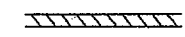






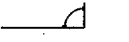
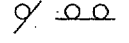


Legend of Symbols for Landscape Architectural Drawings

	Proposed Wall
+/-	Plus or minus dimension
	Detail Reference: Detail Number Sheet Number
	Plan, Section, or Elevation Detail Reference Indicates Direction of View
	Diameter
	Align Elements
	Elevation Marker
83°1'10"	Angle in Degrees, minutes, seconds
---	Limit of Work
(715.0)	Existing Spot Elevation
715.0	Proposed Spot Elevation
- - 730 - -	Existing Contour
--- 730 ---	Proposed Contour
1%	Percentage and Direction of Down Slope
3:1	Slope Ratio, Horizontal Distance: Vertical Rise
	Center Line
	Angle
MH	Existing Manhole
	Existing Traffic Sign to Remain and be Protected

Legend of Symbols for Landscape Architectural Drawings

TW	Top of Wall Elevation	PVC	Existing Polyvinyl Chloride Pipe
BW	Bottom of Wall Elevation	UGE	Existing Underground Electric Conduit
CIP	Cast in Place	RCP	Existing Reinforced Concrete Pipe
COMP	Compacted	WW	Existing Waste Water Line
CONC	Concrete	W	Existing Water Line
DWG	Drawing	ENG	Engineer
EA	Each	MH	Existing Manhole
CJ	Control Joint	LA	Landscape Architect
EJ	Expansion Joint	FH	Fire Hydrant
EL	Elevation	ELEC	Electric
EQ	Equal		
Exist	Existing		
HP	High Point		
LP	Low Point		
LOW	Limit of Work		
MAX	Maximum		
MIN	Minimum		
NTS	Not to Scale		
OC	On Center		
R	Radius		
REBAR	Reinforcing Bar		
TC	Top of Curb Elevation		
BC	Bottom of Curb		
TYP	Typical		
VIF	Verify in Field, report findings to Landscape Architect		
W/	With		
W/O	Without		

GENERAL NOTES

- The existing conditions were compiled from base plans of the site prepared by Huit-Zollars, Inc., 3131 McKinney Avenue, Suite 600, Dallas, Texas 75204, (214) 871-3311, and dated January 1996. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The Contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the Landscape Architect before starting work. The Contractor shall assume responsibility for actual conditions as they exist on site.
- The Contractor shall familiarize himself with all utilities above grade, at grade, and underground, including utility pipes and structures. The Contractor shall verify with the Town of Addison and Utility Companies the locations of all utilities prior to the start of construction. The Contractor shall take sole responsibility for the cost incurred due to damage and replacement of all utilities on the site. The Contractor shall contact all utility companies (including but not limited to Lone Star Gas, MCI, Texas Union Electric, Southwestern Bell, Addison Access) and the Town of Addison Department of Public Works to field locate all utilities before starting work.
- The contract limit line represents the limit of work. The contract limit line shall be at the limit necessary for improvements and plantings as shown on the Drawings. The Contractor shall not do any work beyond the limit of work line as defined on the Drawings and authorized by the respective authority. The Contractor shall take sole responsibility for the cost incurred due to replacement for work done beyond the contract limit line and replacement for work done without the permission of the Owner.
- The Contractor shall be responsible for all coordination to complete the work shown on the Drawings.
- All notes shall be applicable to all Drawings.

SITE PREPARATION NOTES

- Prior to any construction or site preparation, the Contractor shall be responsible for obtaining the services of a Texas-licensed surveyor to stake the limits of demolition and the limits of proposed improvements to facilitate demolition work. The Construction Manager and the Owner shall review the site and approve the extent of clearing before any clearing is started. The Contractor shall take sole responsibility for all costs incurred due to damage and any required replacement of the site elements.
- All existing utilities not indicated to be removed shall remain and be protected.
- The Contractor shall verify all items to be removed with the Construction Manager and Owner prior to disposal. The Contractor shall protect all materials designated to remain and shall be solely responsible for replacement of any materials so designated that are damaged during construction. The extent of replacement and/or repair to damaged items or work shall be determined by the Landscape Architect and the Construction Manager and replaced/ repaired to the Owner's satisfaction.
- The Contractor shall clear and remove all organic matter, debris and rubbish from the job site not designated for salvage or relocation. The removal of such items shall be done in a manner so as not to damage items to remain. The Contractor shall dispose of said materials in a legal manner consistent with all applicable regulations and governing authorities.
- No paint shall be applied to site elements designated to remain. The Contractor shall review the method of marking site elements to remain with the Landscape Architect prior to beginning construction.
- For tree protection of existing trees see Site Preparation Specifications.
- The Contractor shall coordinate and perform all work in the Contract Documents with the work performed under other contracts of construction on the site.
- Existing materials designated for salvage by the Construction Manager, Owner, Landscape Architect, or Contractor, shall be stockpiled or stored in locations as approved by the Construction Manager and Owner.
- The Contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the Drawings or not) to construct the proposed site improvements. The Contractor shall report, in writing, any discrepancies between the existing and proposed work to the Landscape Architect and the Owner prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the Contractor from his responsibility to perform the necessary operation for the successful completion of the proposed improvements without any change in the contract amount.
- The existing catch basins and associated vaults and pipes shall be protected from damage at all times. The Contractor shall surround the existing catch basins with strawbales and siltation fences as required by authorities having jurisdiction over the catch basins. The Contractor shall maintain protective devices and delineation stakes for the duration of work operations. Contractor shall not drive equipment over existing catch basins.

