PAVING & GRADING IMPROVEMENTS

FOR

WEST PARKING LOT IMPROVEMENTS

AT

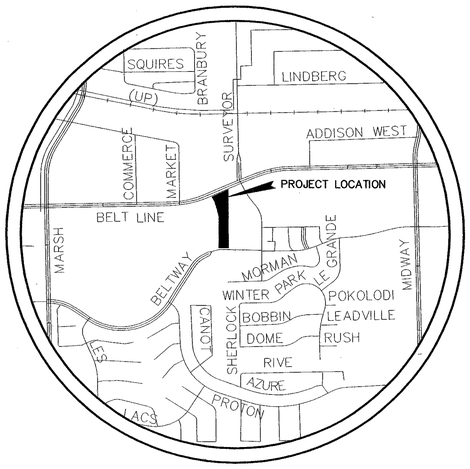
THE FORUMS
4002 BELT LINE ROAD
CITY OF ADDISON, DALLAS COUNTY, TEXAS

THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273

DECEMBER 21, 2004

BID / PERMIT REVIEW SET

OWNER:
SURVEYOR & BELTLINE, INC.
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001



LOCATION MAP
N.T.S.

PREPARED BY

NKR ENGINEERING GROUP, INC.

4004 BELT LINE RD, SUITE 210
ADDISON, TEXAS 75001

TELE: 972-818-6305
FAX: 972-818-6306

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APPROVED
SIGNED _____ DATE _____
TITLE _____
TOWN OF ADDISON
PUBLIC WORKS DEPARTMENT

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9-3-04
2	INC. CITY COMMENTS	12-21-04

B13-14

NKR
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GROUP, INC.
4004 BELT LINE RD.
SUITE 210
ADDISON, TEXAS 75001
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WEST PARKING LOT IMPROVEMENTS
FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

4002 Belt Line Rd. WEST PARKING LOT 1404

STATE OF TEXAS
THOMAS L. KNICKER
67731
REGISTERED
PROFESSIONAL
ENGINEER
12/21/04

PERMIT
REVIEW SET

COVER SHEET

Issue Date: 08-20-04
Project No.: 8204
Drawn By: TJK
Reviewed By: TJK
SHEET NUMBER:

SHEET 1 OF 7

08204/DWG/082-COVER-SHT.DWG

B13-14

ABBREVIATIONS

ARCH	– ARCHITECTURAL	F.D.	– FLOOR DRAIN	N.I.C.	– NOT IN CONTRACT
BFR	– BARRIER FREE RAMP	F.F.	– FINISH FLOOR	N.T.S.	– NOT TO SCALE
BLKG	– BLOCKING	FH	– FIRE HYDRANT	O.C.	– ON CENTER
BM.	– BENCHMARK	F.I.R.	– FOUND IRON ROD	PC	– POINT OF CURVATURE
C.I.	– CURB INLET	FL	– FLOWLINE	PI	– POINT OF INTERSECTION
C.J.	– CONTRACTION JOINT	FP	– FIRE PROTECTION	P.I.V.	– POST INDICATOR VALVE
CL	– CENTERLINE	F.V.	– FIELD VERIFY	PLBG	– PLUMBING
COL.	– COLUMN	FIN. FLR.	– FINISH FLOOR	PT	– POINT OF TANGENCY
CONT.	– CONTINIOUS	F.O.S.	– FACE OF STRUCTURE	PT.	– POINT
CONC	– CONCRETE			PVI	– POINT OF VERTICAL INTERSECTION
CONSTR	– CONSTRUCT	GALV.	– GALVANIZED		
DIA.	– DIAMETER	G.I.	– GRATE INLET	PVMT	– PAVEMENT
DET.	– DETAIL	H.C.	– HANDICAPPED	R	– RADIUS
DN.	– DOWN	H.P.	– HIGH POINT	R	– RISERS
DW	– DOMESTIC WATER	H.R.	– HANDRAIL	RCP	– REINF CONCRETE PIPE
DWG	– DRAWING	HT	– HEIGHT	R.D.	– ROOF DRAIN
				REF.	– REFERENCE
EA.	– EACH	I.D.	– INSIDE DIAMETER	REINF.	– REINFORCE
E.J.	– EXPANSION JOINT	I.R.	– IRON ROD	R.O.W.	– RIGHT OF WAY
EXP. JT.	– EXPANSION JOINT	INV	– INVERT	RT	– RIGHT
EXP. JT.	– EXPANSION JOINT	JT.	– JOINT	SECT.	– SECTION
EL.	– ELEVATION	LP	– LIGHT POLE	SD	– STORM DRAIN
ELEC.	– ELECTRICAL			SHT.	– SHEET
ELEV.	– ELEVATION	MATL.	– MATERIAL	SS	– SANITARY SEWER
EXIST.	– EXISTING	MAX.	– MAXIMUM	STL.	– STEEL
EXT.	– EXTERIOR	MECH.	– MECHANICAL	STRUCT.	– STRUCTURAL
EQ.	– EQUAL	MH	– MANHOLE	SW	– SIDEWALK
E.W.	– EACH WAY	MIN.	– MINIMUM	TBC	– TOP, BACK OF CURB
				TBM	– TEMPORARY BENCHMARK
				TP	– TOP OF PAVEMENT

LEGEND

NG	NATURAL GROUND	EM	ELECTRIC METER
TC	TOP OF CURB	EMH	ELECTRIC MANHOLE
G	GUTTER	TSG	TRAFFIC SIGN
TOP	TOP OF SLOPE	TP	TELEPHONE PEDESTAL
TOE	TOE OF SLOPE	PP	POWER POLE
CONC	EDGE OF CONCRETE	CATV	CABLE TV PEDESTAL
ELEV	ELEVATION AT GRADE	1/2" I.R.F.	IRON ROD FOUND
WV	WATER VALVE	"X" FND.	"X" CUT FOUND IN CONCRETE
WM	WATER METER		
WMH	WATER MANHOLE		
FH	FIRE HYDRANT		
ICV	IRRGATION CONTROL VALVE		

SURVEY CONTROL

BENCHMARKS:

1. CITY OF ADDISON BENCHMARK NO. 13 – SQUARE CUT ON INLET AT SOUTHEAST CORNER OF BELT LINE RD AND SURVEYOR.
ELEVATION=594.94

STORMWATER POLLUTION PREVENTION PLAN

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) FOR THE PROJECT. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF KELLER REQUIREMENTS AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES, REGULATIONS, AND LAWS. AN EROSION CONTROL PLAN HAS BEEN PREPARED BY THE DESIGN ENGINEER FOR INCORPORATION INTO THE CONTRACTOR'S SWP3.

2. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES, ADJUSTMENTS TO THE EROSION CONTROL PLAN AS CONSTRUCTION PROGRESSES, AND ALL PERMITS AND NOTIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. EROSION CONTROL DEVICES SHOWN ON THE PLANS SHALL BE INSTALLED PRIOR TO THE BEGINNING OF LAND DISTURBING ACTIVITIES. CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL DEVICES AND INSTITUTE ALL NECESSARY MEASURES TO CONTROL SEDIMENT RUNOFF DURING THE CONSTRUCTION OF THE PROJECT. MODIFICATIONS TO THE EROSION CONTROL PLAN AS SHOWN ON THE DRAWINGS MAY BE REQUIRED AS THE PROJECT PROGRESSES.

4. ALL OFFSITE BORROW OR SPOIL SITES USED IN CONJUNCTION WITH THIS PROJECT SHALL BE DISCLOSED AND COVERED BY THE CONTRACTOR'S SWP3. PREPARATION OF THE BORROW/SPOIL SITE EROSION CONTROL PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF THE PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A PERMANENT STAND OF VEGATATION TO PREVENT EROSION. CONTRACTOR SHALL SEED AND FERTILIZE AS REQUIRED TO ESTABLISH VIABLE GRASS COVER OVER ALL DISTURBED AREAS BOTH ONSITE AND AT PROJECT RELATED OFFSITE AREAS.

6. EROSION CONTROL MEASURES MAY BE ADDED OR DELETED BY CITY FORCES, PROJECT ARCHITECT, OR PROJECT ENGINEER. COSTS ASSOCIATED WITH THESE ADDITIONAL MEASURES SHALL BE BORNE BY THE CONTRACTOR.

7. THE NOTICE OF INTENT (N.O.I.) SHALL BE FILED WITH THE EPA BY THE CONTRACTOR NO LESS THAN TWO DAYS PRIOR TO THE START OF WORK ONSITE.

8. A COPY OF THE SWP3, INCLUDING REVISIONS, SHALL BE MAINTAINED ONSITE AND AVAILABLE FOR INSPECTION UPON REQUEST.

9. A NOTICE OF TERMINATION (N.O.T.) SHALL BE FILED WITH THE EPA BY THE CONTRACTOR WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL CONSTRUCTION RELATED SEDIMENT RUNOFF HAS BEEN ELIMINATED.

GENERAL NOTES

1. CAUTION!!! – UNDERGROUND UTILITIES: LOCATION OF EXISTING UTILITIES AND UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON FIELD SURVEYS AND AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL EXISTING IMPROVEMENTS, WHETHER SHOWN OR NOT, PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK AFFECTED BY SAID UTILITIES, OF ANY AND ALL CONFLICTS BETWEEN THE EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.

2. TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS AND SURVEY CONTROL INFORMATION HAS BEEN DEVELOPED AND PROVIDED BY VOTEX SURVEYING CO. FOR USE ON THIS PROJECT. DESIGN OF PROPOSED IMPROVEMENTS ARE BASED ON THIS INFORMATION.

3. ALL KNOWN UTILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS IN THEIR APPROXIMATE LOCATION. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREA OF THESE LINES AND UTILIZE ALL METHODS OF EXCAVATION, INCLUDING HAND DIGGING, TO AVOID ACCIDENTS, AND DISRUPTIONS TO THE OPERATION OF THESE FACILITIES. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, WITHIN THE WORK AREA PRIOR TO BEGINNING GROUND DISTURBING WORK.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING IMPROVEMENTS, INCLUDING UTILITIES, PAVEMENT, AND LANDSCAPING WITHIN OR ADJACENT TO THE AREA OF WORK DURING THE COURSE OF THE PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED FACILITIES OR IMPROVEMENTS DAMAGED DURING THE COURSE OF THE PROJECT AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MEETING THE REQUIREMENTS FOR ALL PERMITS REQUIRED BY THE TOWN OF ADDISON PRIOR TO BEGINNING WORK.

7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE TOWN OF ADDISON STANDARD DETAILS AND SPECIFICATIONS. TOWN OF ADDISON SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS ARE HEREBY INCORPORATED INTO THE CONTRACT DOCUMENTS BY REFERENCE.

8. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES. PONDING OF WATER ONSITE OR ADJACENT TO THE PROJECT AREA WILL NOT BE ALLOWED.

9. ALL QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING SITE CONDITIONS AND THE PLANS PRIOR TO BID SUBMISSION.

10. ALL MATERIALS REMOVED AS PART OF THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR (EXCEPT AS NOTED ON THE PLANS) AND SHALL BE DISPOSED OF OFFSITE AT HIS EXPENSE. NO STORAGE OR STOCKPILING OF REMOVED MATERIALS WILL BE ALLOWED ONSITE.

