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LOT 2R, BLOCK 1

S. FINLEY EWING JR. ADDITION

TOWN OF ADDISON & CITY OF DALLAS

DALLAS COUNTY, TEXAS

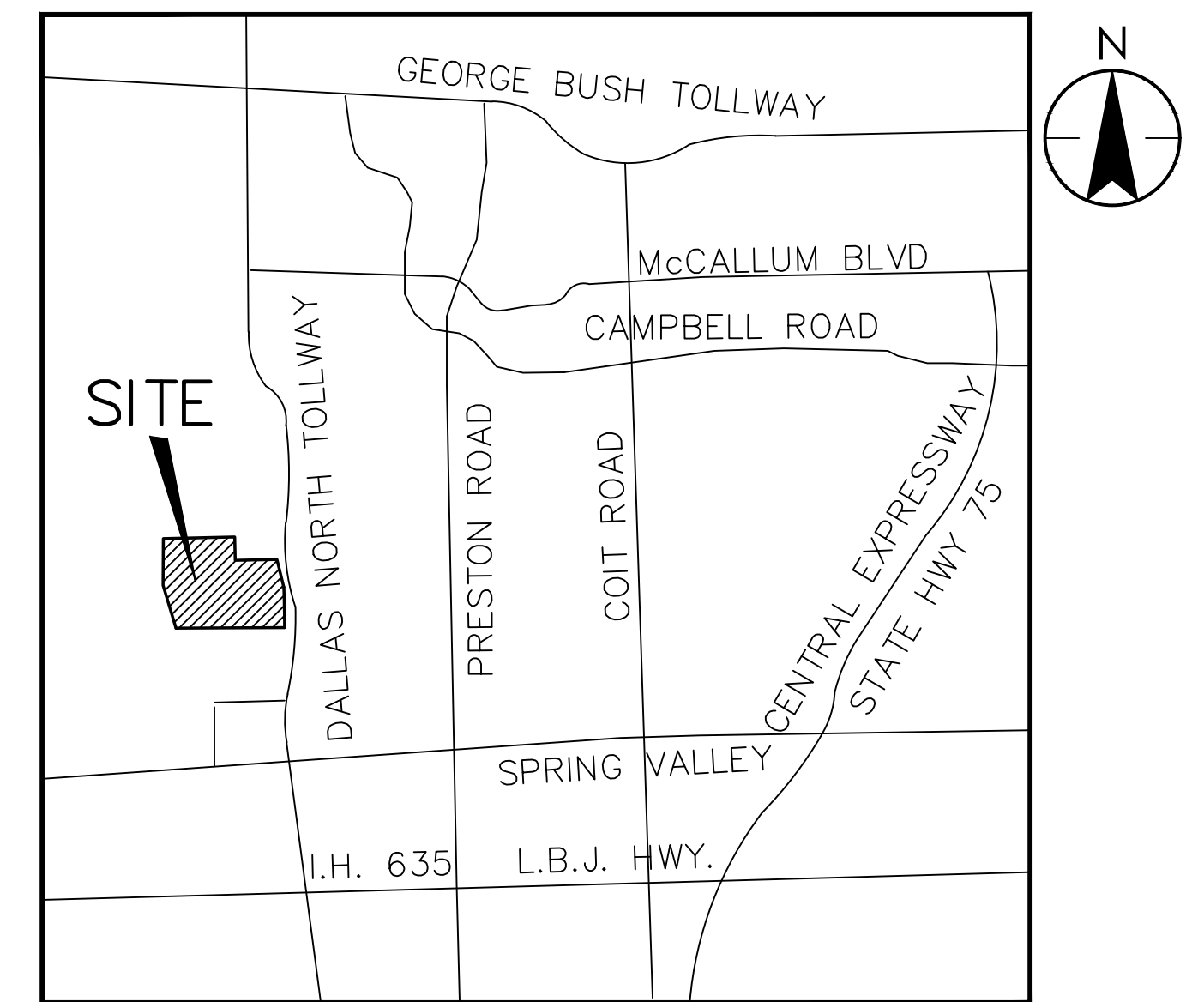
APRIL 2018

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VICINITY MAP

NOT TO SCALE
 MAPSCO 14G

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NOTE:
 TRAFFIC CONTROL PLAN MUST BE
 SUBMITTED TO CITY OF DALLAS STS
 DEPARTMENT FOR THEIR REVIEW AND
 APPROVAL PRIOR TO CONSTRUCTION.



PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

CITY OF DALLAS FILE NUMBER: 311T-9310
 TOWN OF ADDISON PROJECT NUMBER: 2017-02

QA/QC

DATE

GENERAL CONSTRUCTION NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO, TAKE PRECEDENCE FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.

2. EXAMINATION OF SITE: THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF THE PRESENCE, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER.

3. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.

4. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.

5. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE, IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.

6. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE MINOR OBSTRUCTION TO THE TRAVELING PUBLIC THAT IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.

THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED; SUCH NOTICE SHALL IN THE CASE OF MAJOR THOROUGHFARES OR STREETS UPON WHICH TRANSIT BY THE DEVELOPER OR THE GOVERNING AUTHORITIES, KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBTSTRUCTED USE BY EMERGENCY SERVICES. WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.

7. STORM WATER POLLUTION PREVENTION PLAN (SWP3): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION.

8. PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.

9. IMPACT FEES: NOT APPLICABLE.

10. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.

11. VENDOR'S CERTIFICATION: ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER, AND SHALL BE SUBJECT TO VERIFICATION BY TESTING OF SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.

12. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR. COPIES OF ALL TESTING REPORTS SHALL BE PROVIDED TO THE TOWN OF ADDISON.

13. INSPECTION: INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ACCESS TO THE PROJECT SITE TO THE DEVELOPER AND THE TOWN OF ADDISON FOR PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.

14. SHOP DRAWINGS: THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO TOWN OF ADDISON FOR REVIEW AND APPROVAL.

15. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPER CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER.

16. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

17. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER DOES NOT ASSUME RESPONSIBILITY FOR FAILURE TO SHOW ANY SUCH STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.

18. PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES IN CONSTRUCTION IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE SUFFICIENT PROCESS TO PROVIDE ADEQUATE CLEARANCES.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.

19. DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

20. FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.

21. TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF TEXAS LAW CONCERNING TRENCH SAFETY, REQUIREMENTS, PLUMBING CODES AND FIRE DEPARTMENT REGULATIONS. TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES, MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES, THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

22. SAFETY RESTRICTIONS - WORK NEAR HIGH VOLTAGE LINES: THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:

A. A WARNING SIGN NOT LESS THAN FIVE INCHES BY SEVEN INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNING - UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES."

B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPER, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.

C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.

D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.

E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.

23. TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "2011 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.

B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.

C. THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.

D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.

E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.

F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.

G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.

H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

24. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DEVELOPER.

25. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.

26. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS, WHICH ARE APPROVED BY THE DEVELOPER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE DEVELOPER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.

27. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

28. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE APPROPRIATE SERVICE PROVIDER FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

29. FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS, AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT.

30. DRAINAGE CHANNELS: WHERE EXISTING DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, IT SHALL BE RESTORED TO THE ORIGINAL CONDITION, GRADE AND CROSS SECTION AFTER CONSTRUCTION IS COMPLETED. A BYPASS SHALL BE PROVIDED DURING ANY DISTURBANCE/BLOCKAGE.

31. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.

32. CONDITION OF SITE DURING CONSTRUCTION: DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DEVELOPER FOR ALL SUCH COSTS.

33. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

34. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.

35. CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.

36. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DEVELOPER MAY NOT BE MEASURED AND PAID FOR, AND MATERIAL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DEVELOPER, THE DEVELOPER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.

37. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BE REMOVED AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.

38. SEEDING: THE CONTRACTOR SHALL PROVIDE SEEDING, WATERING, FERTILIZING AND REQUIRED MAINTENANCE FOR THE GRASSING OF ALL UNPAVED AREAS OF DEDICATED RIGHT-OF-WAY, EASEMENTS, AND ALL OTHER DISTURBED AREAS OF CONSTRUCTION NOT COVERED BY THE LANDSCAPE PLAN FOR THE PROJECT. SEEDING SHALL ALSO BE PROVIDED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN IN ORDER TO ESTABLISH A GRASS COVER ON DISTURBED AREAS SUBJECTED TO THE EROSION OF THE SOIL SURFACE.

39. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DEVELOPER EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DEVELOPER WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DEVELOPER AND ACCEPTED BY TOWN OF ADDISON BEFORE REQUESTING FINAL PAYMENT.

LEGEND

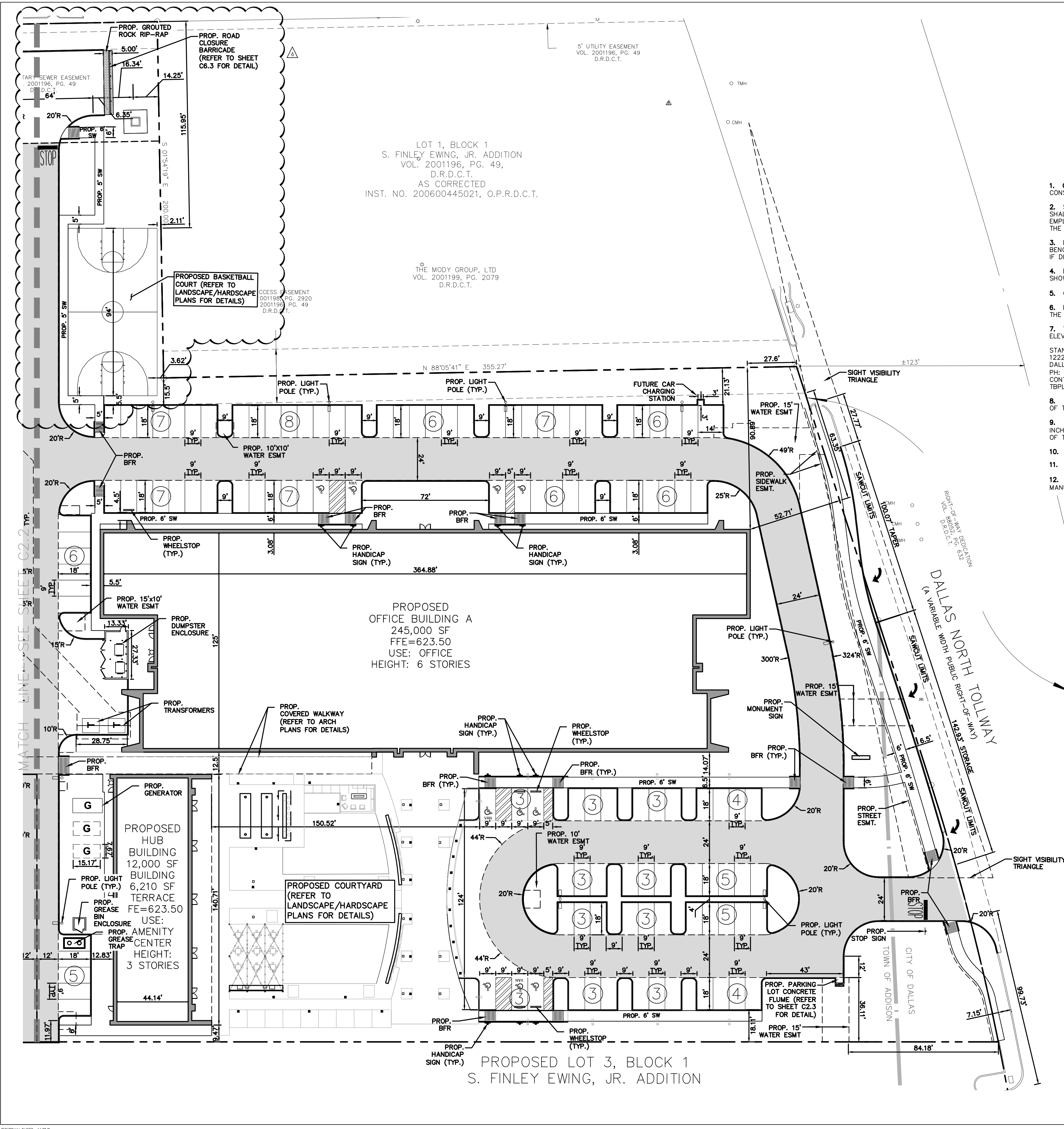
	EXISTING	PROPOSED	FUTURE
PROPERTY LINE			N/A
BUILDING			N/A
FINISH FLOOR ELEVATION	FFE=650.00	FFE=650.00	N/A
SPOT ELEVATION			N/A
CURB			N/A
ASPHALT PAVEMENT			N/A
RIDGE LINE	N/A		N/A
SWALE or VALLEY GUTTER			N/A
CONTOUR LINE			N/A
STORM DRAIN			N/A
STORM DRAIN MANHOLE			N/A
CURB INLET			N/A
RECESSED CURB INLET			N/A
GRATE INLET			N/A
WATER LINE			N/A
FIRE HYDRANT			N/A
WATER VALVE			N/A
WATER METER BOX			N/A
CONTROL VALVE			N/A
IRRIGATION METER			N/A
BACKFLOW PREVENTOR			N/A
DETECTOR CHECK			N/A
SANITARY SEWER LINE			N/A
SANITARY SEWER MANHOLE			N/A
CLEANOUT			N/A
DOUBLE CLEANOUT			N/A
LIGHT POLE			N/A
POWER POLE			N/A
DOWN GUY			N/A
SIGN			N/A
ACCESSIBLE PARKING			N/A
VAN ACCESSIBLE PARKING			N/A
RETAINING WALL			N/A
WOOD FENCE			N/A
SCREEN WALL FENCE			N/A
CHAIN LINK FENCE			N/A
WIRE FENCE			N/A
TREE		N/A	N/A
OVERHEAD WIRES		N/A	N/A
OVERHEAD ELECTRIC LINE			N/A
OVERHEAD TELEPHONE LINE			N/A
UNDERGROUND ELECTRIC LINE			N/A
UNDERGROUND TELEPHONE LINE			N/A
UNDERGROUND CABLE LINE			N/A
ELECTRIC METER			N/A
ELECTRIC TRANSFORMER			N/A
ELECTRIC SWITCHGEAR			N/A
GAS METER			N/A
GAS LINE			N/A
AIR CONDITIONING UNIT			N/A
FLAG POLE			N/A
BOLLARD			N/A
BENCHMARK		N/A	N/A
BORE HOLE			N/A

PROJECT RECORD

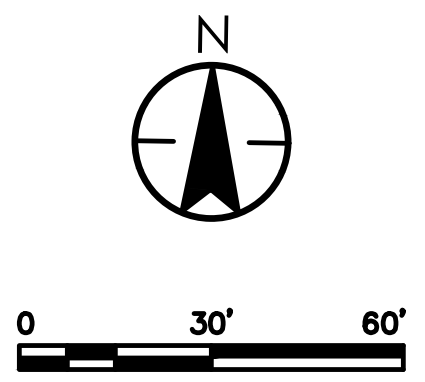
To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.
 North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

ABBREVIATIONS

APPROX	APPROXIMATELY	FPS	FEET PER SECOND	RCI	RECESSED CURB INLET	GM	GAS METER
F-F	FACE TO FACE OF CURB	CATV	CABLE TV	DCO	DOUBLE CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE PIPE
PI	POINT OF INTERSECTION	PT	POINT OF TANGENCY	TW	TOP OF WALL	HDWL	HEADWALL
RT	RIGHT	SY	SQUARE YARD	RCP	REINFORCED CONCRETE PIPE	HMAC	HOT MIX ASPHALTIC CONCRETE
ASPH	ASPHALT	FL	FLOW LINE	DIA	DIAMETER	HORIZ	HORIZONTAL
FVE	FINISHED FLOOR ELEVATION	CFS	CUBIC FEET PER SECOND	TYP	TYPICAL	HP	HIGH POINT
PFO	POST INDICATOR VALVE	PVC	POLYVINYL CHLORIDE PIPE	RCPP	REINFORCED CONCRETE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING
BF	SQUARE FEET	T	TELEPHONE	DIP	DUCTILE IRON PIPE	IRR	IRRIGATION
SC	BACK OF CURB	CI	CURB INLET	PVMT	PAVEMENT	UGE	UNDERGROUND ELECTRIC
FL	FIRE HYDRANT	TC	TOP OF CURB	DW	DOMESTIC WATER	JB	JUNCTION BOX
PH	PROPERTY LINE	CMF	CORRUGATED METAL PIPE	REIN	REINFORCED		

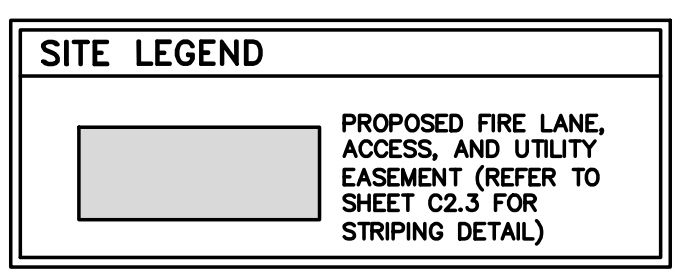


CAUTION !!
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



GENERAL NOTES - LAYOUT & DIMENSIONAL CONTROL

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII:** ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229
- HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANE SHALL BE CONSTRUCTED AND MARKED PER TOWN STANDARDS. FIRE LANE SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.
- PARKING STALL DIMENSIONS:** ALL PARKING STALLS SHALL BE 9'X18' UNLESS OTHERWISE NOTED.
- PAVEMENT MARKINGS:** CONTRACTOR SHALL USE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (WHITE). CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR SURFACE PREPARATION AND APPLICATION.



SITE DATA SUMMARY

LOT 2R, BLOCK 1			
PROPOSED USE:	OFFICE		
LOT AREA:	417,466 SQ. FT. = 9.593 AC		
ZONED:	PLANNED DEVELOPMENT		
	OFFICE A	HUB	TOTAL
BUILDING FOOTPRINT	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.
BUILDING AREA (NET)	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.
MAX. BUILDING HEIGHT	6 STORY	3 STORY	N/A
TOTAL LOT COVERAGE	12.09%		
TOTAL FLOOR AREA RATIO	0.615		
PARKING REQUIRED	257,000/300 = 857 SPACES REQUIRED		
PARKING PROVIDED	360 SURFACE+729 GARAGE = 1,089 SPACES PROVIDED		
PARKING PERCENTAGES:	729 GARAGE/1,089 = 66.9% GARAGE 360 SURFACE/1,089 = 33.1% SURFACE		

*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.
NOTE:
• BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.

PROJECT RECORD

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North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

BENCHMARKS:
REFERENCE BENCHMARK:
TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

CITY OF DALLAS FILE NO: 311T-9310

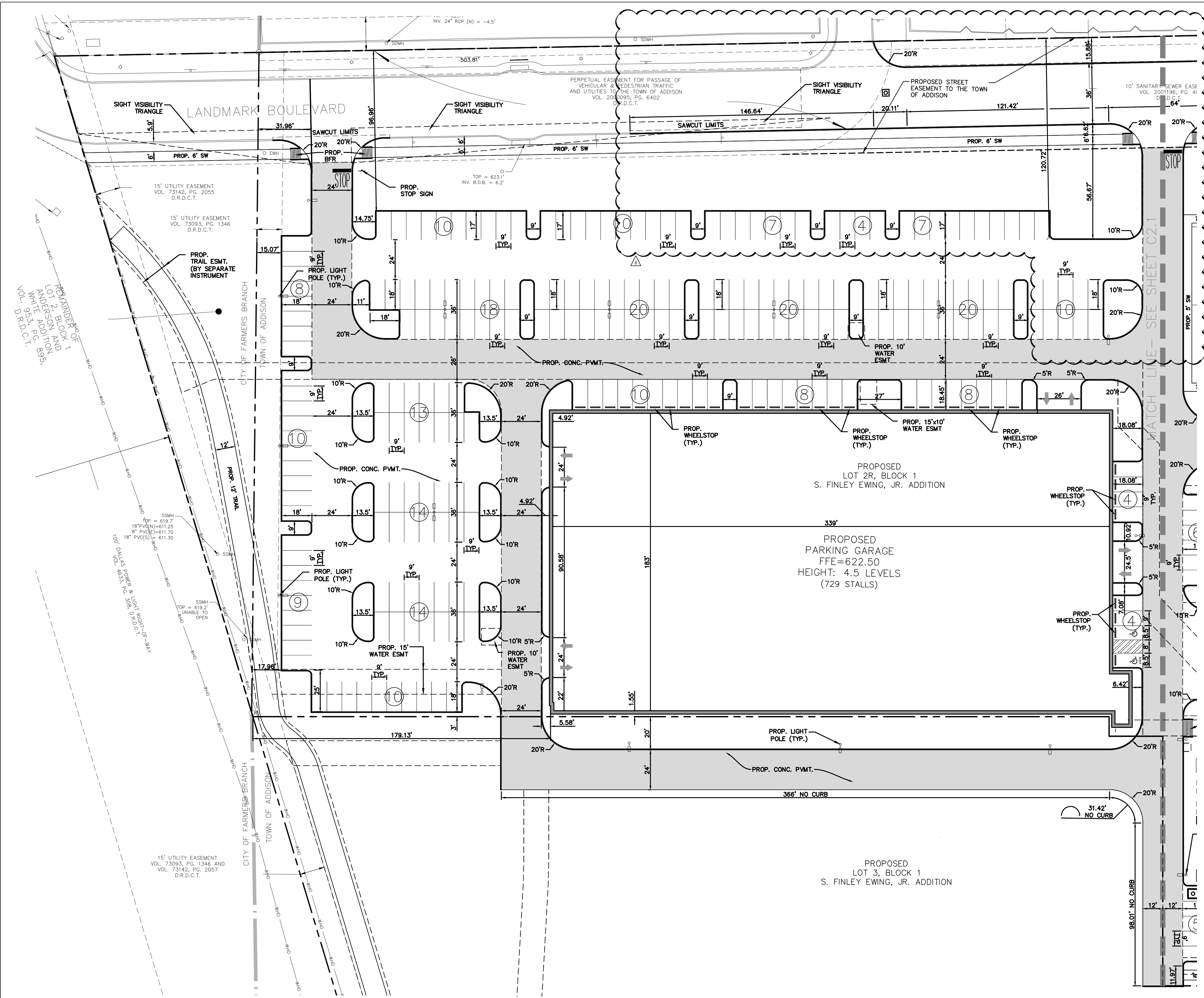
LANDMARK EXTENSION	JOB	JAM	JAM	18.03.19
REVISION	DATE	BY	APP'D.	ISSUED
REVISION	DATE	BY	APP'D.	ISSUED

Client/Project
Cawley Partners
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
LAYOUT & DIMENSIONAL CONTROL PLAN

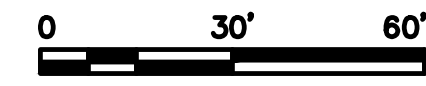
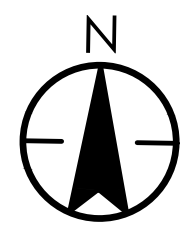
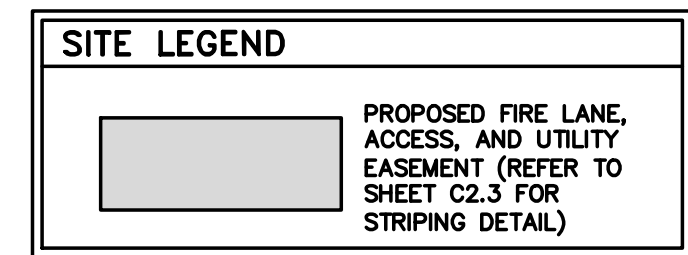
Permit-Seal

 Project Number: 222210632
 File Name: 10432dim.dwg
 Drawing No. C2.1
 Revision Sheet
 C2.1

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CAUTION !!
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



PROJECT RECORD

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 North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

BENCHMARKS:
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 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

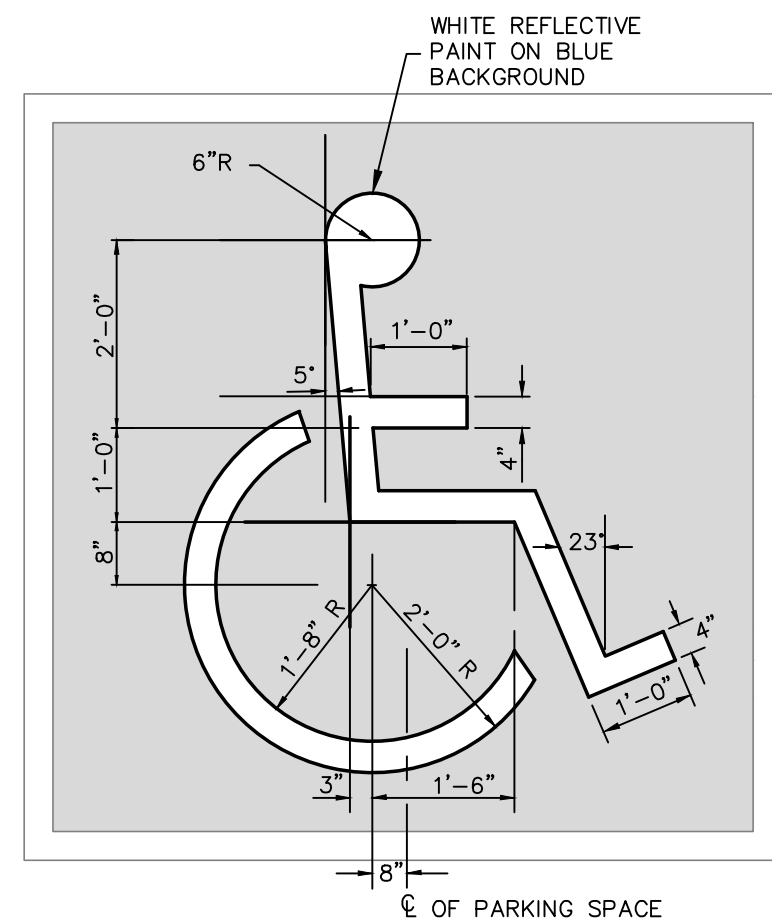
CITY OF DALLAS FILE NO: 311T-9310

DATE	BY	REVISION
18.03.18	JAM	18.03.18
17.08.01	JAM	17.08.01
17.07.27	JAM	17.07.27
17.06.29	JDS	17.06.29
17.04.28	JDS	17.04.28
	By	Appr.
		YJAM/DD
		Issued

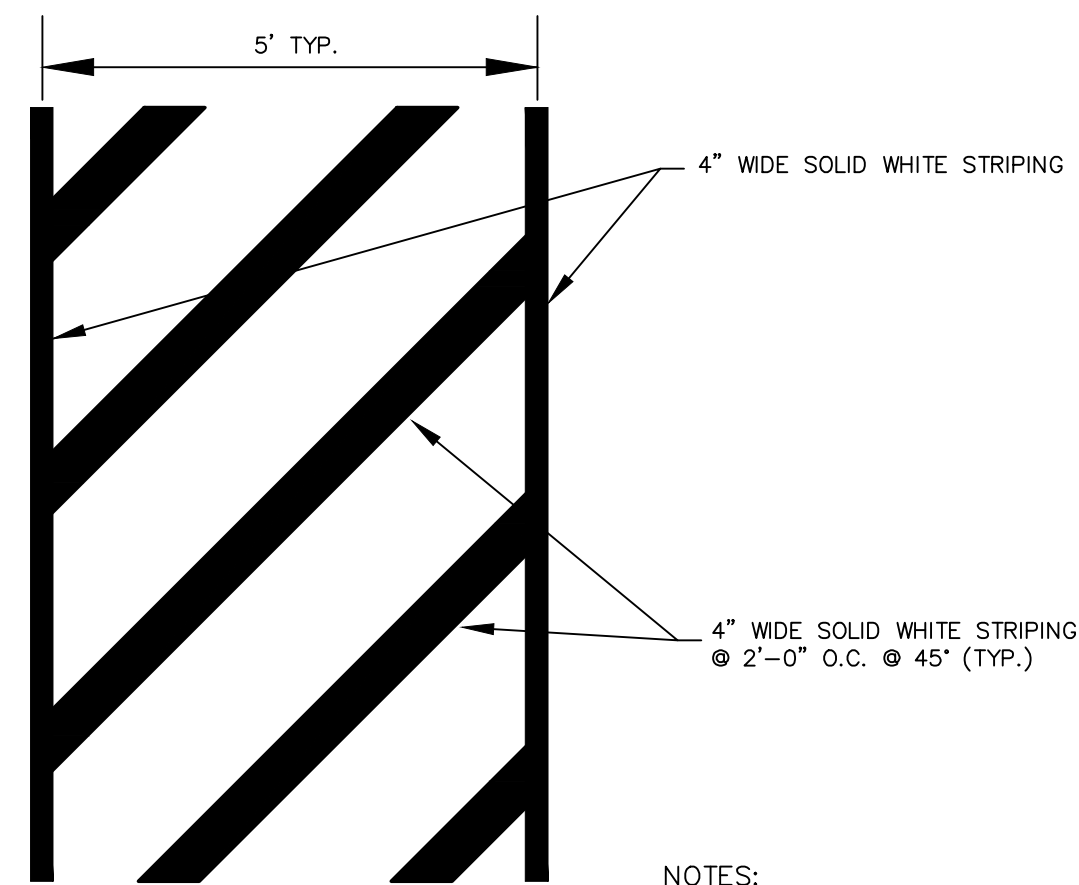
Client/Project
CAWLEY PARTNERS
 Cawley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 Title
LAYOUT & DIMENSIONAL CONTROL PLAN

Permit-Seal

 Project Number: 222210632
 File Name: 10632dim.dwg
 Drawing No. **C2.2**
 Revision Sheet
 C2.2

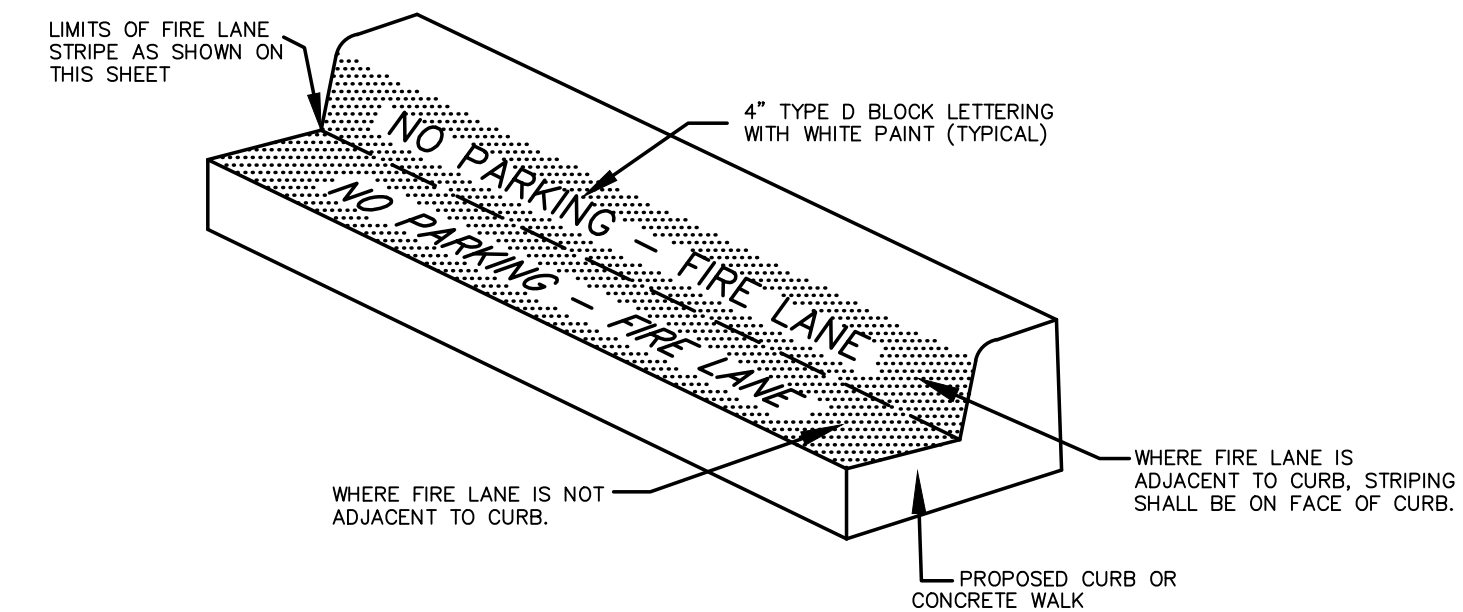


- NOTES:**
1. ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. AND T&S STANDARDS
 2. 2% MAX. SLOPE IN ALL DIRECTION IN AREAS OF HANDICAP PARKING SPACES



- NOTES:**
1. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE ROUTE.
 2. STRIPING SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT - WHITE.

