PAVING & GRADING IMPROVEMENT CONSTRUCTION PLANS

FOR

BELTWAY PROPOSED PARKING LOT IMPROVEMENTS

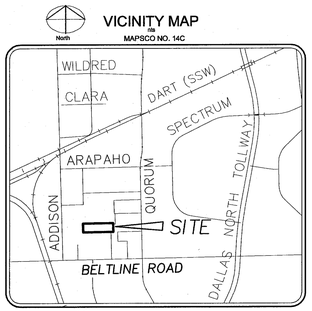
THE TOWN OF ADDISON, TEXAS

PAVING AND GRADING IMPROVEMENTS - January 10, 2014

BELTWAY Development Parking Lot Behind RJs

PLANS SET

BELTWAY PAVING 2014



APPROVED FOR CONSTRUCTION
Town of Addison
Public Works Department
APPROVED BY:
DATE: 1/27/14

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STATE OF TEXAS
RICHARD CARSON JR.
40854
LICENSED
PROFESSIONAL ENGINEER

01/10/14

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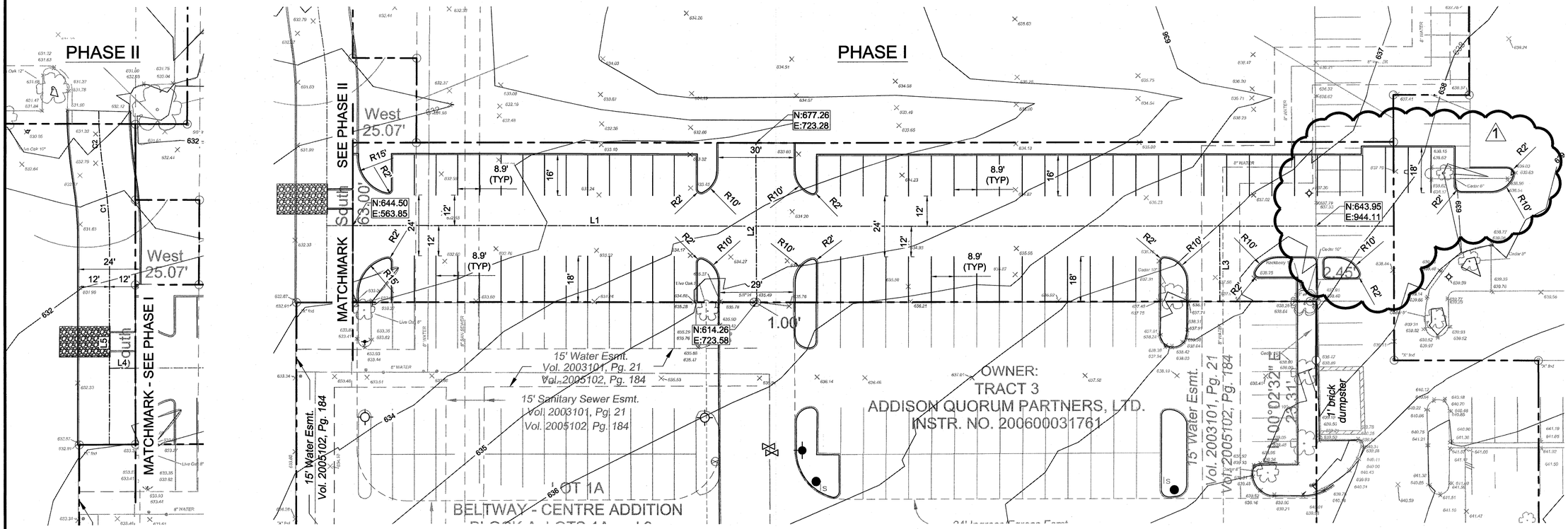

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	410.92	S89° 54' 58.86"E	(563.85,644.50)	(974.76,643.90)
L2	63.00	N0° 16' 09.15"W	(723.58,614.26)	(723.28,677.26)
L3	29.90	S0° 09' 37.74"E	(906.09,644.00)	(906.17,614.10)
L4	10.33	S89° 54' 58.86"E	(553.51,644.52)	(563.85,644.50)
L5	80.54	N0° 05' 01.14"E	(553.47,614.30)	(553.59,694.84)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	150.00	25.53	N4° 47' 31.28"W	(553.59,694.84)	(551.46,720.25)
C2	150.00	25.87	N4° 43' 34.81"W	(551.46,720.25)	(549.33,746.00)

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NO	REVISION	DATE
1	Revised Parking Layout	1-10-14

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HORIZONTAL CONTROL PLAN

PARKING LOT
SITE DEVELOPMENT
PUBLIC WORKS DEPARTMENT
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JRG	1/10/14	1"=20'	PC	-	-

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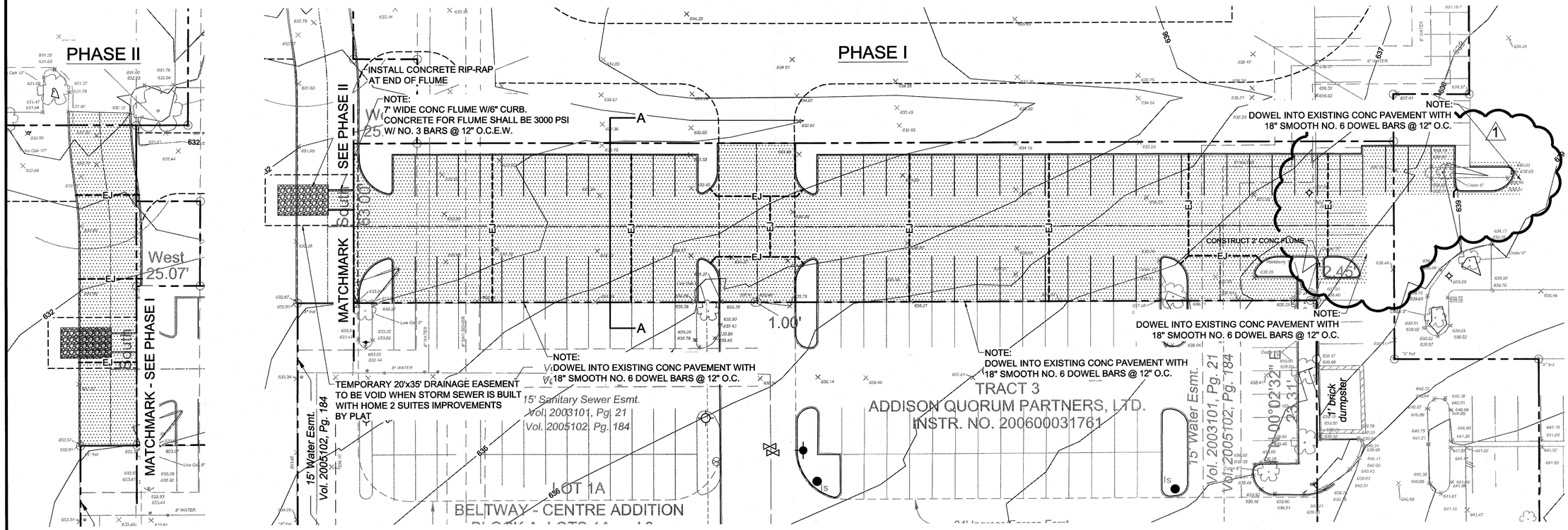


PAVING GENERAL NOTES:

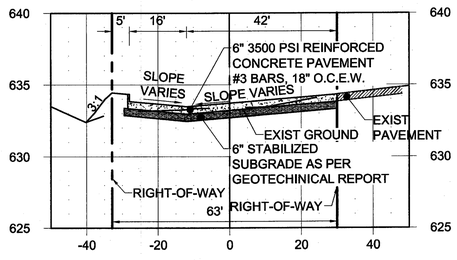
1. ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" (SIX) INCH LIFTS OR PER GEOTECHNICAL ENGINEERING REPORT..
2. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED..
3. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. SAWED JOINTS SHALL BE EVERY 15 FEET FOR 6" THICK CONCRETE AND EVERY 20 FEET FOR 8" THICK CONCRETE.
5. ALL MACHINE PLACED CONCRETE SHALL BE A MINIMUM 3500 PSI CONCRETE AND ALL HAND PLACED CONCRETE SHALL BE A MINIMUM 4000 PSI CONCRETE.
6. PHASE II NOT PART OF THIS CONSTRUCTION.