11. PAVEMENT JOINTING WITHIN EXISITING STREETS AND DRIVEWAY APRONS SHALL MATCH THE EXISTING JOINT PATTERN. SUBGRADE PREPARATION AND STABILIZATION, AND PAVEMENT THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IS INTENDED TO MATCH THE EXISITING PAVEMENT CROSS–SECTIONS.

12. CONTRACTOR SHALL COORDINATE DEMOLITION ACTIVITES, UTILITY SHUTDOWN, AND SERVICE INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE.

13. ALL EXCAVATION, EMBANKMENT, TRENCH BACKFILLING, AND PAVEMENT SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PROJECT'S GEOTECHNICAL REPORT.

SITEWORK AND GRADING

1. ALL AREAS NOT COVERED BY PAVEMENT, TREES, BUILDING, OR LANDSCAPING SHRUBBERY SHALL BE GRASSED. REFERENCE LANDSCAPE PLAN FOR GRASSING REQUIREMENTS.

2. ALL VEGETATION AND TOPSOIL CONTAINING ORGANIC MATERIAL SHALL BE STRIPPED PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. AREAS OF THE SITE WHICH UNDERLIE FILL AND ALL EMBANKMENTS SHALL BE SCARIFIED, FILL PLACED, AND COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY AT 0% TO PLUS 4% OPTIMUM MOISTURE CONTENT.

3.. CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES TO CONTROL SEDIMENT RUNOFF DURING THE CONSTRUCTION OF THIS PROJECT. ALL EROSION CONTROL MEASURES AND NPDES NOTIFICATION/PERMITTING SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON REQUIREMENTS.

4. 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. REFERENCE C5.0 FOR EROSION CONTROL PLAN.

5. ALL GRADE SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE. CONTRACTOR SHALL ADJUST SUBGRADE ELEVATION AS NEEDED TO ACCOMMODATE PAVEMENT THICKNESSES AND TOPSOIL. REFERENCE LANDSCAPE PLANS FOR TOPSOILING REQUIREMENTS.

6. CONTRACTOR SHALL COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES TO ESTABLISH DETAILED GRADING REQUIREMENTS AT EQUIPMENT PADS AND UTILITY CROSSINGS.

13. ALL EXCAVATION, EMBANKMENT, TRENCH BACKFILLING, AND PAVEMENT SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE PROJECT'S GEOTECHNICAL REPORT.

BID FORMAT

1. BASE BID INCLUDES CONCRETE PAVMENT THROUGHOUT THE PROJECT AREA AS SHOWN ON THE PLANS. CONCRETE CURB AND GUTTER SHALL BE INCORPORATED AS SHOWN.

2. ALTERNATE BID #1 – REPLACE 5–INCH CONCRETE PAVEMENT WITH ASPHALTIC CONCRETE PAVEMENT OVER A FLEXIBLE BASE SUBGRADE. CONCRETE CURB AND GUTTER REMAINS AS DEFINED BY THE BASE BID.

3. ADDITIVE BID #1 – INCLUDES ALL COSTS ASSOCIATED WITH THE ADA PARKING IMPROVEMENTS WITHIN THE PARKING GARAGE AT BUILDING II (4002) AS SHOWN ON SHT C5.0.

PAVEMENT

1. ALL LANES OF TRAFFIC ALONG BELT LINE ROAD AND BELTWAY DRIVE SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT. FIRELANES AND PARKING AREAS WITHIN THE EXISTING FORUMS OFFICE COMPLEX SHALL ALSO REMAIN IN SERVICE THROUGHOUT THE PROJECT. TEMPORARY CLOSURE OF EXISTING PARKING SPACES AND TRAFFIC AILSES SHALL BE COORDINATED/APPROVED BY WINDSOR MANAGEMENT. CONTACT: MR. JIM MORGAN – 972–980–6836.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL TRAFFIC CONTROL DEVICES AND SIGNAGE DURING THE COURSE OF THE PROJECT.

3. ALL PAVEMENT IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF ADDISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE CITY STANDARD CONSTURCTION DETAILS. THE CITY STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, AND THE CITY STANDARD CONSTRUCTION DETAILS ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN THESE OR OTHER REGULATIONS AND THOSE CONTAINED IN SUCH DOCUMENTS, THE MORE SPECIFIC AND/OR RESTRICTIVE PROVISIONS SHALL BE APPLIED.

4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI AT 28 DAYS. HAND FINISHED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. @ 28 DAY. CONCRETE PAVEMENT SHALL BE REINFORCED WITH #3 BARS AT 18" O.C.E.W. OR AS REQUIRED BY THE TOWN OF ADDISON. REINFORCING STEEL SHALL BE DEFORMED STEEL BARS IN ACCORDANCE WITH ASTM 615 – GRADE 60.

5. CONCRETE STRENGTHS SHALL BE AS STATED ABOVE.
THE CONCRETE MIX SHALL BE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

CEMENT:	ASTM C150, TYPE 1A
FINE & COARSE AGGREGATE:	ASTM C33
WATER–CEMENT RATIO:	0.50 MAX.
AIR ENTRAINMENT:	ASTM C260 – 4–7% OF TOTAL VOLUME
WATER REDUCER:	ASTM C494, TYPE A

USE OF CALCIUM CHLORIDE AND/OR FLY ASH IS PROHIBITED.

6. VEHICULAR PAVEMENT SHALL RECEIVE A HEAVY BROOM FINISH. CURBS AND GUTTERS SHALL RECEIVE A LIGHT BROOM FINISH. SIDEWALK PAVEMENT SHALL RECEIVE A LIGHT BROOM FINISH WITH RADIUSED AND TROWELED JOINT EDGES.

7. CURING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES IMMEDIATELY FOLLOWING FINISHING. CURING COMPOUND SHALL BE ASTM C309, TYPE 1, CLEAR.

8. PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND RECOMPACTED TO 95% OF MODIFIED PROCTOR DENSITY AT 0% TO PLUS 4% OPTIMUM MOISTURE CONTENT.

9. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

10. MAXIMUM CONTROL JOINT SPACING SHALL BE 15 FEET.

11. FINAL PAVEMENT SHALL NOT BE PLACED UNTIL ALL SITE UTILITIES AND, CONDUITS OR SLEEVES FOR SITE ELECTRICAL SYSTEMS, IRRIGATION, OR FRANCHISE UTILITIES HAVE BEEN INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND INSURE THAT ALL CONDUITS AND SLEEVES HAVE BEEN PROPERLY INSTALLED PRIOR TO THE BEGINNING OF THE PAVING OPERATION.

12. CONTRACTOR SHALL RESTORE THE STRIPING OF ALL FIRE AND TRAFFIC LANES AFFECTED BY THE CONSTRUCTION ACTIVITES IN ACCORDANCE WITH CITY OF KELLER AND TxDOT. REQUIREMENTS.

13. CONTRACTOR SHALL ADJUST AND VERIFY THE ELEVATIONS OF ALL VALVE COVERS, MANHOLES, CLEANOUTS, AND METER BOXES AS REQUIRED TO MATCH PROPOSED GRADES.

14. ALL CONCRETE SHALL BE MIXED, TRANSPORTED, FORMED, PLACED, AND CURED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI).

SITE UTILITIES

1. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND SUPPLIES REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMEMENT AND NEWLY CONSTRUCTED FACILITIES FROM DAMAGE DURING THE COURSE OF THE PROJECT. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE REPAIR OR REPLACEMNT, AND COST, OF ANY IMPROVEMENTS, INCLUDING TREES, DAMAGED WHILE THE SITE IS UNDER HIS CONTROL, WHETHER WORK IS ONGOING OR NOT.

2. ALL MATERAILS SHALL BE AWWA, ASTM, FACTORY MUTUAL, AND/OR U.L. LISTED AS APPLICABLE.

3. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS FOR EARTHWORK CONTAINED IN THE PROJECT'S GEOTECHNICAL INVESTIGATION REPORT.

4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET OVER THE WATER PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND, OR THE PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. FIRE SERVICE LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY REQUIREMENTS AND THE MINIMUM STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). ALL WATER LINES SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH CITY REQUIREMENTS.

5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL BUILDING SERVICE LATERAL TIE–IN POINTS WITH THE BUILDING PLUMBING CONTRACTOR.

6. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, FIRE HYDRANTS, CLEANOUTS, ETC. AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON THE GRADING PLAN.

7. CONTRACTOR SHALL MAINTAIN DRAINAGE TO ALL STORM DRAIN INLETS AT ALL TIMES. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT RUNOFF IN TO THE STORM DRAIN SYSTEM.

8. ALL UTILITY STATIONING AND COORDINATES ARE TO CENTERLINE OF PIPE OR INSIDE FACE OF INLET UNLESS NOTED OTHERWISE.

9. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ADDISON STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AS MODIFIED BY THE CONTRACT DOCUMENTS.

10. CONTRACTOR SHALL VERIFY ALL UTILITY TIE–IN POINTS PRIOR TO BEGINNING UTILITY CONSTRUCTION. ALL DISCREPANCIES BETWEEN FOUND FIELD CONDITIONS AND THESE DRAWINGS SHALL BE PROMPTLY REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE. NO UTILITY CONSTRUCTION SHALL OCCUR UNTIL THE DISCREPANCIES ARE RESOLVED.

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9–3–04
2	INC. CITY COMMENTS	12–21–04

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FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

STATE OF TEXAS
THOMAS J. KNICKER
67731
REGISTERED
PROFESSIONAL ENGINEER
12/21/04

PERMIT REVIEW SET

GENERAL NOTES

Issue Date:	08-20-04
Project No.:	8204
Drawn By:	TJK
Reviewed By:	TJK

SHEET NUMBER:

C1.0

SHEET 2 OF 7

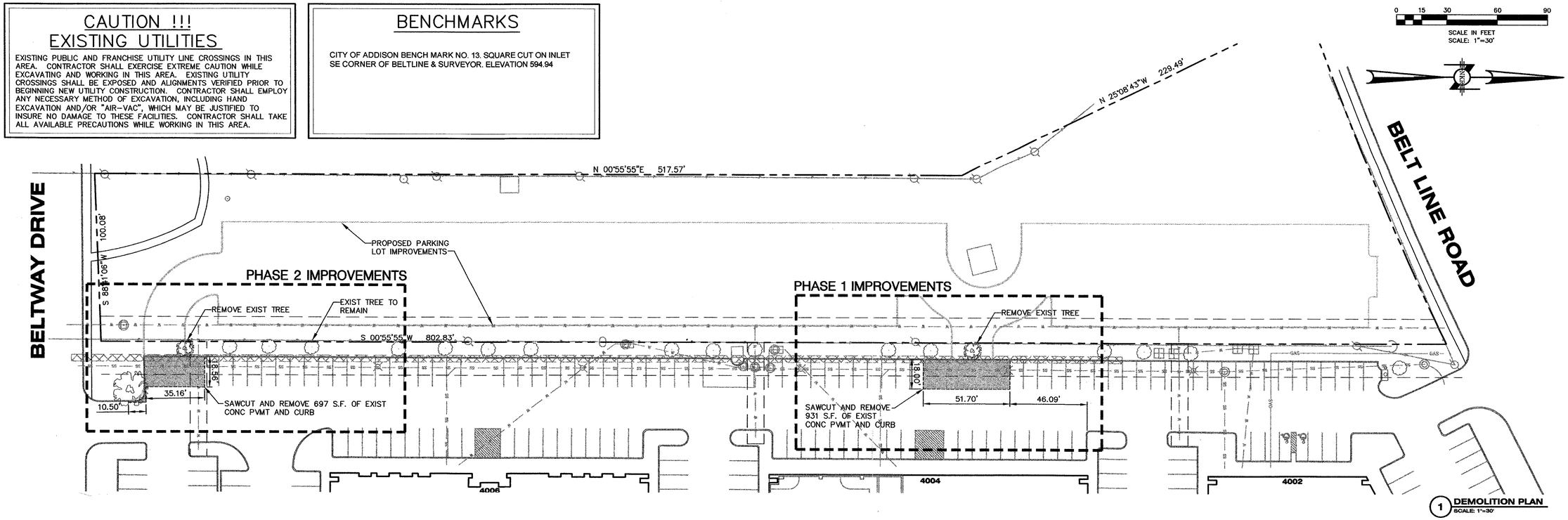
08204/DWG/082–GENERAL–NOTES.DWG

CAUTION !!!
EXISTING UTILITIES

EXISTING PUBLIC AND FRANCHISE UTILITY LINE CROSSINGS IN THIS AREA. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE EXCAVATING AND WORKING IN THIS AREA. EXISTING UTILITY CROSSINGS SHALL BE EXPOSED AND ALIGNMENTS VERIFIED PRIOR TO BEGINNING NEW UTILITY CONSTRUCTION. CONTRACTOR SHALL EMPLOY ANY NECESSARY METHOD OF EXCAVATION, INCLUDING HAND EXCAVATION AND/OR "AIR-VAC", WHICH MAY BE JUSTIFIED TO INSURE NO DAMAGE TO THESE FACILITIES. CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS WHILE WORKING IN THIS AREA.

BENCHMARKS

CITY OF ADDISON BENCH MARK NO. 13. SQUARE CUT ON INLET SE CORNER OF BELTLINE & SURVEYOR. ELEVATION 594.94



LEGEND

NG	NATURAL GROUND	EM	ELECTRIC METER
TC	TOP OF CURB	EMH	ELECTRIC MANHOLE
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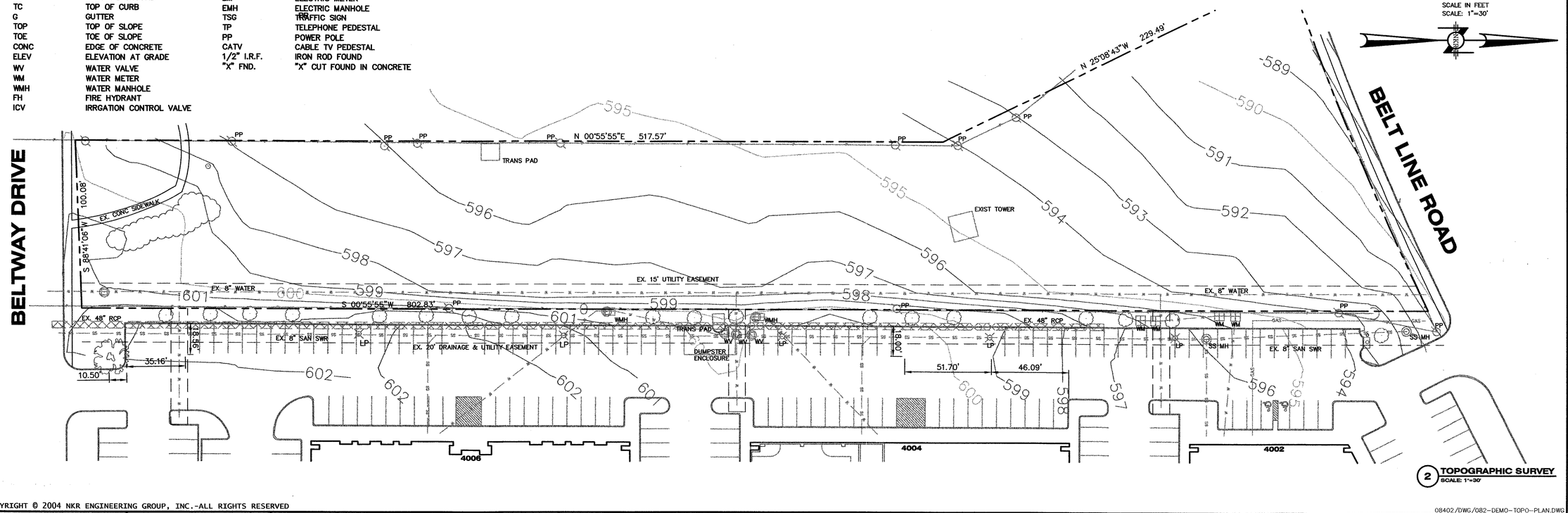

08402/DWG/082-DEMO-TOPO-PLAN.DWG

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9-3-04
2	INC. CITY COMMENTS	12-21-04

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WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

STATE OF TEXAS
THOMAS J. KNICKER
67731
REGISTERED
PROFESSIONAL ENGINEER
12/21/04

BID / PERMIT REVIEW SET

EXIST SURVEY / DEMOLITION PLAN

Issue Date:	08-20-04
Project No.:	8402
Drawn By:	TJK
Reviewed By:	TJK

SHEET NUMBER:

C2.0

SHEET 3 OF 7

CAUTION !!!
EXISTING UTILITIES

EXISTING PUBLIC AND FRANCHISE UTILITY LINE CROSSINGS IN THIS AREA. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE EXCAVATING AND WORKING IN THIS AREA. EXISTING UTILITY CROSSINGS SHALL BE EXPOSED AND ALIGNMENTS VERIFIED PRIOR TO BEGINNING NEW UTILITY CONSTRUCTION. CONTRACTOR SHALL EMPLOY ANY NECESSARY METHOD OF EXCAVATION, INCLUDING HAND EXCAVATION AND/OR "AIR-VAC", WHICH MAY BE JUSTIFIED TO INSURE NO DAMAGE TO THESE FACILITIES. CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS WHILE WORKING IN THIS AREA.

BENCHMARKS

CITY OF ADDISON BENCH MARK NO. 13. SQUARE CUT ON INLET SE CORNER OF BELTLINE & SURVEYOR. ELEVATION 594.94

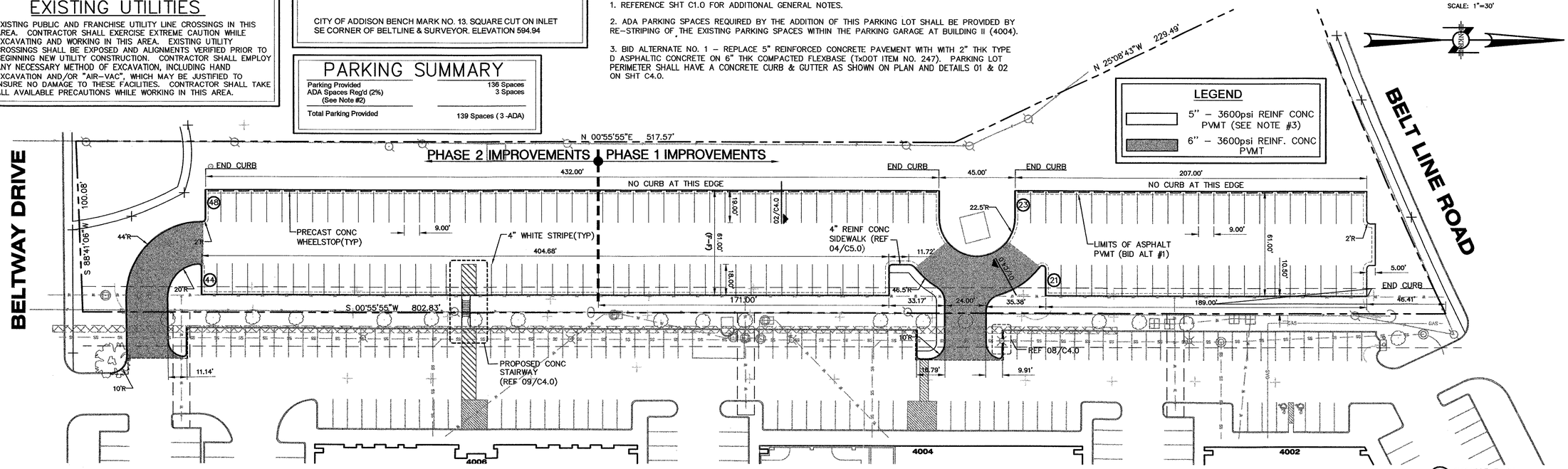
PARKING SUMMARY

Parking Provided	136 Spaces
ADA Spaces Req'd (2%) (See Note #2)	3 Spaces
Total Parking Provided	139 Spaces (3 -ADA)

GENERAL NOTES

1. REFERENCE SHT C1.0 FOR ADDITIONAL GENERAL NOTES.
2. ADA PARKING SPACES REQUIRED BY THE ADDITION OF THIS PARKING LOT SHALL BE PROVIDED BY RE-STRIPING OF THE EXISTING PARKING SPACES WITHIN THE PARKING GARAGE AT BUILDING II (4004).
3. BID ALTERNATE NO. 1 – REPLACE 5" REINFORCED CONCRETE PAVEMENT WITH WITH 2" THK TYPE D ASPHALTIC CONCRETE ON 6" THK COMPACTED FLEXBASE (TxDOT ITEM NO. 247). PARKING LOT PERIMETER SHALL HAVE A CONCRETE CURB & GUTTER AS SHOWN ON PLAN AND DETAILS 01 & 02 ON SHT C4.0.