For materials for protection of existing catch basins see Site Preparation Specifications.

11. All topsoil within work areas shall be stripped before the start of construction. Contractor shall review limits of topsoil stripping with the Landscape Architect prior to starting work, and topsoil shall be stockpiled at an approved location off site.

12. All existing utilities (whether shown on the Drawings or not) shall remain and be protected.

13. Limits of the work area shall be identified and staked prior to the start of construction.

LAYOUT AND MATERIALS NOTES

- Use dimensional information given. Do not scale Drawings.
- All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
- All dimensions shown are taken to the face or centerline of elements unless otherwise indicated.
- The Contractor shall verify dimensions shown on the Drawings and notify the Landscape Architect of any discrepancies prior to the start of construction. The Contractor shall review and obtain the approval of the final layout with the Landscape Architect prior to starting construction.
- The Contractor shall layout and determine the elevations of all site elements for approval by the Landscape Architect prior to the start of construction. The Contractor shall report any conflicts between utility structures and proposed improvements to the Landscape Architect.
- The Contractor shall refer any questions on materials, finishes, and/or products to the Landscape Architect, prior to ordering materials or starting work.
- The layout for the sculpture is shown on Sheet L1.02. All other plans shall be in reference to the layout on this sheet.

GRADING NOTES

- The proposed grading is based upon information taken from plans prepared by Huit-Zollars, Inc. The Contractor shall field verify grades and notify the Landscape Architect of any discrepancies for resolution prior to starting construction operations. The Contractor shall not proceed under uncertainty and shall assume full responsibility and all costs for revisions due to failure to give such notification.
- The Contractor shall layout and determine the elevations of all site elements and foundations for approval by the Landscape Architect and Engineers prior to the start of construction. The Contractor shall report any conflicts between surface utility structures and proposed improvements to the Landscape Architect.
- The Contractor shall be responsible for positive surface drainage in all areas. All newly graded ground surfaces shall be finished to uniform grades and sloped in such a manner as to drain properly and be free of depressions which cause areas of standing water. The Contractor shall report any conflicts with this requirement to the Landscape Architect for resolution prior to final grading operations.
- All grading shall be completed in a way to maintain positive drainage away from or around all foundations. The Contractor shall report any conflicts with this requirement to the Landscape Architect for resolution prior to final grading operations.
- Where proposed grades meet existing grades, blend grades to provide a smooth transition between the new work and the existing work. Ponding at joints will not be accepted.
- The Contractor shall adjust all utility elements or covers to be flush with the final finish grade whether shown on the Drawings or not.

SEEDING AND FINE GRADING NOTES

- Limit of seeding shall be as shown on the Drawings. All areas on the plan are to be loamed and seeded only after approval of the rough grading or as directed by the Landscape Architect.
- Fine Grading: Set sufficient grade stakes for checking the finished grades. Stakes must be set at the bottom and top of slopes. Grades shall be established which are accurate to 1/10th of a foot either way. Connect contours and spot elevations with an even slope. All grading will insure drainage away from structures.
- Fine grade lawn areas to smooth, free draining, even surfaces with fine texture. Roll, rake, and drag lawn areas to flatten ridges and fill depressions. Control moisture content to maintain optimum conditions, but do not create a muddy condition.

For seeding refer to Seeding Specifications.

**ADDISON CIRCLE
ROND POINT**

Addison, Texas

Bid No. 98-10

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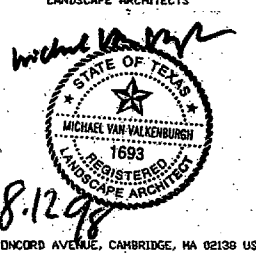
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**LANDSCAPE GENERAL
NOTES AND LEGEND**

JOB NUMBER 9630 DRAWING NUMBER
DATE 12 August 1998
SCALE
DRAWN BY JG, SRC
CHECKED BY LS, MVV

L0.01