- APPLICATION:**
1. PAINT RED LANE STRIPE AND WHITE LETTERS TO THE LIMITS AS INDICATED ON THE PLANS.
 2. 30 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.
 3. FIRE LANE STRIPING ALONG CURBS WHEREVER POSSIBLE. PROVIDE "NO PARKING - FIRE LANE" SIGNS ALONG FIRE LANE, NO MORE THAN 30 FEET APART AS REQUIRED BY THE FIRE DEPARTMENT.
 4. POSTING OF FIRE LANES IS REQUIRED. PROVIDE A RED STRIPE 6" WIDE AND THE WORDS "NO PARKING - FIRE LANE" IN 4" WHITE LETTERS SPACED EVERY 30 FEET ALONG EDGE OF FACE OF CURB OR AS INDICATED ON FIRE PROTECTION PLAN. GENERAL CONTRACTOR IS RESPONSIBLE TO MEET TOWN OF ADDISON FIRE DEPARTMENT REQUIREMENTS.

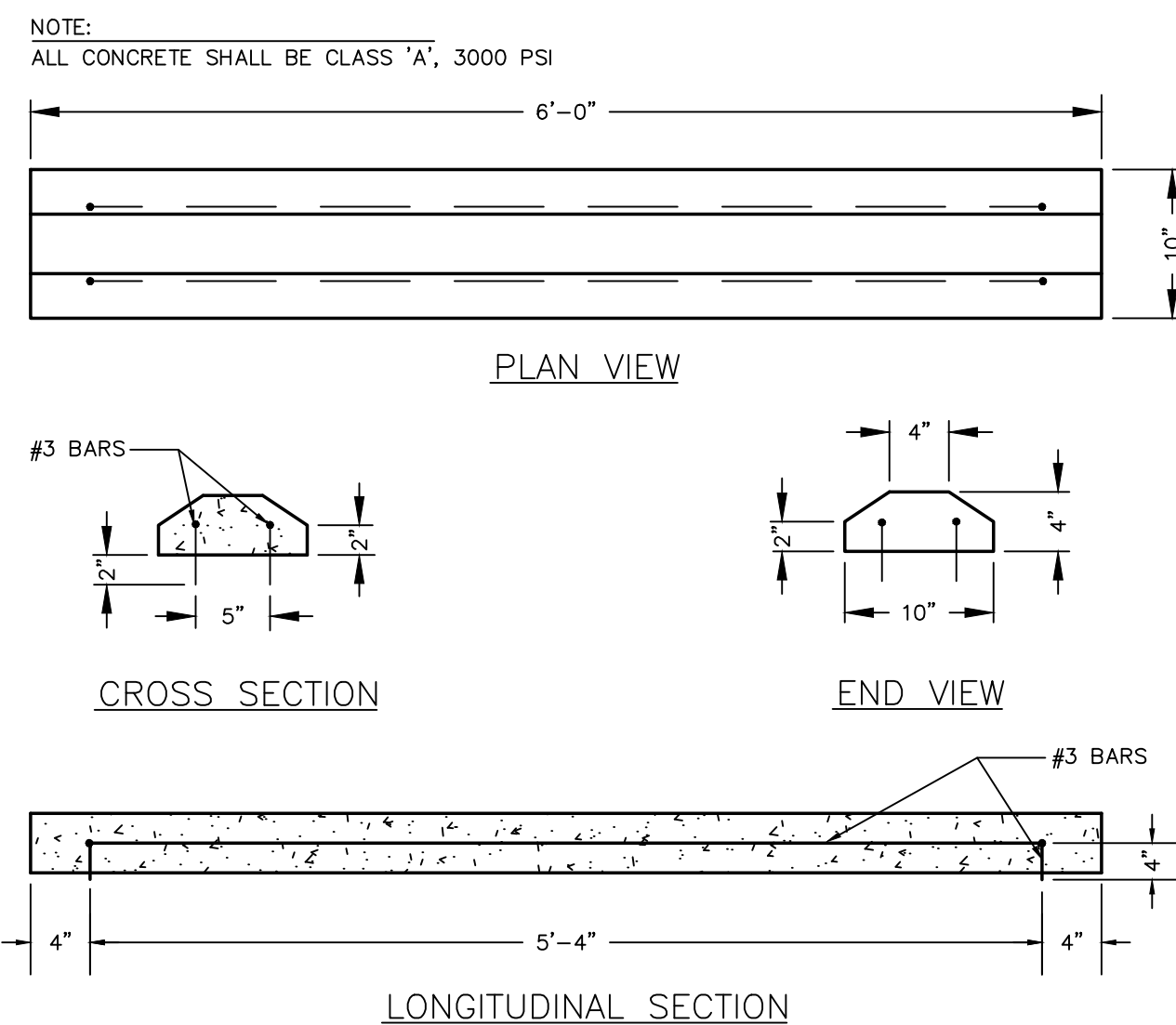


MARKINGS

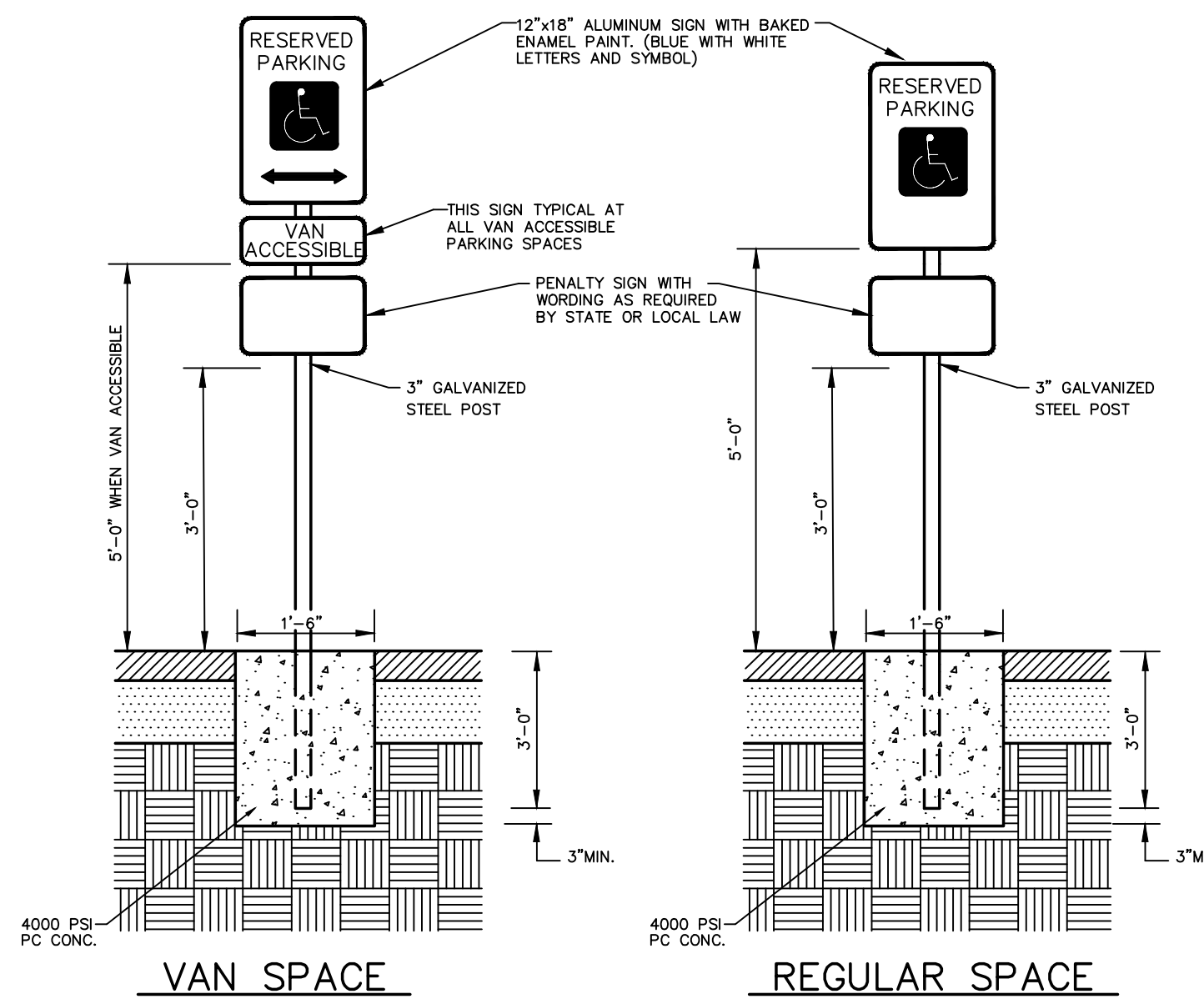
C2.3.1 HANDICAP STRIPING DETAIL
SCALE: N.T.S.

C2.3.2 ACCESSIBLE ROUTE STRIPING
SCALE: N.T.S.

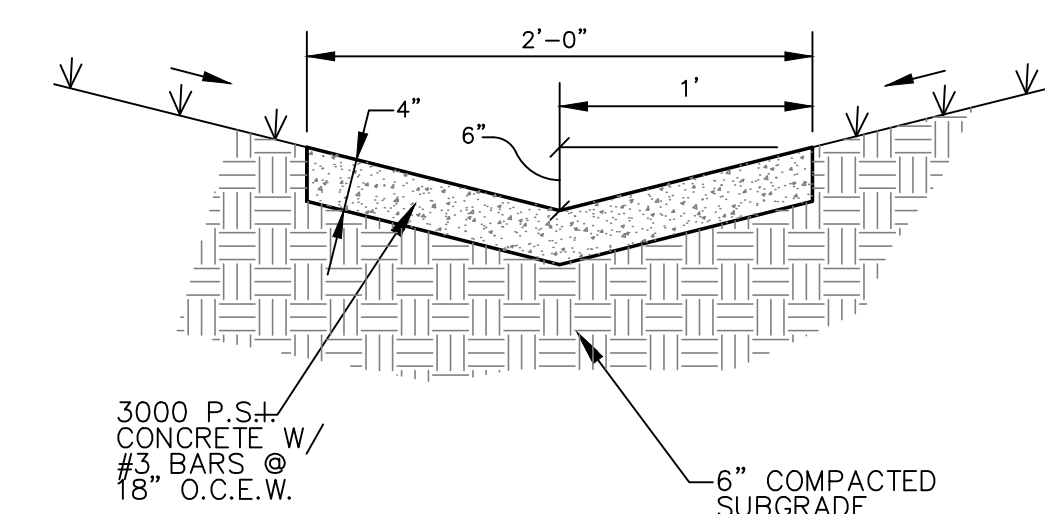
C2.3.3 FIRE LANE MARKING DETAIL
SCALE: N.T.S.



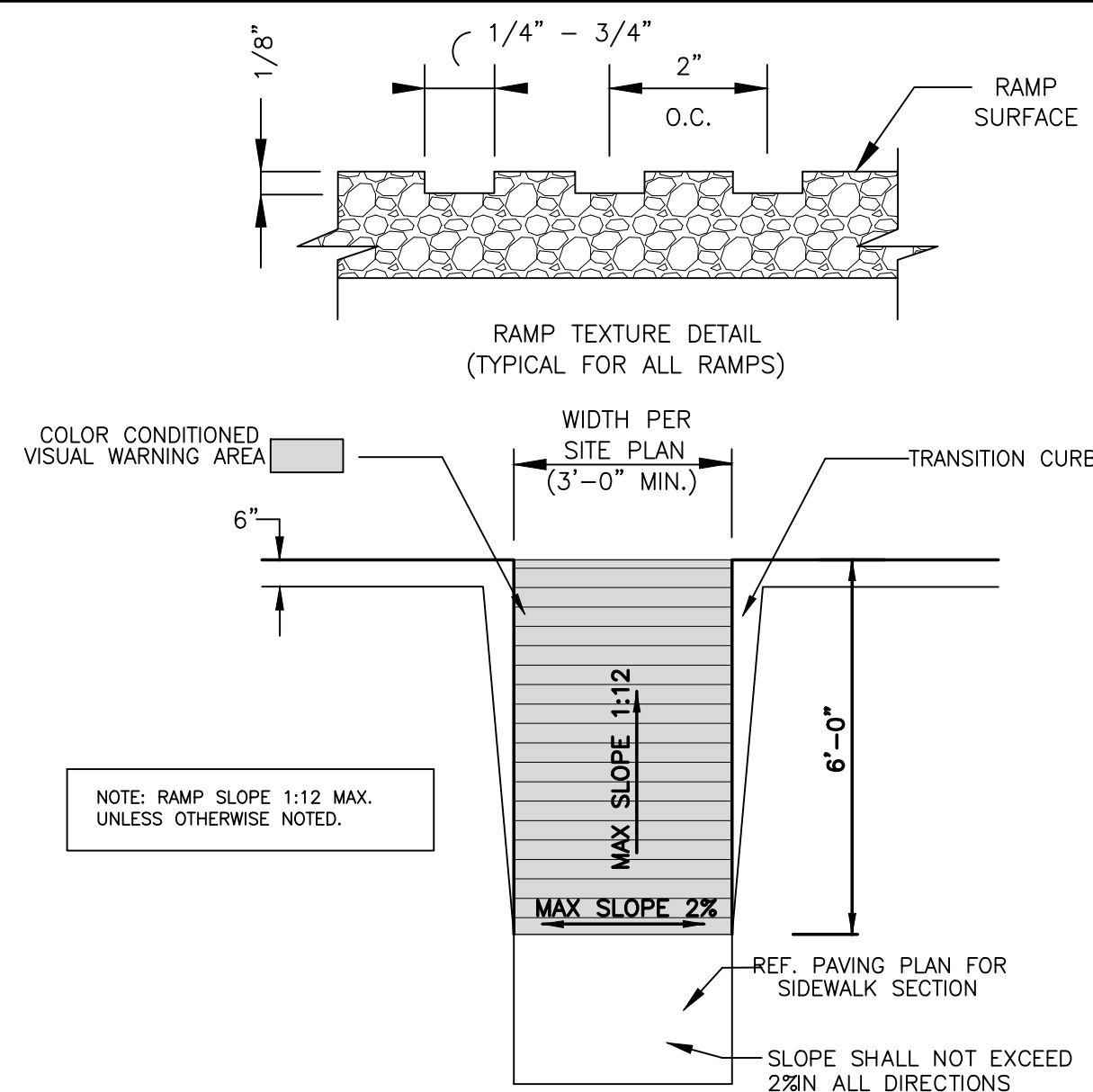
C2.3.4 WHEELSTOP DETAIL
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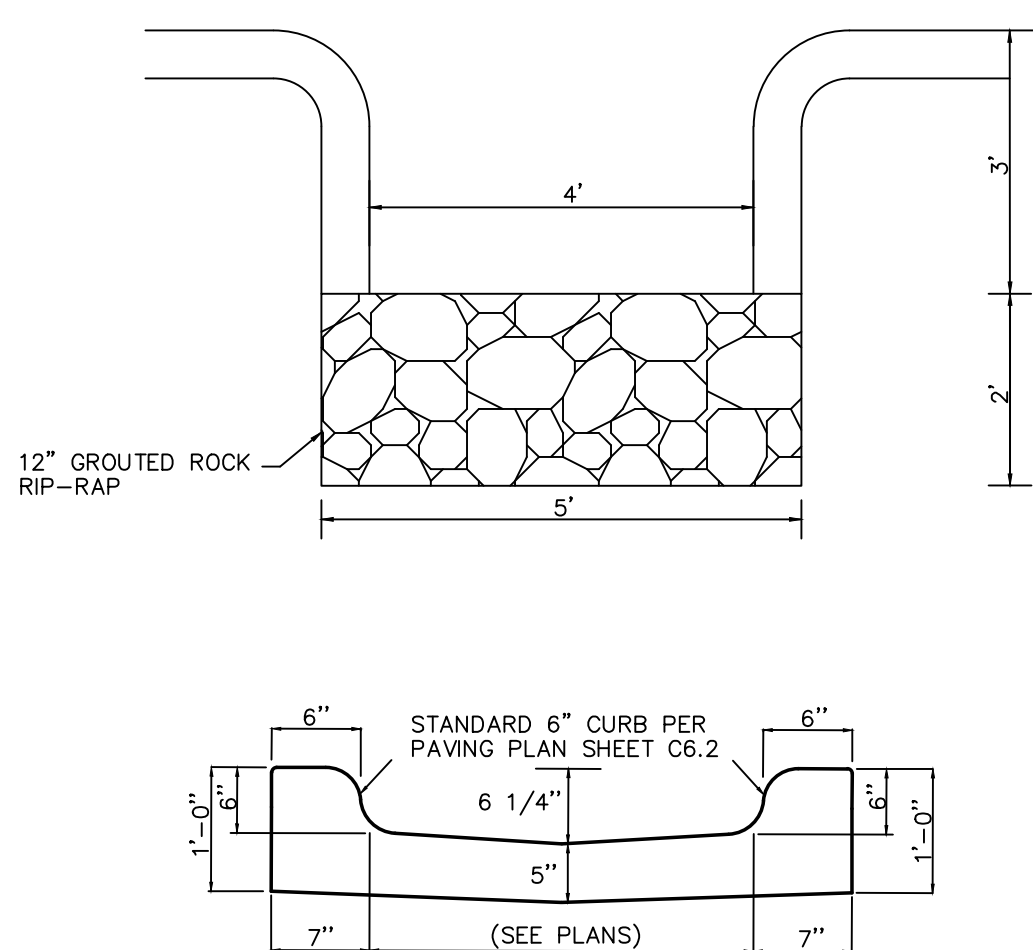
C2.3.5 HANDICAP SIGN ASSEMBLY
SCALE: N.T.S.



C2.3.6 CONCRETE PILOT CHANNEL DETAIL
SCALE: N.T.S.



C2.3.7 HANDICAP CURB RAMP
SCALE: N.T.S.



C2.3.8 CONCRETE FLUME DETAIL
SCALE: N.T.S.

PROJECT RECORD

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North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

NOTE:

- DETAILS PROVIDED ON THIS SHEET ARE NOT FOR USE ON STATE RIGHT OF WAY OR LANDMARK BOULEVARD STREET EASEMENT

CITY OF DALLAS FILE NO: 311T-9310

C2.3.9 NOT USED
SCALE: N.T.S.

DATE	BY	REVISION
18.02.08	JAM	LANDMARK EXTENSION
17.08.01	JAM	BR003
17.07.27	JAM	SANITARY SEWER REVISIONS
17.06.29	JAM	WCPR #03 - HOE CITY RESPONSES
17.04.28	JAM	WCPR #02 - GARAGE UPDATES
YYMMDD	By	Appd.
YYMMDD	By	Appd.

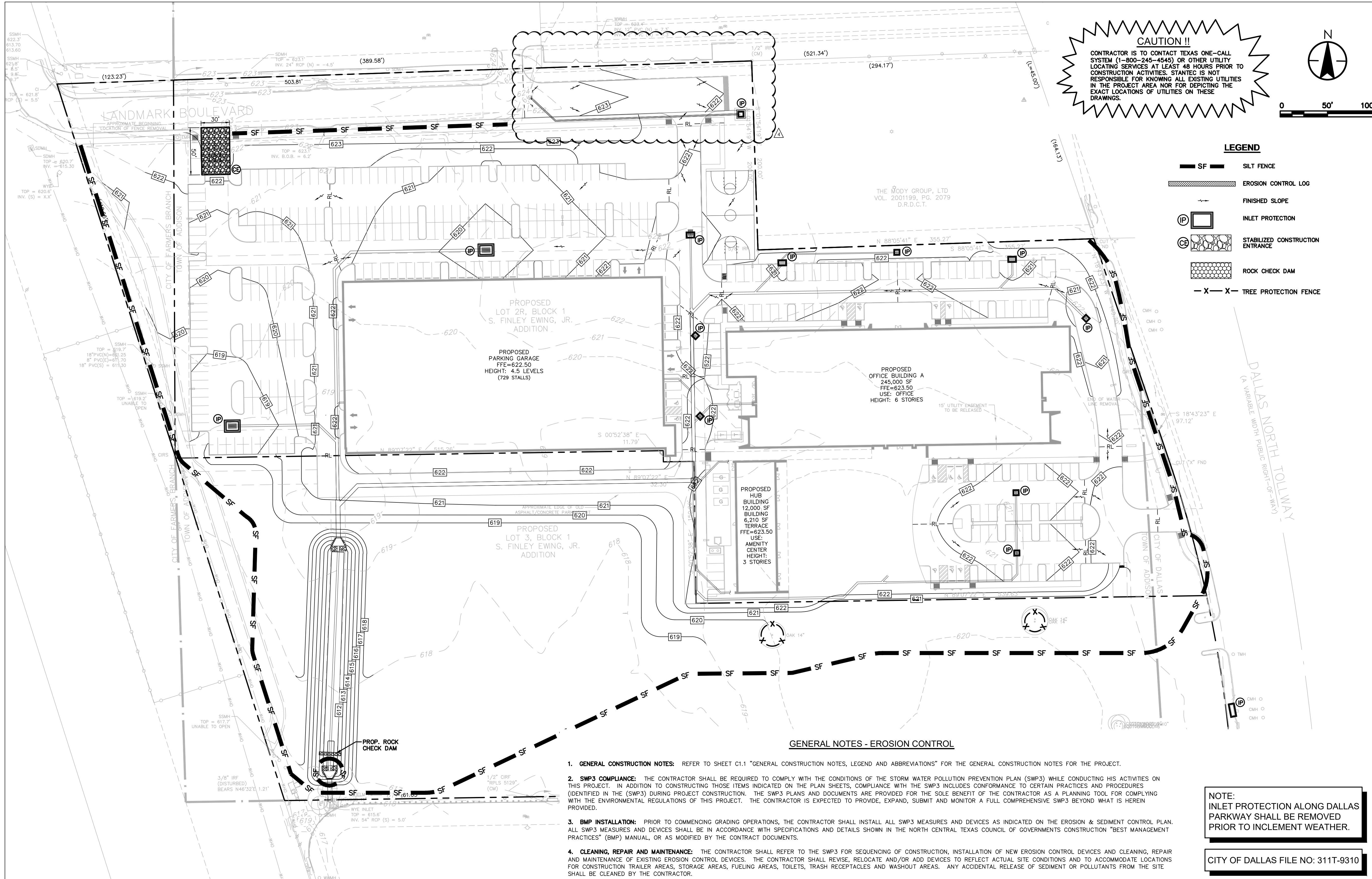
Client/Project
CAWLEY PARTNERS

Cawley - Fourteen55
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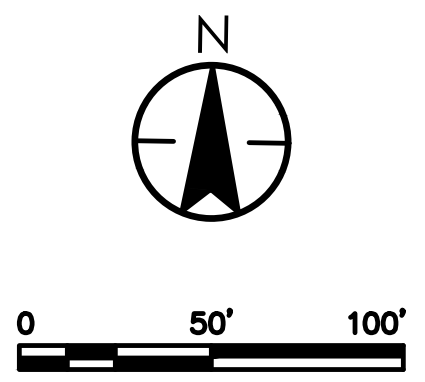
Permit-Seal
JOSHUA A. MILLSAP
100118
PROFESSIONAL ENGINEER
7/13/18

Project Number: 222210632
File Name: 10632dlf-site.dwg

JDB JAM JAM 17.10.04
Dwn. Chkd. Dsgn. YYMMDD
Drawing No. C2.3
Revision Sheet
C2.3



CAUTION !!
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LEGEND

	SILT FENCE
	EROSION CONTROL LOG
	FINISHED SLOPE
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	ROCK CHECK DAM
	TREE PROTECTION FENCE

GENERAL NOTES - EROSION CONTROL

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SWP3 COMPLIANCE:** THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION. THE SWP3 PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWP3 BEYOND WHAT IS HEREIN PROVIDED.
- BMP INSTALLATION:** PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWP3 MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWP3 MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
- CLEANING, REPAIR AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWP3 FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
- SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWP3.
- RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
- BMP REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

NOTE:
 INLET PROTECTION ALONG DALLAS PARKWAY SHALL BE REMOVED PRIOR TO INCLEMENT WEATHER.

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
 TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'

SITE BENCHMARK:
 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD, POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

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 TBE # 1019429

DATE	BY	REVISION
18.02.08	JAM	LANDMARK EXTENSION
17.08.01	JAM	BR003
17.07.27	JAM	SANITARY SEWER REVISIONS
17.06.29	JDS	WCP# 103 - HIDE CITY RESPONSE
17.04.28	JAM	WCP# 102 - GARAGE UPDATES
17.04.28	JAM	Revised
	YYMMDD	Appd.
	YYMMDD	Issued

PROJECT RECORD

the best of North Texas Contracting, Inc. skill and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually called.