SCALE IN FEET
SCALE: 1"=30'



1 PAVING PLAN
SCALE: 1"=30'

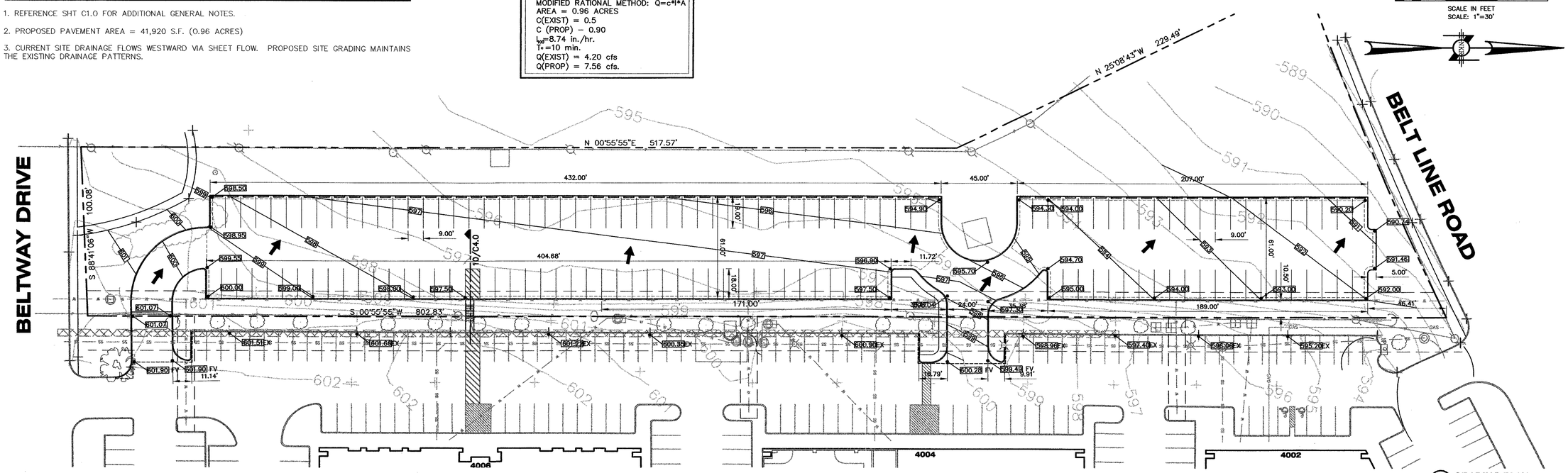
GENERAL NOTES

1. REFERENCE SHT C1.0 FOR ADDITIONAL GENERAL NOTES.
2. PROPOSED PAVEMENT AREA = 41,920 S.F. (0.96 ACRES)
3. CURRENT SITE DRAINAGE FLOWS WESTWARD VIA SHEET FLOW. PROPOSED SITE GRADING MAINTAINS THE EXISTING DRAINAGE PATTERNS.

DRAINAGE CALCULATIONS

MODIFIED RATIONAL METHOD: $Q=c*i*A$
AREA = 0.96 ACRES
C(EXIST) = 0.5
C (PROP) = 0.90
I_{60}=8.74 in./hr.
T_c=10 min.
Q(EXIST) = 4.20 cfs
Q(PROP) = 7.56 cfs.

SCALE IN FEET
SCALE: 1"=30'



1 GRADING PLAN
SCALE: 1"=30'

08402/DWG/082-PAV-GRADE-PLAN.DWG

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9-3-04
2	INC. CITY COMMENTS; ADD PHASING	12-21-04

NKR ENGINEERING GROUP, INC.
4004 BELT LINE RD
SUITE 210
ADDISON, TEXAS 75001
PH: 972.818.8305
FAX: 972.818.8306

WEST PARKING LOT IMPROVEMENTS

FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

STATE OF TEXAS
THOMAS J. KNICKER
67731
REGISTERED
PROFESSIONAL ENGINEER
12/21/04

BID / PERMIT REVIEW SET

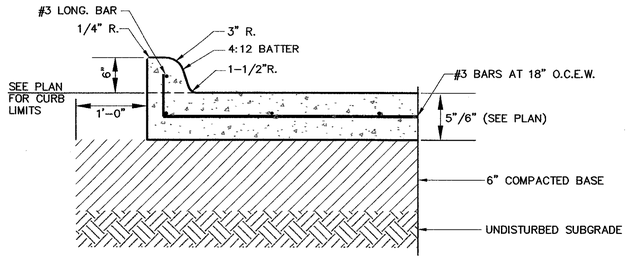
PAVING/GRADING PLAN

Issue Date:	08-20-04
Project No.:	8402
Drawn By:	TJK
Reviewed By:	TJK

SHEET NUMBER:

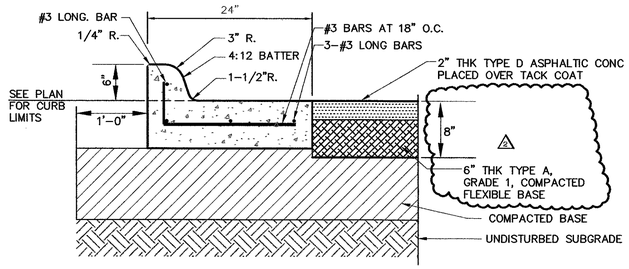
C3.0

SHEET 4 OF 7



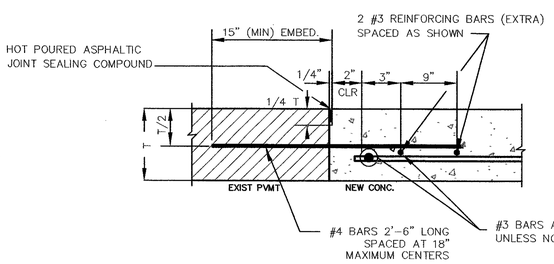
NOTE: BASE BID SHALL CONSIST OF CONCRETE PAVEMENT THROUGHOUT THE PARKING LOT. WITH CONCRET CURB & GUTTER AS SHOWN ON THE PLAN (SHT C3.0).

01 TYPICAL PAVEMENT SECTION - BASE BID
NOT TO SCALE

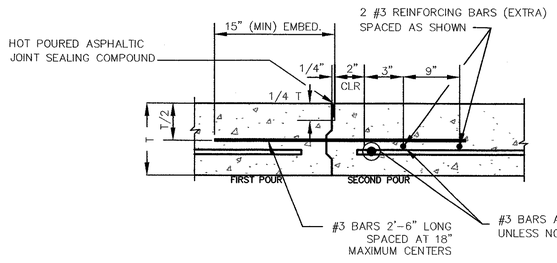


NOTE: ALTERNATE BID #1 SHALL CONSIST OF 2" TYPE D ASPHALTIC CONCRETE OVER 6" COMPACTED FLEXBASE IN LIEU OF THE 5" INCH CONCRETE PAVEMENT. CONCRETE CURB & GUTTER SHALL BE CONSTRUCTED AS SHOWN.

02 TYPICAL PAVEMENT SECTION - ALTERNATE BID #1
NOT TO SCALE

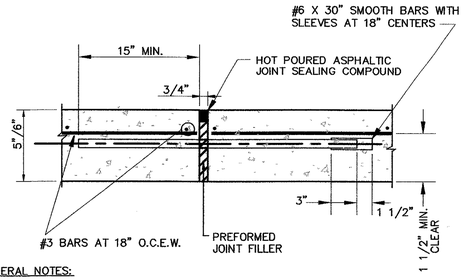


03 DOWELED CONSTRUCTION JOINT
NOT TO SCALE



WHERE A KEY IS TO BE REQUIRED THE MINIMUM VERTICAL DIMENSION OF THE KEY IS TO BE 1/3 OF THE SLAB THICKNESS (T/3).

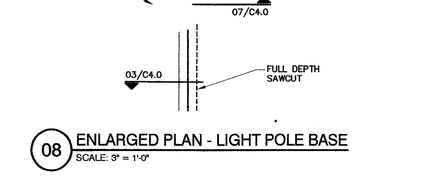
04 CONSTRUCTION JOINT
NOT TO SCALE



GENERAL NOTES:

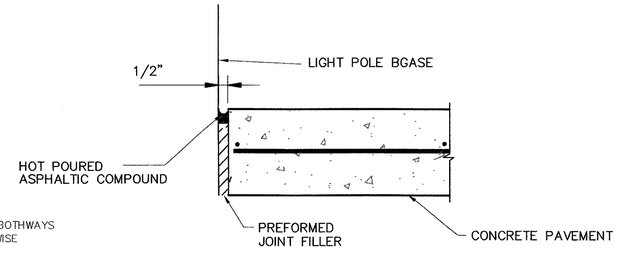
1. ALL #4 X 2'-6" BARS ARE TO BE SET IN DRILLED HOLES USING EPOXY GROUT
2. ALL REINFORCING BARS SHALL HAVE WIRE TIES AT EVERY INTERSECTION (100% TIE). IN THE MANUFACTURER'S RECOMMEND QUANTITIES.

05 EXPANSION JOINT
NOT TO SCALE

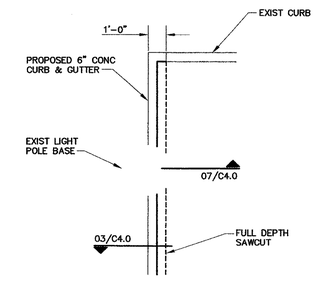


T = PAVEMENT THICKNESS

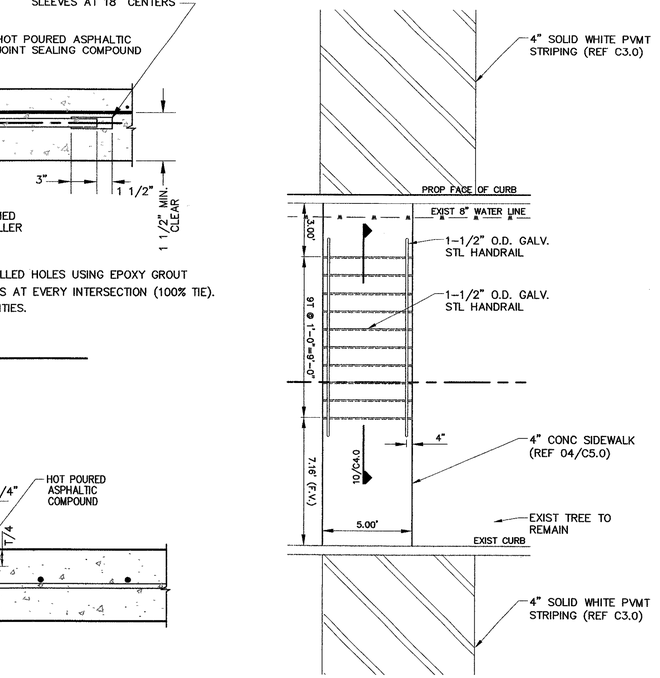
06 SAWED CONTROL JOINT
NOT TO SCALE



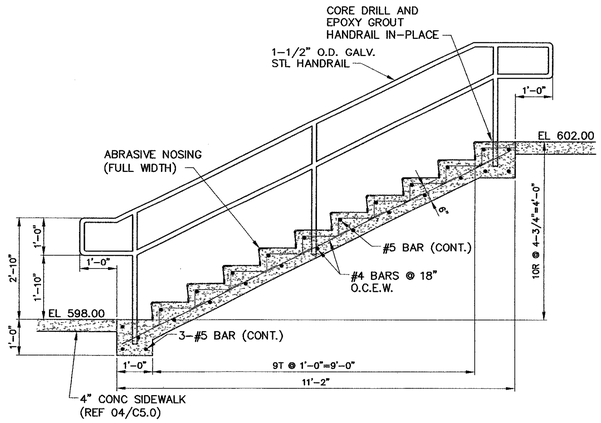
07 ISOLATION JOINT
NOT TO SCALE



08 ENLARGED PLAN - LIGHT POLE BASE
SCALE: 3" = 1'-0"



09 ENLARGED PLAN - STEPS
SCALE: 1/4" = 1'-0"



10 SECTION - STAIRS
SCALE: 1/2"=1'-0"

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9-3-04
2	REVISE BID ALT #1 PVMT XSECTN	12-21-04

NKR ENGINEERING GROUP, INC.
4004 BELT LINE RD
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WEST PARKING LOT IMPROVEMENTS
FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

