behind back of curbs as required but shall not encroach on any sidewalks.
10. Contractor shall construct barrier free ramps at all intersections per City of Lucas Details. All handicap ramps, walks, walks and access to the building(s) shall meet ADA standards.
11. All conduit for irrigation sleeves shall be class 200 PVC installed 12" below concrete pavement and extend 2' outside of back of curb.
12. Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Lucas and the owner.
13. Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
14. The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the contractor to contact the City of Lucas and all area utilities that may conflict with construction prior to beginning work.
15. Erosion control shall conform to latest NCTCOG standards.

AS BUILT 28 JULY, 2008

THIS DOCUMENT IS SUBMITTED AS AN "AS BUILT DRAWING" FOR RECORD PURPOSES ONLY. ANY MODIFICATION OR CHANGES THAT HAVE BEEN MADE DURING CONSTRUCTION AND NOTED ON THIS DRAWING HAVE BEEN SUPPLIED BY THE OWNER, HIS REPRESENTATIVE, OR THE CONTRACTOR. FIELD INSPECTION/CONTRACT SUPERVISION OF THE CONSTRUCTION WAS PERFORMED BY OTHERS. IT IS NOT GUARANTEED BY HELMBERGER ASSOCIATES, INC THAT THIS DOCUMENT REPRESENTS "AS BUILT" CONDITIONS.

ENGINEER:

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
124 HOOPER ROAD, WYLIE TEXAS 75098 (972) 442-7458

Owners

F.G.Creek Properties, Ltd., a Texas liminted partnership
Acting by and through it's general partner
Karen S. Neat
2112 W. Spring Creek Parkway
Plano, Texas 75023
(O) 972-612-2228
(Fax) 972-612-2229
Attn: Byron McCollum, President