North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

Client/Project
CAWLEY PARTNERS
 Cowley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
EROSION & SEDIMENTATION CONTROL PLAN

Permit-Seal

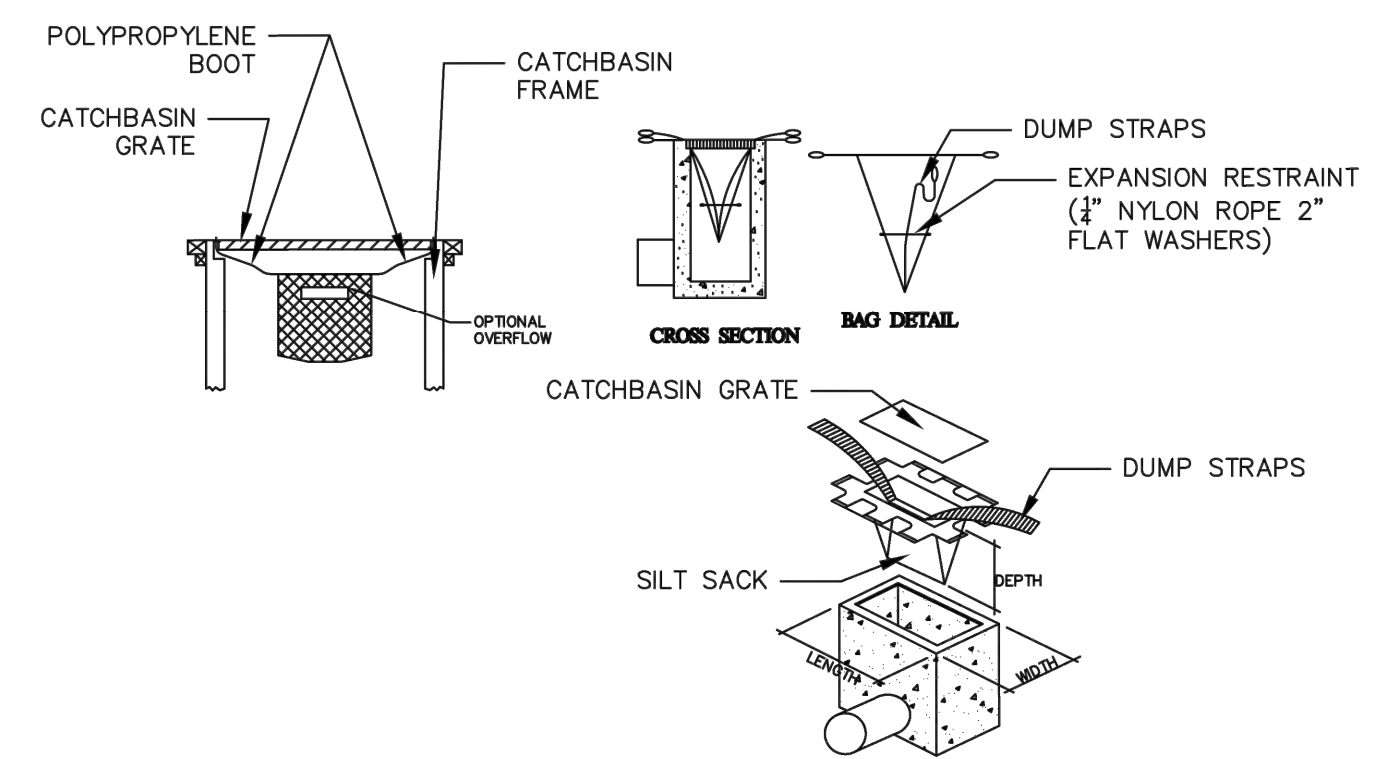
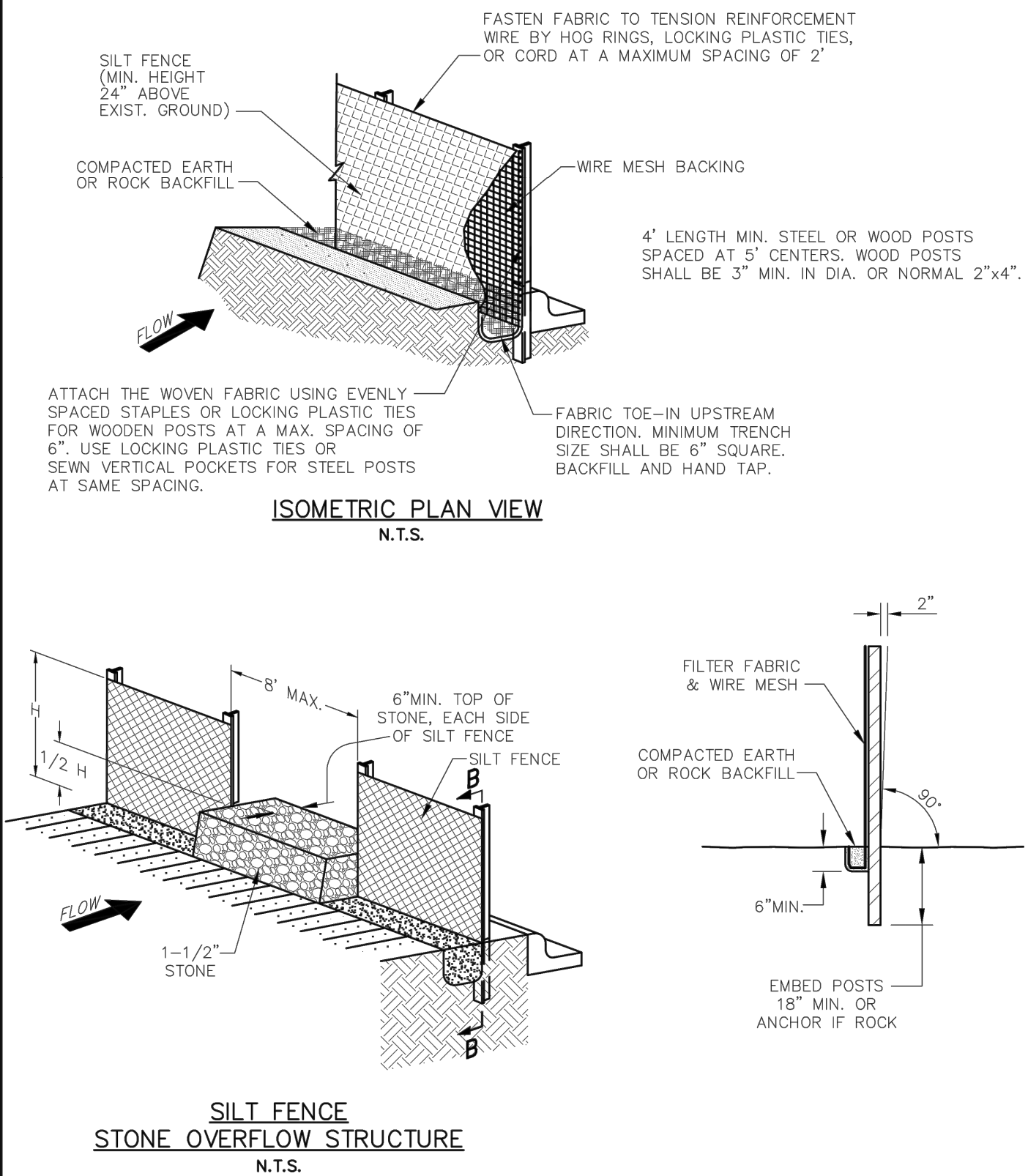
Project Number: 222210632
 File Name: 10632est.dwg

JOB	JAM	JAM	18.04.03
Dwn.	Chkd.	Dsgn.	YYMMDD

Drawing No. **C3.2**

Revision Sheet

- EROSION CONTROL PLAN NOTES**
- ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TXR 150000 ISSUED AND DATED MARCH 5, 2003.
 - THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
 - ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA AND TCEQ.
 - QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. AS AN ALTERNATIVE, AN INSPECTION CAN BE CONDUCTED ONCE EVERY SEVEN (7) CALENDAR DAYS ON A DEFINED DAY. A DECISION ON WHICH METHOD TO USE MUST BE DECIDED BEFORE WORK BEGINS AND MUST BE FOLLOWED THROUGHOUT THE PROJECT.
 - MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
 - IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
 - EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
 - ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES OR 25%.
 - THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
 - AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOT AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFIED BY SECTION 202.6 OF THE OCTOBER 2004 OR LATEST EDITION OF NCTCOG STANDARD SPECIFICATION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
 - A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE EROSION CONTROL PLAN.
 - CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO LANDFILL BY THE CONTRACTOR.
 - ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- SILT FENCE NOTES**
- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
 - THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADER OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
 - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 - INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



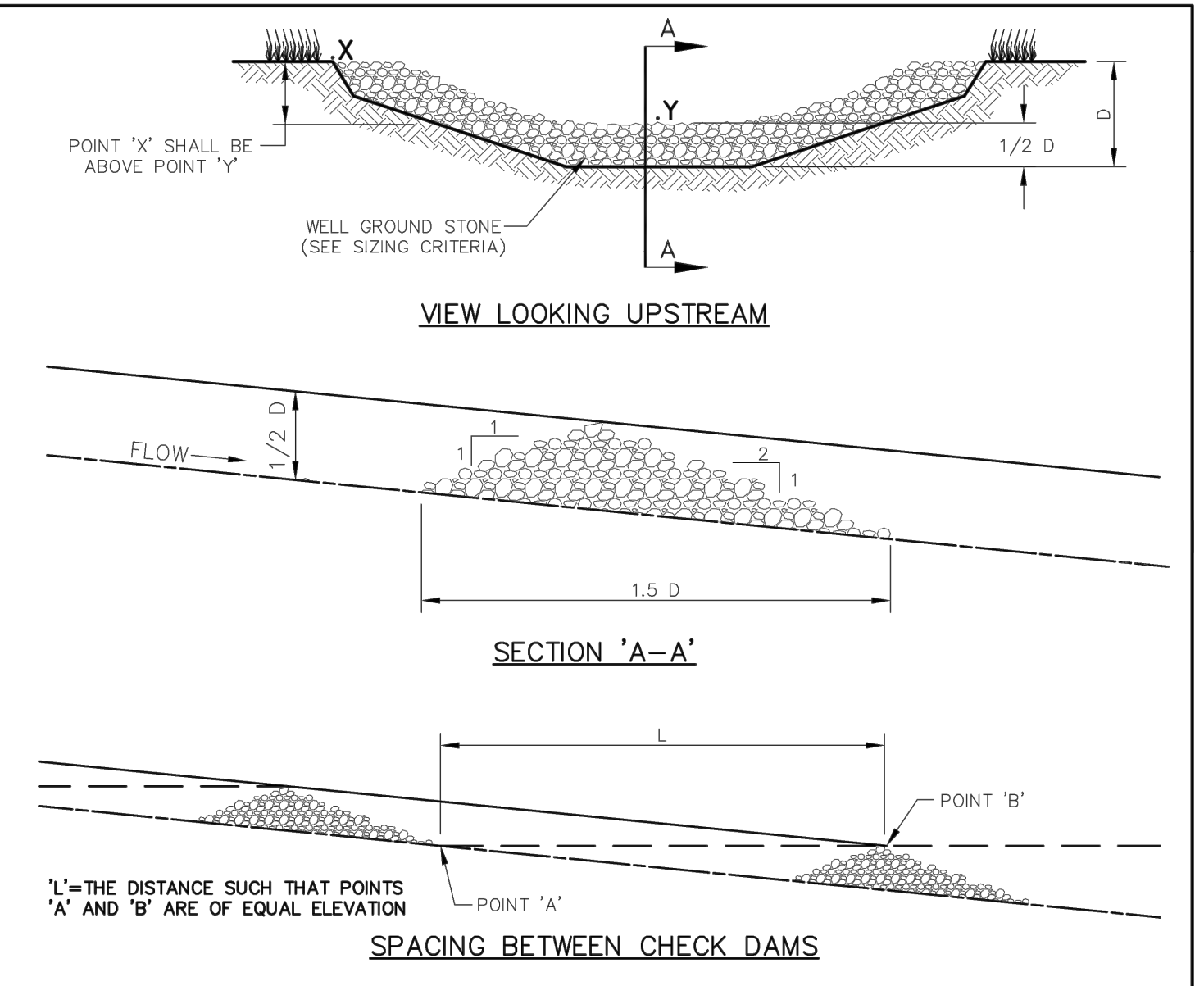
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.

INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

CATCH BASIN W/ SILT SACK INLET PROTECTION

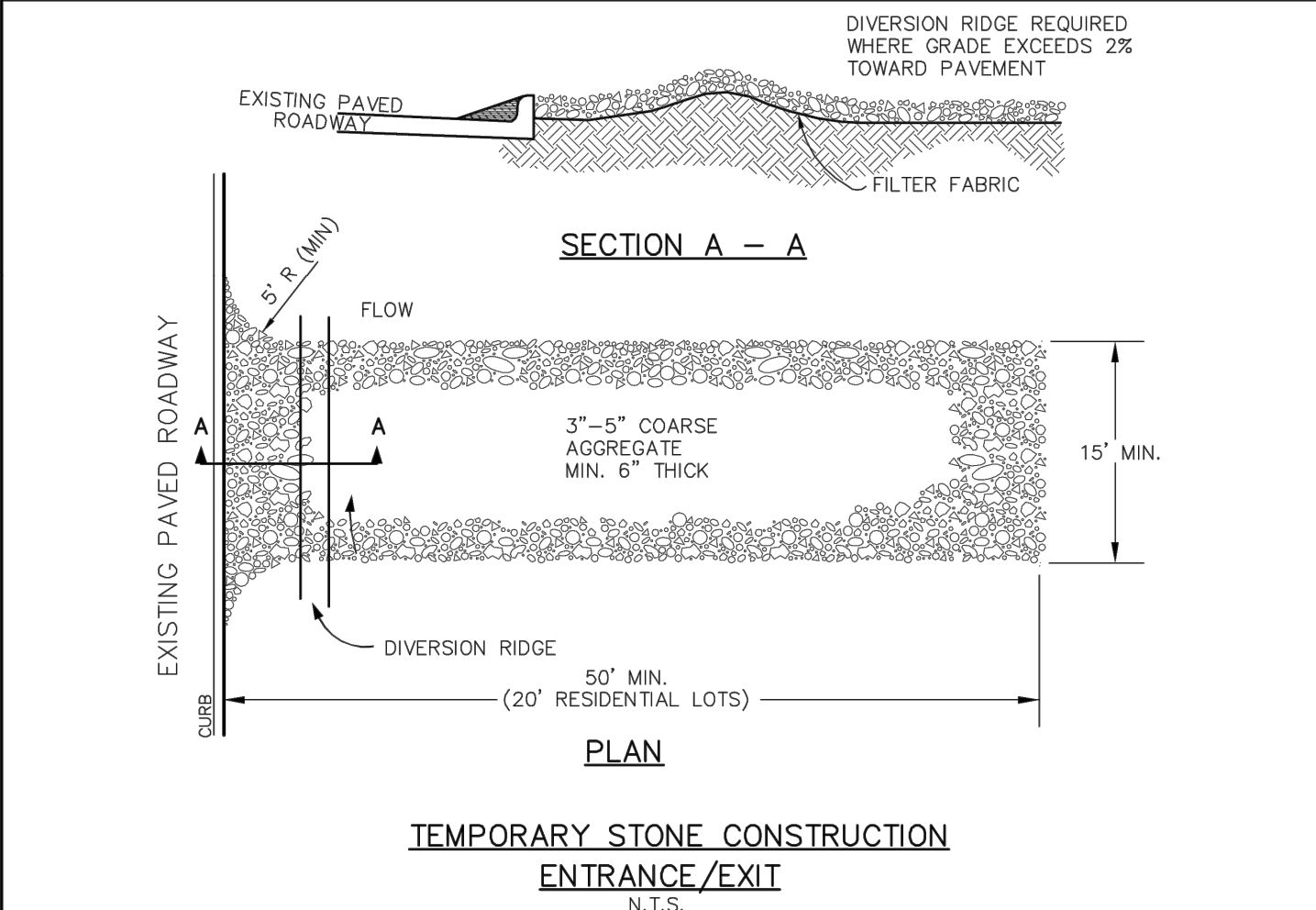
 PUBLIC WORKS DEPARTMENT	EROSION CONTROL & SILT FENCE NOTES	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: 52-EC01

 PUBLIC WORKS DEPARTMENT	SILT FENCE DETAIL	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: 50-EC02

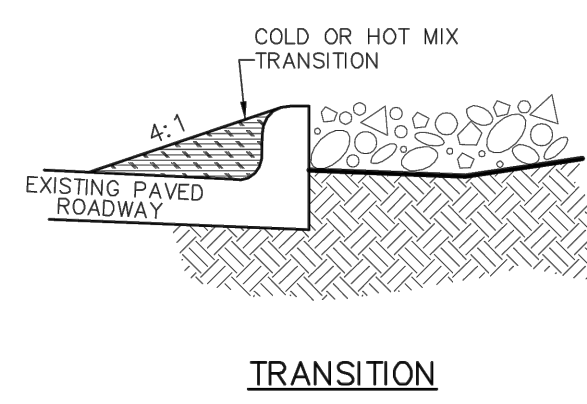


- ROCK CHECK DAM NOTES:**
- STONE SHALL BE WELL GRADED STONE WITH SIZE RANGE FROM 1-1/2 TO 3-1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
 - THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 - WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 - WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

 PUBLIC WORKS DEPARTMENT	ROCK CHECK DAM	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: 50-EC03



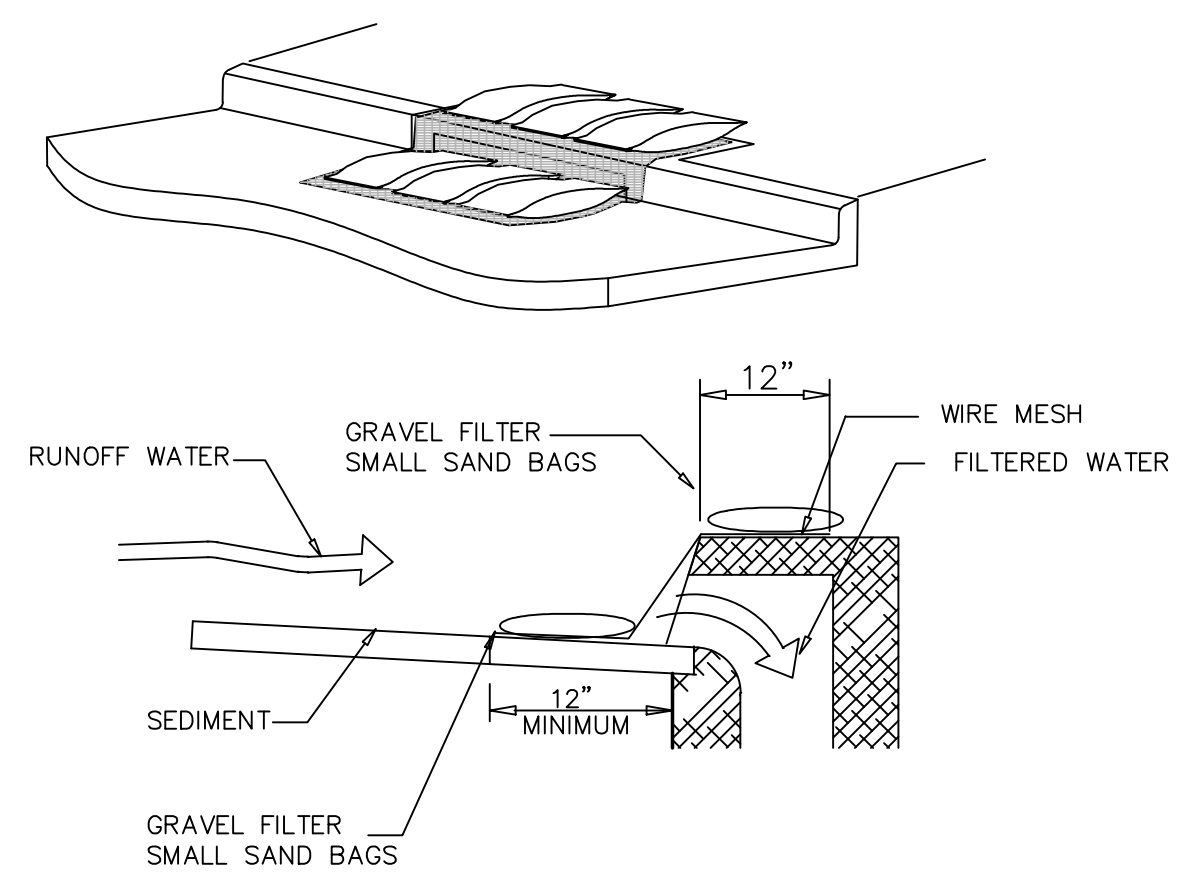
- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
 - THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.



 PUBLIC WORKS DEPARTMENT	TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: 50-EC03

C3.3.1

GRATE INLET PROTECTION DETAIL
SCALE: N.T.S.



- NOTES:**
- WITHIN FORTY EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
 - PLACE SMALL SAND BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
 - IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE SAND BAGS, CLEAN IT AND REPLACE THE SAND BAGS.
 - MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS AND FINAL STABILIZATION OF CONSTRUCTION SITE.
 - DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND "Y" INLETS. UTILIZE SEDIMENT FENCES.

C3.3.2

CURB INLET PROTECTION DETAIL
SCALE: N.T.S.

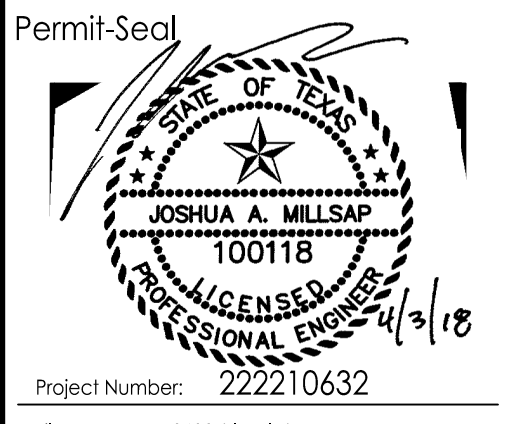
LANDMARK EXTENSION	JDB	JAM	JAM	18.02.08
REV 003	JDB	JAM	JAM	17.08.01
SANITARY SEWER REVISIONS	JDB	JAM	JAM	17.07.27
WCRP R03-HIDE CITY RESPONSE	JDB	JAM	JAM	17.06.29
WCRP R02-GARAGE UPDATES	JDB	JAM	JAM	17.04.28
Revision	By	App'd.	YYMMDD	
				YYMMDD
				Issued

PROJECT RECORD

North Texas Contracting, Inc. is the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
Carson Collier, Project Manager

Client/Project: **CRAWLEY PARTNERS**
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TX
Title: **EROSION & SEDIMENTATION CONTROL DETAILS**



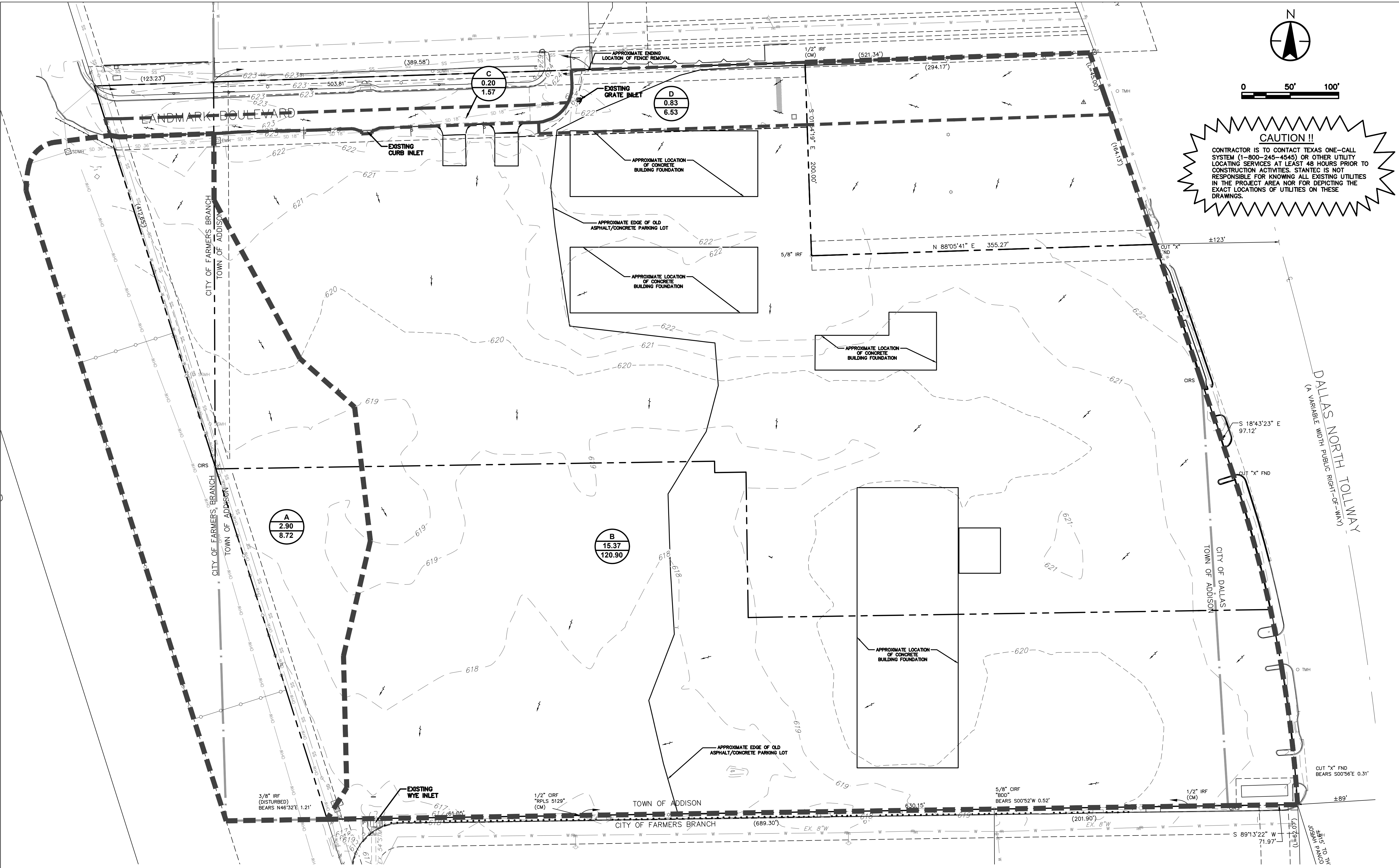
Permit-Seal

Project Number: 222210632
File Name: 10632dlf6-ult.dwg

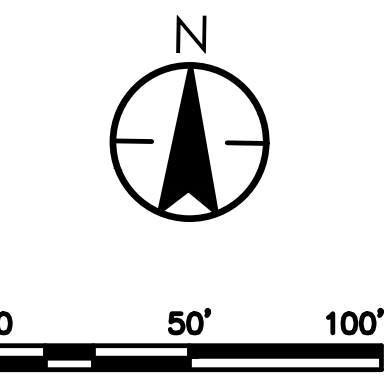
JDB	JAM	JAM	18.02.08
Dwn.	Chkd.	Dsgn.	YYMMDD

Drawing No. **C3.3**
Revision Sheet

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CAUTION !!
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



DRAINAGE AREA	AREA (ACRES)	C	T _c (MIN)	I ₁₀₀	Q ₁₀₀	REMARKS
A	2.90	0.40	15	7.52	8.72	DRAINS TO INWOOD ROAD
B	15.37	0.90	10	8.74	120.90	DRAINS TO EXISTING WYE INLET
C	0.20	0.90	10	8.74	1.57	DRAINS TO 5' CURB INLET
D	0.83	0.90	10	8.74	6.53	DRAINS TO EXISTING GRATE INLET

NOTE:
• RUNOFF COEFFICIENTS AND RAINFALL INTENSITY VALUES WERE USED FROM EX. DRAINAGE AREA MAP PROVIDED BY B.D.D. DATED 09/08/00

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

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LANDMARK EXTENSION	JOB	JAM	18.02.08
REVISION	By	YJMMDD	
WCRP #02 - GARAGE UPDATES	JDS	JAM	17.04.28
WCRP #03 - HUE CITY RESPONSES	JDS	JAM	17.03.29
SANITARY SEWER REVISIONS	JDS	JAM	17.07.27
REVISION	JDS	JAM	17.08.01
REVISION	JDS	JAM	18.02.08

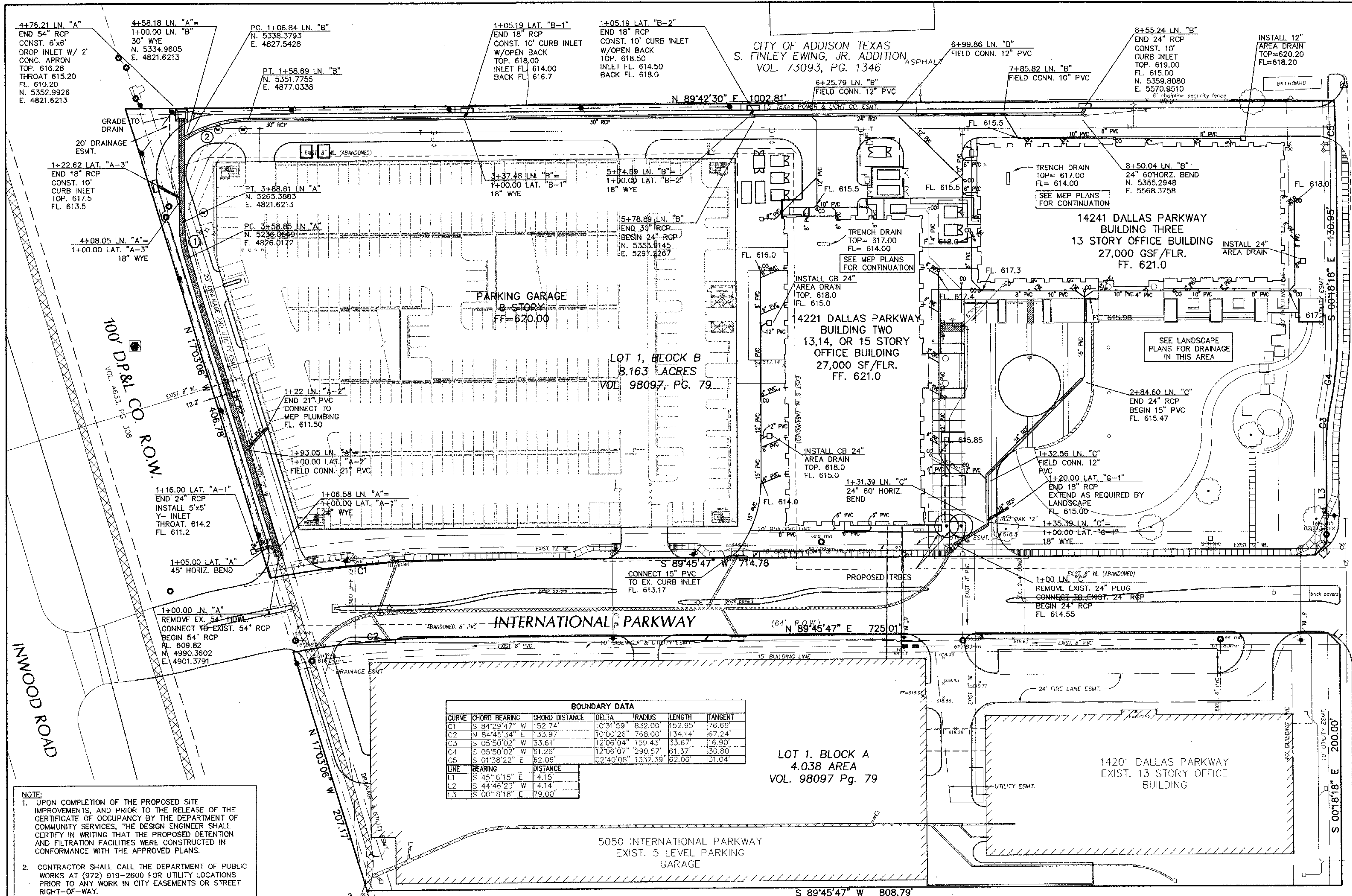
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North Texas Contracting, Inc. 7/16/18
Carson Collier, Project Manager

Client/Project
CAWLEY PARTNERS
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXA
Title
EXISTING DRAINAGE AREA MAP

Permit-Seal

 Project Number: 222210632
 File Name: 10632ex-dam.dwg
 Job: JAM 18.02.08
 Dwn: Chkd. Dsgn. YY.MM.DD
 Drawing No. C4.1
 Revision Sheet
 C4.1A

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GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FARMERS BRANCH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
- ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC. ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
- CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL BE 3000 PSI AT 28 DAYS.
- CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
- CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
- THE LOCATION OF ALL UTILITIES INDICATED 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 THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH QUALITY TOPSOIL.
- SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
- ALL TRENCH BACKFILL FOR STORM SEWER SHALL BE COMPACTED AS REQUIRED BY CITY.
- EMBEDMENT SHALL BE SUBSIDIARY TO THE PRICE OF THE PIPE.
- REF. SHEET C6 FOR STORM PROFILES.
- USE 4" JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100'.
- ALL AREA DRAINS ARE TO BE AMERICAN INDUSTRIAL PRECAST OR APPROVED EQUAL.