STATE OF TEXAS
THOMAS J. KNICKER
67731
REGISTERED
PROFESSIONAL
ENGINEER
12/21/04

BID / PERMIT REVIEW SET

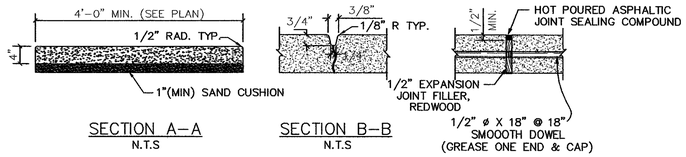
DETAILS

Issue Date: 09-03-04
Project No.: 8402
Drawn By: TJK
Reviewed By: TJK
SHEET NUMBER:

C4.0

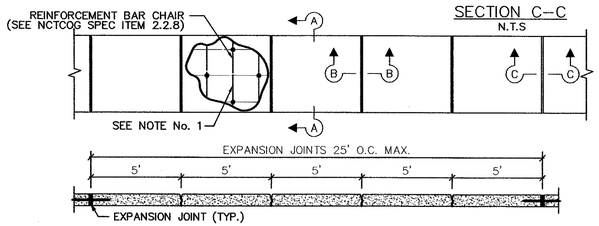
SHEET 5 OF 7

08402/DWG/D02-DETAIL2.DWG



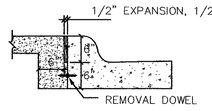
SECTION A–A
N.T.S

SECTION B–B
N.T.S



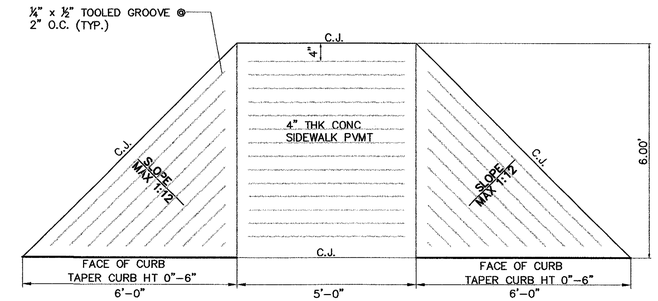
SECTION C–C
N.T.S

NOTE:
1. REINFORCEMENT TO BE #3 BARS AT 18" C–C.
2. DOWEL WITH #4 BARS AT 18" C–C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER – MINIMUM PENETRATION 6".
3. INSTALL 1/2" ø X 18" SMOOTH DOWELS @ 18" (GREASE ONE END & CAP) THROUGH EXPANSION JOINTS.
4. CONCRETE FOR SIDEWALKS SHALL BE MIN 3000 PSI @ 28 DAYS
5. ALL PROPOSED VALVES SHALL BE PLACED AT LEAST ONE FOOT OFF THE EDGE OF THE SIDEWALK. PROPOSED MANHOLES SHALL HAVE LIDS CENTERED IN THE SIDEWALK OR BLOCK OUT EXISTING VALVES/MANHOLES.
6. SIDEWALK CROSS SLOPE 1/4"/FT (TYPICAL).



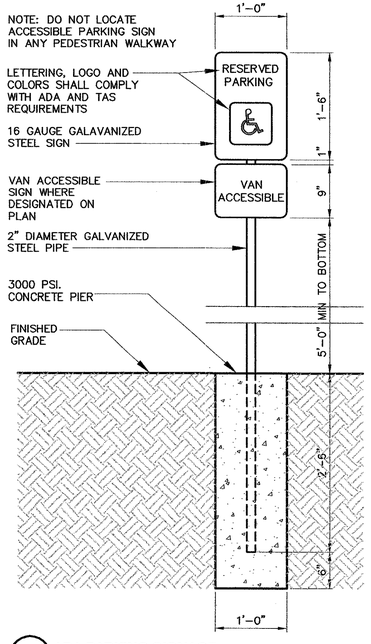
CURB–TO–SIDEWALK TRANSITION
N.T.S

04 TYPICAL SIDEWALK DETAILS
NOT TO SCALE

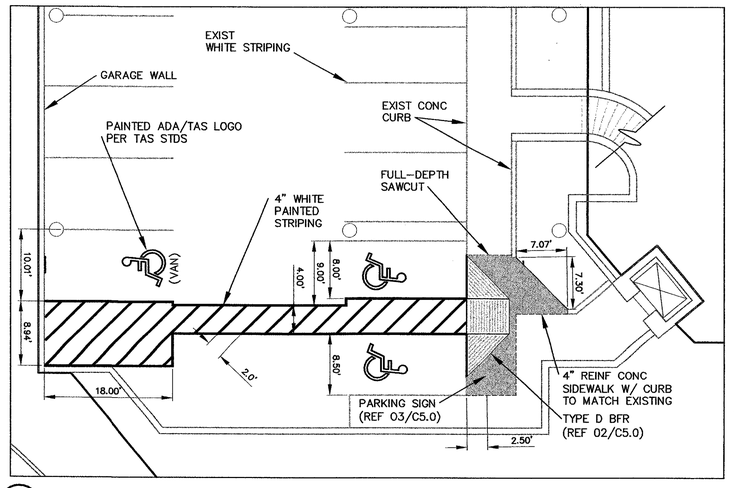


RAMP TO BE COLORED W/ TROWELLED IN DRY–SHAKE ADDITVE (COLOR TO BE APPROVED BY OWNER)

02 TYPE D BARRIER-FREE RAMP
SCALE: 1/2"=1'-0"



03 ADA PARKING SIGNAGE
SCALE: 1"=1'-0"



01 BUILDING II PARKING GARAGE MODIFICATIONS
SCALE: 1"=10'

08402/DWG/082-DETAIL2.DWG

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9-3-04
2	RE-ISSUE	12-21-04

NKR
ENGINEERING GROUP, INC.
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WEST PARKING LOT IMPROVEMENTS

FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

STATE OF TEXAS
THOMAS J. KNICKER
67731
REGISTERED
PROFESSIONAL ENGINEER
12/21/04

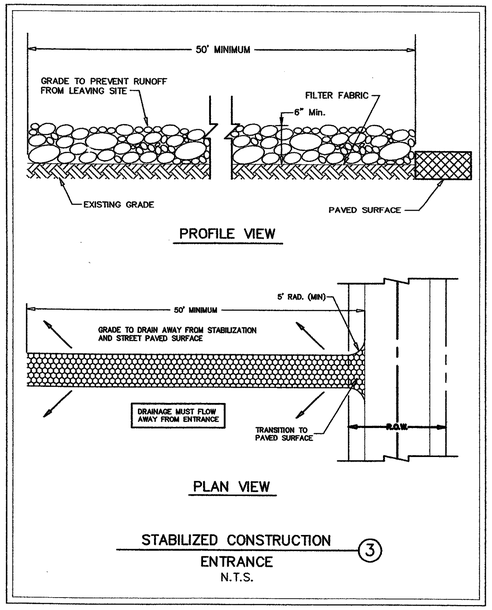
BID / PERMIT REVIEW SET

DETAILS

Issue Date:	08-03-04
Project No.:	8402
Drawn By:	TJK
Reviewed By:	TJK

SHEET NUMBER:

C5.0



STABILIZED CONSTRUCTION ENTRANCE (3)
N.T.S.

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT (3)

CAUTION !!!
EXISTING UTILITIES

EXISTING PUBLIC AND FRANCHISE UTILITY LINE CROSSINGS IN THIS AREA. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE EXCAVATING AND WORKING IN THIS AREA. EXISTING UTILITY CROSSINGS SHALL BE EXPOSED AND ALIGNMENTS VERIFIED PRIOR TO BEGINNING NEW UTILITY CONSTRUCTION. CONTRACTOR SHALL EMPLOY ANY NECESSARY METHOD OF EXCAVATION, INCLUDING HAND EXCAVATION AND/OR "AIR-VAC", WHICH MAY BE JUSTIFIED TO INSURE NO DAMAGE TO THESE FACILITIES. CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS WHILE WORKING IN THIS AREA.

DESCRIPTION

AN AGGREGATE AREA OR PAD LOCATED WHERE VEHICLES ENTER AND LEAVE A CONSTRCUTION SITE.

PURPOSE TO PROVIDE AN AREA WHERE VEHICLES CAN REMOVE MUD AND SEDIMENT FROM THEIR TIRES PRIOR TO DRIVING ON PUBLIC STREETS. IF USED PROPERLY, IT REDUCES THE REQUIREMENT TO REMOVE SEDIMENT FROM PUBLIC STREETS, DIRECTS THE MAJORITY OF TRAFFIC TO A SINGLE LOCATION, AND PROVIDES PROTECTION FOR OTHER BEST MANAGEMENT PRACTICES ON SITE THROUGH TRAFFIC CONTROL.

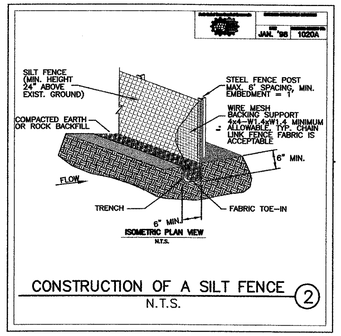
APPLICATIONS USE WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR AN OFF-SITE PAVED SURFACE. PRIMARY INSTALLATIONS INCLUDE EXITS FROM STORAGE AREAS, STAGING AREAS, TRUCK HAUL ROUES, AND BORROW/SPOIL AREAS.

LIMITATIONS SELECTION OF THE STONE CONSTRUCTION EXIT/ENTRANCE LOCATION IS CRITICAL, SINCE TO BE EFFECTIVE ALL TRAFFIC MUST USE THE AREA(S) TO EXIT A SITE. THE DEVICE IS NOT SUITABLE FOR USE ON LONG, LINEAR PROJECTS UNLESS THERE ARE DESIGNATED POINTS FOR CONTROLLED ACCESS. CONTRACTORS SHALL CLEAN-UP EXCESSIVE STONE FROM EXISTING PAVED STREETS DURING THE CONSTRUCTION PROCESS.

DESIGN CRITERIA A. MINIMUM PAD DIMENSIONS: WIDTH = 15 FEET OR TOTAL WIDTH OF VEHICLE ACCESS, WHICHEVER IS GREATER. LENGTH = 50 FEET (RESIDENTIAL LOTS USE 20') DEPTH = 6 INCHES B. GRADE: AVOID GRADES STEPPER THAN 5% AND GRADE TO DRAIN BACK ON TO THE SITE OR TO ANOTHER BEST MANAGEMENT PRACTICE TO CONTROL OFF-SITE SEDIMENTATION. C. LOCATION: LOCATE THE CONSTRUCTION ENTRANCE/EXIT TO LIMIT THE AMOUNT OF SEDIMENT THAT LEAVES THE CONSTRUCTION SITE AND TO PROVIDE FOR MAXIMUM USE BY VEHICLES LEAVING THE SITE. DO NOT PLACE ALONG CURVES IN THE PUBLIC ROADWAY. D. FILTER FABRIC: SHALL BE USED FOR INSTALLATIONS WITH A CONSTRUCTION PERIOD OF OF MORE THAN 6 MONTHS, WHERE HEAVY TRUCK TRAFFIC IS ANTICIPATED DAILY, OR VERY WEAK SUB-GRADE SOILS ARE PRESENT.