LEGEND

PAVEMENT DESIGN:

PAVEMENT DESIGN SHALL BE 6" 3500 PSI REINF CONC PAVEMENT WITH NO. 3 BARS AT 18" O.C.E.W. ON 6" STABILIZED SUBGRADE. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR LIME REQUIREMENTS.

--EJ-- EXPANSION JOINTS



TYPICAL SECTION
SECTION "A-A"

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PAVING PLAN

PARKING LOT

SITE DEVELOPMENT

PUBLIC WORKS DEPARTMENT

TOWN OF ADDISON, TEXAS

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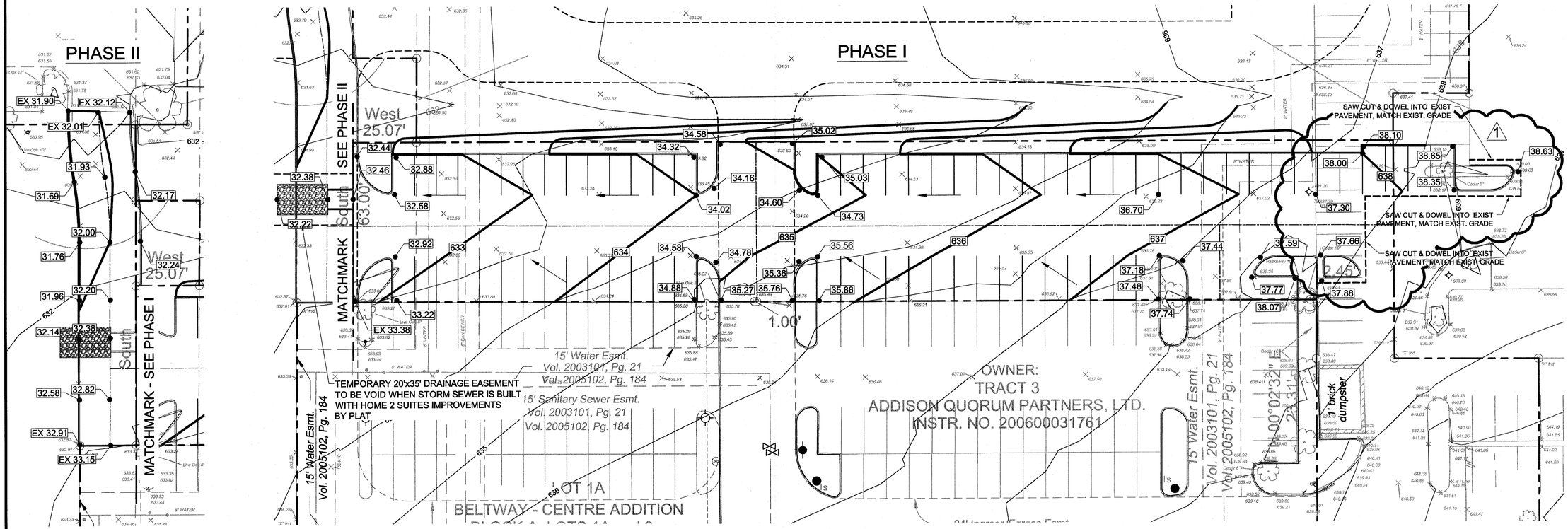

0 20 40

SCALE: 1" = 20'

GRADING - GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ADDISON 1998 STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAWS, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
3. THE LOCATION OF ALL UTILITIES ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN SHOWN ON THE PLAN MAY BE PRESENT.
4. DRAINAGE SHALL BE MAINTAIN AWAY THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAIN TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
6. CARE SHOULD BE TAKEN THAT FILL MATERIALS AND AREAS TO RECEIVE FILL ARE RELATIVELY FREE OF VEGETATION, ROOTS, DEBRIS, LARGE ROCKS OR OTHER OBJECTIONABLE MATERIAL. PRIOR TO PLACING ANY FILL, SOIL SUBGRADES SHOULD BE SCARIFIED TO A MAXIMUM DEPTH OF 8 INCHES, AND RECOMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D 698, AT A MINIMUM OF +2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST.CLAY FILL MATERIALS SHALL THEN BE SPREAD IN LOOSE LIFTS, LESS THAN 9 INCHES THICK, AND UNIFORMLY COMPACTED TO THE SAME CRITERIA. PROCESSED LIMESTONE SHOULD BE COMPACTED TO A MINIMUM OF +1 PERCENT ABOVE OPTIMUM MOISTURE.
7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE GEOTECHNICAL EXPLORATION RECOMMENDATIONS.

LEGEND

- 470 - EXISTING CONTOUR
- 470 - PROPOSED CONTOUR
- 473.4 X - EXISTING SPOT ELEVATION
- X - PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW

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GRADING PLAN
PARKING LOT
SITE DEVELOPMENT
PUBLIC WORKS DEPARTMENT
TOWN OF ADDISON, TEXAS