① CURVE DATA		② CURVE DATA	
Δ = 170°3'06"	R = 100.00'	Δ = 29°42'30"	R = 100.00'
T = 14.99'	L = 29.76'	T = 26.52'	L = 51.85'

AS BUILT
STORM SEWER PLAN
INTERNATIONAL PLAZA
CITY OF FARMERS BRANCH, TEXAS

BROCKETTE • DAVIS • DRAKE, INC.
consulting engineers
 Civil & Structural Engineering • Surveying
 4144 North Central Expressway, Suite 1100 • Dallas, Texas 75204
 (214) 824-3647 • fax (214) 824-7064

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KSW	HO	9/8/00	1"=40'	FCG	C00026	C5

F-523 PD 6

PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

NOTE:

- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEPARTMENT OF COMMUNITY SERVICES, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
- CONTRACTOR SHALL CALL THE DEPARTMENT OF PUBLIC WORKS AT (972) 919-2600 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.

BENCHMARKS:

- CITY OF FARMERS BRANCH STANDARD BM ON NW CORNER OF INTERSECTION OF SIMONTON ROAD AND INWOOD ROAD.
 ELEVATION: 629.74

NOTE:
 PLAN SHEET PROVIDED FOR REFERENCE ONLY

CITY OF DALLAS FILE NO: 311T-9310

Stantec

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LANDMARK EXTENSION	JOB	JAM	18.02.08
BR003	JAM	JAM	17.08.01
SANITARY SEWER REVISIONS	JAM	JAM	17.07.27
WCR #103 - HIDE CITY RESPONSE	JAM	JAM	17.04.29
WCR #102 - GARAGE UPDATES	JAM	JAM	17.04.28
Revision	By	App'd.	YYMMDD

ISSUED BY: YJAM/DD

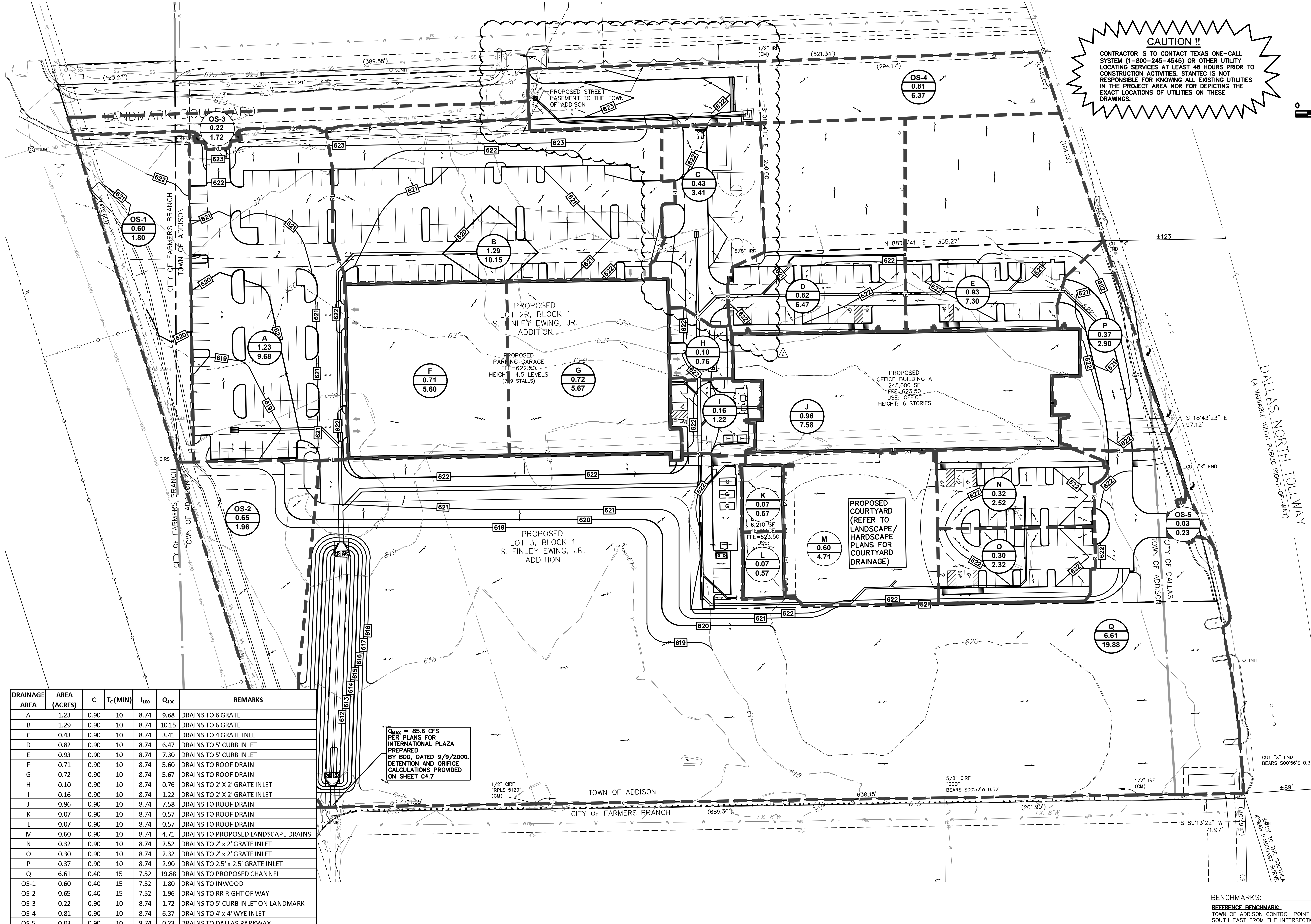
Client/Project: **CAWLEY PARTNERS**
 Cowley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title: **EXISTING STORM DRAINAGE PLAN**

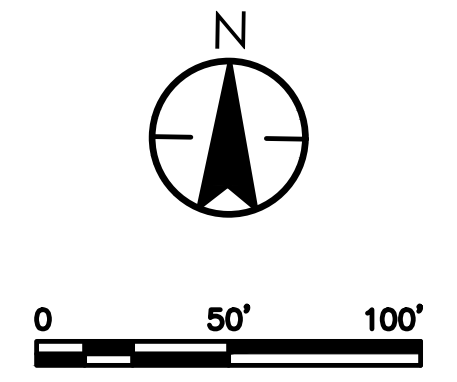
Project Number: 222210632
 File Name: 10632ex-dm.dwg

JOB	JAM	JAM	18.02.08
Dwn.	Chkd.	Dsgn.	YYMMDD

Drawing No. **C4.1C**
 Revision Sheet
 C4.1C



CAUTION !!
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



DRAINAGE AREA	AREA (ACRES)	C	T _c (MIN)	I ₁₀₀	Q ₁₀₀	REMARKS
A	1.23	0.90	10	8.74	9.68	DRAINS TO 6 GRATE
B	1.29	0.90	10	8.74	10.15	DRAINS TO 6 GRATE
C	0.43	0.90	10	8.74	3.41	DRAINS TO 4 GRATE INLET
D	0.82	0.90	10	8.74	6.47	DRAINS TO 5' CURB INLET
E	0.93	0.90	10	8.74	7.30	DRAINS TO 5' CURB INLET
F	0.71	0.90	10	8.74	5.60	DRAINS TO ROOF DRAIN
G	0.72	0.90	10	8.74	5.67	DRAINS TO ROOF DRAIN
H	0.10	0.90	10	8.74	0.76	DRAINS TO 2' X 2' GRATE INLET
I	0.16	0.90	10	8.74	1.22	DRAINS TO 2' X 2' GRATE INLET
J	0.96	0.90	10	8.74	7.58	DRAINS TO ROOF DRAIN
K	0.07	0.90	10	8.74	0.57	DRAINS TO ROOF DRAIN
L	0.07	0.90	10	8.74	0.57	DRAINS TO ROOF DRAIN
M	0.60	0.90	10	8.74	4.71	DRAINS TO PROPOSED LANDSCAPE DRAINS
N	0.32	0.90	10	8.74	2.52	DRAINS TO 2' X 2' GRATE INLET
O	0.30	0.90	10	8.74	2.32	DRAINS TO 2' X 2' GRATE INLET
P	0.37	0.90	10	8.74	2.90	DRAINS TO 2.5' X 2.5' GRATE INLET
Q	6.61	0.40	15	7.52	19.88	DRAINS TO PROPOSED CHANNEL
OS-1	0.60	0.40	15	7.52	1.80	DRAINS TO INWOOD
OS-2	0.65	0.40	15	7.52	1.96	DRAINS TO RR RIGHT OF WAY
OS-3	0.22	0.90	10	8.74	1.72	DRAINS TO 5' CURB INLET ON LANDMARK
OS-4	0.81	0.90	10	8.74	6.37	DRAINS TO 4' X 4' WYE INLET
OS-5	0.03	0.90	10	8.74	0.23	DRAINS TO DALLAS PARKWAY

Q_{MAX} = 85.8 CFS
 PER PLANS FOR
 INTERNATIONAL PLAZA
 PREPARED
 BY BDD, DATED 9/9/2000.
 DETENTION AND ORIFICE
 CALCULATIONS PROVIDED
 ON SHEET C4.7

NOTE:
 • RUNOFF COEFFICIENTS AND RAINFALL INTENSITY VALUES WERE USED FROM EX. DRAINAGE AREA MAP PROVIDED BY B.D.D. DATED 09/08/00

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
 TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 73.30' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

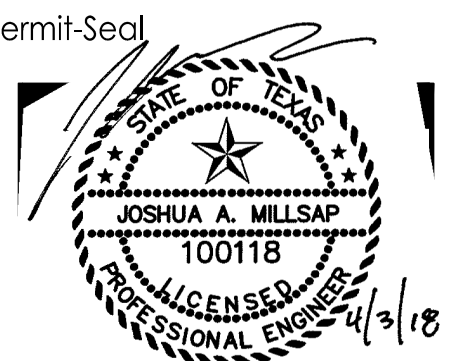
12222 Meit Drive, Suite 400
 Dallas TX
 www.stantec.com
 TBE # F-624
 TBEIS # 1019429

LANDMARK EXTENSION	JAM	18.02.08
BR003	JAM	17.08.01
SANITARY SEWER REVISIONS	JAM	17.07.27
WCRP #03 - HUE CITY RESPONSES	JDS	17.06.29
WCRP #02 - GARAGE UPDATES	JAM	17.04.28
Revision	By	App'd.
	YYMMDD	YYMMDD
		Issued

PROJECT RECORD

the best of North Texas Contracting, Inc. self and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually performed.
 North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

Client/Project
CRAWLEY PARTNERS
 Cowley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 Title
DRAINAGE AREA MAP

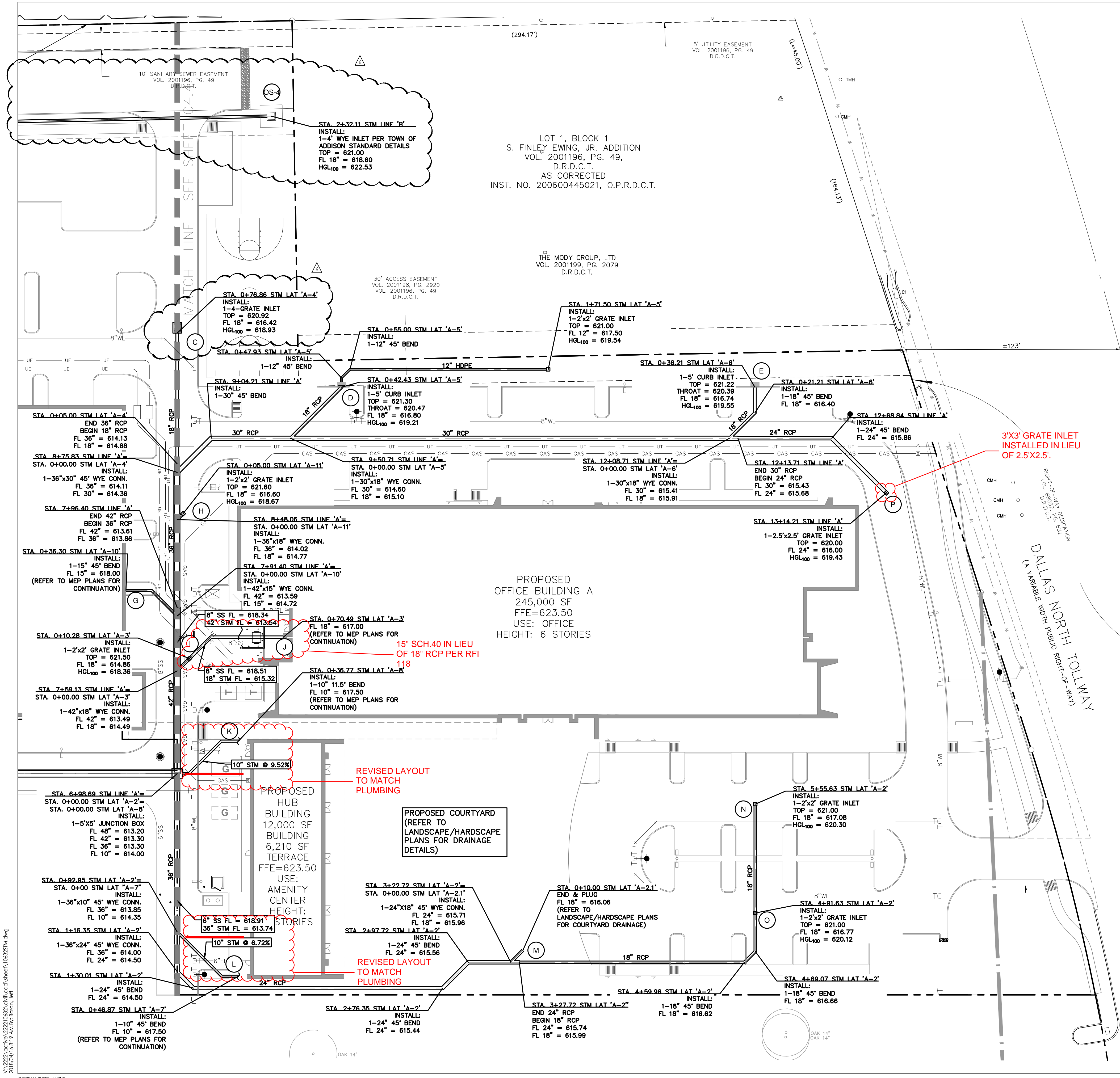


Permit-Seal

Project Number: 222210632
 File Name: 10632dam.dwg

JOB	JAM	JAM	18.02.08
Dwn.	Chkd.	Dsgn.	YYMMDD

Drawing No. C4.2
 Revision Sheet



CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

GENERAL NOTES - STORM DRAIN

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **PROTECTION OF UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
3. **PUBLIC STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
4. **PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
 GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III
 15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
 4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
5. **RCP JOINT SEALANT:** REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.
6. **GROUTING:** ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERIGHT CONNECTIONS.
7. **CONCRETE COLLARS:** CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
8. **ROOF DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 4" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
9. **ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

NOTE:

- ALL ONSITE STORM IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE TOWN OF ADDISON.
- ALL STORM PIPE UNDER TOWN OF ADDISON FIRE LANE MUST BE RCP.
- DETENTION AND ORIFICE CALCULATIONS AND DETAILS PROVIDED ON SHEET C4.7

LEGEND

(A) DRAINAGE AREA DESIGNATION REFER TO SHEET C4.2 FOR PROPOSED DRAINAGE AREA MAP

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
 TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

12222 Meiri Drive, Suite 400
 Dallas, TX
 www.stantec.com
 TBE # 16-024
 TBE # 1019429

DATE	BY	REVISION
10.02.08	JAM	LANDMARK EXTENSION
17.08.01	JAM	REVISION
17.07.27	JAM	SANITARY SEWER REVISIONS
17.06.29	JOS	WCRP #103 - HUD CITY RESPONSE
17.04.28	JAM	WCRP #102 - GARAGE UPDATES
YYMMDD	By	Appd.
		Issued

PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

Client/Project
CRAWLEY PARTNERS
 Cawley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
STORM DRAINAGE PLAN

Permit-Seal

Project Number: 222210632
 File Name: 10632stm.dwg
 Drawing No. **C4.3**
 Revision Sheet
 C4.3

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 2018/07/16 08:11 AM by J. Carson Collier

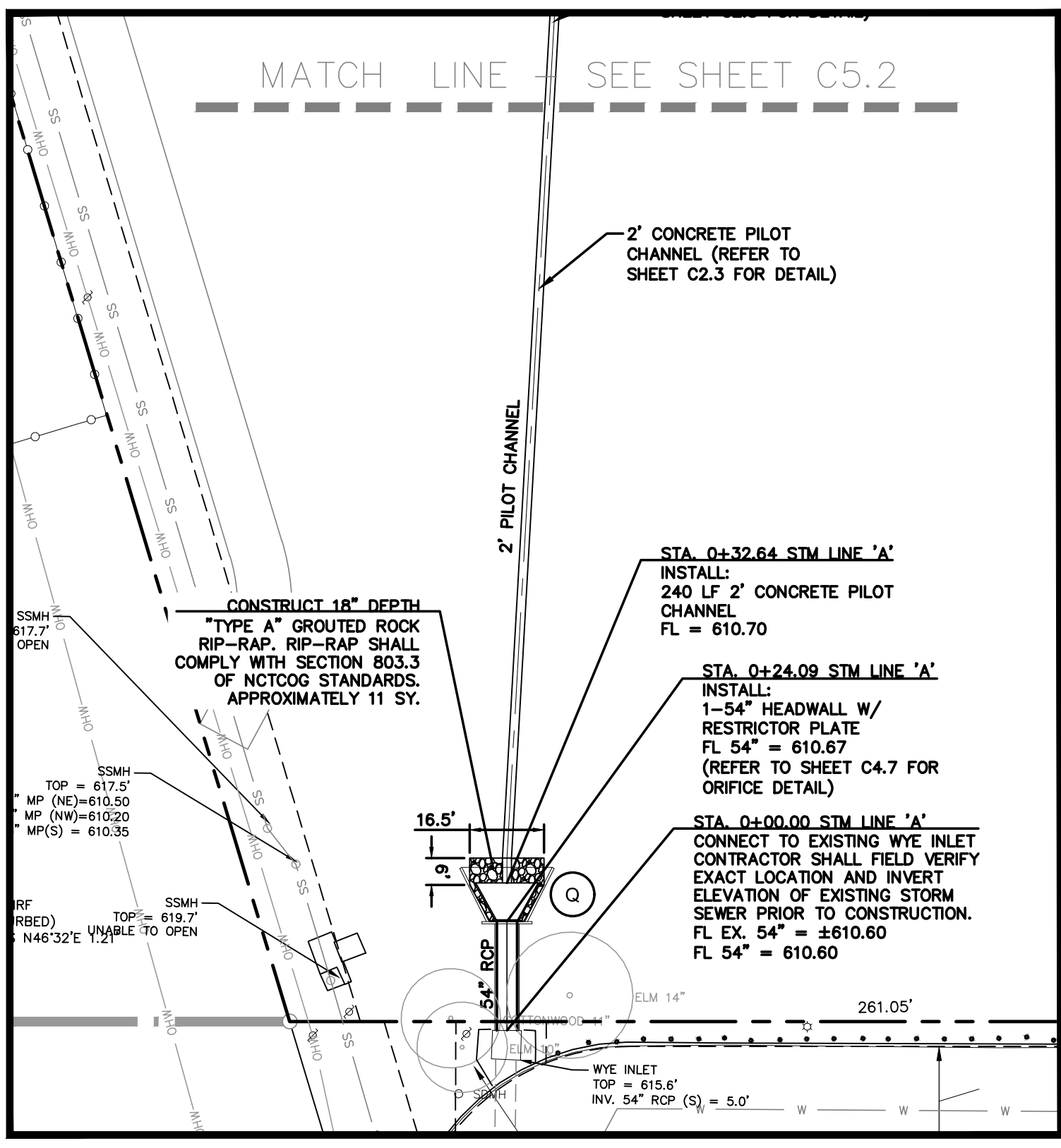
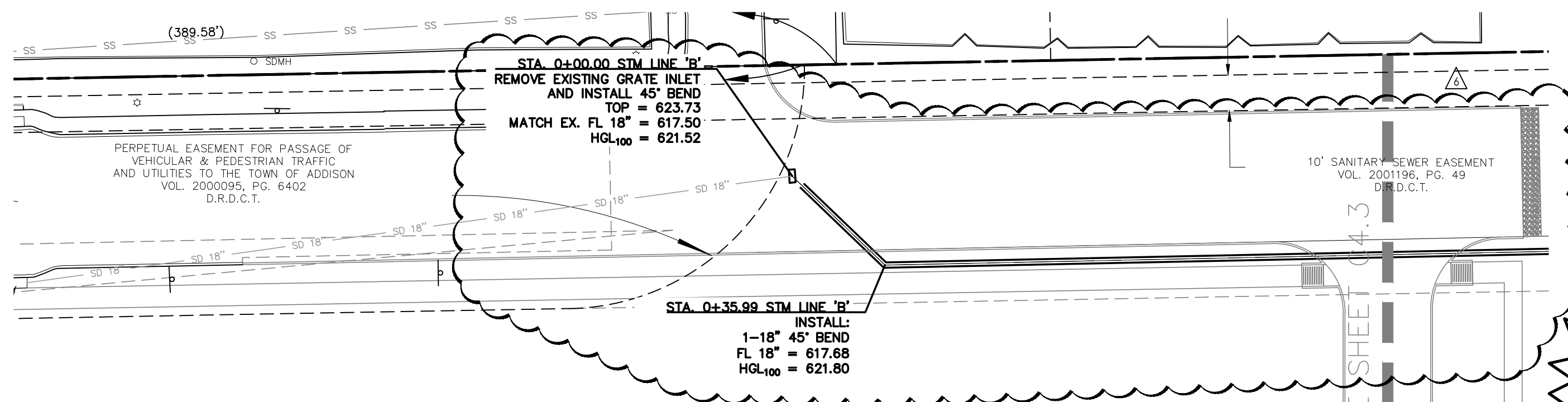
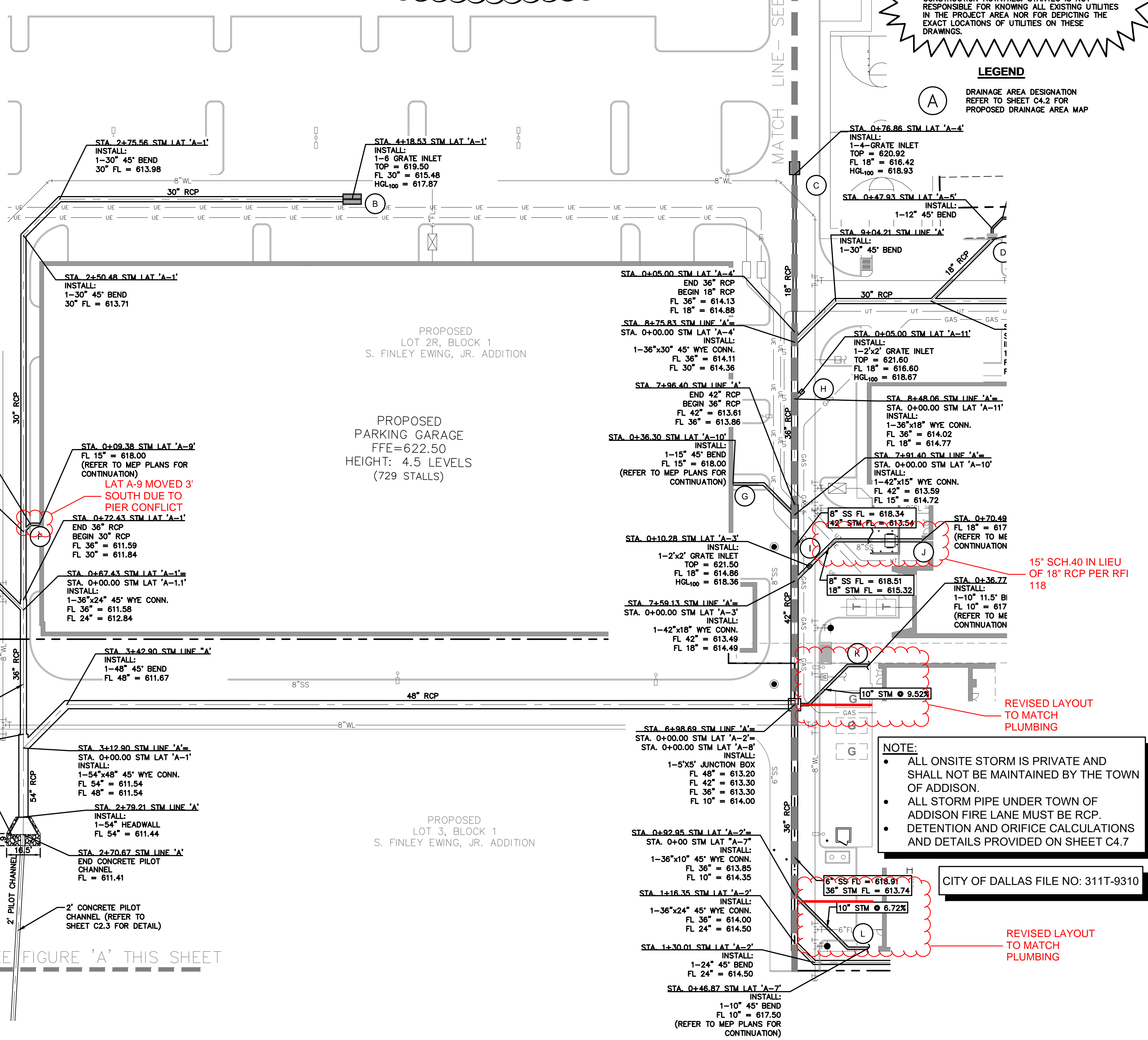


FIGURE "A"
1"=30'



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LEGEND
A DRAINAGE AREA DESIGNATION REFER TO SHEET C4.2 FOR PROPOSED DRAINAGE AREA MAP



NOTE:
• ALL ONSITE STORM IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE TOWN OF ADDISON.
• ALL STORM PIPE UNDER TOWN OF ADDISON FIRE LANE MUST BE RCP.
• DETENTION AND ORIFICE CALCULATIONS AND DETAILS PROVIDED ON SHEET C4.7