MATERIAL SPECIFICATIONS A. AGGREGATE - NATURAL STONE OR RE-CYCLED CONCRETE MEETING THE GRADATION REQUIREMENTS OF NCTCOG SPECIFICATION ITEM 2.1.8 (d). [3"-4" DIAMETER] B. FILTER STONE - NCTCOG SPECIFICATION 2.23.3.

MAINTENANCE REQUIREMENTS INSPECTIONS SHOULD BE MADE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BEST MANAGEMENT PRACTICE TO CONTROL OFF-SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.



CONSTRUCTION OF A SILT FENCE (2)
N.T.S.

STANDARDS FOR SILT FENCE (2)

DESCRIPTION
A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRECHED BETWEEN AND ATTACHED TO METAL OR WOODEN POSTS, WITH THE BOTTOM OF THE FABRIC FIRMLY EMBEDDED IN THE SOIL. AT INSTALLATIONS DRAINING LARGER AREAS, THE FILTER FABRIC WILL BE ATTACHED TO A HOG WIRE SUPPORT THAT IS ATTACHED TO THE FENCE POSTS.

PURPOSE
TO SLOW THE FLOW OF SEDIMENT LADEN WATER FROM SMALL DISTURBED AREAS TO ALLOW SEDIMENTATION TO OCCUR AND TO FILTER OUT LARGE SEDIMENT PARTICLES AS THE WATER FLOWS THROUGH THE FILTER FABRIC.

APPLICATIONS
SILT FENCE IS NORMALLY USED AS A PERIMETER CONTROL IMMEDIATELY DOWNSTREAM OF SMALL DISTURBED AREAS. IT CAN ALSO BE USED AS A FLOW DIVERSION FOR VERY SMALL DRAINAGE AREAS, BUT DOES NOT FUNCTION AS WELL AS A NORMAL DIVERSION CHANNEL AND USUALLY MUCH MORE EXPENSIVE.

LIMITATIONS
DO NOT INSTALL FENCES ACROSS CHANNELS, DITCHES, STREAMS, PIPE OUTLETS, OR AREAS OF CONCENTRATED WATER FLOW. SILT FENCE LOCATION CAN LIMIT CONSTRUCTION VEHICLE ACCESS SO THE LOCATION SHOULD BE WELL PLANNED TO PREVENT OBSTRUCTIONS. WATER WILL POND BEHIND THE SILT FENCE RESULTING IN LOCALIZED FLOODING DURING MAJOR RAIN EVENTS.

DESIGN CRITERIA
PLACE SILT FENCE ALONG PERIMETER OF SITE WHERE DISTURBED AREA SHEET RUNOFF MUST BE CONTROLLED. LIMIT THE AREA TO 0.25 ACRES PER 100 LINEAR FEET OF FENCE. PROVIDE HOG WIRE SUPPORT BACKING WHENEVER THE DRAINAGE AREA EXCEEDS 0.10 ACRES PER 100 LINEAR FEET OF FENCE. MAXIMUM POST SPACING SHALL NOT EXCEED 8 FEET. STONE OVERFLOW STRUCTURES OR OTHER OUTLET DEVICE SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT.

MATERIAL SPECIFICATIONS
A. FILTER FABRIC - NCTCOG SPECIFICATION 2.23.4
B. WASHED STONE - NCTCOG SPECIFICATION 2.1.8.(e).
C. HOG WIRE - NCTCOG SPECIFICATION 2.8.2.(b)(1).
D. FENCE POSTS - NCTCOG SPECIFICATION 2.8.2.(b) FOR STEEL

MAINTENANCE REQUIREMENTS
SILT FENCE SHOULD BE INSPECTED WEEKLY AND AFTER MAJOR RAINFALL EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TH ONE-HALF THE STORAGE DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE. CLEAN THE FILTER STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILT-UP WILL REQUIRE FILTER STONE REPLACEMENT.

GENERAL NOTES

1. CONTRACTOR SHALL RETAIN ALL FLOATABLE AND WIND BLOWN MATERIALS ONSITE BY STORING ALL TRASH AND BUILDING MATERIAL. WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFFSITE.

2. CONTRACTOR SHALL LIMIT MATERIALS USED IN THE SUBGRADE STABILIZATION PROCESS TO A ONE DAY'S SUPPLY. ALL RUNOFF FROM THESE MATERIALS SHALL BE CONTAINED AS REQUIRED TO PREVENT CONTAMINATION OF OFFSITE FACILITIES.

3. THE CONTRACTOR SHALL CONSTRUCT A PIT AS NEEDED FOR TEMPORARY ON-SITE STORAGE OF CONCRETE WASTE FROM MIXIMG DRUMS AND CHUTES.

4. INSTALL A LIQUID TIGHT BERMED AREA (LINER REQUIRED), OR OTHER SPILL PROTECTION MEASURES PER CITY OF KELLER, FIRE CODE REQUIREMENTS, FOR ANY TEMPORARY FULE TANKS PLACED ONSITE DURING CONSTRUCTION.

5. INSPECT POLLUTION CONTROL MEASURES EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1-INCH OR GREATER. REPAIR OR REPLACE DAMAGED MEASURES TO RETAIN SEDIMENT AND OTHER POLLUTANTS ONSITE. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS.

6. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING, AND OTHER CONSTRUCTION ACTIVITIES. STABILIZATION IS OBTAINED WHEN THE SOIL IS COVERED BY A COMBINATION OF STRUCTURES, PAVING, AND PERENNIAL VEGETATION.

EROSION CONTROL SEQUENCING

1. THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN IN THE PLAN AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATION(S)

2. THE GRADING CONTRACTOR SHALL STRIP, CLEAR AND MASS GRADE THE SITE. THE GRADING CONTRACTOR IS TO ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING GRADING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER GRADING IS COMPLETE, THE GRADING CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.

3. BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER THE STORM DRAIN INLET INVERT AND WALLS ARE ERECTED, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY SURROUNDING IT WITH SILT FENCE. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.

4. BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING PAVING CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PAVING CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.

5. THE UTILITY CONTRACTOR SHALL REMOBILIZE AND FINISH THE STORM DRAIN INLET CONSTRUCTION BY COMPLETING THE ERECTION OF THE WALLS AND TOP. AFTER PUBLIC UTILITY CONSTRUCTION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.

6. THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAILED ON THIS PLAN, AND SHALL INSTALL SILT FENCE ALONG STREET RIGHTS-OF-WAY.

7. BEGIN FRANCHISE UTILITY CONSTRUCTION. EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.

8. AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL SEED ALL DISTURBED AREAS. WHEN SUFFICIENT GRASS GROWTH HAS BEEN ESTABLISHED, ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE.

PROJECT CONTACTS

OWNER:
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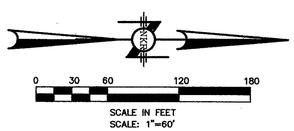
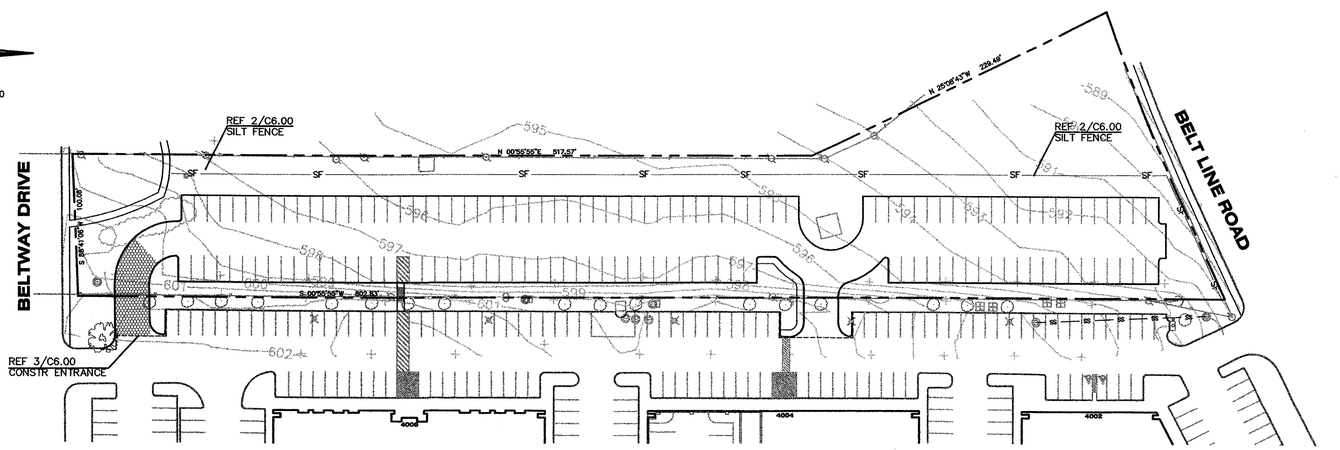
ADDISON, TEXAS 75001
MR. JIM MORGAN
972-980-6836

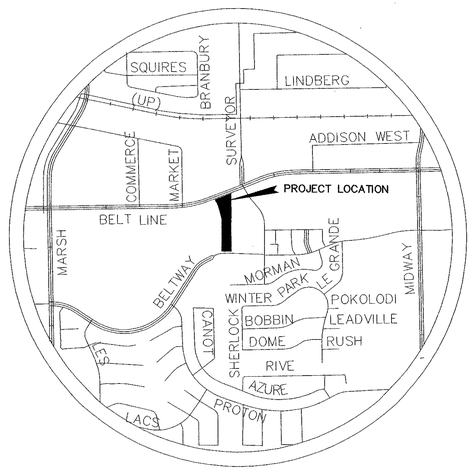
NOTE: REFERENCE C1.0 FOR GENERAL NOTES

THIS EROSION CONTROL PLAN APPLIES TO THE FORUMS WEST PARKING LOT IMPROVEMENTS PROJECT LOCATED AT 4002 BELT LINE RD, TOWN OF ADDISON, TEXAS. THE CONSTRUCTION ACTIVITES INCLUDE CLEARING, EXCAVATION, GRADING, PAVING, AND LANDSCAPING IMPROVEMENTS FOR APPROXIMATELY 1.5 ACRES OF LAND.





1 SITE PLAN
SCALE: 1"=60'



LOCATION MAP
N.T.S.