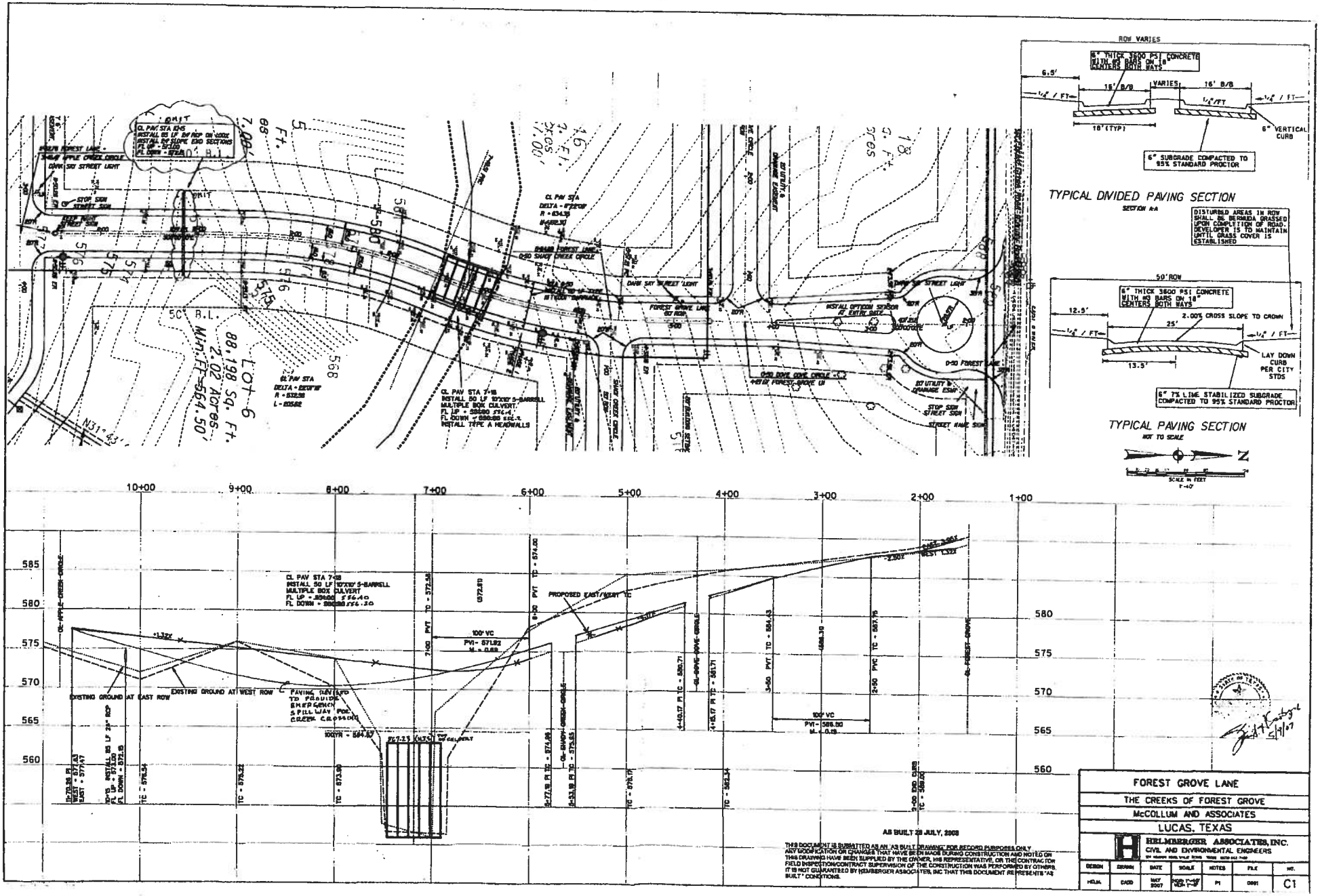
Owner Lot 1 Only

Byron E. & V. Ellen McCollum
770 Creekwood Dr. N
Fairview, TX 75069

Owner Lot 2 Only

Charles R. & Deborah L. McCollum
771 Creekwood Dr. N
Fairview, TX 75069

STATE OF TEXAS
DEPUTY & HELMBERGER
63944
4-2-07


TYPICAL DIVIDED PAVING SECTION
SECTION A-A
6" THICK 3600 PSI CONCRETE WITH #3 BARS ON 18" CENTERS BOTH WAYS
6" SUBGRADE COMPACTED TO 95% STANDARD PROCTOR
6" VERTICAL CURB
DISTURBED AREAS IN ROW SHALL BE BERMUDA GRASSED UPON COMPLETION OF ROAD. DEVELOPER IS TO MAINTAIN UNTIL GRASS COVER IS ESTABLISHED
TYPICAL PAVING SECTION
NOT TO SCALE
6" 7% LIME STABILIZED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR
LAY DOWN CURB PER CITY STDS
CL PAV STA 7+18
INSTALL 80 LF 10'X10' 5-BARRELL MULTIPLE BOX CULVERT
INSTALL TYPE A HEADWALLS
PROPOSED EAST/WEST TC
EXISTING GROUND AT EAST ROW
EXISTING GROUND AT WEST ROW
PAVING GRADED TO PROVIDE EMERGENCY SPILLWAY FOR CREEK CROSSING
AS BUILT 28 JULY, 2008
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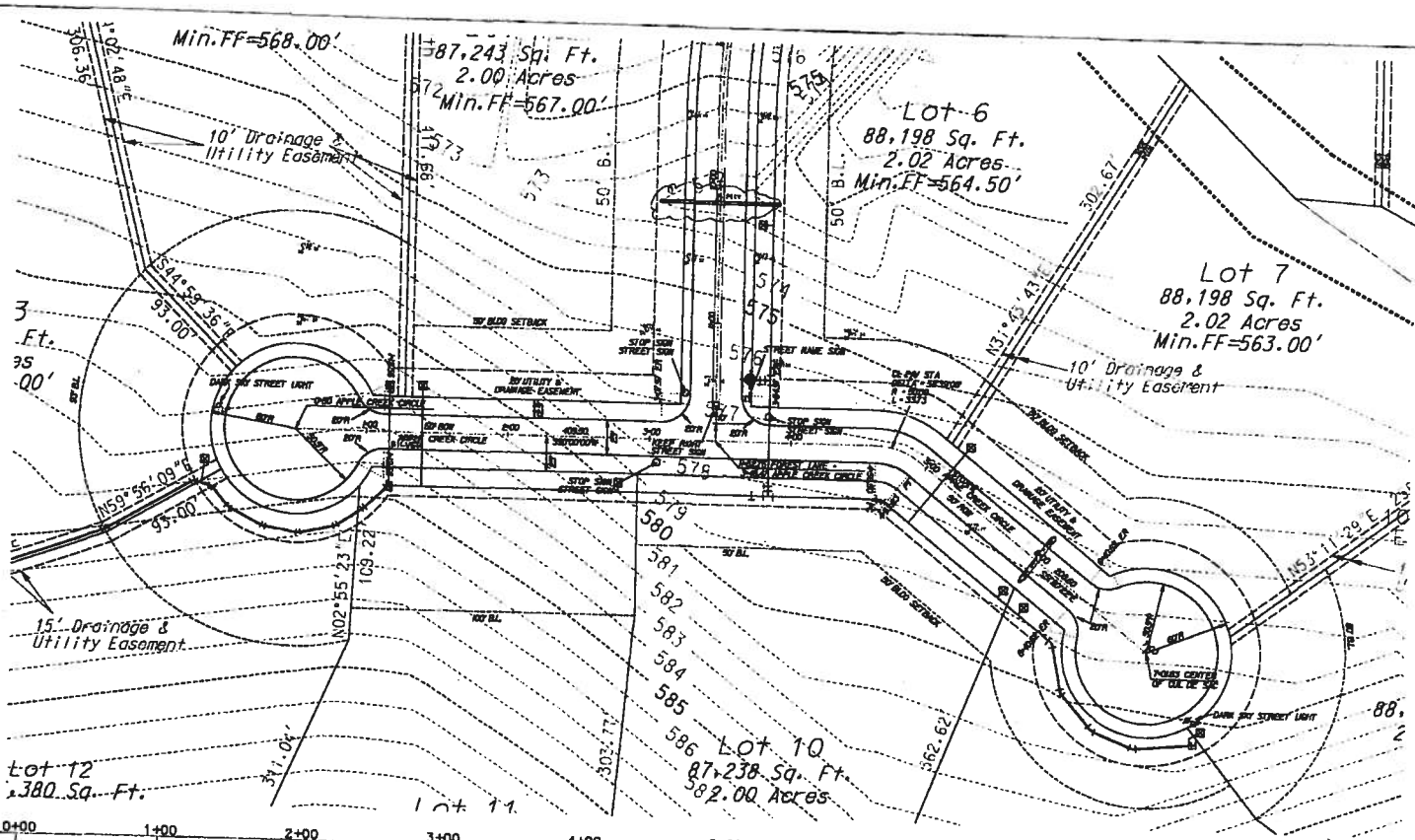
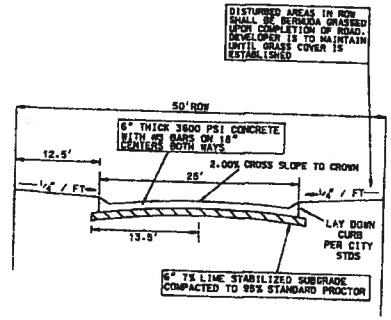
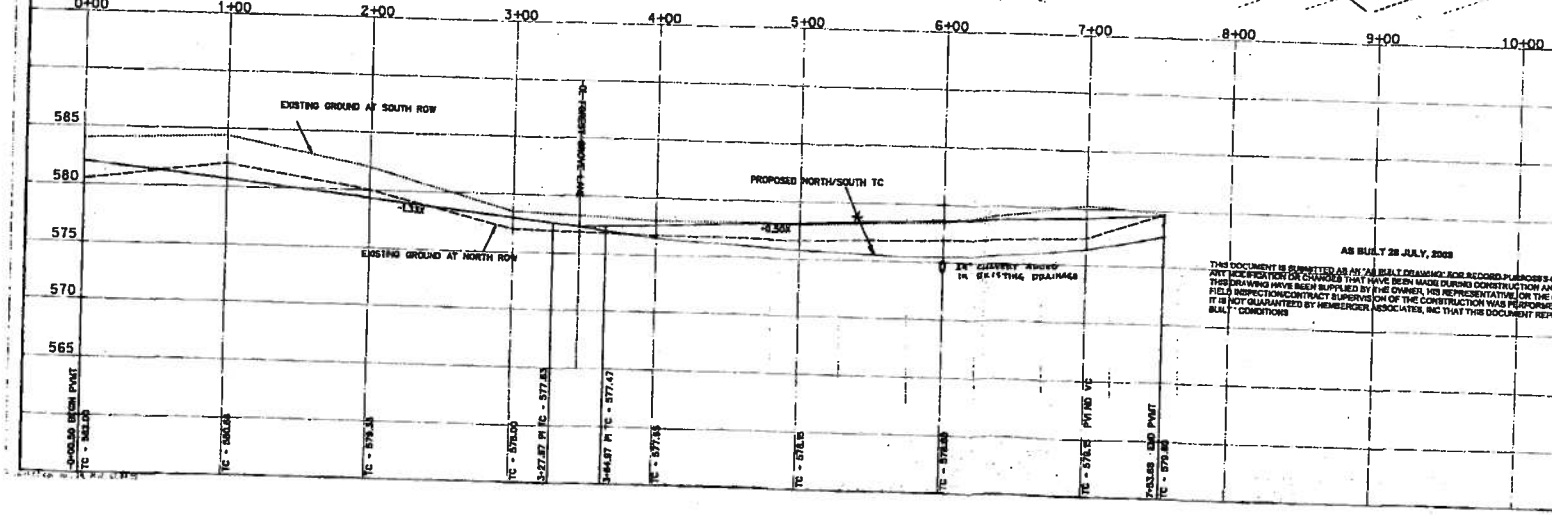
FOREST GROVE LANE
THE CREEKS OF FOREST GROVE
McCOLLUM AND ASSOCIATES
LUCAS, TEXAS
HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
DESIGN
DRAWN
DATE
SCALE
NOTES
FILE
NO.
HCLM
CADD
MAY 2007
NOTED
P1
0001
C1