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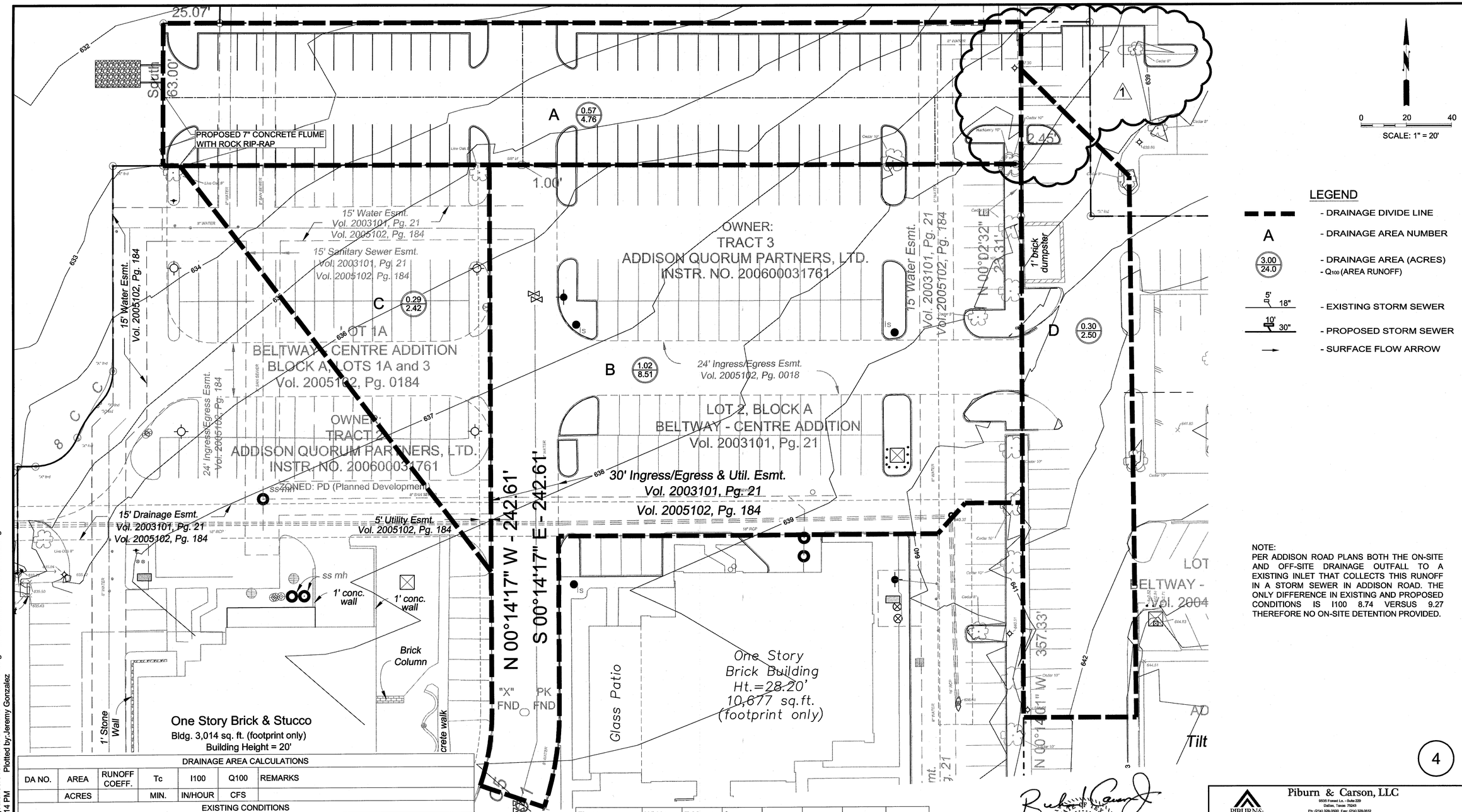

LEGEND

- DRAINAGE DIVIDE LINE
- A — DRAINAGE AREA NUMBER
- 3.00 / 24.0 — DRAINAGE AREA (ACRES) - Q_{100} (AREA RUNOFF)
- 5' 18" — EXISTING STORM SEWER
- 10' 30" — PROPOSED STORM SEWER
- SURFACE FLOW ARROW

NOTE:
PER ADDISON ROAD PLANS BOTH THE ON-SITE AND OFF-SITE DRAINAGE OUTFALL TO A EXISTING INLET THAT COLLECTS THIS RUNOFF IN A STORM SEWER IN ADDISON ROAD. THE ONLY DIFFERENCE IN EXISTING AND PROPOSED CONDITIONS IS I100 8.74 VERSUS 9.27 THEREFORE NO ON-SITE DETENTION PROVIDED.

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DRAINAGE AREA CALCULATIONS

DA NO.	AREA	RUNOFF COEFF.	Tc	I100	Q100	REMARKS
	ACRES		MIN.	IN/HOUR	CFS	
EXISTING CONDITIONS						
A	0.570	0.90	10	8.74	4.48	TO EXISTING 16' INLET (30" DISCHARGE PIPE)
*B	1.020	0.90	10	8.74	8.02	TO EXISTING 16' INLET (30" DISCHARGE PIPE)
C	0.290	0.90	10	8.74	2.28	TO EXISTING 16' INLET (30" DISCHARGE PIPE)
D	0.300	0.90	10	8.74	2.36	TO EXISTING 16' INLET (30" DISCHARGE PIPE)
*ALSO PART OF DA-A5 AS PER TOWN OF ADDISON DRAINGAE PLAN						
PROPOSED CONDITIONS						
A	0.570	0.90	10	9.27	4.76	PROPOSED PARKING AND DRIVEWAY AREAS
B	1.020	0.90	10	9.27	8.51	PROPOSED PARKING AND DRIVEWAY AREAS
C	0.290	0.90	10	9.27	2.42	PROPOSED PARKING AND DRIVEWAY AREAS
D	0.300	0.90	10	9.27	2.50	PROPOSED PARKING AND DRIVEWAY AREAS

Flume	Width:	7.00	ft					
	Depth:	0.50	ft					
Q = 1.486 / n * A * R ^ (2/3) * S ^ 0.5					1.486	n=	0.013	
Flume Capacity	Width	Depth	A	WP	R	S	Velocity	
cfs	ft.	ft.	s.f.	ft.	ft.		ft/sec	
20.62	7.00	0.50	3.50	8.00	0.4375	0.0080	5.89	
Total Flow	Width	Depth	A	WP	R	S	Velocity	
cfs	ft.	ft.	s.f.	ft.	ft.		ft/sec	
18.19	7.00	0.46	3.23	7.92	0.4080	0.0080	5.62	

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ON-SITE DRAINAGE AREA MAP

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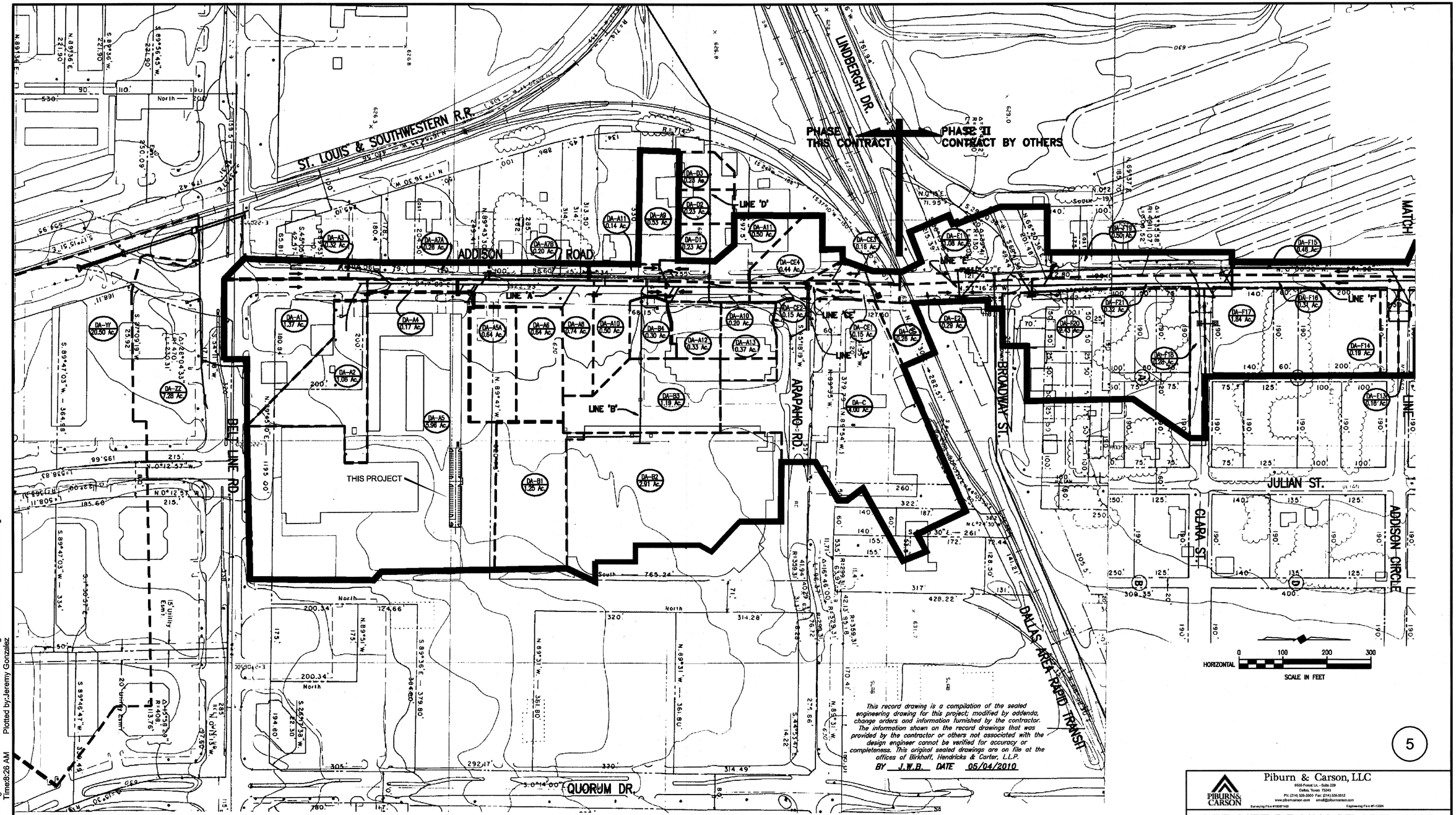