NOT FOR CONSTRUCTION

08402/DWG/082-EROSION-CNTRL-PLAN.DWG

G:\Projects\08204-Forums Parking Lot Exp\DWG\082-EROSION-CNTRL-PLAN.dwg, 09/06/2004 05:25:52 PM

REV.	DESCRIPTION	DATE
1	INC. ADA PARKING/DETAILS	9-3-04

NKR ENGINEERING GROUP, INC.
4004 BELT LINE RD
SUITE 210
ADDISON, TEXAS 75001
PH: 972.818.6305
FAX: 972.818.6306

WEST PARKING LOT IMPROVEMENTS

FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

STATE OF TEXAS
THOMAS J. KNICKER
67731
REGISTERED
PROFESSIONAL ENGINEER
9/3/04

PERMIT REVIEW SET

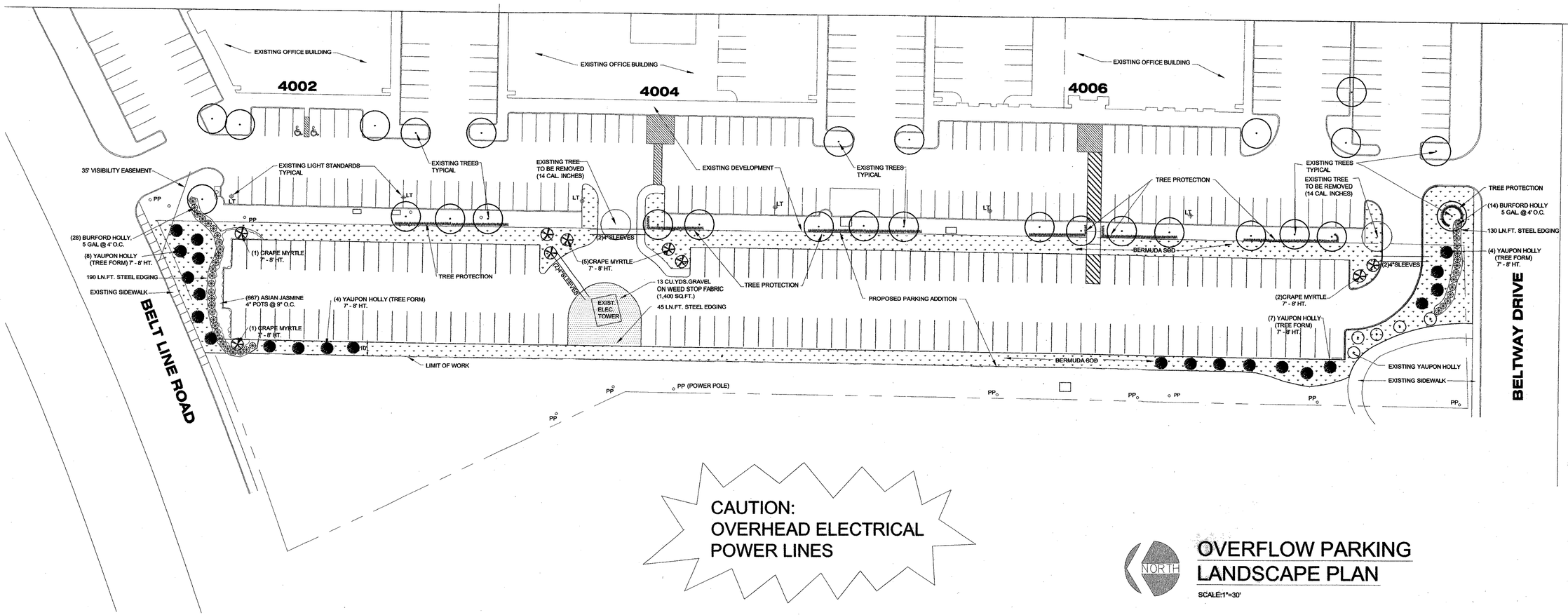
EROSION CONTROL PLAN

Issue Date:	08-20-04
Project No.:	8402
Drawn By:	TJK
Reviewed By:	TJK

SHEET NUMBER:

C6.0

SHEET 7 OF 7



CAUTION:
OVERHEAD ELECTRICAL
POWER LINES

NORTH

OVERFLOW PARKING LANDSCAPE PLAN

SCALE:1"=30'

WWW = TREE PROTECTION / TEMPORARY FENCING 3' HT. STAKED
430 LN.FT.

PLANTING NOTES

1. ALL REQUIREMENTS OF THE CITY OF ADDISON LANDSCAPING REGULATIONS SHALL BE MET.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

3. ALL REQUIRED LANDSCAPING WILL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS WILL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIAL WILL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. PLANT MATERIAL WHICH ARE DESTROYED, DAMAGED, OR REMOVED WILL BE REPLACED WITH PLANT MATERIAL SIMILAR IN VARIETY AND SIZE.

4. AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM SHALL BE INSTALLED AND PROVIDE COMPLETE COVERAGE IN ALL LANDSCAPE AREAS. OVERSPRAY UPON STREETS AND SIDEWALKS IS PROHIBITED. A PERMIT FROM BUILDING INSPECTION IS REQUIRED FOR EACH IRRIGATION SYSTEM.

5. PIN ALL SOD TO SLOPES.

6. WARRANTY STATEMENT: LANDSCAPE / IRRIGATION CONTRACTOR TO PROVIDE A WRITTEN WARRANTY STATEMENT TO DEVELOPER AT SUBSTANTIAL COMPLETION. STATEMENT SHALL PROVIDE A ONE YEAR MATERIALS AND WORKMANSHIP WARRANTY FOR ALL LANDSCAPE PLANTING, IRRIGATION SYSTEM AND RELATED WORK. OWNER / DEVELOPER SHALL PROVIDE MAINTENANCE OF LANDSCAPE PLANTING AND IRRIGATION SYSTEM SUFFICIENT TO MEET OR EXCEED NORMAL HORTICULTURAL PRACTICES DURING THE ONE YEAR WARRANTY PERIOD.

PLANT & MATERIALS LIST

QTY.	MATERIAL	SIZE	NOTES
23	YAUPON HOLLY TREE (Ilex vomitoria)	7' - 8' HT.	MATCHING
9	CRAPE MYRTLE TREE (Lagerstroemia Indica)	7' - 8' HT.	MATCHING / RED
42	BURFORD HOLLY (Ilex 'Burford')	5 GAL.	MATCHING, 4' O.C.
730	ASIAN JASMINE (Trachaelospermum asiaticum)	4" POTS	8" O.C.
19,776	LAWN PREPARATION	SQ.FT.	---
2,198	BERMUDA SOD	SQ.YDS.	11/2"THK MAT, 95%COVERAGE
1,100	BED PREPARATION	SQ.FT.	MIN. 6" DEPTH
14	SOIL MIX	CU. YDS.	4" DEPTH
7	HARDWOOD MULCH	CU. YDS.	2" DEPTH
1,400	WEED STOP FABRIC	SQ.FT.	---
13	NATIVE GRAVEL	CU.YDS.	MIN. 3" DEPTH
355	STEEL EDGING	LN. FT.	4" GREEN

LANDSCAPE REQUIREMENTS

STREETSCAPE TREES (1-SHADE TREE or 2-ORNAMENTAL TREES PER 20 LN.FT.)
12 ORNAMENTAL TREES REQUIRED (120 LN.FT. OF STREETSCAPE = 6 SHADE or 12 ORNAMENTAL TREES)
12 ORNAMENTAL TREES PROVIDED

REPLACEMENT TREES (100% OF CALIPER INCHES REMOVED)
28" CALIPER RED OAK REMOVED = 7 - 4" CAL. SHADE TREES or 14 - ORNAMENTAL TREES
REPLACED WITH 14 ORNAMENTAL TREES

PARKING LOT SCREENING (8 SHRUBS PER 20 LN.FT. OF FRONTAGE)
REQUIRED: EVERGREEN SHRUBS, DOUBLE ROW STAGGERED, MIN. 3'-6" HT.
PROVIDED: EVERGREEN HOLLY, 5 GAL.@ 4' O.C.,3'-6" HT.

NOTE: BEWARE: UNDERGROUND UTILITIES IN PLACEINCLUDING ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE FLAGGED AND IDENTIFIED. CONTRACTOR RESPONSIBILITY.

SHEET TITLE:
OVERFLOW PARKING
LANDSCAPE PLAN

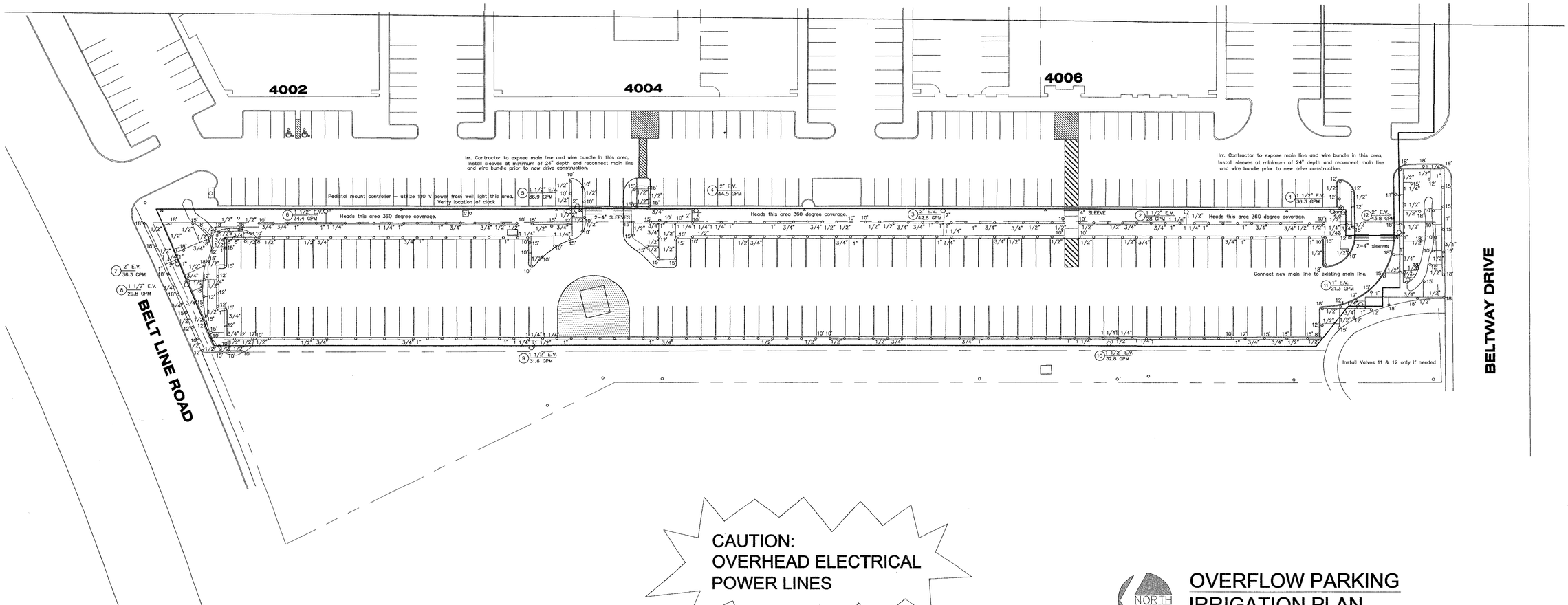
DR BY: MO CHK BY: MS

LANDSCAPE CONSULTANTS
THE SCULLIN GROUP, INC.
1919 OLD DENTON ROAD, SUITE 104 / CARROLLTON, TEXAS 75006
972-245-0444 FAX 972-245-0445

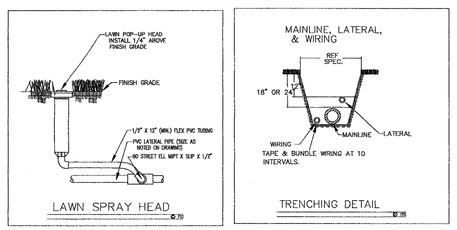
THE FORUM at BELTLINE ROAD
4002 BELTLINE ROAD
ADDISON, TEXAS

REVISIONS:
AUG. 11, 2004

DATE: AUG. 4, 2004
JOB NO. 04-692
SHEET NO.
L1
OF 1 SHEETS

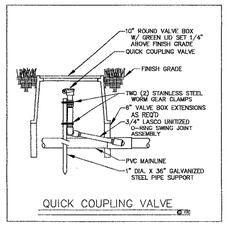


CAUTION:
OVERHEAD ELECTRICAL
POWER LINES

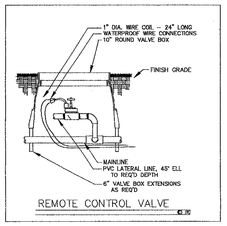


LAWN SPRAY HEAD

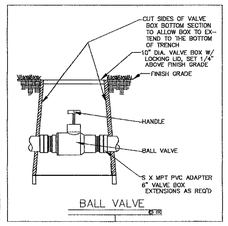
TRENCHING DETAIL



QUICK COUPLING VALVE



REMOTE CONTROL VALVE



BALL VALVE

NOTES

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITY DAMAGED WHILE COMPLETING THE PROJECT. COORDINATE ALL WORK WITH THE BUILDING CONTRACTOR.