TYPICAL PAVING SECTION
NOT TO SCALE



AS BUILT 28 JULY, 2003

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4/21/07

SILVER APPLE CREEK CIRCLE

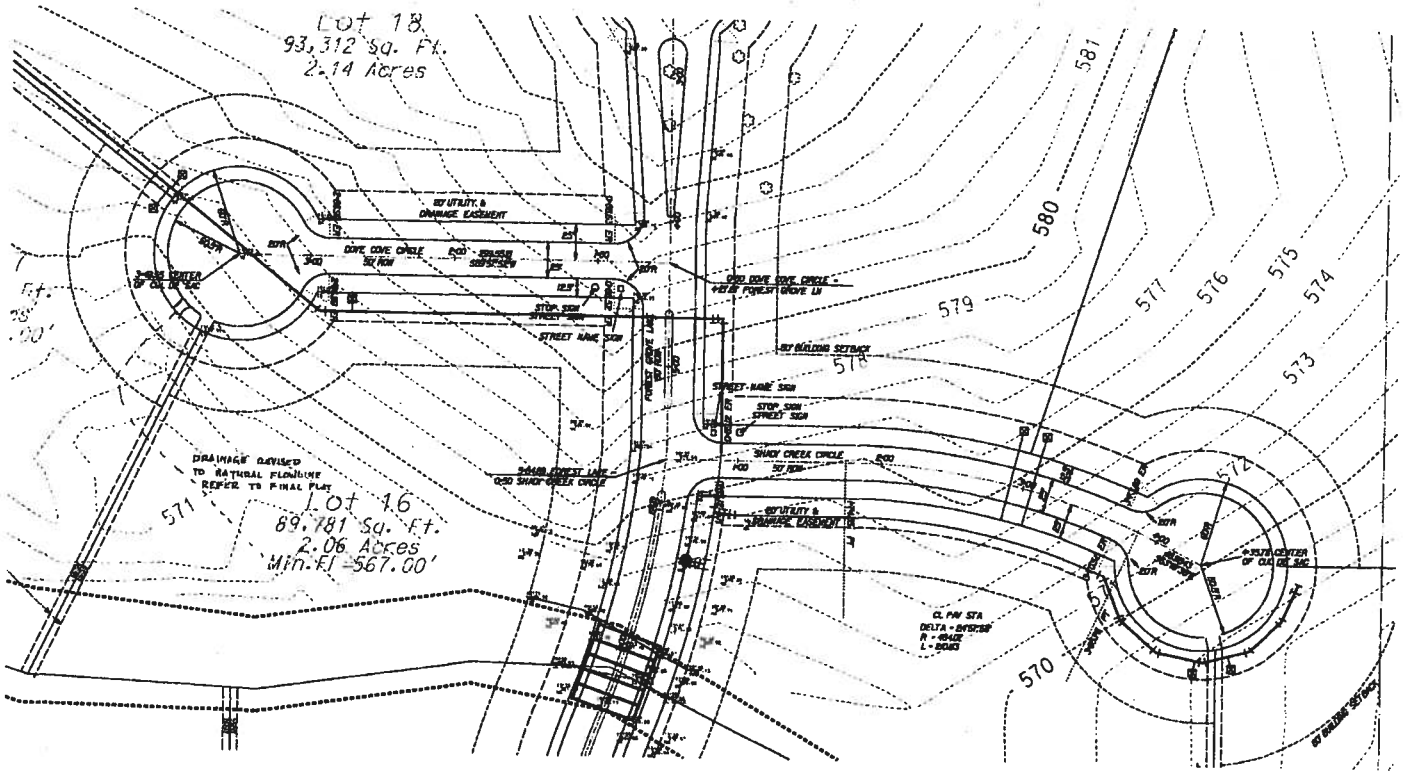
THE CREEKS OF FOREST GROVE

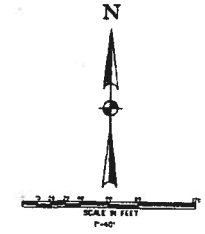
McCOLLUM AND ASSOCIATES

LUCAS, TEXAS

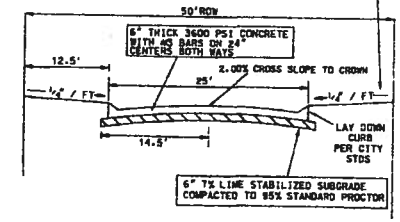
HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM	CADD	MARCH 2007	1"=40'	P2	0001	C2