This record drawing is a compilation of the sealed engineering drawing for this project; modified by addenda, change orders and information furnished by the contractor. The information shown on the record drawings that was provided by the contractor or others not associated with the design engineer cannot be verified for accuracy or completeness. This original sealed drawings are on file at the offices of Birkhoff, Hendricks & Carter, L.L.P.
BY J.W.B. DATE 05/04/2010

DRAINAGE AREA MAP BY OTHERS. INCLUDED IN THIS SET FOR INFORMATION AND CLARIFICATION OF DESIGN CRITERIA USED FOR ADDISON ROAD IMPROVEMENTS.

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OFF-SITE DRAINAGE AREA MAP

PARKING LOT

SITE DEVELOPMENT

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Date:Monday, November 25, 2013 Time:8:26 AM Plotted by:Jeremy Gonzalez

RUNOFF CALCULATIONS – BELT LINE ROAD TO ARAPAHO ROAD

AREA NUM.	AREA (AC.)	RUNOFF COEFF. "C"	DESIGN STORM FREQ. (YEAR)	TIME OF CONC. (MIN.)	INTENSITY (IN./HR.)	Q= CIA (C.F.S.)	REMARKS
A1	1.37	0.90	100	10.00	8.74	10.78	Commercial / Retail
A2	1.06	0.90	100	10.00	8.74	8.34	Commercial / Retail
A3	0.32	0.90	100	10.00	8.74	2.52	Commercial / Retail
A4	0.17	0.90	100	10.00	8.74	1.34	Commercial / Retail
A5	0.86	0.90	100	10.00	8.74	6.77	PROPOSED PARKING LOT PART OF A5 (ADDISON ROAD PLANS)
A5A	0.64	0.90	100	10.00	8.74	5.03	Commercial / Retail
A6	0.64	0.90	100	10.00	8.74	5.03	Commercial / Retail
A7A	0.26	0.90	100	10.00	8.74	2.05	Commercial / Retail
A7B	0.20	0.90	100	10.00	8.74	1.57	Commercial / Retail
A8	0.74	0.90	100	10.00	8.74	5.82	Commercial / Retail
A9	0.53	0.90	100	10.00	8.74	4.17	Commercial / Retail
A10	0.70	0.90	100	10.00	8.74	5.51	Commercial / Retail
A11	0.64	0.90	100	10.00	8.74	5.03	Commercial / Retail
A12	0.33	0.90	100	10.00	8.74	2.60	Commercial / Retail
A13	0.37	0.90	100	10.00	8.74	2.91	Commercial / Retail
B1	1.25	0.90	100	10.00	8.74	9.83	Commercial / Retail
B2	2.91	0.90	100	10.00	8.74	22.89	Commercial / Retail
B3	1.19	0.90	100	10.00	8.74	9.36	Commercial / Retail
B4	0.30	0.90	100	10.00	8.74	2.36	Commercial / Retail
C1	4.00	0.90	100	10.00	8.74	31.46	Commercial / Retail
CE1	0.15	0.90	100	10.00	8.74	1.18	Commercial / Retail
CE2	0.15	0.90	100	10.00	8.74	1.18	Commercial / Retail
CE3	0.16	0.90	100	10.00	8.74	1.26	Commercial / Retail
CE4	0.44	0.90	100	10.00	8.74	3.46	Commercial / Retail
D1	0.23	0.90	100	10.00	8.74	1.81	Commercial / Retail
D2	0.23	0.90	100	10.00	8.74	1.81	Commercial / Retail
D3	0.23	0.90	100	10.00	8.74	1.81	Commercial / Retail
CE	0.26	0.90	100	10.00	8.74	2.05	Commercial / Retail

DRAINAGE AREA MAP BY OTHERS. INCLUDED IN THIS SET FOR INFORMATION AND CLARIFICATION OF DESIGN CRITERIA USED FOR ADDISON ROAD IMPROVEMENTS.