CITY OF DALLAS FILE NO: 3117-9310

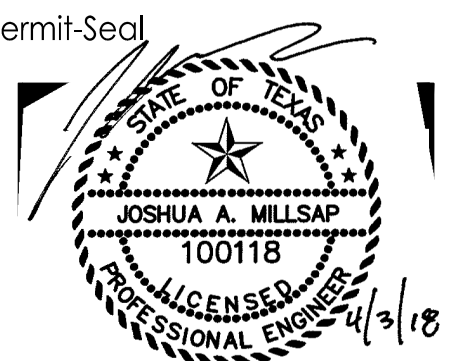
REVISED LAYOUT TO MATCH PLUMBING

15" SCH.40 IN LIEU OF 18" RCP PER RFI 118

PROJECT RECORD

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North Texas Contracting, Inc.
Carson Collier, Project Manager

Client/Project
CAWLEY PARTNERS
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
STORM DRAINAGE PLAN



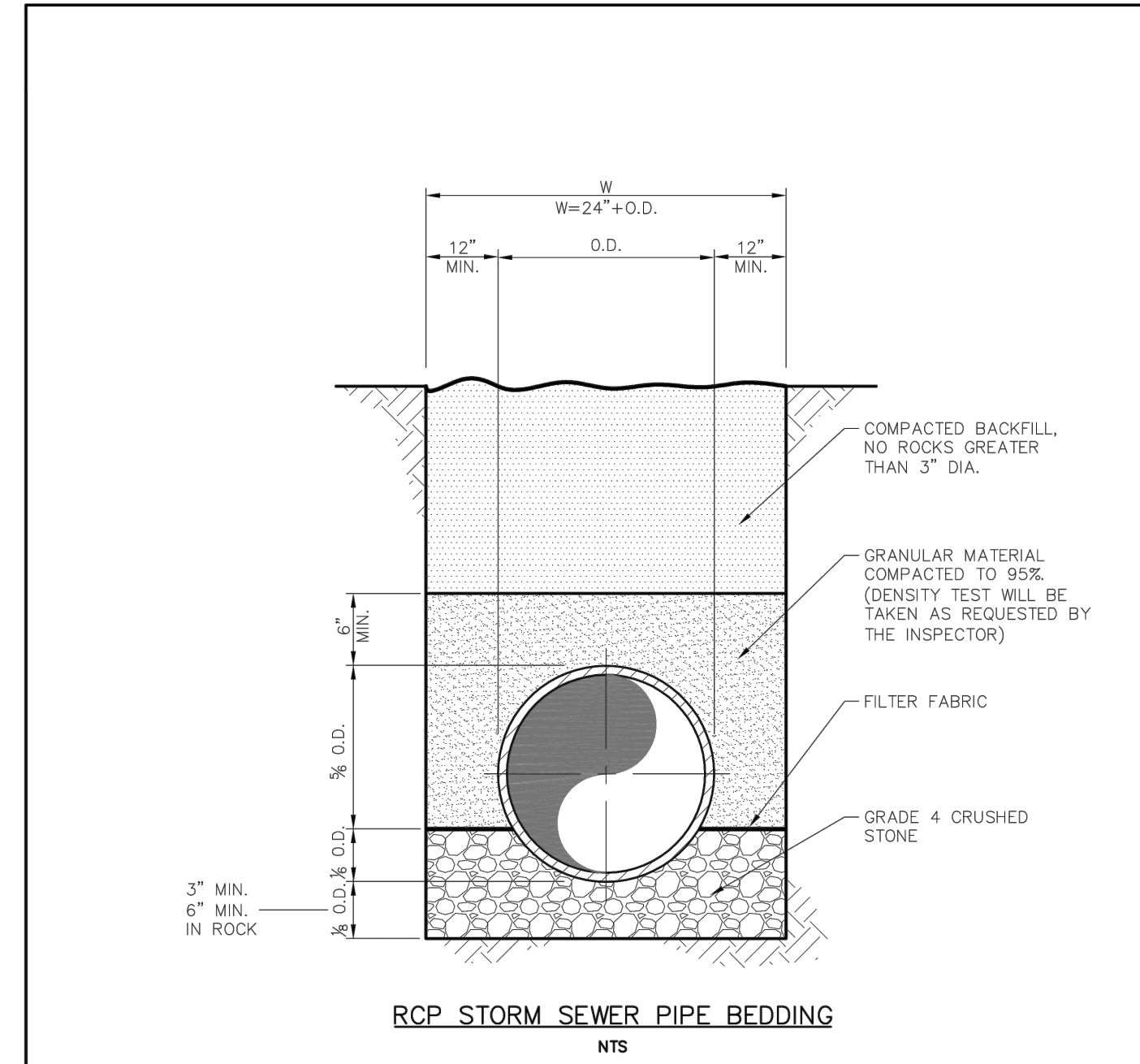
Permit/Seal
Project Number: 222210632
File Name: 10632stm.dwg

JOB	JAM	JAM	18.04.11
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No.	C4.4		
Revision	Sheet		

STORM SEWER – GENERAL NOTES:

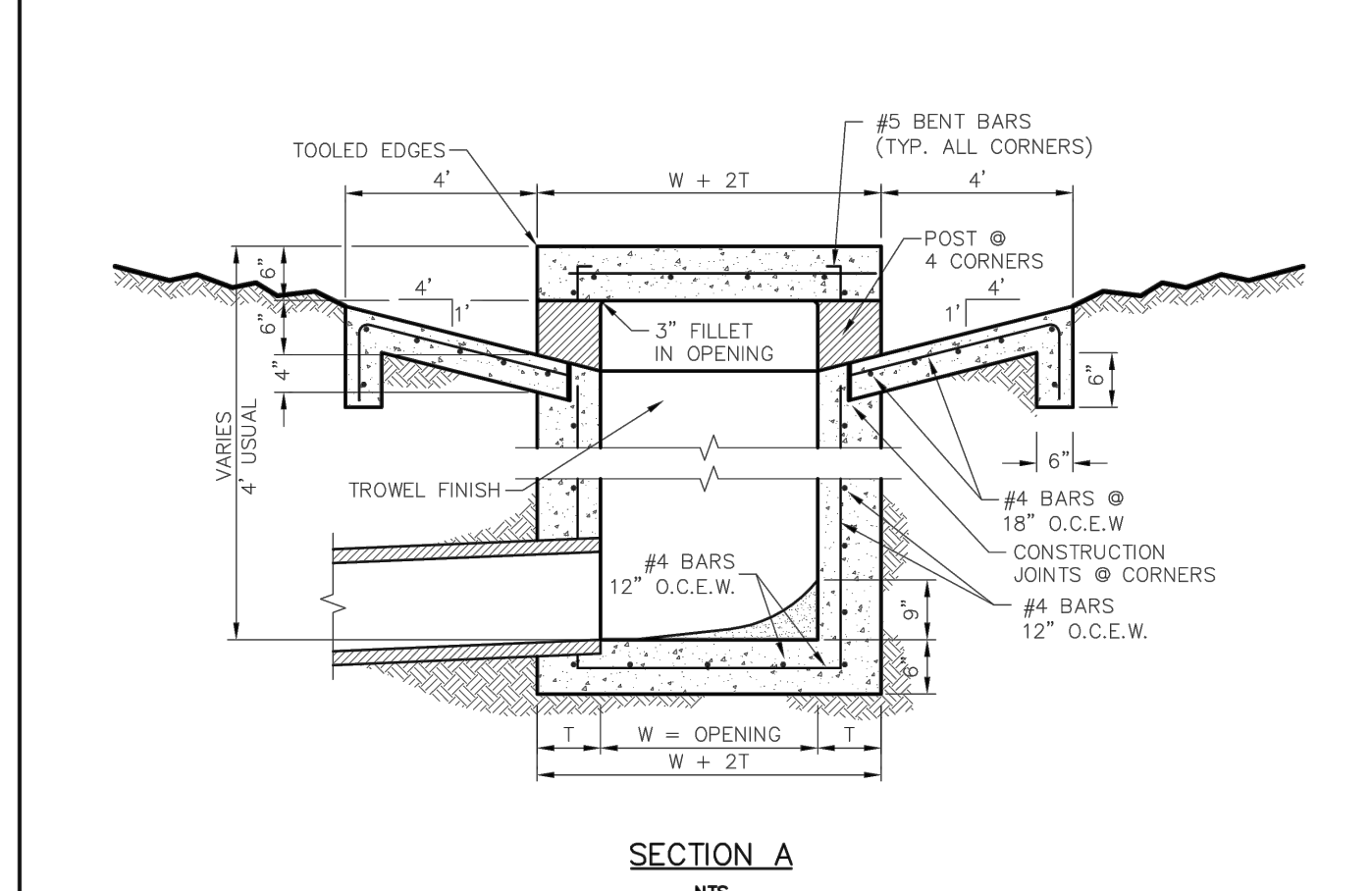
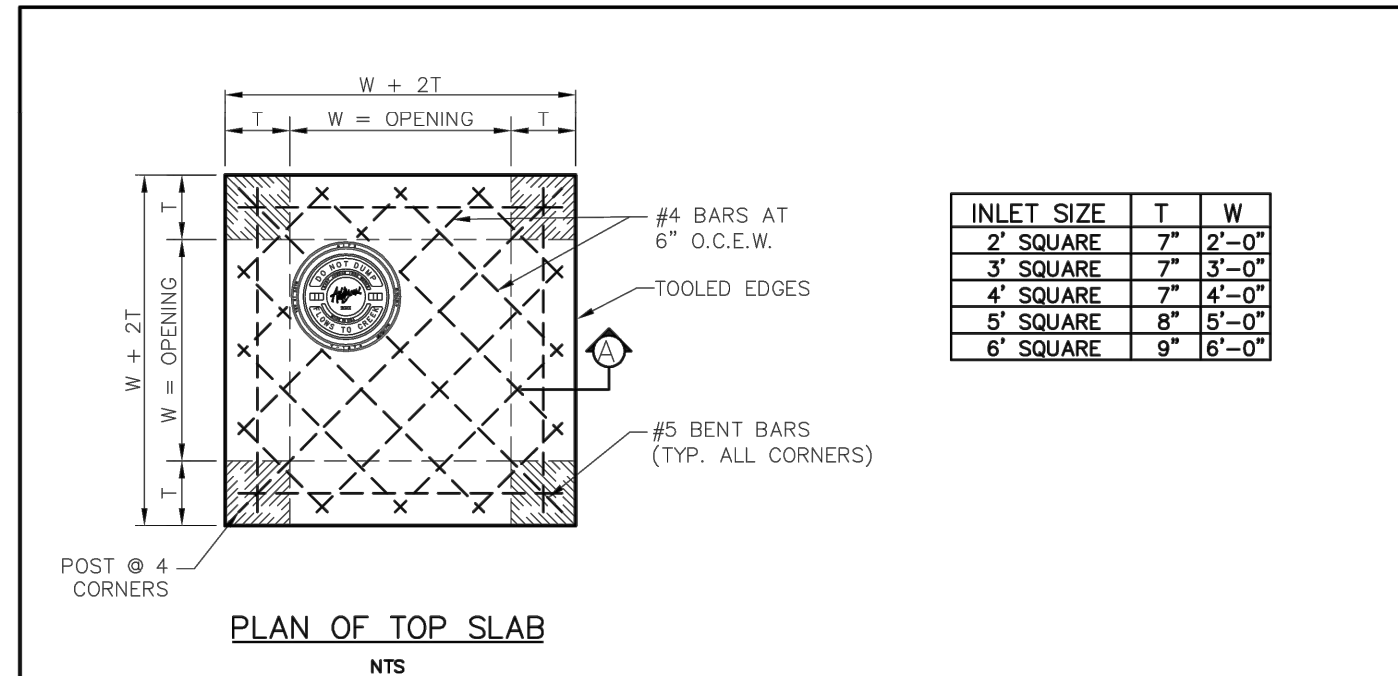
1. ALL CONCRETE DRAINAGE STRUCTURES SHALL BE CLASS C CONCRETE MINIMUM.
2. ALL CRUSHED STONE SHALL BE 3/4", PASSING #4 SIEVE (GRADE 4).
3. ALL FIELD JOINTS WILL BE APPROVED BY THE TOWN ENGINEER IF NECESSARY. FIELD JOINTS SHALL BE WIPED ON THE INSIDE AND OUTSIDE TO PROVIDE FOR SMOOTH FLOW OF WATER.
4. RAMNECK COMPOUND OR APPROVED EQUAL SHALL BE USED FOR JOINT SEALS.
5. ALL STORM SEWER PIPE SHALL BE CAMERA INSPECTED AFTER THE INSTALLATION OF ALL PAVING AND UTILITIES AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

 PUBLIC WORKS DEPARTMENT	STORM SEWER GENERAL NOTES	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-001

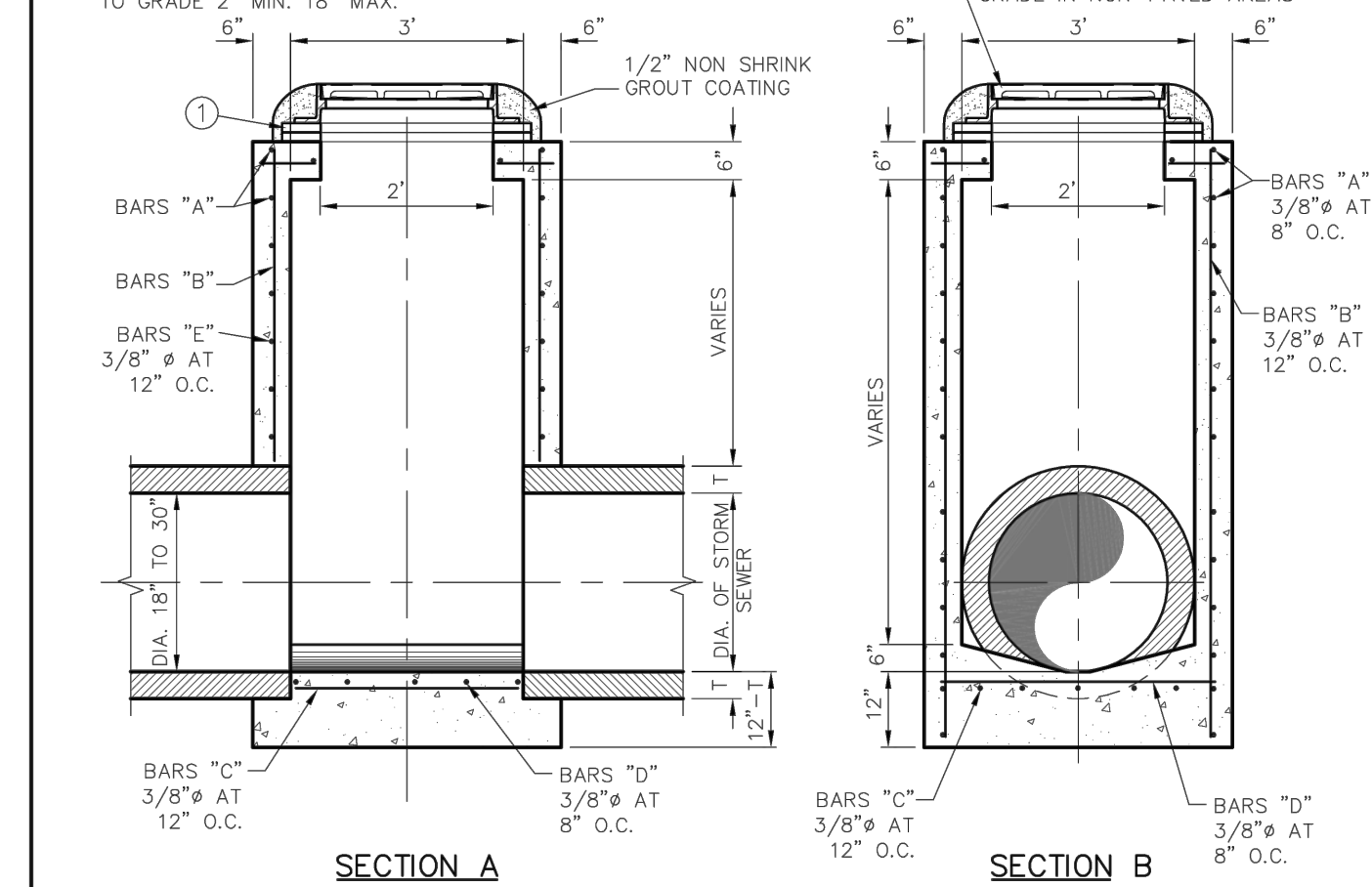
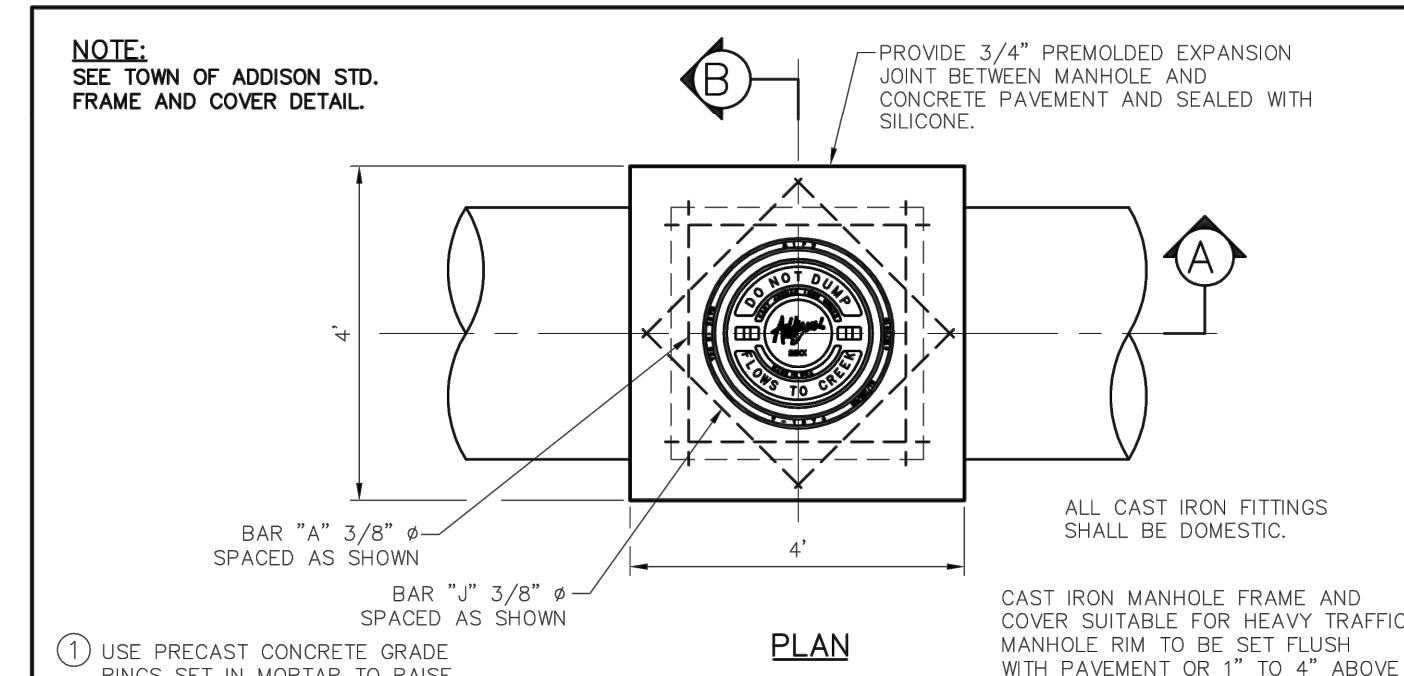


NOTE:
1. THE DEPTH OF TRENCH BELOW THE PROPOSED CONDUIT SHALL BE AS FOLLOWS:
- 3" MIN. FOR 27" PIPE & SMALLER.
- 4" MIN. FOR 30" TO 60" PIPE.
- 6" MIN. FOR 66" PIPE OR LARGER.

 PUBLIC WORKS DEPARTMENT	RCP STORM SEWER PIPE BEDDING	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-003



 PUBLIC WORKS DEPARTMENT	WYE INLET DETAIL	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-009



 PUBLIC WORKS DEPARTMENT	TYPE "A" STORM SEWER MANHOLE (FOR 18" TO 30" RCP)	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-006

CITY OF DALLAS FILE NO: 311T-9310

LANDMARK EXTENSION	JAN	18.02.08	JAN	18.02.08	By	YYMMDD	Issued
REVISION	JAN	17.08.01	JAN	17.08.01	By	YYMMDD	Issued
SANITARY SEWER REVISIONS	JAN	17.07.27	JAN	17.07.27	By	YYMMDD	Issued
WCRP #103 - HUE CITY RESPONSE	JAN	17.06.29	JAN	17.06.29	By	YYMMDD	Issued
WCRP #102 - GARAGE UPDATES	JAN	17.04.28	JAN	17.04.28	By	YYMMDD	Issued
Revision					Appd.	YYMMDD	Issued

PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

Client/Project
CAWLEY PARTNERS
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
PUBLIC STORM DRAINAGE DETAILS

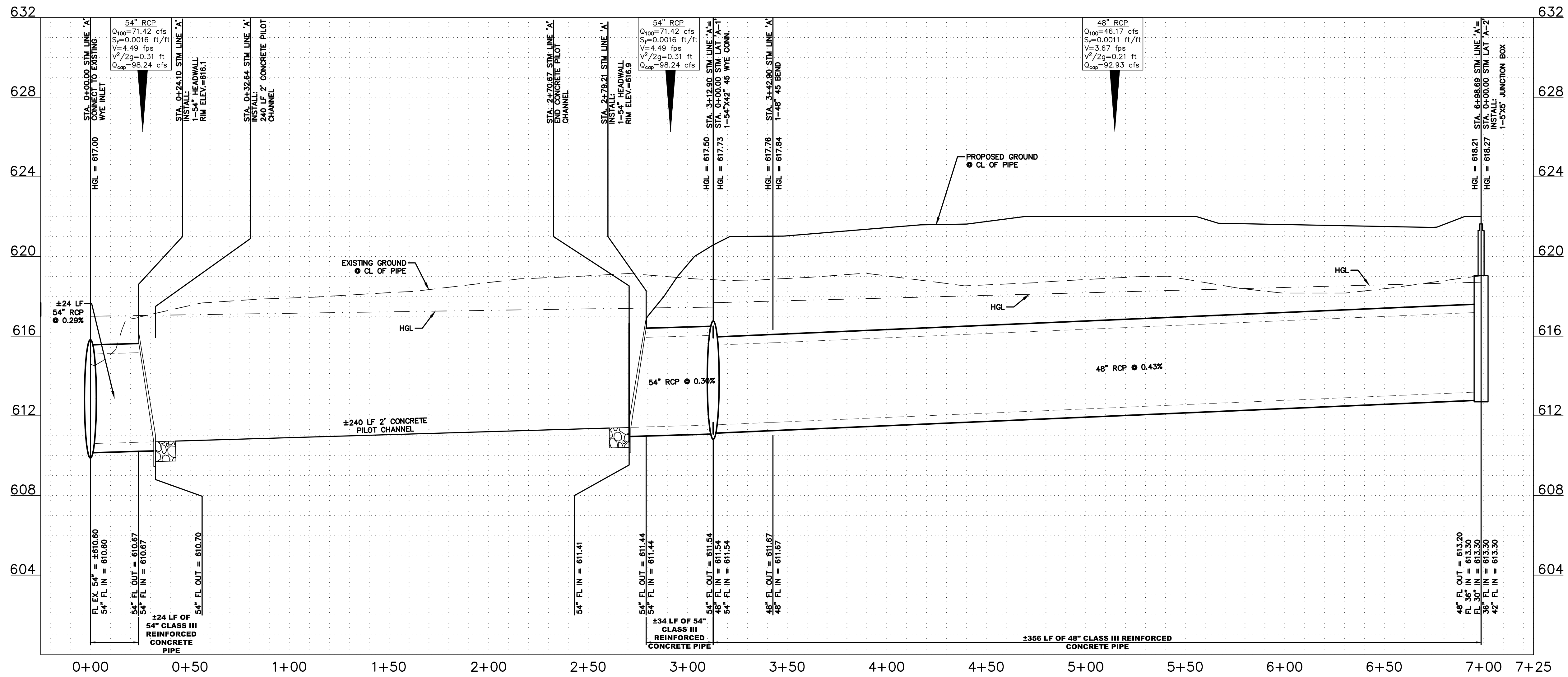
Permit-Seal

Project Number: 222210632
File Name: 10632dlf-stm.dwg

JDB	JAM	JAM	18.02.08
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No.	C4.6		
Revision	Sheet		

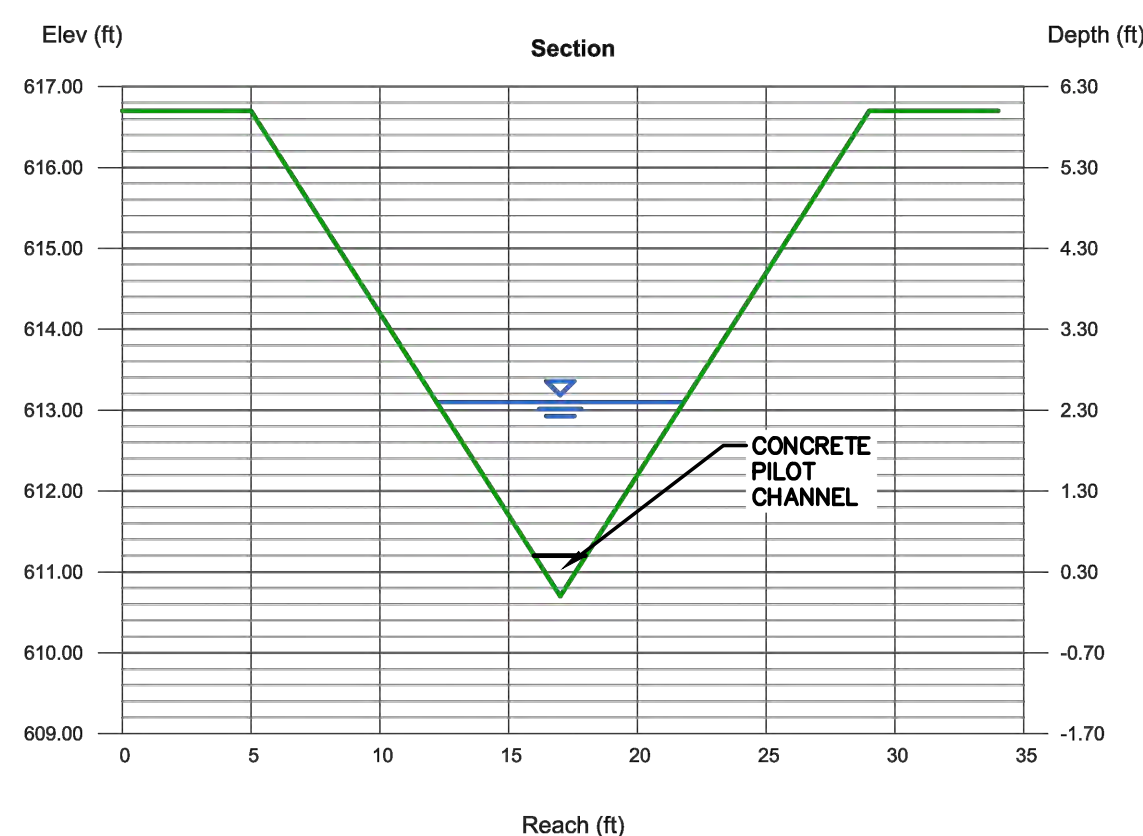
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2018/07/16 10:52 AM by J. Berman, jdb

STM LINE 'A'