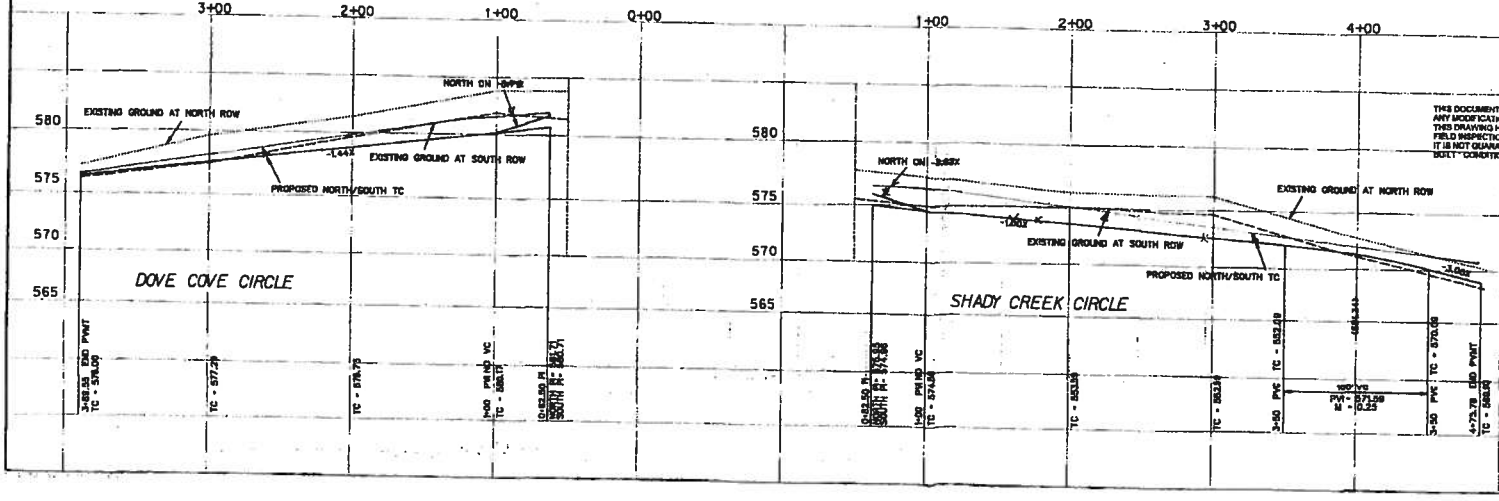




DISTURBED AREAS IN ROW SHALL BE BERMUDA GRASSED UPON COMPLETION OF ROAD. DEVELOPER IS TO MAINTAIN UNTIL GRASS COVER IS ESTABLISHED



TYPICAL PAVING SECTION
NOT TO SCALE



AS BUILT 28 JULY, 2008

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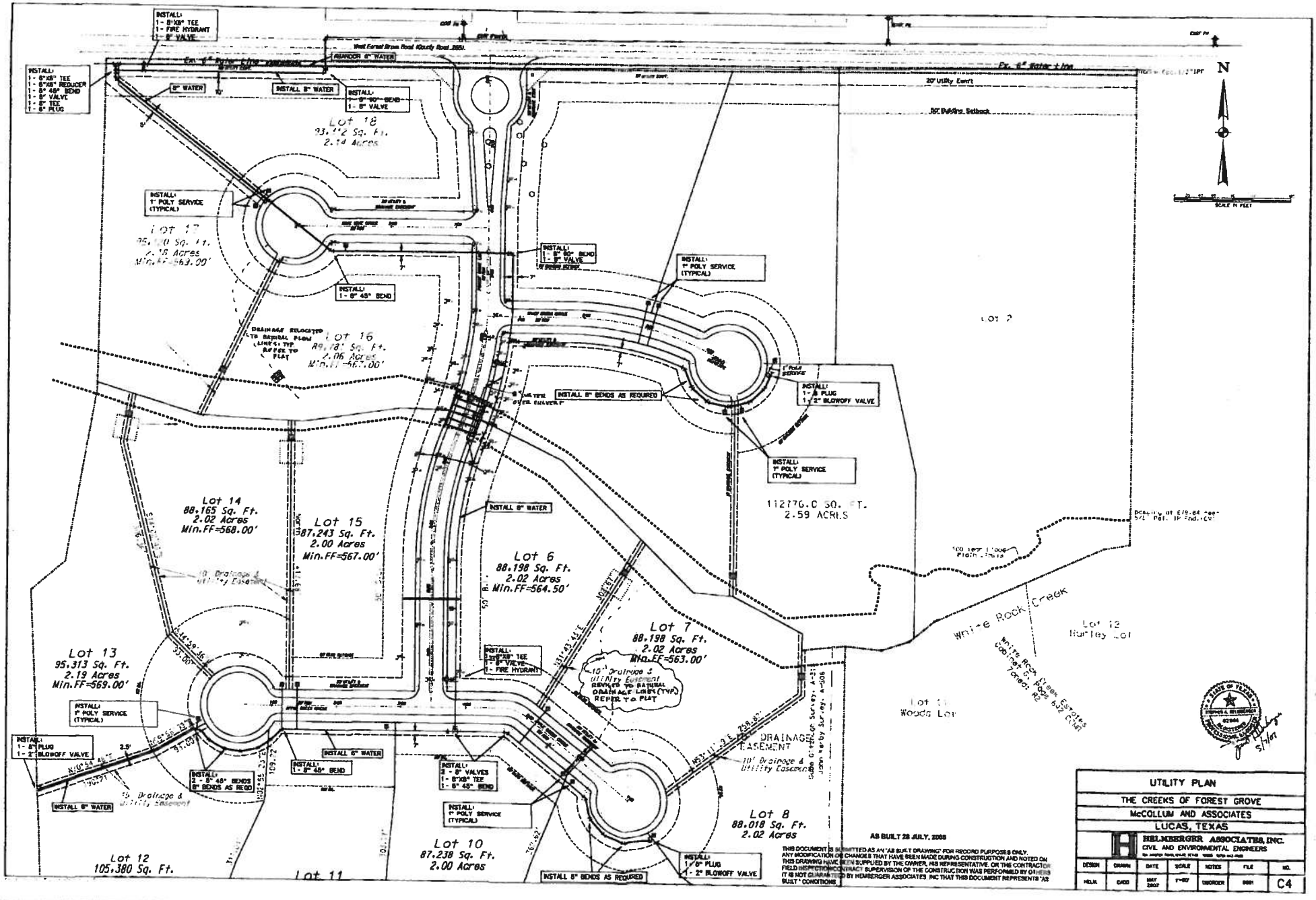
STATE OF TEXAS
62364
REGISTERED PROFESSIONAL ENGINEER