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OFF-SITE DRAINAGE CALC'S

PARKING LOT

SITE DEVELOPMENT

PUBLIC WORKS DEPARTMENT

TOWN OF ADDISON, TEXAS

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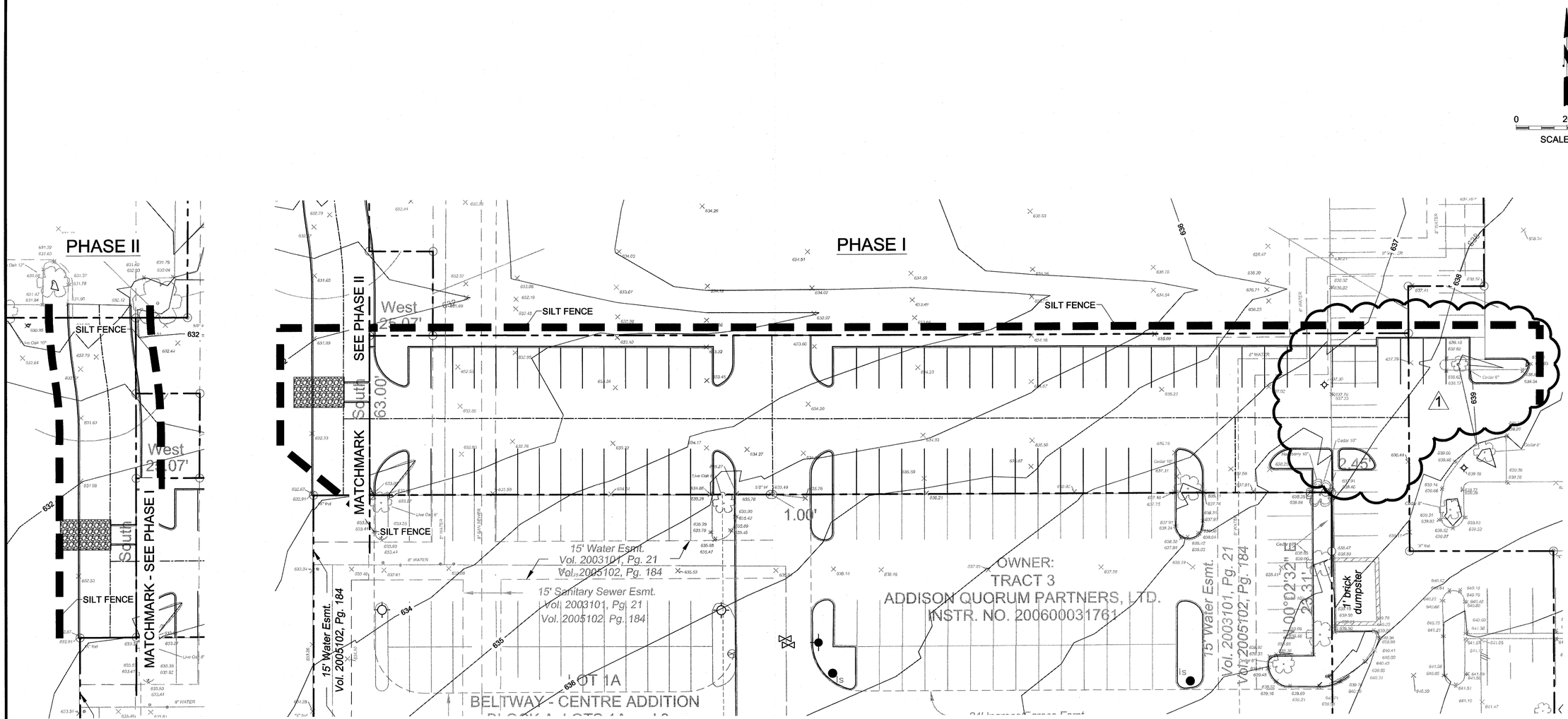

EROSION CONTROL GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE AS PER DETAILS.
2. CONTRACTOR RESPONSIBLE FOR PREPARING AND MAINTAINING SWPPP FOR PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS AND INTENT OF THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES.
4. TEMPORARY STORMWATER RUNOFF SHALL BE ACCOMODATED PRIOR TO REMOVAL OF ANY PORTION OF THE EXISTING SYSTEM.
5. CONTRACTOR SHALL OBTAIN AND SUBMIT TO OWNER/ENGINEER A SIGNED POLLUTION PREVENTION CERTIFICATION FROM EACH SUB-CONTRACTOR WHOSE WORK IMPACTS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE PERFORMANCE OF ANY WORK BY SAID SUB-CONTRACTOR. THESE CERTIFICATIONS SHALL BECOME A PART OF THE STORM WATER PREVENTION PLAN.
6. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES, AS INDICATED ON THE PLANS AND AS FIELD CONDITIONS WARRANT, PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. REPAIRS OR MODIFICATIONS TO THE MEASURES WILL BE MADE BY THE CONTRACTOR IF THE CONTROL MEASURES PROVE INEFFECTIVE OR IF ADDITIONAL CONTROL MEASURES ARE NECESSARY.
7. THE CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO MINIMIZE OFFSITE TRACKING OR TRANSPORT OF SEDIMENT AND DEBRIS.
8. DAMAGES TO ADJACENT PROPERTY OR TO RECEIVING WATERS CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY SILTATION CAUSED BY HIS OPERATIONS AND/OR FAILURE OF THE EROSION CONTROL MEASURES.
10. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND SEDIMENT FROM EROSION CONTROL MEASURES WHEN IT REACHES A DEPTH OF SIX (6) INCHES OR IMPAIRS THE EFFECTIVENESS OF THE MEASURES.
11. INLET PROTECTION: THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF STORM WATER INLETS USING CATCH BASIN/YARD INLET PROTECTION OR OTHER MEASURES AS SPECIFIED. WHERE INLETS ARE EXISTING, THE CONTRACTOR SHALL PREVENT MATERIALS FROM ENTERING THE STORM WATER SYSTEM.
12. ALL STOCKPILED SOILS WILL BE SURROUNDED BY SILT FENCE, OR EQUIVALENT MEASURE TO PROPERLY CONTROL SEDIMENT RUNOFF.
13. STABILIZATION - THE CONTRACTOR SHALL STABILIZE ANY AREA WHERE CONSTRUCTION ACTIVITY IS TO BE TEMPORARILY OR PERMANENTLY CEASED FOR MORE THAN 14 DAYS.
14. THE CONTRACTOR SHALL NOT ALLOW ANY CONSTRUCTION DEBRIS OUTSIDE OF THE PROJECT BOUNDARY. ANY CONSTRUCTION DEBRIS (MUD, GRAVEL, ORGANICS, ETC.) THAT FALLS ONTO ADJACENT EXISTING AREAS SHALL BE REMOVED IMMEDIATELY.
15. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF STABILIZATION (REVEGETATION).
16. ALL CONSTRUCTION OPERATIONS SHALL COMPLY WITH GEOTECHNICAL REPORT PREPARED BY XXXX.
17. FOR EROSION CONTROL DETAILS SEE SHEETS 8 AND 9.
18. ALL WORK TO BE COMPLETED PER CITY OF DALLAS STANDARDS AND SPECIFICATIONS.

LEGEND

SILT FENCE

IP INLET PROTECTION

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EROSION CONTROL PLAN

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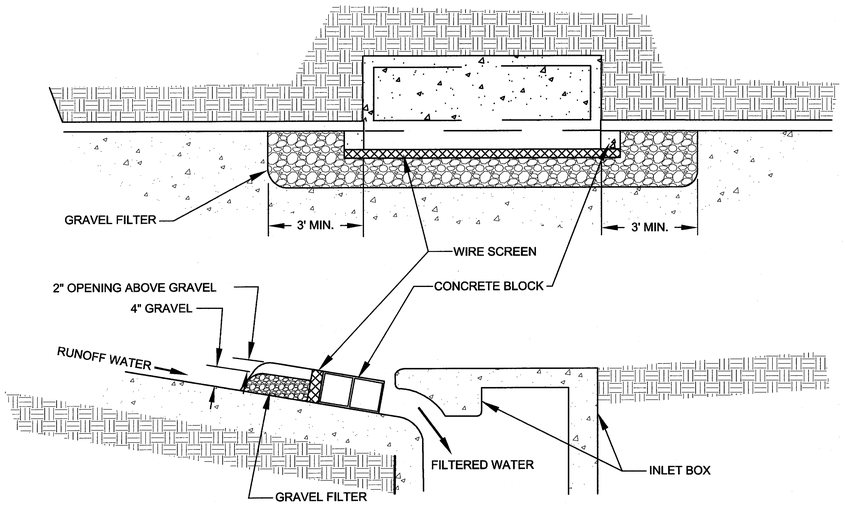
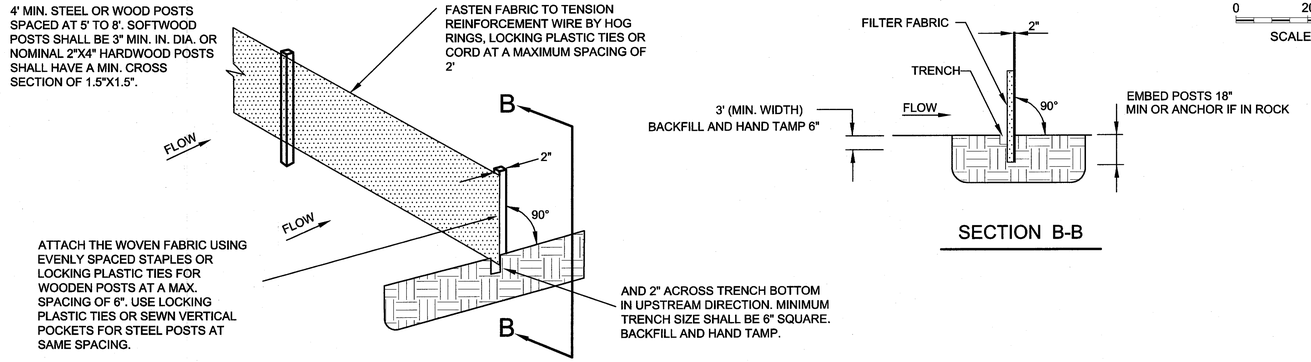
7