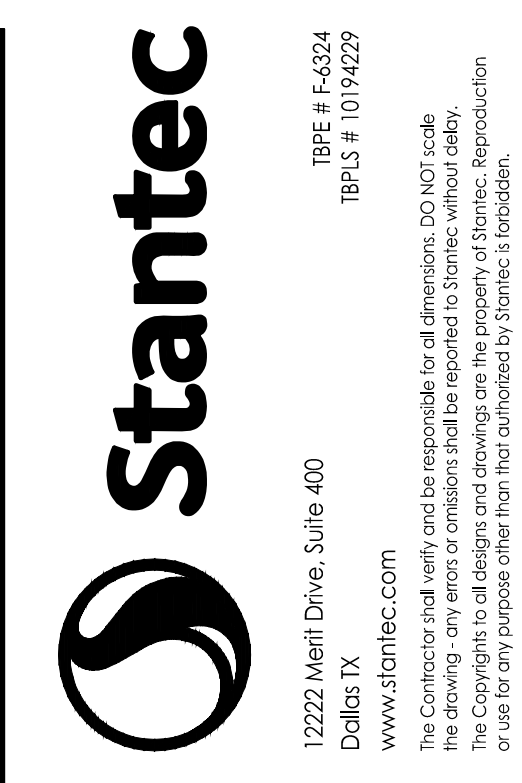
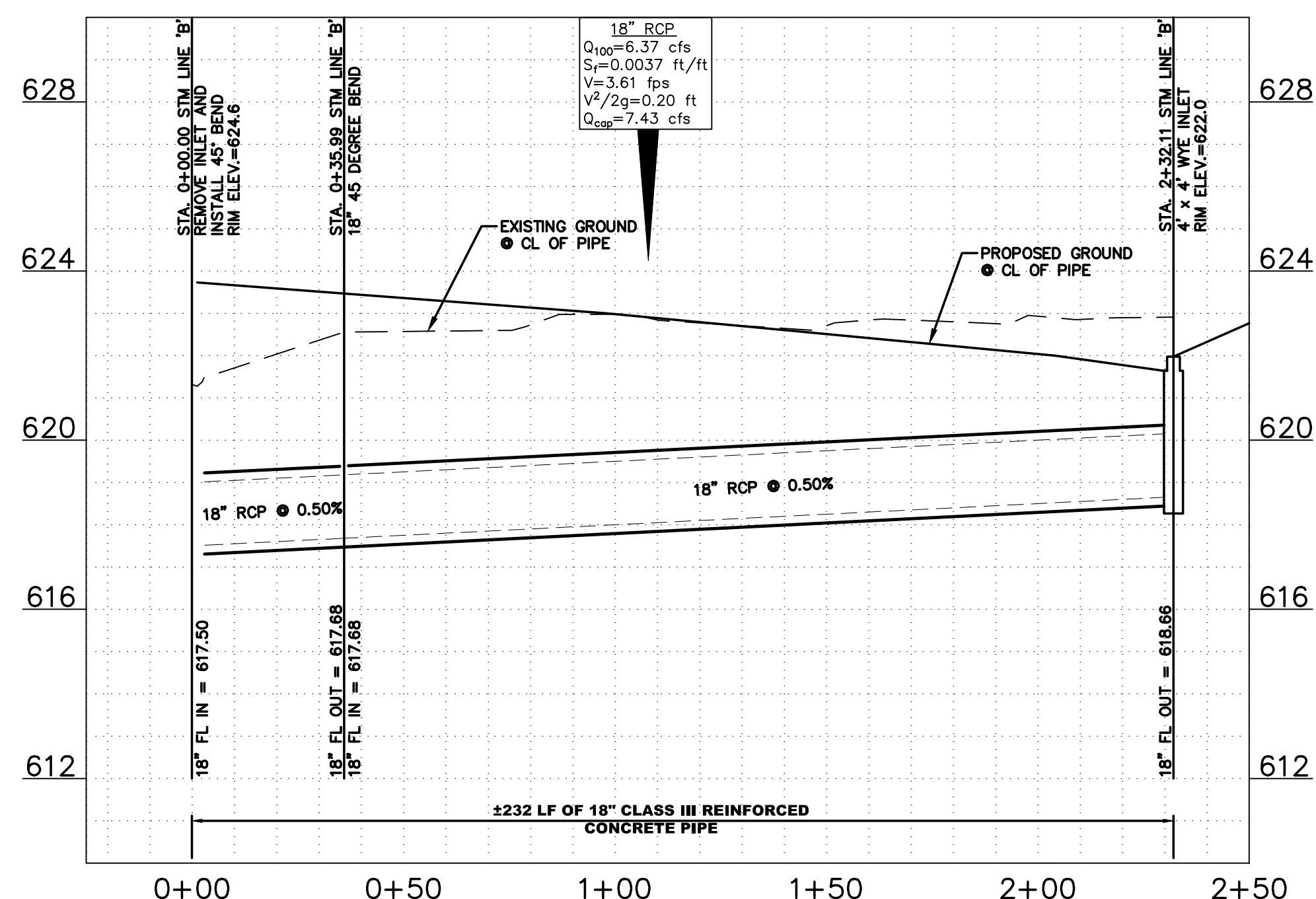
TYPICAL CHANNEL

Triangular		Highlighted	
Side Slopes (z:1)	= 2.00, 2.00	Depth (ft)	= 2.40
Total Depth (ft)	= 6.00	Q (cfs)	= 75.15
Invert Elev (ft)	= 610.70	Area (sqft)	= 11.52
Slope (%)	= 0.30	Velocity (ft/s)	= 6.52
N-Value	= 0.013	Wetted Perim (ft)	= 10.73
Calculations		Crit Depth, Yc (ft)	= 2.45
Compute by:	Known Q	Top Width (ft)	= 9.60
Known Q (cfs)	= 75.15	EGL (ft)	= 3.06



TYPICAL CHANNEL DETAIL 'A-A'

STM LINE 'B'

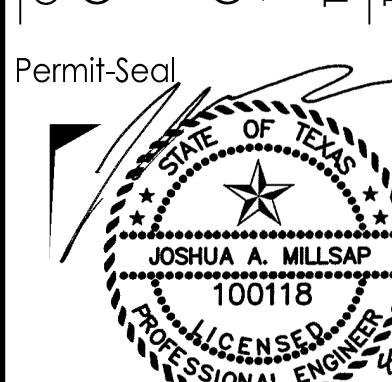


DATE	BY	REVISION
18.02.08	JAM	LANDMARK EXTENSION
17.08.01	JAM	BR003
17.07.27	JAM	SANITARY SEWER REVISIONS
17.06.29	JAM	WCP# 103 - HUE CITY RESPONSES
17.04.28	JAM	WCP# 102 - GARAGE UPDATES
	JAM	Revision
	JAM	App'd.
	JAM	Y.Y.M.M.D.D
	JAM	YYMMDD

PROJECT RECORD

North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

Client/Project
CRAWLEY PARTNERS
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS



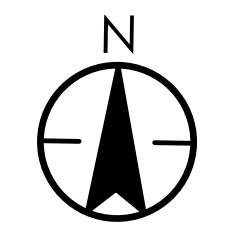
CITY OF DALLAS FILE NO: 311T-9310

Project Number:	222210632
File Name:	10632stm.dwg
Dwn.	JAM
Chkd.	JAM
Dsgn.	JAM
18.04.11	YYMMDD
Drawing No.	C4.7
Revision	Sheet

LINE	Runoff Collection Point (Inlet or Manhole)		Distance Between Collection Points (feet)	Incremental Drainage Area						Time at Upstream Station (minutes)	Design Storm Frequency (yrs)	Intensity "I" (inches/hr)	Storm Water Runoff "Q" (c.f.s.)	Slope of Pipe (ft./ft.)	Capacity (c.f.s.)	Top of Pipe Downstream (Elev)	Partial Flow (Full/Partial)	Slope of Hydraulic Gradient "S" (ft/ft)	Selected Storm Sewer Size (in.)	Velocity in Sewer Between Collection Points "V" (f.p.s.)	Head Loss Coeff. "K"	Vel. Head Loss at Upstream Station w/ KJ (feet)	Vel. Head Loss at Upstream Station v2/2g (feet)	Flow Time in Sewer Distance V x 60 (minutes)	Time at Downstream Station (minutes)	Hydraulic Grade Line Elevation Downstream (elev)	Hydraulic Grade Line Elevation Upstream (elev)	
	Downstream Station	Upstream Station		Area No.	Drainage Area "A" (Acres)	Runoff Coeff. "C"	Frequency Factor "K"	Incremental "KCA"	Accumulated "KCA"																			
	Area No.	Drainage Area "A" (Acres)		Runoff Coeff. "C"	Frequency Factor "K"	Incremental "KCA"	Accumulated "KCA"																					
LINE A	12+68.84	13+14.21	45.37	INLINE INLET (P)	0.37	0.90	1.00	0.33	0.33	10.00	100	8.74	2.91	0.0032	12.74	620.10	PARTIAL	0.0002	24	0.93	1.25	0.00	0.01	0.82	10.82	619.42	619.43	
A	12+13.71	12+68.84	55.13	45° BEND	0.00	0.90	1.00	0.00	0.33	10.00	100	8.74	2.91	0.0032	12.74	619.93	PARTIAL	0.0002	24	0.93	0.35	0.01	0.01	0.99	10.99	619.41	619.41	
A	12+08.71	12+13.71	5.00	PIPE SIZE CHANGE	0.00	0.90	1.00	0.00	0.33	10.00	100	8.74	2.91	0.0032	12.74	619.91	PARTIAL	0.0002	24	0.93	0.75	0.01	0.01	0.09	10.09	619.39	619.40	
A	9+50.71	12+08.71	258.00	LAT A-6 (E)	0.93	0.90	1.00	0.84	1.17	10.00	100	8.74	10.23	0.0032	23.09	619.10	FULL	0.0006	30	2.08	0.75	0.05	0.07	2.06	12.06	618.18	619.34	
A	9+04.21	9+50.71	46.50	LAT A-5 (D)	0.82	0.90	1.00	0.74	1.91	10.00	100	8.74	16.68	0.0032	23.09	618.95	FULL	0.0017	30	3.40	0.75	0.06	0.18	0.23	10.23	618.97	619.05	
A	8+75.83	9+04.21	28.38	45° BEND	0.00	0.90	1.00	0.00	1.91	10.00	100	8.74	16.68	0.0032	23.09	618.86	FULL	0.0017	30	3.40	0.35	0.09	0.18	0.14	10.14	618.86	618.91	
A	8+46.06	8+75.83	27.77	LAT A-4 (C)	0.45	0.90	1.00	0.41	2.31	10.00	100	8.74	20.22	0.0032	37.55	618.77	PARTIAL	0.0009	36	2.86	0.75	0.10	0.13	0.16	10.16	618.74	618.77	
A	7+91.39	8+46.06	56.67	LAT A-11 (H)	0.10	0.90	1.00	0.09	2.40	10.00	100	8.74	21.00	0.0032	37.55	618.59	FULL	0.0010	36	2.97	0.50	0.10	0.14	0.32	10.32	618.62	618.67	
A	7+69.12	7+91.39	22.27	LAT A-10 (G)	0.72	0.90	1.00	0.65	3.05	10.00	100	8.74	26.67	0.0032	56.65	618.52	PARTIAL	0.0007	42	2.77	0.75	0.09	0.12	0.13	10.13	618.51	618.53	
A	6+98.69	7+69.12	70.43	LAT A-3 (I&J)	1.12	0.90	1.00	1.01	4.06	10.00	100	8.74	35.46	0.0032	56.65	618.30	PARTIAL	0.0012	42	3.69	0.75	0.05	0.21	0.32	10.32	618.27	618.35	
A	3+42.90	6+98.69	355.79	JUNCTION BOX (K,L,M,N,O)	1.36	0.90	1.00	1.22	5.28	10.00	100	8.74	46.17	0.0043	92.93	616.77	FULL	0.0011	48	3.67	0.25	0.07	0.21	1.61	11.61	617.84	618.21	
A	3+12.90	3+42.90	30.00	45° BEND	0.00	0.90	1.00	0.00	5.28	10.00	100	8.74	46.17	0.0043	92.93	616.64	FULL	0.0011	48	3.67	0.35	0.16	0.21	0.14	10.14	617.73	617.76	
A	0+00.00	3+12.90	312.90	LAT A-1 (A,B&F)	3.21	0.90	1.00	2.89	8.17	10.00	100	8.74	71.42	0.0030	98.24	615.70	FULL	0.0016	54	4.49	0.75	0.00	0.31	1.16	11.16	617.00	617.50	
LAT. A-1																												
A-1	2+75.56	4+18.53	142.97	INLINE INLET (B)	1.27	0.90	1.00	1.14	1.14	10.00	100	8.74	9.99	0.0080	38.69	617.90	PARTIAL	0.0008	30	2.04	1.25	0.02	0.08	1.17	11.17	617.78	617.87	
A-1	2+50.48	2+75.56	25.08	45° BEND	0.00	0.90	1.00	0.00	1.14	10.00	100	8.74	9.99	0.0080	38.69	617.70	FULL	0.0008	30	2.04	0.35	0.05	0.08	0.21	10.21	617.75	617.76	
A-1	0+67.43	2+50.48	183.05	45° BEND	0.00	0.90	1.00	0.00	1.14	10.00	100	8.74	9.99	0.0080	38.69	616.24	FULL	0.0008	30	2.04	0.35	0.00	0.08	1.50	11.50	617.62	617.72	
A-1	0+06.72	0+67.43	60.71	PIPE SIZE CHANGE	0.71	0.90	1.00	0.64	1.78	10.00	100	8.74	15.57	0.0080	59.66	615.75	FULL	0.0005	36	2.20	0.75	0.06	0.08	0.46	10.46	617.53	617.56	
A-1	0+00.00	0+06.72	6.72	LAT A-1.1	1.23	0.90	1.00	1.11	2.89	10.00	100	8.74	25.25	0.0080	175.89	615.70	FULL	0.0002	54	1.59	0.75	0.00	0.04	0.07	10.07	617.50	617.50	
LAT. A-1.1																												
A-1.1	0+26.56	1+18.10	91.54	INLINE INLET (A)	1.23	0.90	1.00	1.11	1.11	10.00	100	8.74	9.68	0.0100	22.62	616.02	FULL	0.0018	24	3.08	1.25	0.05	0.15	0.50	10.50	617.60	617.76	
A-1.1	0+00.00	0+26.56	26.56	45° BEND	0.00	0.90	1.00	0.00	1.11	10.00	100	8.74	9.68	0.0100	22.62	615.75	FULL	0.0018	24	3.08	0.35	0.18	0.15	0.14	10.14	617.50	617.55	
LAT. A-2																												
A-2	4+91.47	5+55.47	64.00	INLINE INLET (O)	0.30	0.90	1.00	0.27	0.27	10.00	100	8.74	2.36	0.0048	7.26	622.03	PARTIAL	0.0005	18	1.34	1.25	0.02	0.03	0.80	10.80	620.27	620.30	
A-2	4+68.53	4+91.47	22.94	INLINE INLET (P)	0.32	0.90	1.00	0.29	0.56	10.00	100	8.74	4.88	0.0048	7.26	621.92	PARTIAL	0.0022	18	2.76	1.25	0.09	0.12	0.14	10.14	620.07	620.12	
A-2	3+22.72	4+68.53	145.81	45° BEND	0.00	0.90	1.00	0.00	0.56	10.00	100	8.74	4.88	0.0060	17.52	621.05	PARTIAL	0.0005	24	1.55	0.75	0.03	0.04	1.67	11.57	619.97	620.04	
A-2	2+97.72	3+22.72	25.00	45° BEND	0.00	0.90	1.00	0.00	0.56	10.00	100	8.74	4.88	0.0060	17.52	620.90	PARTIAL	0.0005	24	1.55	0.75	0.03	0.04	0.27	10.27	619.93	619.94	
A-2	2+76.35	2+97.72	21.37	45° BEND	0.82	0.90	1.00	0.56	1.12	10.00	100	8.74	9.75	0.0060	17.52	620.77	PARTIAL	0.0019	24	3.10	0.75	0.11	0.15	0.11	10.11	619.78	619.82	
A-2	1+30.01	2+76.35	146.34	45° BEND	0.00	0.90	1.00	0.00	1.12	10.00	100	8.74	9.75	0.0060	17.52	619.89	PARTIAL	0.0019	24	3.10	0.75	0.04	0.15	0.79	10.79	619.40	619.67	
A-2	1+16.35	6+98.69	582.34	45° BEND	0.00	0.90	1.00	0.00	1.12	10.00	100	8.74	9.75	0.0060	17.52	616.40	FULL	0.0019	24	3.10	0.25	0.05	0.15	3.13	13.13	618.28	619.36	
A-2	0+92.95	1+16.35	23.40	45° BEND	0.00	0.90	1.00	0.00	1.12	10.00	100	8.74	9.75	0.0060	15.66	616.26	FULL	0.0002	36	1.38	0.35	0.02	0.03	0.28	10.28	618.26	618.27	
A-2	0+00.00	0+92.95	92.95	LAT A-7	0.07	0.90	1.00	0.06	1.18	10.00	100	8.74	10.30	0.0060	51.66	615.70	FULL	0.0002	36	1.46	0.75	0.00	0.03	1.06	11.06	618.21	618.24	
LAT. A-3																												
A-3	0+00.00	0+10.28	10.28	INLINE INLET (I)	0.16	0.90	1.00	0.14	0.14	10.00	100	8.74	1.26	0.0360	19.93	618.72	PARTIAL	0.0001	18	0.71	1.25	0.00	0.01	0.24	10.24	618.35	618.36	
LAT. A-4																												
A-4	0+05.00	0+81.56	76.56	INLINE INLET (C)	0.60	0.90	1.00	0.54	0.54	10.00	100	8.74	4.72	0.0047	7.23	615.72	FULL	0.0020	18	2.67	0.75	0.08	0.11	0.48	10.48	618.77	618.93	
A-4	0+00.00	0+05.00	5.00	PIPE SIZE CHANGE	0.00	0.90	1.00	0.00	0.54	10.00	100	8.74	4.72	0.0047	45.92	615.70	FULL	0.0001	36	0.67	0.75	0.00	0.01	0.12	10.12	618.77	618.77	
LAT. A-5																												
A-5	0+55.00	1+71.50	116.50	INLINE INLET	0.05	0.90	1.00	0.05	0.05	10.00	100	8.74	0.39	0.005	2.52	617.86	FULL	0.0001	12	0.50	1.25	0.00	0.00	3.88	13.88	619.52	619.54	
A-5	0+47.93	0+55.00	7.07	45° BEND	0	0.90	1.00	0.00	0.05	10.00	100	8.74	0.39	0.005	2.52	617.83	FULL	0.0001	12	0.50	0.35	0.00	0.00	0.24	10.24	619.52	619.52	
A-5	0+42.43	0+47.93	5.50	45° BEND	0	0.90	1.00	0.00	0.05	10.00	100	8.74	0.39	0.005	2.52	617.80	FULL	0.0001	12	0.50	0.35	0.00	0.00	0.18	10.18	619.52	619.52	
A-5	0+00.00	0+42.43	42.43	INLINE INLET (D)	0.82	0.90	1.00	0.74	0.78	10.00	100	8.74	6.84	0.0495	23.37	618.72	FULL	0.0042	18	3.87	1.25	0.00	0.23	0.18	10.18	619.05	619.23	

SITE UTILITY NOTES

- (S1) CONTRACTOR SHALL PROVIDE AND CONSTRUCT CONCRETE TRANSFORMER PAD PER ONCOR ELECTRIC STANDARDS AND SPECIFICATIONS. ONCOR TO PROVIDE PAD MOUNTED TRANSFORMER WITH 277V/480V, 3 PHASE, 4 WIRE SECONDARY. VERIFY EXACT LOCATION WITH ONCOR AND OWNER PRIOR TO ROUGH-ON. CONTRACTOR SHALL CONTACT ONCOR FOR ALL SPECIFICATIONS AND STANDARDS.
- (S2) PROPOSED ROUTING OF ELECTRICAL SECONDARY. CONTRACTOR SHALL PROVIDE AND INSTALL (3) 4" SCHEDULE 40 PVC CONDUITS WITH CONDUCTORS FROM TRANSFORMER TO PROPOSED METER CAN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND REQUIREMENTS WITH ONCOR AND OWNER PRIOR TO ROUGH IN.
- (S3) ONCOR SHALL PROVIDE AND INSTALL (2) METER CANS. METERS WILL BE LOCATED ON TRANSFORMERS. CONTRACTOR SHALL VERIFY EXACT LOCATION AND REQUIREMENTS WITH ONCOR AND OWNER PRIOR TO ROUGH IN. ONCOR WILL SET METER ONCE REQUIREMENTS HAVE BEEN MET.
- (S4) CONTRACTOR SHALL PROVIDE AND INSTALL (2) 4" PRIMARY CONDUITS WITH PULL STRINGS FROM EXISTING POWER POLE TO TRANSFORMER PRIMARY COMPARTMENT. PRIMARY CONDUIT SHALL BE INSTALLED AT A DEPTH OF 48" BELOW FINISHED GRADE. ALL 90° BENDS SHALL BE STEEL SWEEPING ELBOWS. ONCOR TO PROVIDE PRIMARY CONDUCTORS AND TERMINATIONS. CONTRACTOR SHALL CONTACT ONCOR FOR ALL SPECIFICATIONS AND STANDARDS.
- (S5) ABOVE GROUND GAS METER, REGULATOR AND MAIN SHUTOFF VALVE TO BE PROVIDED AND INSTALLED BY ATMOS. METER TO BE INSTALLED AT PROPERTY LINE AND REGULATOR TO BE INSTALLED ON THE BUILDING. REFER TO MEP PLANS FOR REQUIRED GAS DELIVERY. ATMOS TO THE METER AND REGULATOR TO GAS MAIN. REQUIRED DELIVERY PRESSURE APPROX. 5 PSI AT DOWNSTREAM SIDE OF METER.
- (S6) CONTRACTOR SHALL PROVIDE AND INSTALL 2" POLYETHYLENE GAS LINE WITH A REQUIRED DELIVERY PRESSURE OF APPROX. 5 LBS (REFER TO MEP PLANS FOR PROPOSED GAS SERVICE ROUTING AND LOAD REQUIREMENTS. VERIFY EXACT LOCATION WITH ATMOS AND OWNER PRIOR TO ROUGH IN.)
- (S7) CONTRACTOR SHALL PROVIDE AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FROM PROPERTY LINE TO WITHIN 5' OF BUILDING WALL FOR UNDERGROUND TELEPHONE SERVICES. ALL 90° BENDS SHALL BE SWEEPING ELBOWS. CAP, STAKE, AND LABEL END OF CONDUIT. TO BE EXTENDED TO INTERIOR TERMINAL BOARD DURING BUILDING CONSTRUCTION BY CONTRACTOR. AT&T TO PROVIDE CABLE AND TERMINATIONS. REFER TO SHEET 0201.01 "ELECTRICAL SITE PLAN" FOR CONDUIT AND SLEEVE ROUTING.
- (S8) CONTRACTOR SHALL PROVIDE AND INSTALL PRIVATE 4" PVC DOMESTIC WATER SERVICE.
- (S9) CONTRACTOR SHALL PROVIDE AND INSTALL PRIVATE 2" TYPE K Cu DOMESTIC WATER SERVICE.
- (S10) CONTRACTOR SHALL PROVIDE AND INSTALL 8" FIRE LINE (DR-14). SIZE OF LINE SHALL BE VERIFIED AND/OR MODIFIED BY SPRINKLER CONTRACTOR HYDRAULIC CALCULATIONS PRIOR TO INSTALLATION.
- (S11) CONTRACTOR SHALL PROVIDE AND INSTALL 6" FIRE LINE (DR-14). SIZE OF LINE SHALL BE VERIFIED AND/OR MODIFIED BY SPRINKLER CONTRACTOR HYDRAULIC CALCULATIONS PRIOR TO INSTALLATION.
- (S12) CONTRACTOR SHALL PROVIDE AND INSTALL GREASE INTERCEPTOR. REFER TO MEP FOR DETAILS & SPECIFICATIONS.
- (S13) CONTRACTOR SHALL PROVIDE FIRE DEPARTMENT CONNECTION ON BUILDING.
- (S14) CONTRACTOR SHALL PROVIDE GAS REGULATOR AT BUILDING.



CAUTION !!

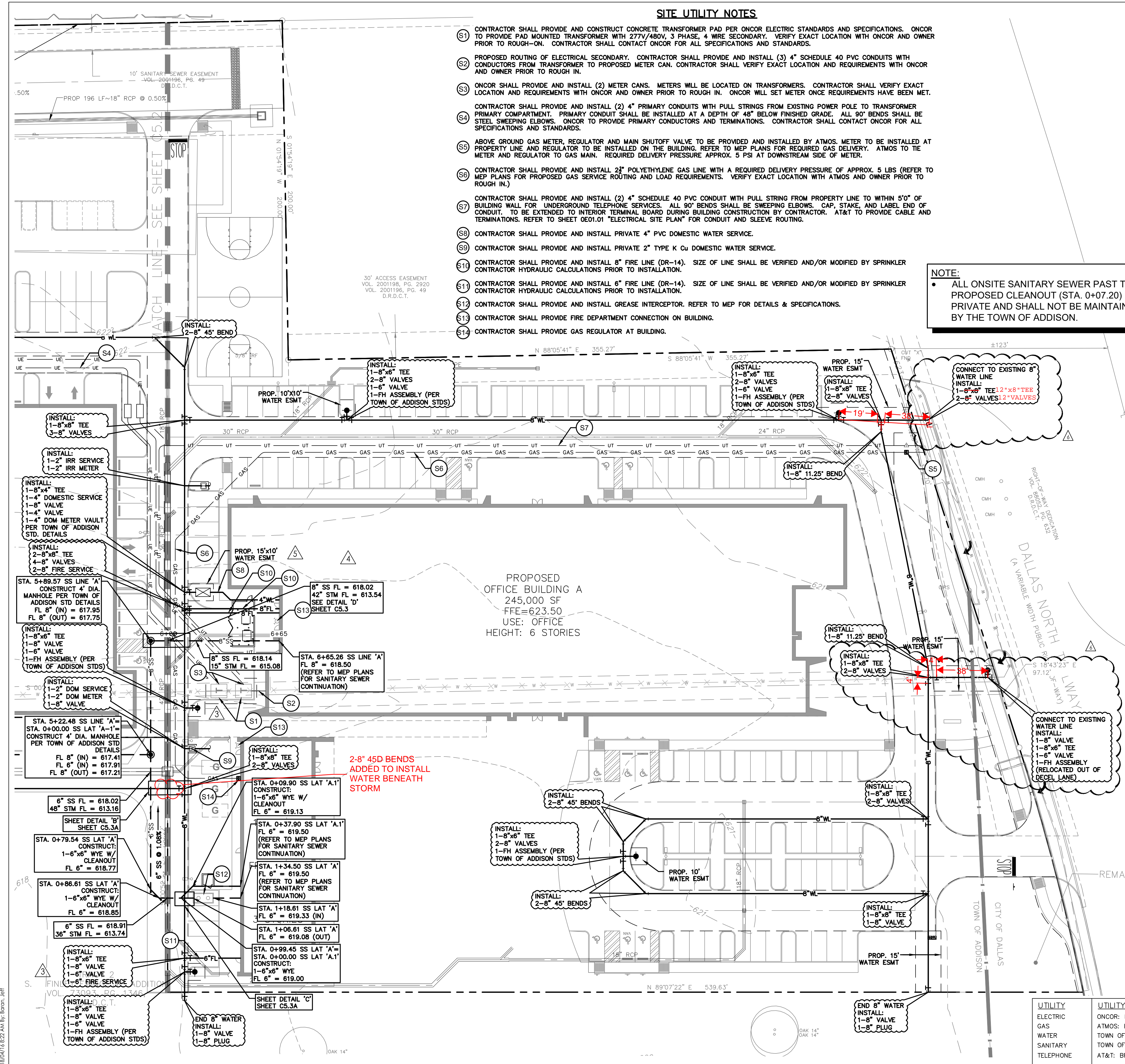
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STARTED IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

GENERAL NOTES - UTILITIES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **INSPECTION AND TESTING:** THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.
3. **TRENCH COMPACTION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 95% STANDARD PROCTOR IN AREAS OF PROPOSED AND FUTURE PAVEMENT AND ALL AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.
4. **CONFLICTS:** THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON THE PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED AND SO THAT ALL TEO REQUIRED CLEARANCES ARE MET.
5. **CONNECTION TO EXISTING UTILITIES:** THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGLING OF EXISTING WATER, SANITARY SEWER AND UTILITY LINES PRIOR TO CONSTRUCTION OF TIE-IN MATERIALS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.
6. **WATER METERS:** THE CONTRACTOR SHALL ORDER BOTH DOMESTIC AND IRRIGATION METERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE TOWN OF ADDISON TO HAVE METERS INSTALLED IN BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.
7. **PIPE COVER:** TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48".
8. **HORIZONTAL BLOCKING:** HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
9. **THRUST BLOCKING:** THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW THE WORK TO PROCEED, AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
10. **ADDITIONAL BENDS:** THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS. THE CONTRACTOR MAY PULL PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURERS' LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
11. **POLYETHYLENE WRAP:** ALL VALVES, DUCTILE IRON AND CAST IRON PIPE, FITTINGS AND SPECIALS SHALL BE POLYETHYLENE WRAPPED.
12. **ADJUSTMENTS:** THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
13. **APPURTENANCES:** ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
14. **FIRE PROTECTION WORK:** ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE GOVERNING AUTHORITIES FIRE DEPARTMENT. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED PRESSURE TESTS & BACTERIAL TESTS ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHALL FOR THE GOVERNING AUTHORITY AS WELL AS THE DEVELOPERS' INSURANCE CARRIER.
15. **SANITARY SEWER PIPE:** ALL SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034 FOR 4" THROUGH 15", AND ASTM F-879 FOR 15" THROUGH 27".
16. **WATER PIPE:** ALL PUBLIC WATER MAINS 4 INCH THROUGH 12 INCH SHALL BE C-900 (DR - 18).

NOTE:

- ALL ONSITE SANITARY SEWER PAST THE PROPOSED CLEANOUT (STA. 0+07.20) IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE TOWN OF ADDISON.