SHADY CREEK CIRCLE/DOVE COVE CIRCLE
THE CREEKS OF FOREST GROVE
McCOLLUM AND ASSOCIATES
LUCAS, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM	CADD	MAY 2007	HOR 1"=50' VER 1"=5'	P3	CM1	C3


N
SCALE IN FEET
INSTALL: 1- 8"X8" TEE 1- FIRE HYDRANT 1- 8" VALVE
INSTALL: 1- 8"X8" TEE 1- 8"X8" REDUCER 1- 8" 45° BEND 1- 8" VALVE 1- 8" TEE 1- 8" PLUG
8" WATER
INSTALL 8" WATER
ABANDON 8" WATER
INSTALL: 1- 8" 90° BEND 1- 8" VALVE
West Forest Grove Road (County Road 2000)
Ex. 6" Water Line
20' Utility Eas't
50' Building Setback
Lot 18
93,112 Sq. Ft.
2.14 Acres
INSTALL: 1" POLY SERVICE (TYPICAL)
Lot 17
95,100 Sq. Ft.
2.18 Acres
Min.FF=563.00'
INSTALL: 1- 8" 45° BEND
INSTALL: 1- 8" 90° BEND 1- 8" VALVE
INSTALL: 1" POLY SERVICE (TYPICAL)
DRAINAGE RELOCATED TO NATURAL FLOW LINES, TYP REFER TO PLAT
Lot 16
89,178 Sq. Ft.
2.06 Acres
Min.FF=567.00'
Lot 2
INSTALL 8" BENDS AS REQUIRED
INSTALL: 1- 8" PLUG 1- 2" BLOWOFF VALVE
INSTALL: 1" POLY SERVICE (TYPICAL)
112776.0 SQ. FT.
2.59 ACRES
Lot 14
88,165 Sq. Ft.
2.02 Acres
Min.FF=568.00'
Lot 15
87,243 Sq. Ft.
2.00 Acres
Min.FF=567.00'
INSTALL 8" WATER
Lot 6
88,198 Sq. Ft.
2.02 Acres
Min.FF=564.50'
Lot 7
88,198 Sq. Ft.
2.02 Acres
Min.FF=563.00'
10' Drainage & Utility Easement
BENDS TO NATURAL DRAINAGE LINES (TYP) REFER TO PLAT
INSTALL: 1- 8"X8" TEE 1- 8" VALVE 1- FIRE HYDRANT
White Rock Creek
Lot 12
Hurley Lot
Lot 13
95,313 Sq. Ft.
2.19 Acres
Min.FF=569.00'
INSTALL: 1" POLY SERVICE (TYPICAL)
INSTALL: 1- 8" PLUG 1- 2" BLOWOFF VALVE
INSTALL 8" WATER
INSTALL: 2 - 8" 45° BENDS 8" BENDS AS REQD
INSTALL: 1- 8" 45° BEND
INSTALL 8" WATER
INSTALL: 3 - 8" VALVES 1- 8"X8" TEE 1- 8" 45° BEND
INSTALL: 1" POLY SERVICE (TYPICAL)
Lot 11
Woods Lot
DRAINAGE EASEMENT
10' Drainage & Utility Easement
Lot 8
88,018 Sq. Ft.
2.02 Acres
Lot 12
105,380 Sq. Ft.
Lot 10
87,238 Sq. Ft.
2.00 Acres
INSTALL: 1- 8" PLUG 1- 2" BLOWOFF VALVE
INSTALL 8" BENDS AS REQUIRED
AS BUILT 28 JULY, 2008
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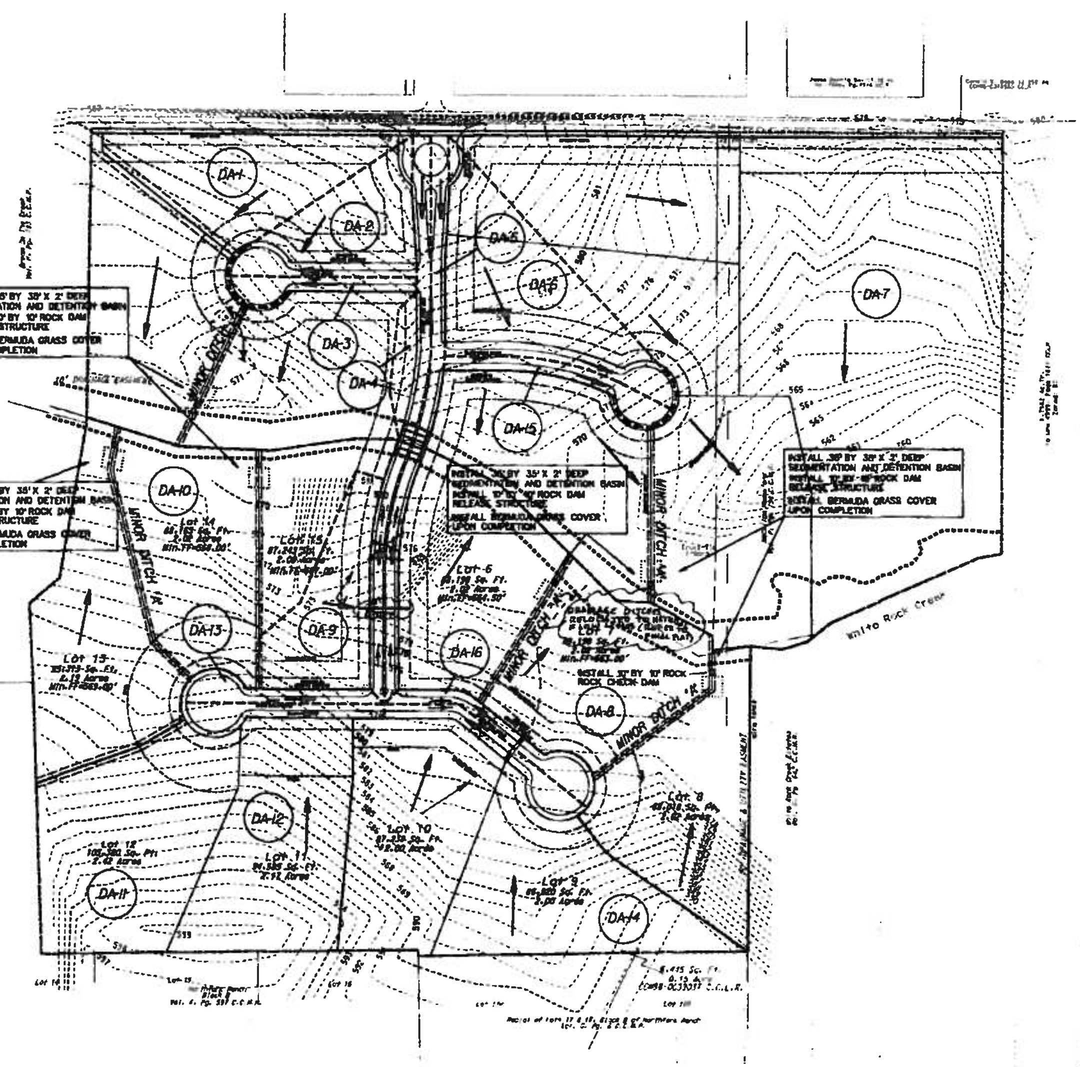
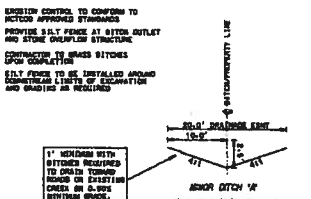
UTILITY PLAN
THE CREEKS OF FOREST GROVE
McCOLLUM AND ASSOCIATES
LUCAS, TEXAS
HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
DESIGN
DRAWN
DATE
SCALE
NOTES
FILE
NO.
HELM
CADD
MAY 2007
1"=60'
UNDRDER
BBH
C4