Filename:\\HD-HTGL1AF\share\Drawings\2013\13164-Home 2 Suites Addison\Design Data\Sheets\13164-C-ERO02.dwg
Date:Friday, January 10, 2014 Time:2:15 PM Plotted by:Jeremy Gonzalez



CURB INLET PROTECTION DETAIL

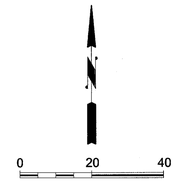
SCALE: N.T.S.



SILT FENCE

CONSTRUCTION OF A FILTER BARRIER (SILT SCREEN)

SCALE: N.T.S.



STANDARDS FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER - BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER - BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED :

DRAINAGE AREA - LESS THAN TWO ACRES

HEIGHT - 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.

MATERIAL - BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO UNRAVELING.

SUPPORT - STEEL FENCE POSTS SPACED A MAXIMUM OF 6 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.

OUTLET

SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PERCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

EROSION CONTROL GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
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.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
9. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY OF RICHARDSON.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
11. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE; RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

EROSION CONTROL SEQUENCING

1. THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
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 OR HAY BALES. 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.
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.

8

RICHARD CARSON, JR.
40854
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
01/10/14

NO	REVISION	DATE

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Surveying Firm #10087100 Engineering Firm #F-12324

EROSION CONTROL DETAILS

PARKING LOT

SITE DEVELOPMENT

PUBLIC WORKS DEPARTMENT

TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JRG	1/10/14	1"=20'	PC	-	-

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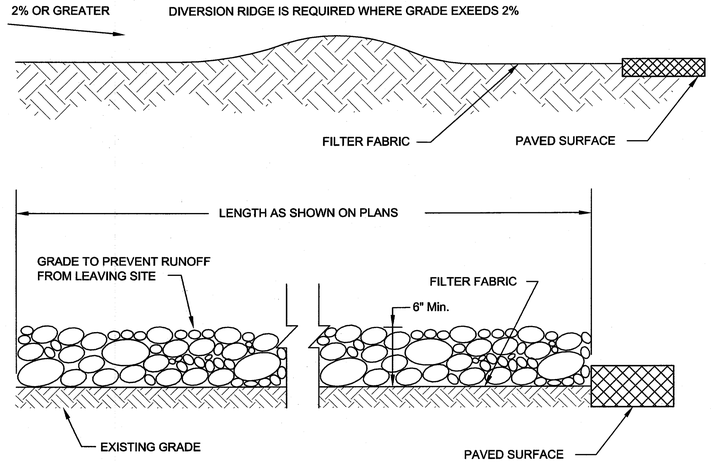
Date:Friday, January 10, 2014 Time:2:15 PM Plotted by:Jeremy Gonzalez

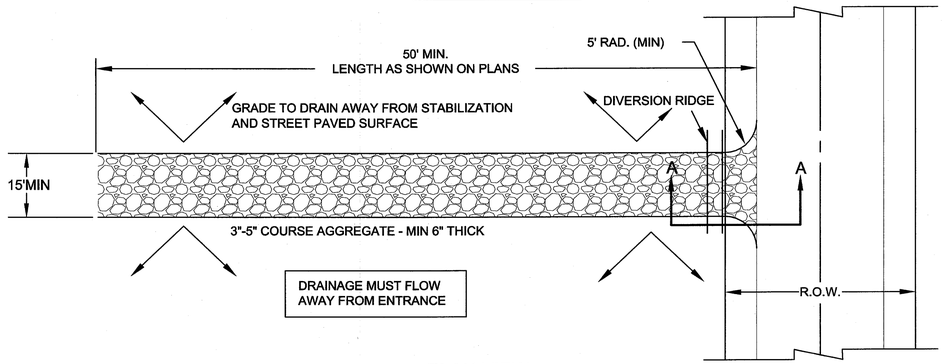
STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 3"-5" COURSE AGGREGRATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL OF 1/2 INCH OR GREATER.



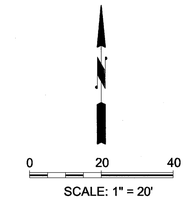
PROFILE VIEW

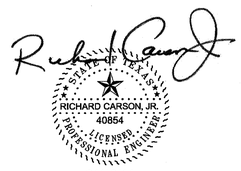
SECTION A-A



PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.





01/10/14

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EROSION CONTROL DETAILS

PARKING LOT
SITE DEVELOPMENT
PUBLIC WORKS DEPARTMENT
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JRG	1/10/14	1"=20'	PC	-	-

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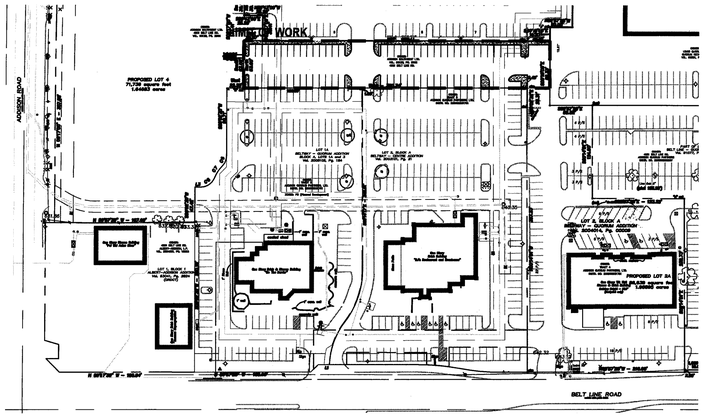


LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

GENERAL LAWN NOTES

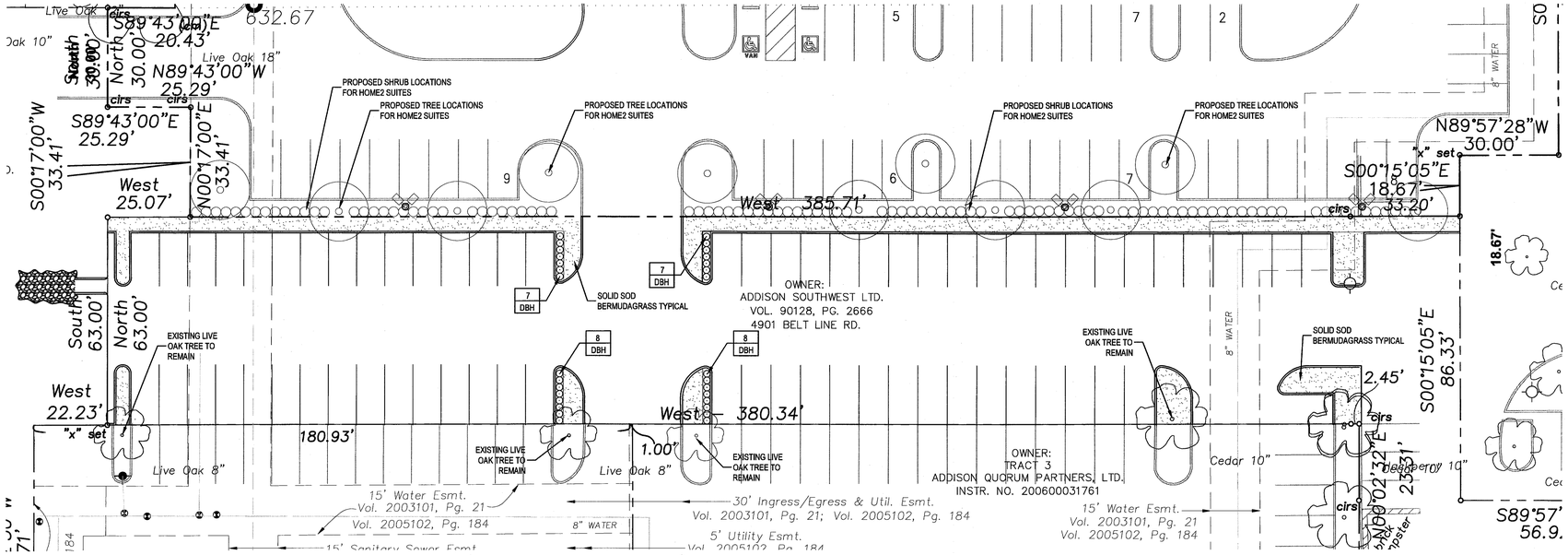
1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

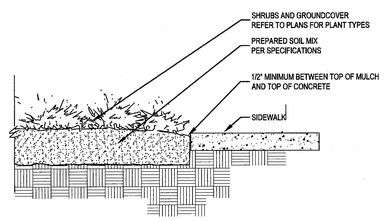
MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

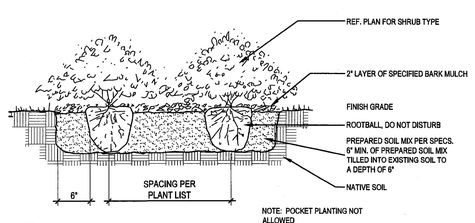


01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40



01 SIDEWALK / MULCH DETAIL
no steel along sidewalks — NOT TO SCALE



02 SHRUB PLANTING DETAIL
NOT TO SCALE

Area Tabulations:

LOT AREA: 23,792 S.F.
LANDSCAPE AREA PROVIDED : 2,875 S.F.

SITE PLANT LIST

SHRUBS					
TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	
DBH	Dwarf Burford Holly	*Ilex cornuta 'Burfordi'*	5' gal.	container grown, 24" ht., 24" spread, 30" o.c.	
GROUNDCOVERS					
TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS	
	'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes	

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PARKING LOT ADDITION
ADDISON, TEXAD

REGISTERED LANDSCAPE ARCHITECT CHRIS TROWANDO 2042 STATE OF TEXAS
11.21.2013

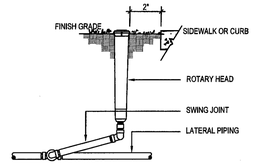
Issue For:
- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☐ Permit
- ☒ Construction
- ☐

Original Issue Date: 07.31.2013

Sheet Description: LANDSCAPE PLAN

Drawn By: CMT
Checked By: CMT
Current Date: 11.21.13

Drawing # L.1



01 ROTARY HEAD
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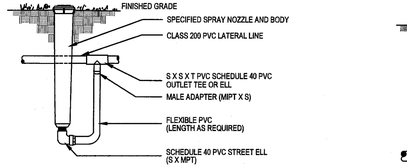
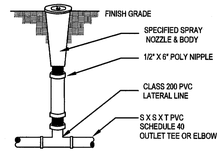


02 HIGH POP-UP SPRAY ASSEMBLY
NOT TO SCALE



03 POP-UP LAWN SPRAY ASSEMBLY
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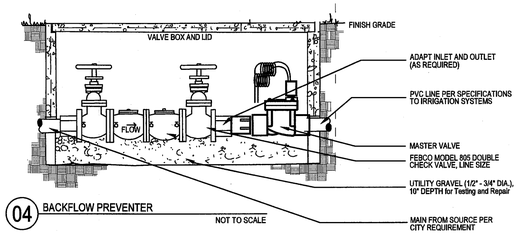
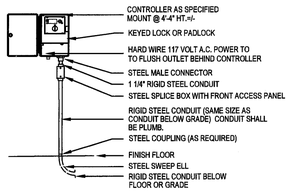
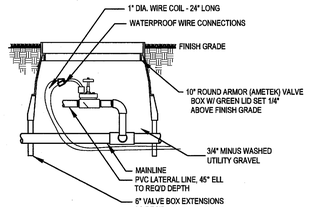


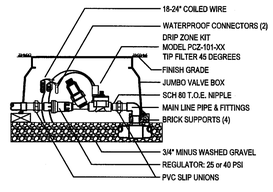
04 BACKFLOW PREVENTER
NOT TO SCALE



05 WALL MOUNTED CONTROLLER
NOT TO SCALE



06 REMOTE CONTROL VALVE
NOT TO SCALE



07 DRIP CONTROL VALVE
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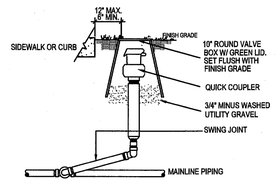
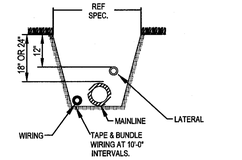


08 QUICK COUPLER
NOT TO SCALE



09 TRENCH DETAIL
NOT TO SCALE

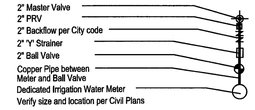
SLEEVING NOTES

1. *Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.*
2. *Contractor shall extend sleeves one (1) foot beyond edge of all pavement.*
3. *Contractor shall cap pipe ends using PVC caps.*
4. *All sleeves shall be Schedule 40 PVC pipe.*
5. *Contractor shall furnish Owner and Irrigation Contractor with an 'as-built' drawing showing all sleeve locations.*

TCEQ 2009 NOTES

- *All irrigation equipment to be located no closer than 4" to any pavement and / or structure*
- *Electrical splices at each valve and controller only.*
- *Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TECQ) MC-178 / P.O. BOX 13087 Austin, Texas 78711-3087 www.teceq.state.tx.us*

2" Master Valve
2" PRV
2" Backflow per City code
2" 'Y' Strainer
2" Ball Valve
Copper Pipe between Meter and Ball Valve
Dedicated Irrigation Water Meter
Verify size and location per Civil Plans