2-8" 45D BENDS
ADDED TO INSTALL
WATER BENEATH
STORM

UTILITY	UTILITY COMPANY CONTACTS:
ELECTRIC	ONCOR: KAREN EASTMAN (817) 355-7050
GAS	ATMOS: BRANDON BALL (972) 360-4428
WATER	TOWN OF ADDISON: JASON SHROYER (972) 450-2871
SANITARY	TOWN OF ADDISON: JASON SHROYER (972) 450-2871
TELEPHONE	AT&T: BRETT LAMM (972) 470-5916

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
 TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

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DATE	BY	REVISION
12/02/08	JAM	18.02.08
12/08/01	JAM	17.08.01
12/07/27	JAM	17.07.27
12/06/29	JOS	17.06.29
12/06/28	JAM	17.06.28
	JOS	YY.MM.DD
	By	App'd.
		YY.MM.DD

PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

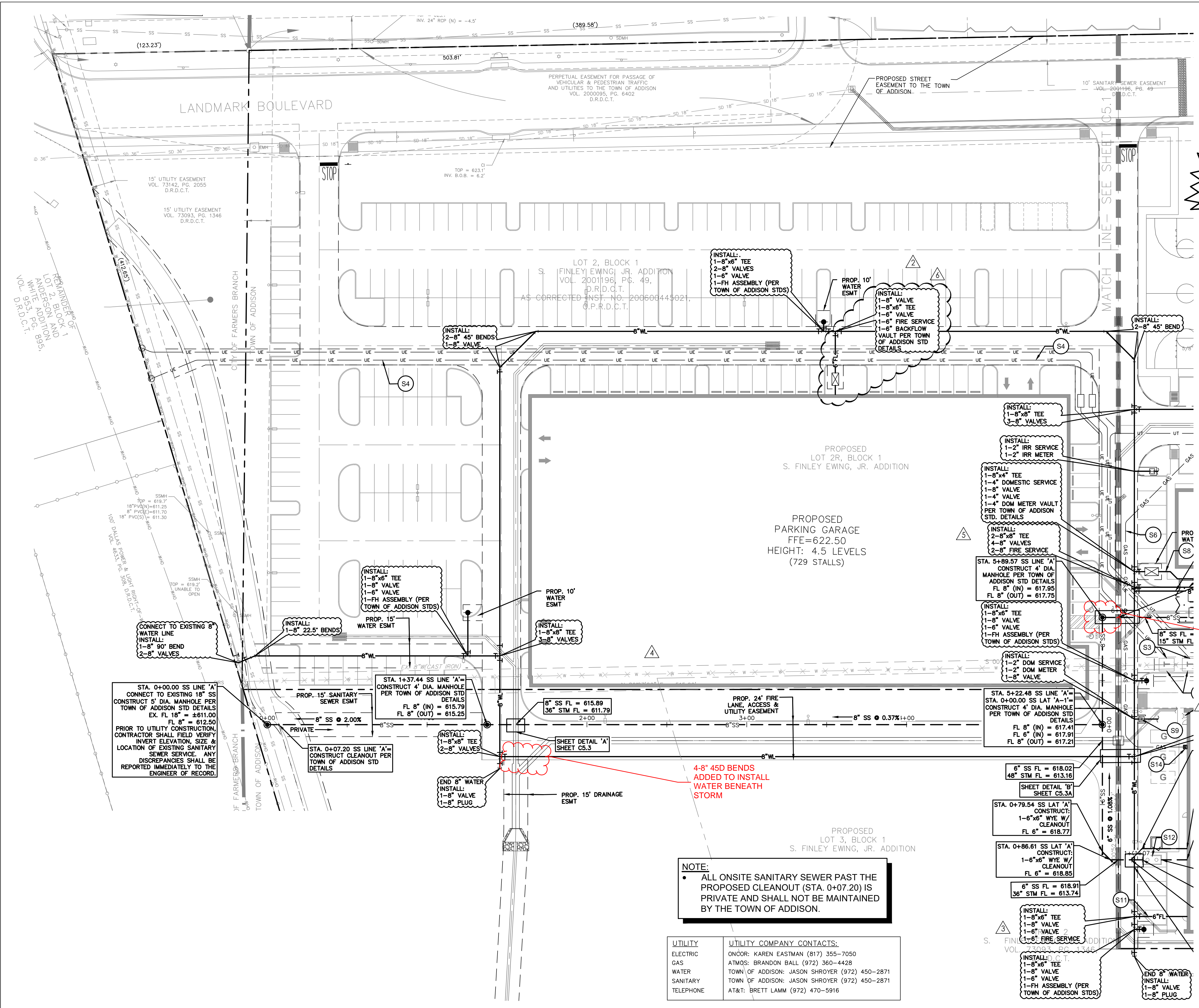
Client/Project
CRAWLEY PARTNERS

Permit/Seal
Joshua A. Millsap
Professional Engineer
100118
4/3/18

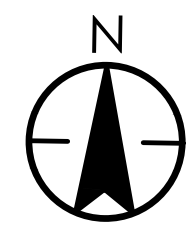
Project Number: 222210632
File Name: 10632.rvt.dwg

JOB	JAM	JAM	18.03.23
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No. C5.1			
Revision Sheet			
C5.1			

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 2/10/2017 10:52:42 AM BY: JASON_SHEPHERD



CAUTION!!
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0 30' 60'

NOTE:
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GAS	ATMOS: BRANDON BALL (972) 360-4428
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CITY OF DALLAS FILE NO: 311T-9310

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 TBE # 1019429

DATE	BY	REVISION
18.02.08	JAM	LANDMARK EXTENSION
17.08.01	DS	BR003
17.07.27	JAM	SANITARY SEWER REVISIONS
17.06.29	JDS	WCRP #03 - HUE CITY RESPONSE
17.04.28	JDS	WCRP #02 - GARAGE UPDATES
	By	App'd.
		YJAM/DD
		Issued

PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.

North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

Client/Project
CRAWLEY PARTNERS
 Cowley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
UTILITY PLAN

Permit-Seal

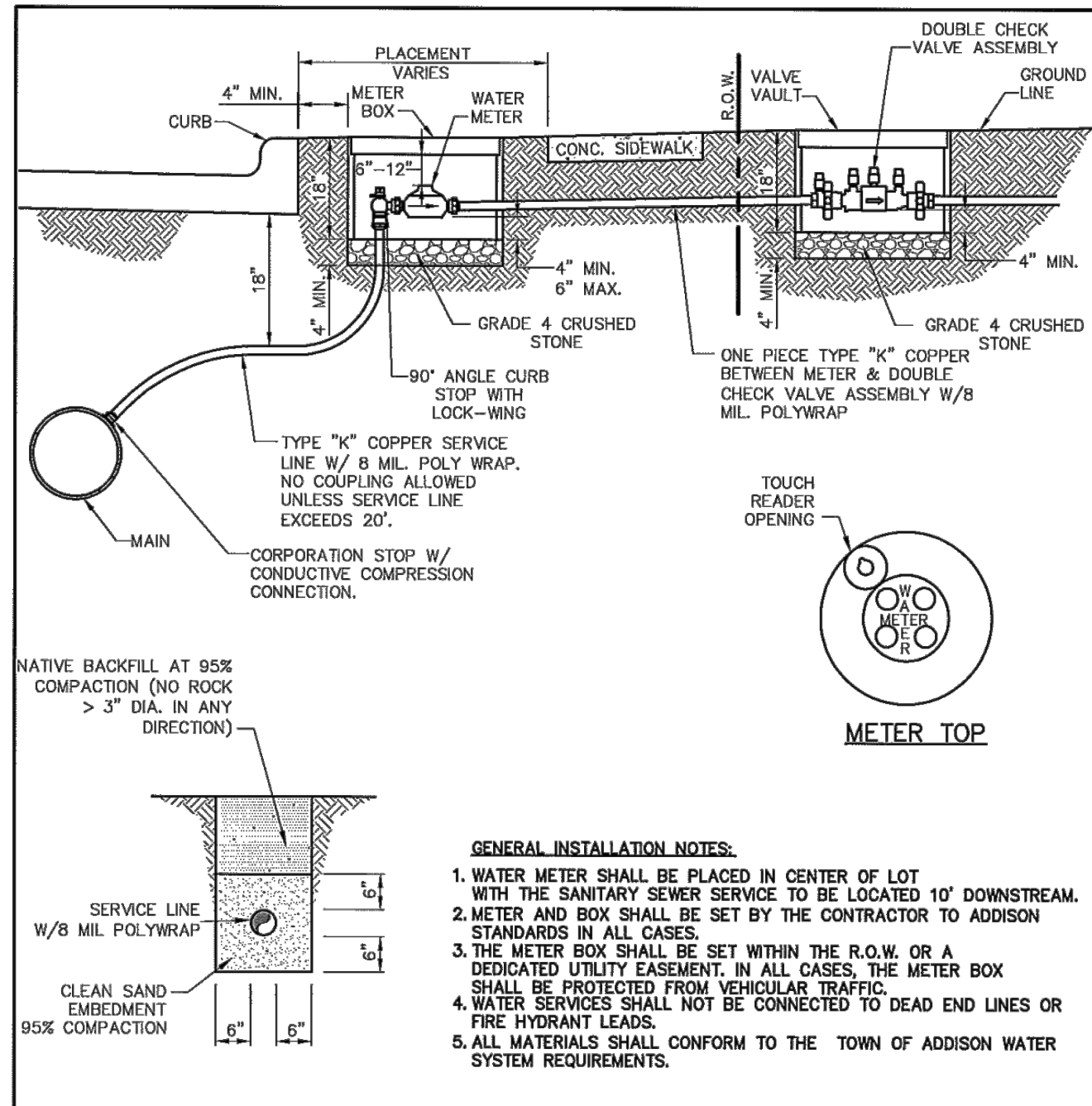
Project Number: 222210632
 File Name: 10632Util.dwg

JOB	JAM	JAM	18.03.23
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. **C5.2**

Revision Sheet

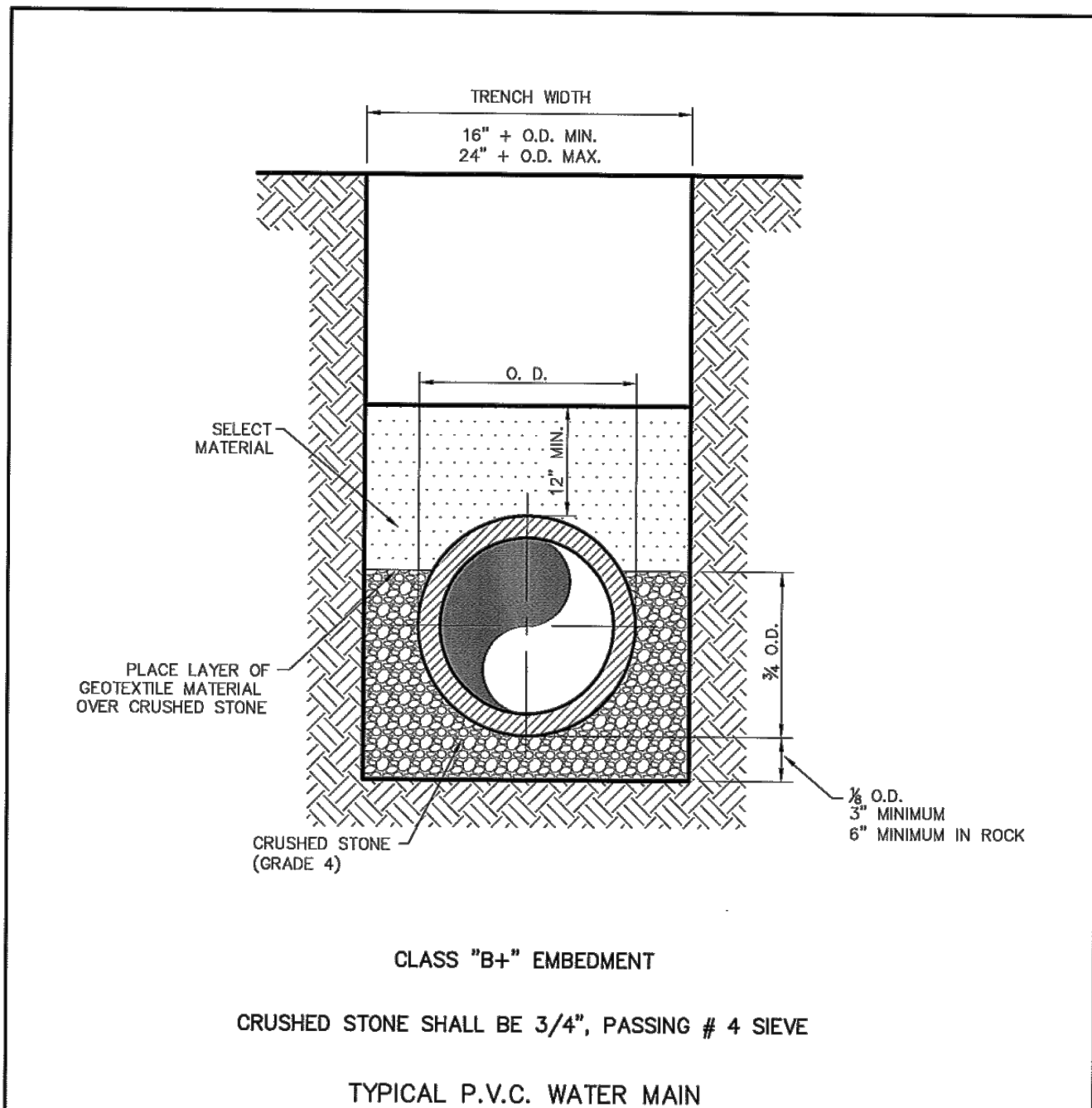
C5.2



Type "K" Copper Service Pipes	Double Strap Bronze Service Saddle with C.C. Threads	East Jordan Iron Works Galvanized Meter Box With Iron Ring & Cover				
Min. Dia.	Covers & Rings	Min. Ht.	Min. Can Weight	Min.	Total Weight	
3/4 inch	3/4 inch	18 inches	12 1/2 inches	18 inches	13 lbs.	42 lbs.
1 inch	1 inch	24 inches	20 inches	18 inches	17 lbs.	98 lbs.
1 1/2 inch	1 1/2 inch	28 inches	20 inches	18 inches	20 lbs.	127 lbs.
2 inch	2 inch	28 inches	20 inches	18 inches	20 lbs.	127 lbs.

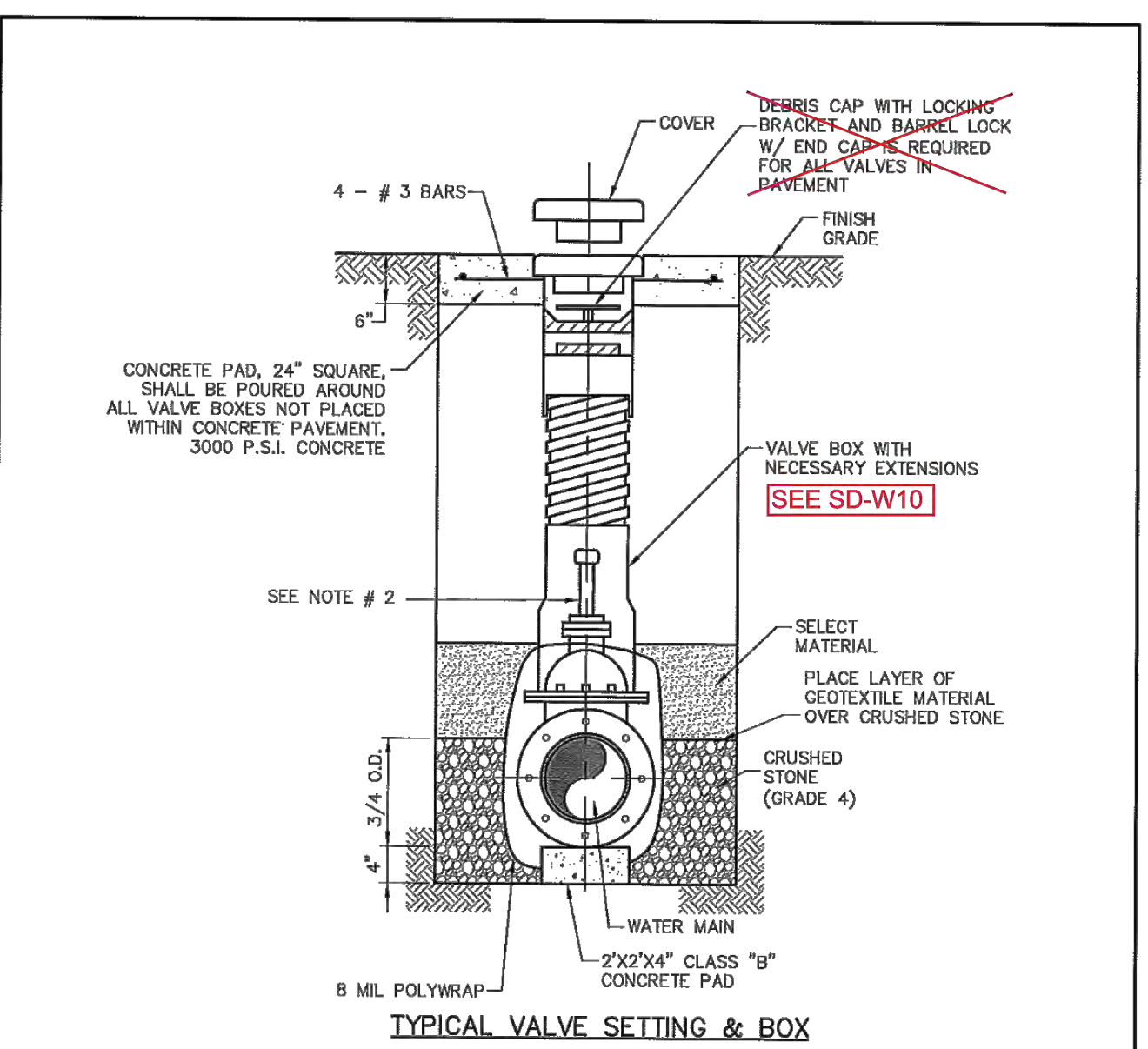
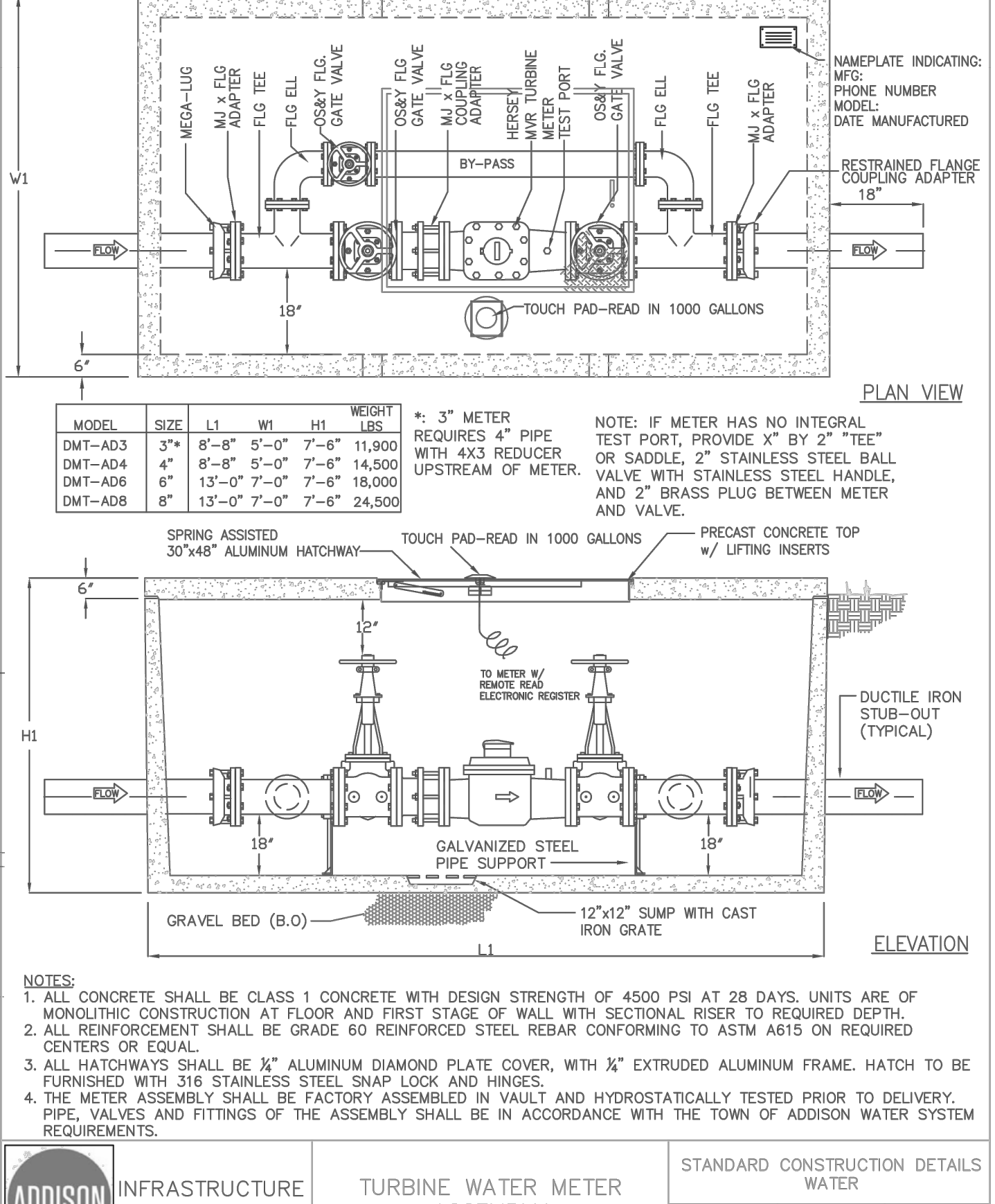
STANDARD CONSTRUCTION DETAILS WATER