STORMWATER RUNOFF CALCULATIONS					
LOCATION	Tc (MINUTES)	I(100)	A (ACRES)	C	Q100
DA-1	15	7.52	5.50	0.50	20.7 CFS
DA-2	15	7.52	1.03	0.50	3.9 CFS
DA-3	15	7.52	0.24	0.90	1.6 CFS
DA-4	15	7.52	0.71	0.90	4.8 CFS
DA-5	15	7.52	0.59	0.50	2.2 CFS
DA-6	15	7.52	1.79	0.50	6.7 CFS
DA-7	15	7.52	15.34	0.50	57.7 CFS
DA-8	15	7.52	6.08	0.50	22.9 CFS
DA-9	15	7.52	1.05	0.50	3.9 CFS
DA-10	15	7.52	[illegible]	0.50	6.4 CFS
DA-11	15	7.52	4.80	0.50	18.0CFS
DA-13	15	7.52	0.26	0.90	1.8 CFS
DA-14	15	7.52	4.28	0.50	16.1 CFS
DA-15	15	7.52	0.28	0.90	1.9 CFS
DA-16	15	7.52	0.30	0.90	2.0 CFS

NOTES:

1. EROSION CONTROL TO CONFORM TO NCTCOG APPROVED STANDARDS
2. PROVIDE SILT FENCE AT DITCH OUTLET AND STONE OVERFLOW STRUCTURE
3. CONTRACTOR TO GRASS DITCHES UPON COMPLETION
4. SILT FENCE TO BE INSTALLED AROUND DOWNSTREAM LIMITS OF EXCAVATION AND GRADING AS REQUIRED



MINOR DITCH 'A'