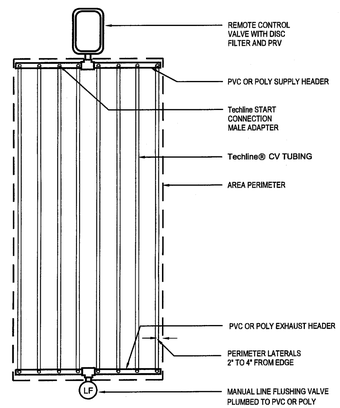


IRRIGATION NOTES

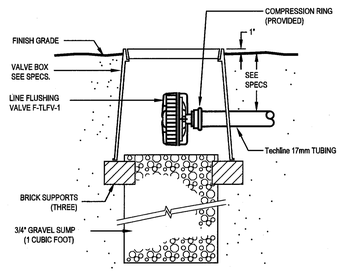
1. *All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.*
2. *LAWN SPRAY HEADS are SRS-04 installed as per detail shown.*
3. *SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.*
4. *ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as sown on plan. Valves shall be installed in value boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.*
5. *QUICK COUPLING VALVES shall be HQ-44-LRC-AW installed per detail shown. Swing joints shall be constructed using 1" Schedule 80 elbows. Contractor shall supply owner with three (3) HK couplers and three (3) #10 swivel hose ells as part of this contract.*
6. *AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5') feet of controller location by other trades.*
7. *All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.*
8. *SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.*
9. *Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner.*
10. *All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.*
11. *The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.*
12. *The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.*

DRIP IRRIGATION NOTES

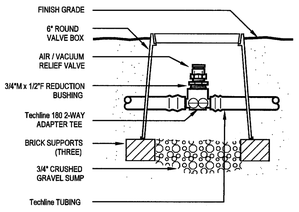
1. *Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.*
2. *Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.*
3. *Landscape Contractor shall be required to follow Manufacturer's Specifications and Installation guidelines for drip system.*
4. *PRESSURE COMPENSATING EMITTERS shall be: Multioutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EMT6-M101 or approved equal. (1 PER EVERY 6 - 4" POTS)*
5. *SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-Mo5, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)*
6. *DRIP PRESSURE REGULATORS shall be: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 or approved equal.*
7. *Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.*
8. *MAIN IRRIGATION TUBING shall be:RBT-150P,RBT-160V or approved equal.*
9. *EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.*
10. *SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.*
11. *Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.*
12. *Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.*



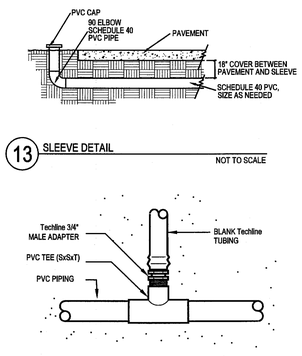
10 TechLine CV END FEED LAYOUT
NOT TO SCALE



11 TechLine LINE FLUSHING VALVE
NOT TO SCALE

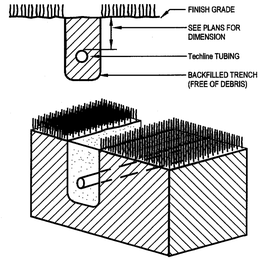


12 TechLine AIR/VACUUM RELIEF
NOT TO SCALE

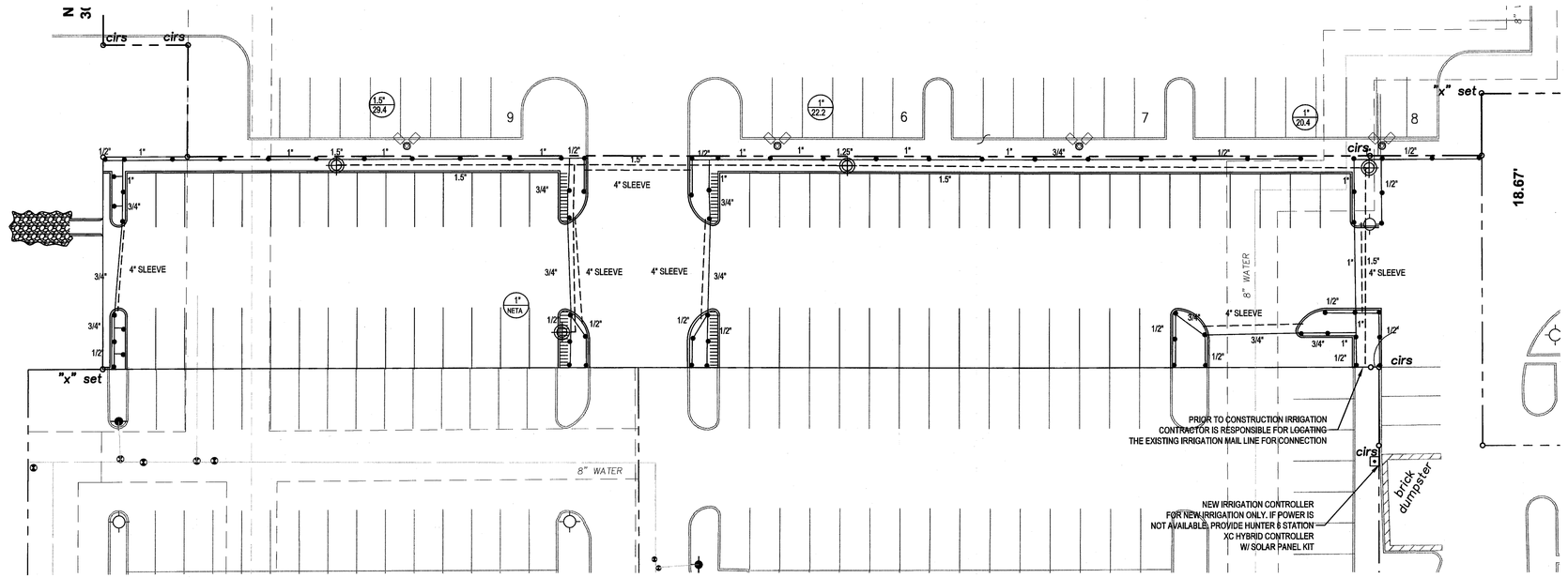


13 SLEEVE DETAIL
NOT TO SCALE

14 TechLine START CONNECTION
NOT TO SCALE



15 TechLine TRENCHING
NOT TO SCALE



BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter SRS-04 4" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter SRS-12 12" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PGJ-04 Rotors for spacing under 30'
  Hunter PGP-04 Rotors for spacing over 30'
- Multi-Stream Bubbler Nozzle on Hunter SRS-06 Pop-up Spray head
- Turf-Hunter PGV-S series Control Valves
  Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Hunter XC series Controller with Hunter Rain and Freeze Sensor
- WATER METER, SIZE AS INDICATED
  D.C.A., SIZE AS INDICATED
  to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
  GPM
- NETAFIM TECHLINE#TLDL6-1210
  (18" LATERAL SPACING, 12" EMITTER SPACING)
  PVC LATERAL PIPING SIZED AS REQUIRED
  INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- 1 1/2" NETA
  NETAFIM DISC FILTER #DF100-080
  NETAFIM PRESSURE REGULATOR #PRV15025
  INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

01 IRRIGATION PLAN
SCALE: 1" = 20'-0"

0 10 20 40

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PARKING LOT ADDITION
ADDISON, TEXAD

STATE OF TEXAS
JON TUCK
15838
LICENSED IRRIGATOR
11.21.2013

Issue For:
- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☐ Permit
- ☒ Construction
- ☐

Original Issue Date: 07.31.2013

Sheet Description: IRRIGATION PLAN

Drawn By: JWT
Checked By: CMT
Current Date: 11.21.13

Drawing # L.2