THE IRRIGATION SYSTEM REPRESENTED ON THIS PLAN IS PURELY DIAGRAMMATIC AND DENOTES LINE SIZES, HEAD TYPES, AND OTHER COMPONENT INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO LOCATE AND PROPERLY INSTALL THE SYSTEM IN A LOGICAL MANNER.

LOCATIONS OF ELEMENTS ON THE DRAWINGS ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE VERIFIED IN THE FIELD BY THE INSTALLER. PIPE LOCATIONS ARE DRAWN OFF-SET TO CLEARLY SHOW THE INTENDED PIPE ROUTING. PIPING AND VALVES IN PAVING ARE SHOWN FOR CLARITY. INSTALL IN ADJACENT PLANTING BED OR LAWN AREA. LATERAL PIPING SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. MAIN LINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER.

12" POP-UP SPRAY BODIES SHALL BE USED FOR SHRUB BED SPRAY HEADS LOCATED WHERE PLANT MATERIALS EXCEED 8" IN HEIGHT. SIDE INLET CONNECTIONS ON THE POP-UP BODY MAY BE USED. 6" POP-UP SPRAY BODIES SHALL BE USED WHERE PLANT MATERIALS DO NOT EXCEED 8" IN HEIGHT.

CONNECT LAWN AND HIGH-POP SPRAY HEADS TO LATERAL PIPE WITH 1/2" FLEXIBLE PVC AND SCH. 40 PVC FITTINGS AS REQUIRED, PER DETAIL SHOWN. USE WELD-ON #795 SOLVENT AND #P-70 PRIMER ON THESE CONNECTIONS.

4" POP-UP SPRAY BODIES SHALL BE USED FOR TURF AREA SPRAY HEADS THROUGHOUT THE SITE. 4" POP-UP ROTARY HEADS SHALL BE USED FOR TURF ROTARY HEADS THROUGHOUT THE SITE. CONNECT ROTARY HEADS TO LATERAL PIPING WITH LASCO "UNITIZED", O-RING SWING JOINTS, PER DETAIL SHOWN, #T12-005 (3/4"), #591-010 (1"). PLACE HEADS 2" FROM EDGE OF CURB, DRIVE OR SIDEWALK.

INSTALL QUICK COUPLING VALVES IN SIX (6") INCH VALVE BOX PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAIN LINE PIPING WITH LASCO "UNITIZED", O-RING SWING JOINTS PER DETAIL SHOWN, #T-12-005. SUPPLY OWNER WITH THREE (3) COUPLER KEYS WITH SWIVEL HOSE ELL, #33K AND #SH-O RESPECTIVELY.

INSTALL REMOTE CONTROL VALVES IN TEN (10") INCH VALVE BOXES PER DETAIL SHOWN.

PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. ELECTRICAL SERVICE (110V) SHALL BE PROVIDED BY OTHER TRADES IN CONDUIT TO JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER LOCATION.

ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-12 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURE'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE PERMANENT AND WATERPROOF. ROUTE COMMON WIRE FROM CONTROLLER TO REMOTE SENSORS IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.

SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.

SIXTY (60) P.S.I. MINIMUM STATIC WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. THE CONTRACTOR SHALL CONFIRM THAT THE MINIMUM STATIC WATER PRESSURE IS AVAILABLE, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST THE IRRIGATION CONTROL VALVES, THE SPRINKLER ARC, AND RADIUS ADJUSTMENTS TO PROVIDE THE MOST BALANCED AND EFFICIENT WATER DISTRIBUTION.

NORTH

OVERFLOW PARKING IRRIGATION PLAN

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE
⊡	Controller	Irritrol or equivalent	MC-12 Plus	12 station
⊠	Ball Valve	Nibco		2"
○	Electric Valve	Rainbird	PEB	1", 1 1/2", 2"
○	Quick Coupler Valve	Rainbird		3/4"
o	Sprinkler Heads–Sprays	Rainbird	1800 PRS	6', 8', 10', 12', 15', 18'
—	Main Line – PVC	200 psi PR SDR 21		Connect to existing 2" main line
—	Lateral Line	200 psi PR SDR 21		1/2", 3/4", 1", 1 1/4", 1 1/2", 2"
═══	Sleeves	By Irrigation Contractor		As shown
Ⓜ	Water Meter	Existing 2"		2"
	Electrical Junction Box	By General Contractor		(110 Volt)
	Rain– Freeze Sensor	Rainbird or equivalent		

Valve Number (5) 1" E.V. Electric Valve Size
17.2 GPM Gallons per Minute

SCALE: 1"=30'-0"

30 15 0 30 60

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SHEET TITLE:
OVERFLOW PARKING IRRIGATION PLAN

DR BY: TS CHK BY: MS

LANDSCAPE CONSULTANTS THE SCULLIN GROUP, INC.
1919 OLD DENTON ROAD, SUITE 104 / CARROLLTON, TEXAS 75006
972-245-0444 FAX 972-245-0445

STATE OF TEXAS
TERESA JEAN SULLIVAN
4324
LICENSED IRRIGATOR
6-11-04

THE FORUM at BELTLINE ROAD
4002 BELTLINE ROAD
ADDISON, TEXAS

REVISIONS:

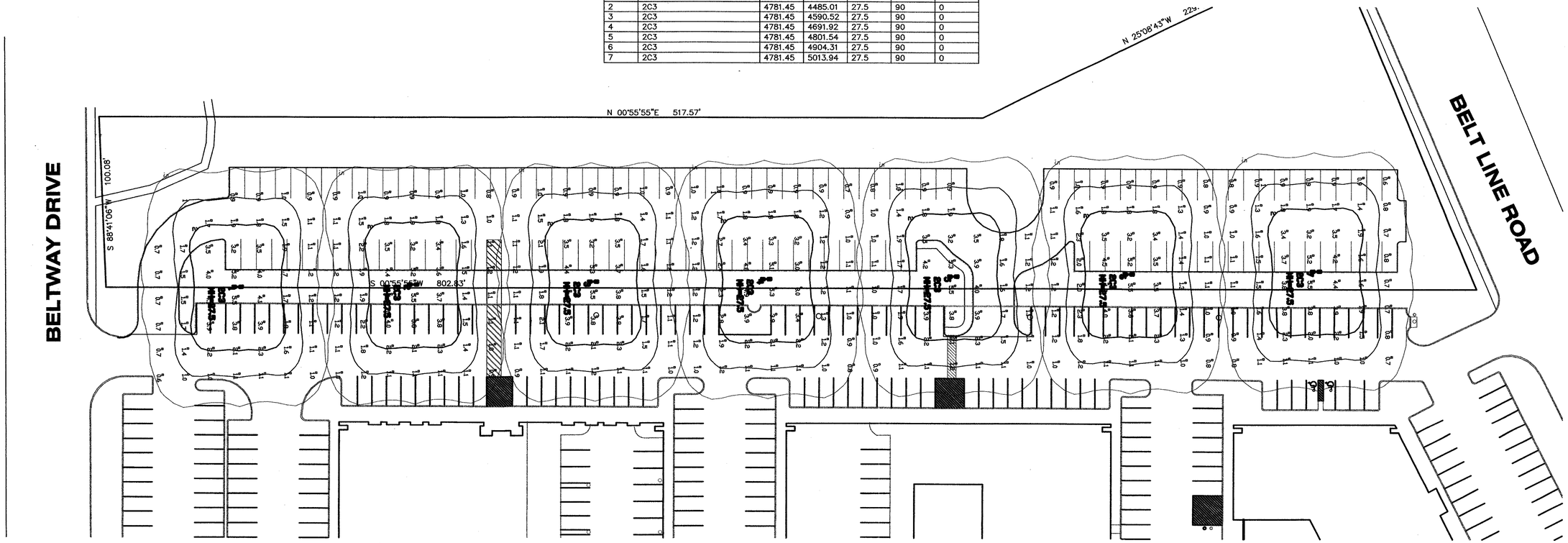
DATE: AUG. 11, 2004
JOB NO. 04-692
SHEET NO.
L2
OF 2 SHEETS

THIS PHOTOMETRIC STUDY HAS BEEN PREPARED BY HOSSLEY LIGHTING FOR REFERENCE PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR CONTSTRUCTION OR PERMITTING PURPOSES.

Numeric Summary							
Project: MJD OFFICE SITE LIGHTING LAYOUT HLA#24-0409A2							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AT GRADE	Illuminance	Fc	1.93	5.5	0.6	3.22	9.17

Luminaire Schedule						
Project: MJD OFFICE SITE LIGHTING LAYOUT HLA#24-0409A2						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	7	2C3	BACK-BACK	23000	0.740	KIM LIGHTING CURVILINEAR CUT-OFF 250MH TYPE III CC25x3_250MHxxx_xx

Luminaire Location Summary						
Project: MJD OFFICE SITE LIGHTING LAYOUT HLA#24-0409A2						
SeqNo	Label	X	Y	Z	Orient	Tilt
1	2C3	4781.45	4382.24	27.5	90	0
2	2C3	4781.45	4485.01	27.5	90	0
3	2C3	4781.45	4590.52	27.5	90	0
4	2C3	4781.45	4691.92	27.5	90	0
5	2C3	4781.45	4801.54	27.5	90	0
6	2C3	4781.45	4904.31	27.5	90	0
7	2C3	4781.45	5013.94	27.5	90	0



1 SITE PLAN
SCALE: 1"=30'

0 15 30 60 90
SCALE IN FEET
SCALE: 1"=30'

NORTH

REV.	DESCRIPTION	DATE

WEST PARKING LOT IMPROVEMENTS

FOR
WINDSOR MANAGEMENT
4002 BELT LINE ROAD, SUITE 100
ADDISON, TEXAS 75001

PERMIT REVIEW SET

PHOTOMETRIC STUDY

Issue Date: 08-20-04
Project No.:
Drawn By:
Reviewed By:
SHEET NUMBER:

R1.0

08402/DWG/082-PHOTOMETRIC-STUDY.DWG

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