QMAX ON 0.50% = 68.6 CFS
QMAX W/ 1' FREEBOARD ON 0.50% = 21.9 CFS
NOT TO SCALE

AS BUILT 18 JULY, 2008

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DRAINAGE AREA MAP

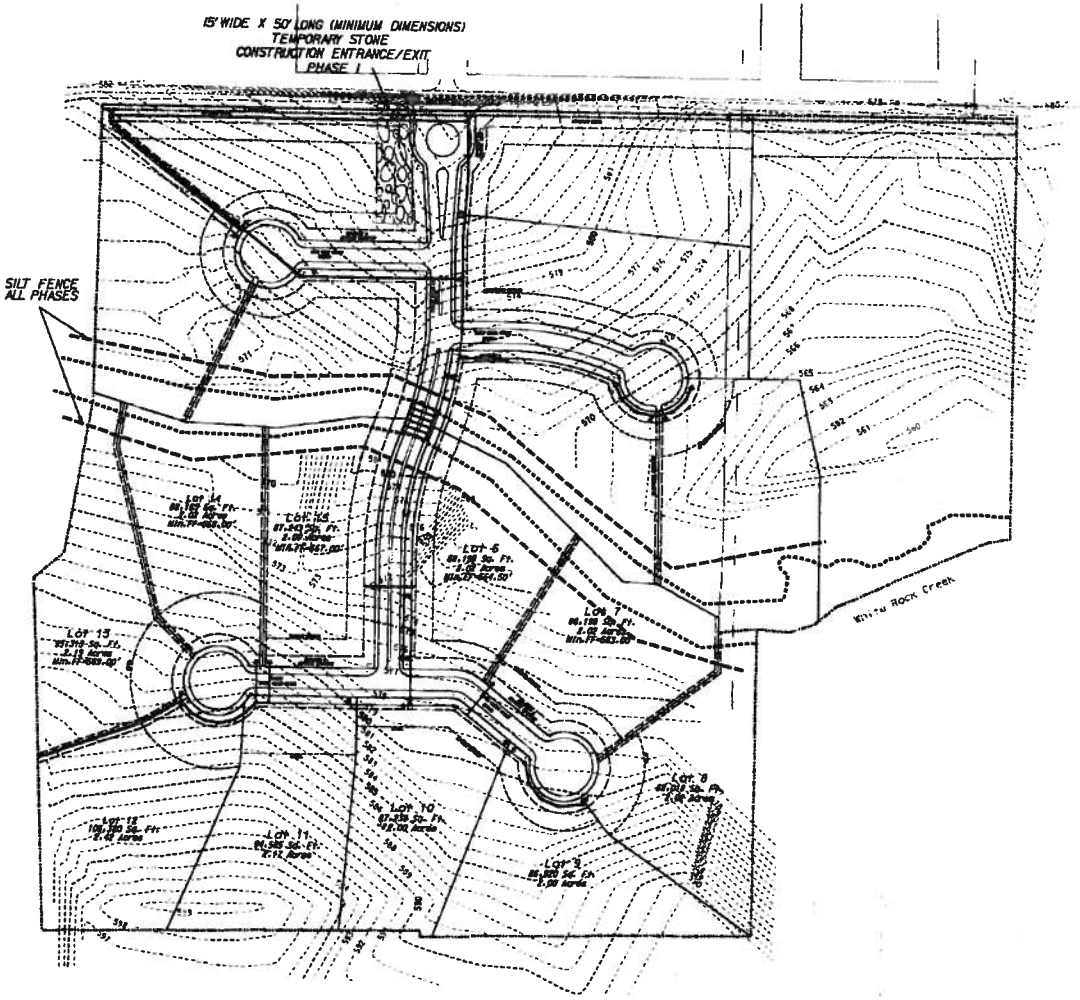
THE CREEKS OF FOREST GROVE

McCOLLUM AND ASSOCIATES

LUCAS, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	APRIL 2007	1"=100'	DABORDER	SHT	C5



EROSION CONTROL CONSTRUCTION PHASING:

PHASE 1 - TOP SOIL REMOVAL AND ROUGH GRADING
PHASE 2 - UTILITY INSTALLATION
PHASE 3 - PAVING
PHASE 4 - LANDSCAPE AND IRRIGATION

N

SCALE IN FEET

LEGEND:

- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE/EXIT
- STONE OVERFLOW STRUCTURE
- 4' WIDE EROSION MATTING

GENERAL NOTES:

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF PLANO ENGINEERING DIVISION
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOIL AREAS ARE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH THE CITY OF PLANO EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.

AS BUILT 28JULY, 2008

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SEE CITY OF LUCAS EROSION AND SEDIMENT CONTROL MANUAL FOR LATEST BMP DEVICE STANDARDS AND SPECIFICATIONS

CONTRACTOR MUST HAVE THE LATEST VERSION OF THE CITY OF LUCAS'S EROSION AND SEDIMENT CONTROL MANUAL ON SITE DURING CONSTRUCTION

STATE OF TEXAS
STEPHEN A. HELMBERGER
62844
REGISTERED PROFESSIONAL ENGINEER
4/27/07

OWNER:
McCOLLUM AND ASSOCIATES
2112 W SPRING CREEK PKWY
PLANO, TEXAS 75023
BYRON McCOLLUM
(972) 612-2228

ENGINEER:
HELMBERGER ASSOCIATES, INC.
124 HOOPER ROAD
WYLIE, TEXAS 75098
STEPHEN A. HELMBERGER, PE
(972) 442-7459

BMP MAINTENANCE SCHEDULE		
BMP	MAINTENANCE FREQUENCY	BY:
SILT FENCE	WEEKLY/AFTER RAIN	CONTRACTOR
INLET PROTECTION	WEEKLY/AFTER RAIN	CONTRACTOR
CONST ENTRANCE	WEEKLY/AFTER RAIN	CONTRACTOR
STONE OVERFLOW	WEEKLY/AFTER RAIN	CONTRACTOR
SLOPE PROTECTION	WEEKLY/AFTER RAIN	CONTRACTOR

EROSION CONTROL CONSTRUCTION PLAN		
	INSTALLATION:	REMOVAL:
CONSTRUCTION ENTRANCE	PRIOR TO STARTING	AFTER PAVEMENT PLACEMENT
SILT FENCE	PRIOR TO STARTING	PORTION TO BE REMOVED AT END OF PAVING AFTER ESTABLISHING GRASS COVER
INLET PROTECTION	AFTER INLET INSTALLATION	PORTION TO BE REMOVED AFTER SILT, PRIOR TO AROUND EXIST. INLET AFTER FINAL ACCEPTANCE

REV.	BY.	REVISION

STORMWATER POLLUTION PREVENTION PLAN

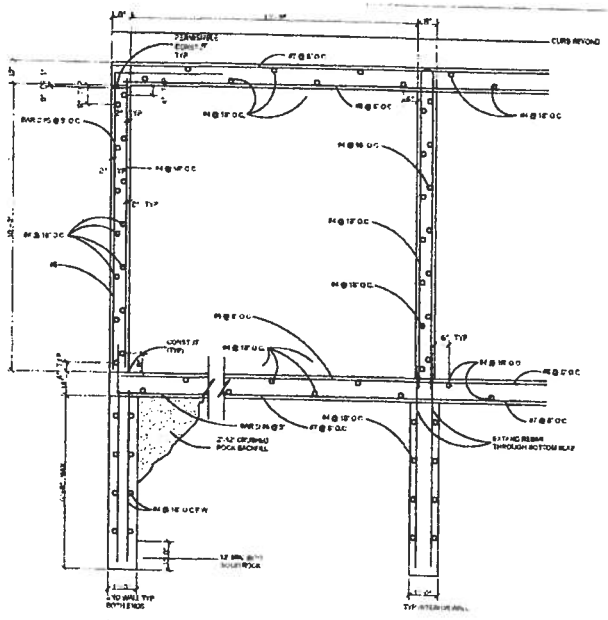
THE CREEKS OF FOREST GROVE

McCOLLUM AND ASSOCIATES

LUCAS, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

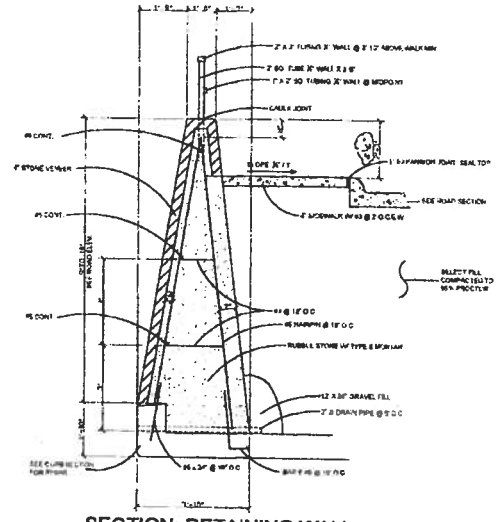
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MELM	CADD	APRIL 2007	1"=60'	ENGINEER	GRH	C6



BOX CULVERT SECTION

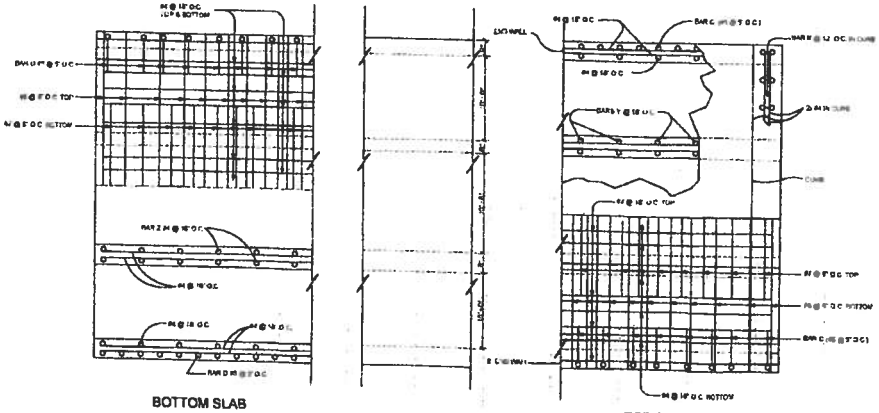
SCALE ½" = 1'-0"

FOR RETAINING WALL REBAR
REFER TO RETAINING WALL SECTION



SECTION: RETAINING WALL

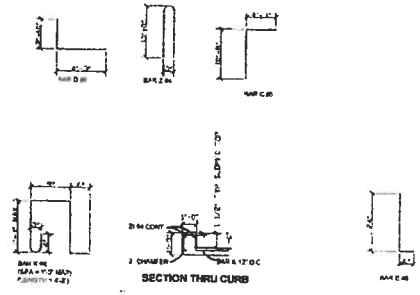
SCALE ½" = 1'-0"



BOTTOM SLAB

PART SLAB PLAN
NO SCALE

TOP SLAB



SECTION THRU CURB

AS BUILT 25JULY, 2008

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12/2/07

CULVERT DETAILS 1

THE CREEKS OF FOREST GROVE

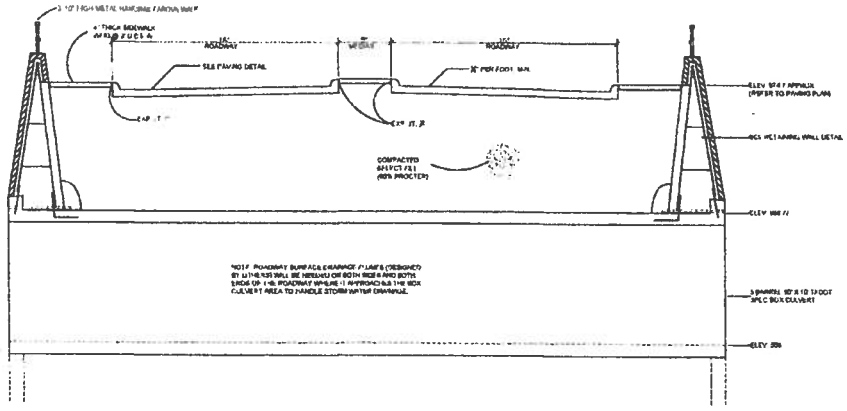
LUCAS, TEXAS

MCCOLLUM & ASSOCIATES

2112 W SPRINGCREEK PLANO, TX 75023

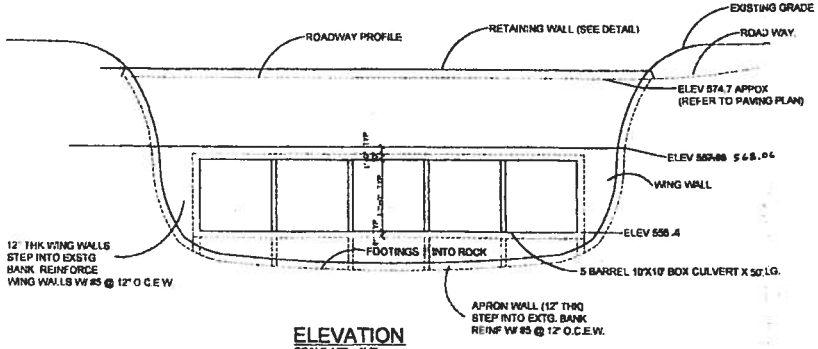
DATE	REVISED
10-25-07	11-14-07

C7



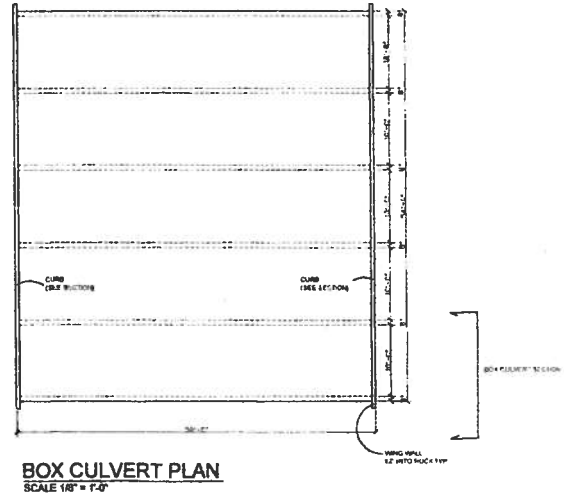
BOX CULVERT & ROADWAY CROSS SECTION

SCALE 1/8" = 1'-0"



ELEVATION

SCALE 1/8" = 1'-0"



BOX CULVERT PLAN

SCALE 1/8" = 1'-0"

AS BUILT 28 JULY, 2008

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CULVERT DETAILS 2			
THE CREEKS OF FOREST GROVE			
LUCAS, TEXAS			
MCCOLLUM & ASSOCIATES 2112 W. SPRINGCREEK PLANO, TX 75023			
	DATE	REVISED	
	10-29-07	11-4-07	C8