DATE: AUGUST, 2010 REV DATE: SHEET: SD-W20



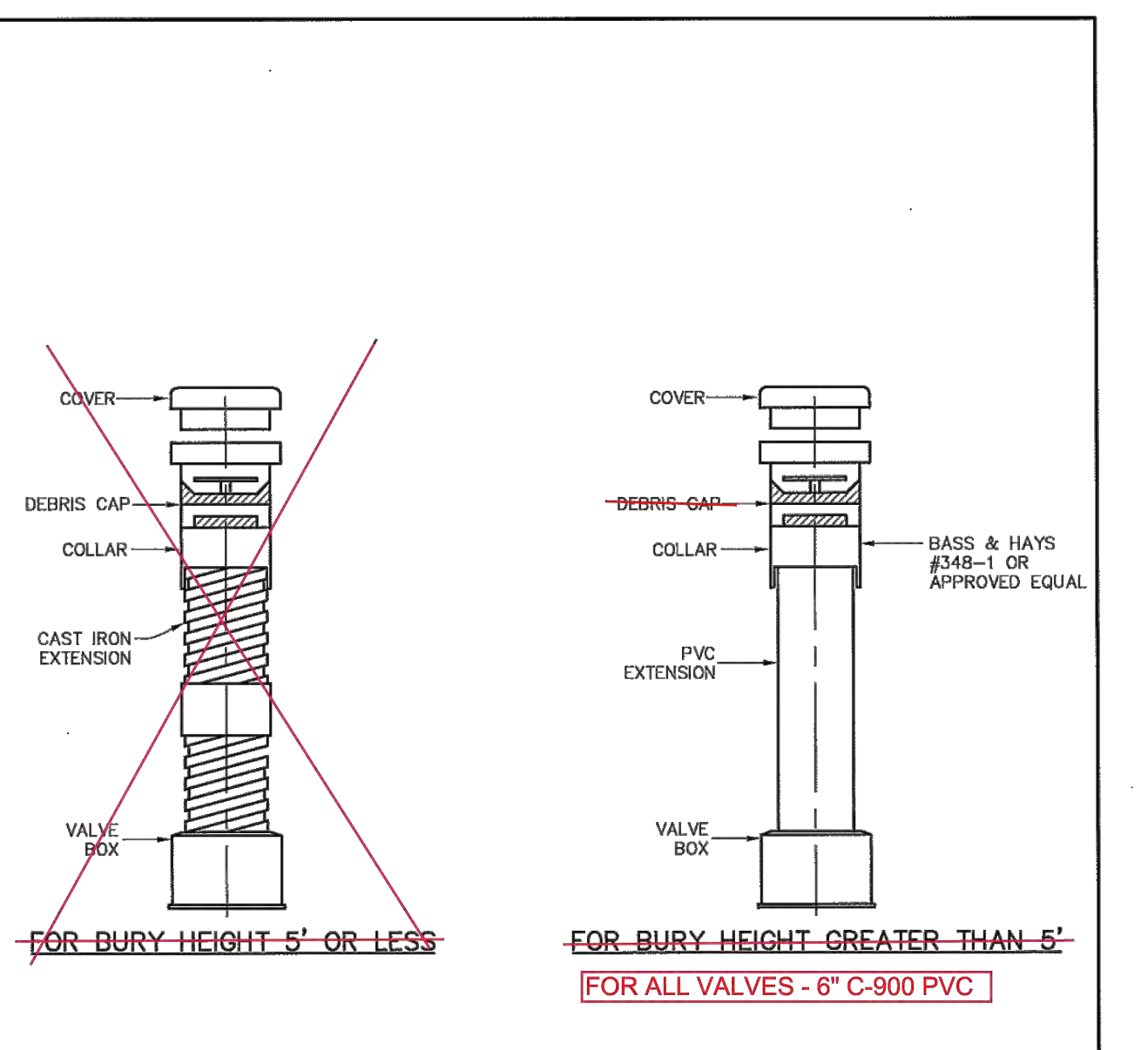
STANDARD CONSTRUCTION DETAILS WATER

DATE: AUGUST, 2010 REV DATE: SHEET: SD-W01



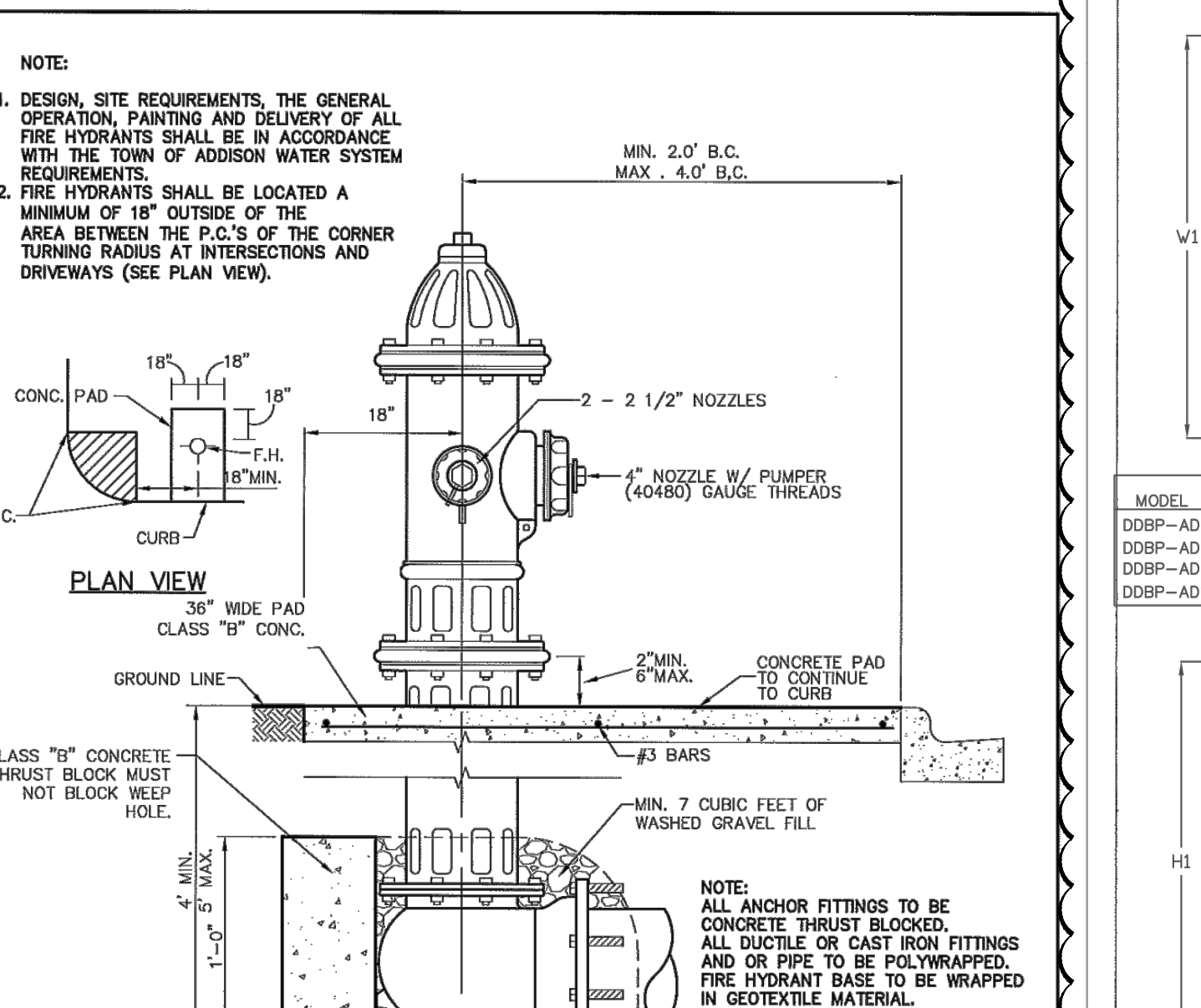
STANDARD CONSTRUCTION DETAILS WATER

DATE: AUGUST, 2010 REV DATE: 04/08/17 SHEET: SD-W08



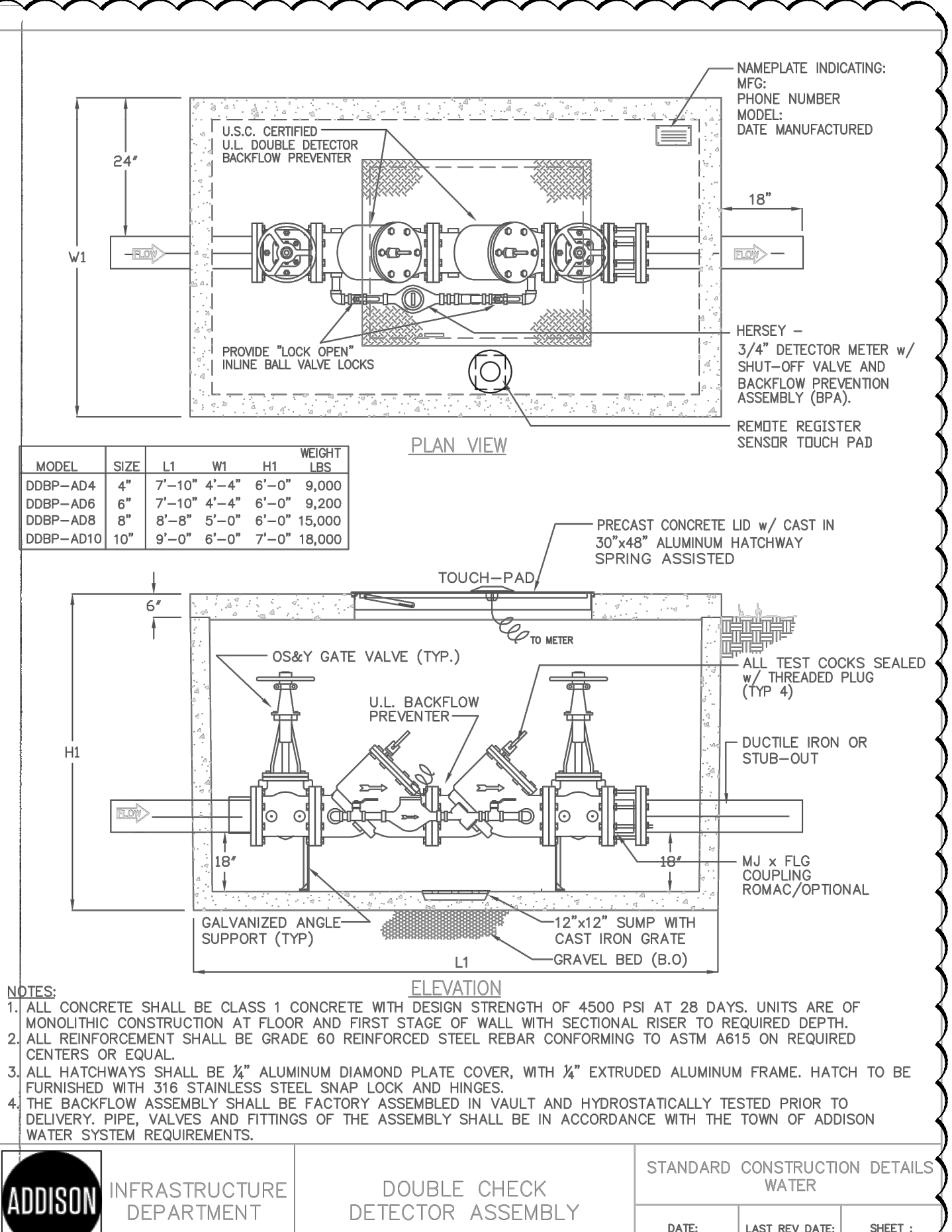
STANDARD CONSTRUCTION DETAILS WATER

DATE: AUGUST, 2010 REV DATE: JANUARY 2017 SHEET: SD-W10



STANDARD CONSTRUCTION DETAILS WATER

DATE: AUGUST, 2010 REV DATE: SHEET: SD-W08



PROJECT RECORD

North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

CLIENT/PROJECT
Cawley Partners
Town of Addison, Dallas County, Texas

PERMIT-SEAL
JOSHUA A. MILLS
100118
PROFESSIONAL ENGINEER
7/3/18

Project Number: 222210632
File Name: 10632dlf-ult.dwg

Revision Sheet

Stantec

12722 Meiri Drive, Suite 400
Dallas, TX 75244
www.stantec.com

DATE: 18.02.08
BY: JAM
CHECKED: JAM
DATE: 17.08.01
BY: JAM
CHECKED: JAM
DATE: 17.07.27
BY: JAM
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DATE: 17.06.29
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2018/04/16 09:52 AM BY: stentec\jelli

ORIGINAL SHEET - AN9

GENERAL NOTES- PAVING

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PROTECTION OF EXISTING IMPROVEMENTS:** THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING UTILITIES, BUILDING FOUNDATION OR OTHER SITE STRUCTURES DURING PAVING OPERATIONS.
- SUBGRADE PREPARATION:** SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (6") AND SHALL BE RECOMPACTED TO A (MIN) OF 98% OF THE STANDARD PROCTOR (ASTM-D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN -1 TO +2% ABOVE OPTIMUM MOISTURE CONTENT. REFER TO GEOTECHNICAL REPORT AND SUPPLEMENTS BY ALLIANCE GEOTECHNICAL GROUP, REPORT NO. E16-1106, DATED DECEMBER 12, 2016.

PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LANES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.

PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.
- PROOF-ROLL SUBGRADE:** THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RE-COMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- HYDRATED LIME:** HYDRATED LIME (IF REQUIRED) SHALL MEET THE REQUIREMENTS OF TxDOT ITEM 260, LIME TREATMENT USED AS SUBGRADE. LIME SHALL BE APPLIED AT THE RATE STATED IN THE GEOTECHNICAL REPORT, THOROUGHLY MIXED AND BLENDED WITH THE TOP 8" OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR (ASTM D698) AND 0 TO +4% OF OPTIMUM MOISTURE CONTENT DETERMINED BY THAT TEST. LIME STABILIZATION SHALL EXTEND ONE (1) FOOT OUTSIDE THE LIMITS OF THE PAVED AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- SAND CUSHION PROHIBITED:** THE USE OF SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.

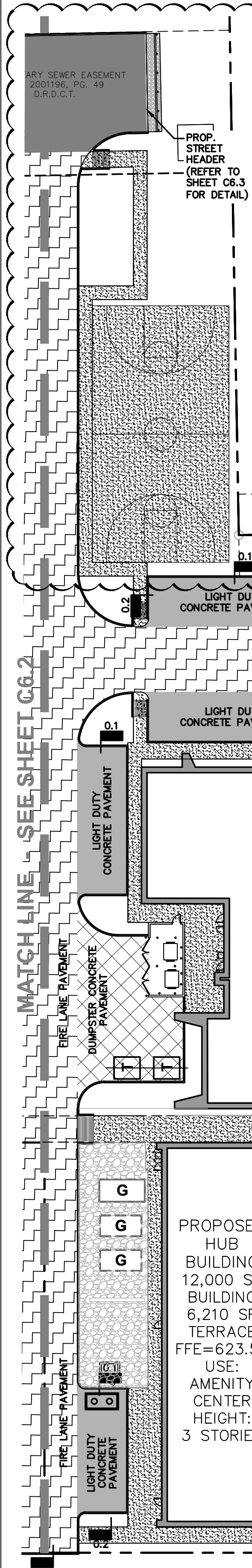
VOL. 2001196, PG. 49
VOL. 2001196, PG. 49
D.R.D.C.T.

MATCH LINE - SEE SHEET C6.2

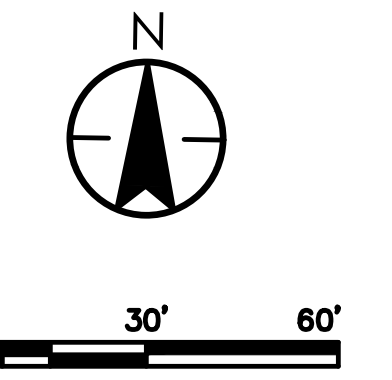
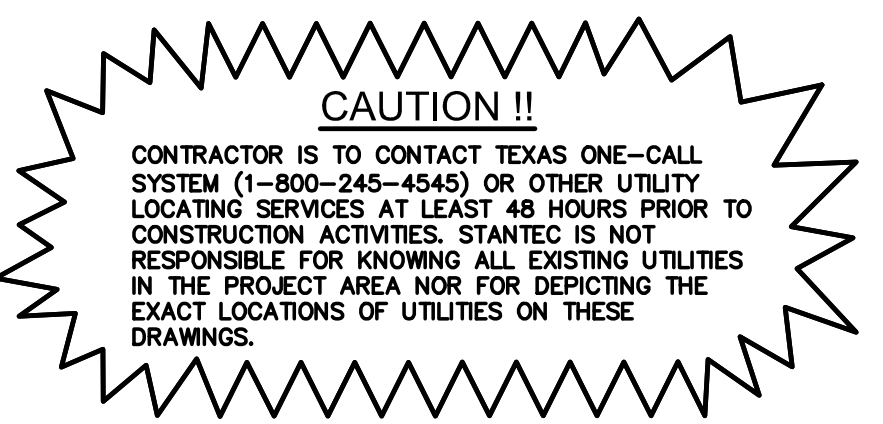
PROPOSED HUB BUILDING
12,000 SF
BUILDING
6,210 SF
TERRACE
FFE=623.50
USE:
AMENITY
CENTER
HEIGHT:
3 STORIES

PROPOSED COURTYARD
(REFER TO
LANDSCAPE/HARDSCAPE
PLANS FOR DETAILS)

PROPOSED OFFICE BUILDING A
245,000 SF
FFE=623.50
USE: OFFICE
HEIGHT: 6 STORIES



- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE DETAILS, PAVING LEGEND AND CITY OF PLANO STANDARDS..
- BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- CONNECTION TO EXISTING PAVEMENT:** WHERE PROPOSED PAVEMENT TO EXISTING PAVEMENT IS TO BE CONSTRUCTED BY THE CONTRACTOR, AT LEAST 15" OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS.
- TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- CONCRETE PAVEMENT CURING:** MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.
- TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICANS DISABILITY ACT (ADA) & PROWAG (2011).
- PAVEMENT MARKINGS:** PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS". FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. ALL HANDICAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH TAS, ADA STANDARDS & PROWAG (2011).



GENERAL NOTES- PAVEMENT JOINTING

- PAVEMENT JOINT LAYOUT:** THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT (8) HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN EIGHTEEN (18) INCHES.
- JOINT SEALING:** AFTER ALL CONCRETE CURES/ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE SONNEBORN SL 2 OR AN APPROVED EQUAL.
- ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS @ 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

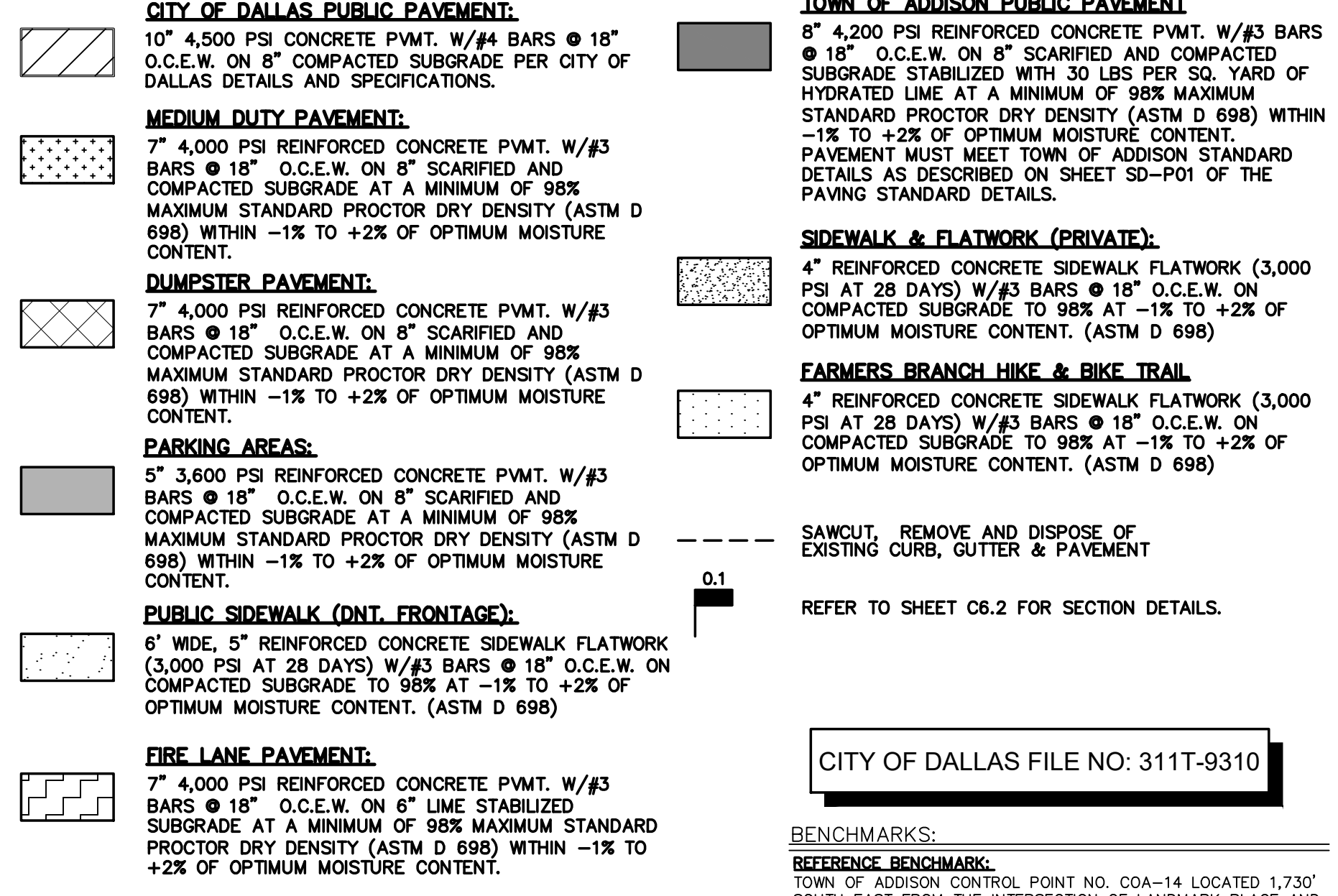
GENERAL NOTES- CONDUIT AND SLEEVING

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PLACEMENT OF CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF PAVEMENT, EXCEPT ELECTRICAL CONDUIT WHICH REQUIRE A MINIMUM COVER OF 36". ALL CONDUIT AND SLEEVES SHALL EXTEND TWO (2) FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. TURN CONDUIT UPWARD AND CAP EACH CONDUIT 6" ABOVE FINISH GRADE. THE CONTRACTOR SHALL FURNISH DETAILED AS-BUILT LOCATION INFORMATION FOR ALL CONDUIT AND SLEEVES TO THE DEVELOPER.
- TELEPHONE CONDUIT:** FURNISH AND INSTALL TWO (2) 4" DIAMETER SCHEDULE 40 PVC TELEPHONE CONDUIT WITH PULL WIRES FROM THE SITE PROPERTY LINE TO 5' OUTSIDE THE BUILDING WALL AT THE TELEPHONE ROOM IN THE BUILDING. CONDUIT SHALL BE CAPPED AT BOTH ENDS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL TELEPHONE COMPANY TO VERIFY THE EXACT LOCATION OF CONDUIT TO BE INSTALLED FOR THEIR USE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2" INTO THE GROUND AT EACH END LOCATION.
- ELECTRIC AND GAS CONDUIT:** THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL ELECTRIC AND GAS PROVIDER TO VERIFY THE EXACT SIZE, TYPE, NUMBER AND LOCATION OF CONDUIT AND/OR SLEEVING REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR GAS AND ELECTRIC FACILITIES TO SERVE THIS SITE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2" INTO THE GROUND AT EACH END LOCATION.
- SITE LIGHTING SIGNAGE CONDUIT:** REFERENCE MEP PLANS FOR SITE LIGHTING AND ALL RELATED CONDUIT, WIRING, PULL BOXES, POLE BASES AND ASSOCIATED ELECTRICAL WORK TO BE COORDINATED AND/OR PROVIDED FOR BY THE CONTRACTOR PRIOR TO PAVING OPERATIONS.
- IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24" COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUIT, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
- PULL WIRES:** ALL UNDERGROUND CONDUIT AND SLEEVES SHALL BE INSTALLED WITH PULL WIRES.
- CONFLICTS:** IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.

CITY OF DALLAS INFRASTRUCTURE NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
- DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
- FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 2510-1, LATEST EDITION.
- ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

LEGEND



NOTE:
• REFER TO SHEET C6.2 FOR PAVING DETAILS.
• ALL ON-SITE PAVEMENT IS PRIVATE EXCEPT NOTED FIRE LANES.

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD, POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'



DATE	BY	REVISION
18.02.08	JAM	LANDMARK EXTENSION
17.08.01	JAM	REVISION
17.07.17	JAM	SANITARY SEWER REVISIONS
17.06.29	JDS	WCFR #103 - HIDE CITY RESPONSE
17.04.28	JDS	WCFR #102 - GARAGE UPDATES
17.04.28	JDS	REVISION
17.04.28	JAM	BY
17.04.28	JAM	Appr.
17.04.28	JAM	BY
17.04.28	JAM	Appr.
17.04.28	JAM	BY
17.04.28	JAM	Appr.
17.04.28	JAM	BY
17.04.28	JAM	Appr.

PROJECT RECORD

the best of North Texas Contracting, Inc. skill and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.
North Texas Contracting, Inc. 7/16/18
Carson Collier, Project Manager

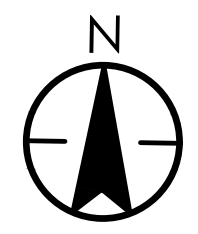
Client/Project
CRAWLEY PARTNERS
Cawley - Fortteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
PAVING PLAN

Permit-Seal

Project Number: 222210632
File Name: 10632pvp.dwg

DATE	BY	REVISION
18.03.19	JAM	Dwn.
18.03.19	JAM	Chkd.
18.03.19	JAM	Dsgn.
18.03.19	JAM	YY.MM.DD
18.03.19	JAM	BY
18.03.19	JAM	Appr.
18.03.19	JAM	BY
18.03.19	JAM	Appr.
18.03.19	JAM	BY
18.03.19	JAM	Appr.

Drawing No. **C6.1**
Revision Sheet
C6.1



CAUTION!!
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

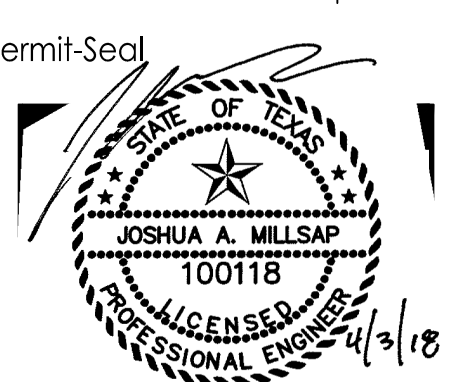
LEGEND

- CITY OF DALLAS PUBLIC PAVEMENT:**
8" 4,500 PSI CONCRETE PWMT. W/#4 BARS @ 18" O.C.E.W. ON 8" COMPACTED SUBGRADE PER CITY OF DALLAS DETAILS AND SPECIFICATIONS.
- TOWN OF ADDISON PUBLIC PAVEMENT**
8" 4,200 PSI REINFORCED CONCRETE PWMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE STABILIZED WITH 30 LBS PER SQ. YARD OF HYDRATED LIME AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT. PAVEMENT MUST MEET TOWN OF ADDISON STANDARD DETAILS AS DESCRIBED ON SHEET SD-P01 OF THE PAVING STANDARD DETAILS.
- MEDIUM DUTY PAVEMENT:**
7" 4,000 PSI REINFORCED CONCRETE PWMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
- DUMPSTER PAVEMENT:**
7" 4,000 PSI REINFORCED CONCRETE PWMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
- PARKING AREAS:**
5" 3,600 PSI REINFORCED CONCRETE PWMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
- SIDEWALK & FLATWORK (PRIVATE):**
4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,000 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 98% AT -1% TO +2% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)
- PUBLIC SIDEWALK (LANDMARK FRONTAGE):**
6" WIDE, 5" REINFORCED CONCRETE SIDEWALK FLATWORK (3,000 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 98% AT -1% TO +2% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)
- FARMERS BRANCH HIKE & BIKE TRAIL**
4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,000 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 98% AT -1% TO +2% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)
- FIRE LANE PAVEMENT:**
7" 4,000 PSI REINFORCED CONCRETE PWMT. W/#3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
- SAWCUT REMOVE AND DISPOSE OF EXISTING CURB, GUTTER & PAVEMENT**
- REFER TO SHEET C6.1 - PAVING PLAN FOR SECTION DETAILS.**

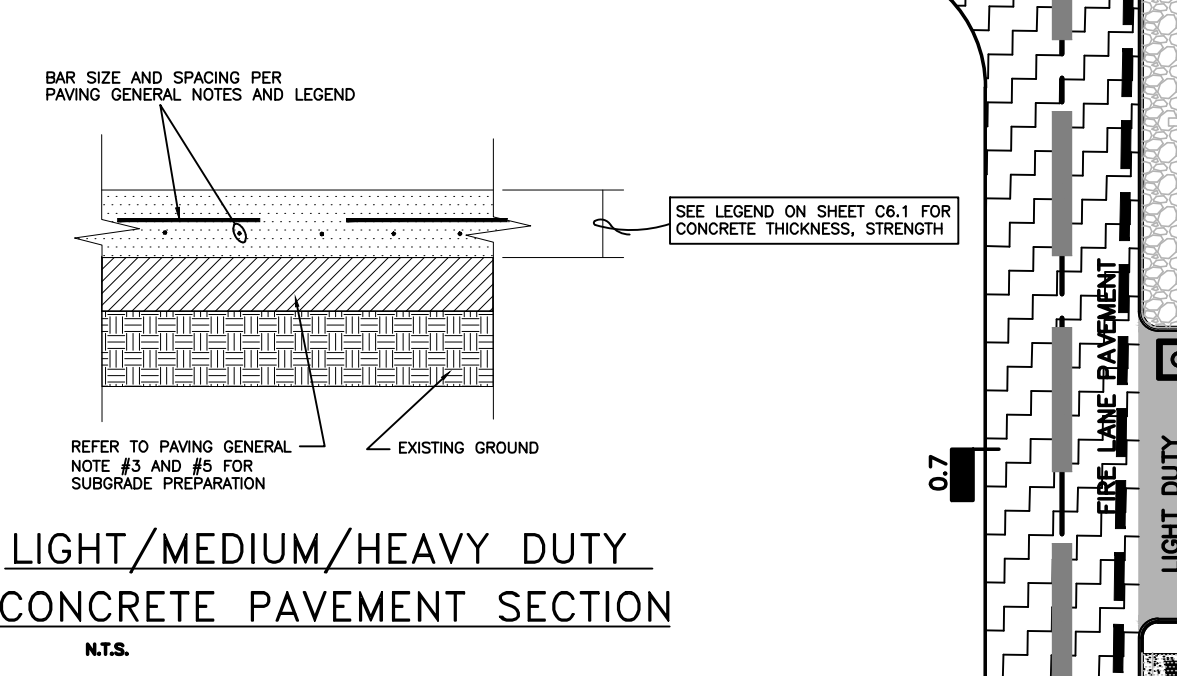
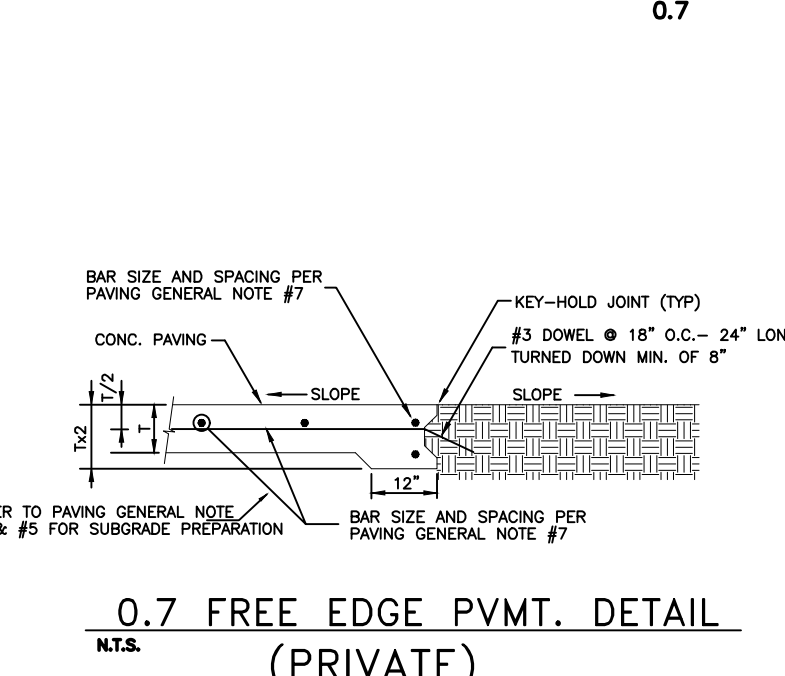
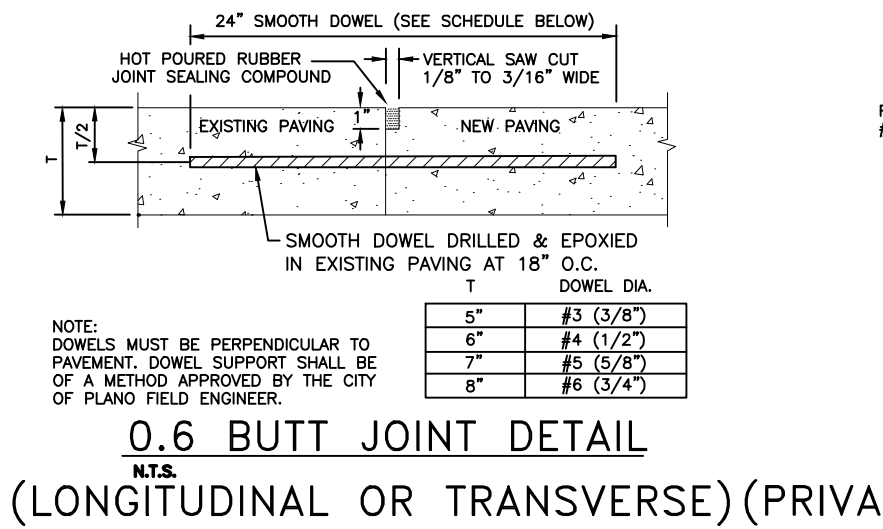
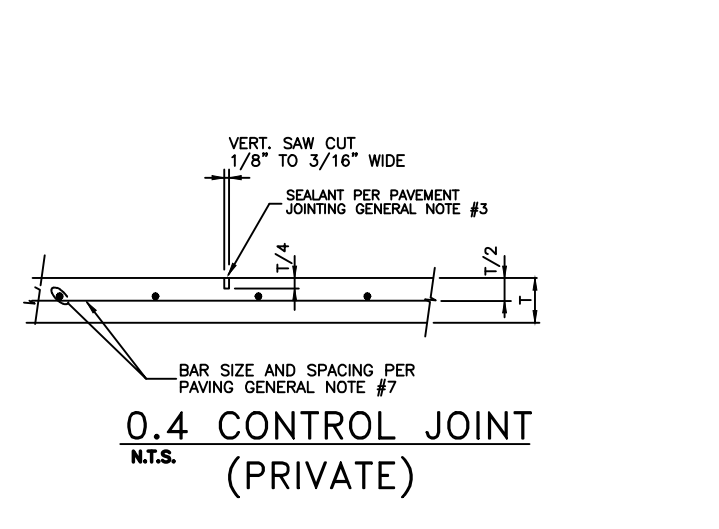
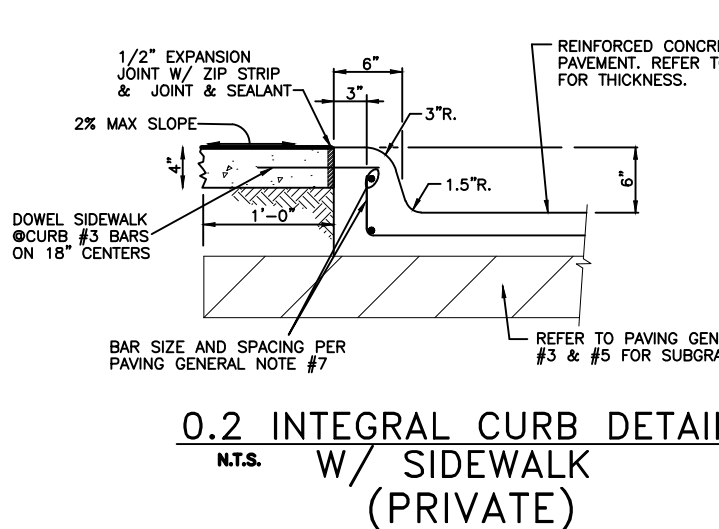
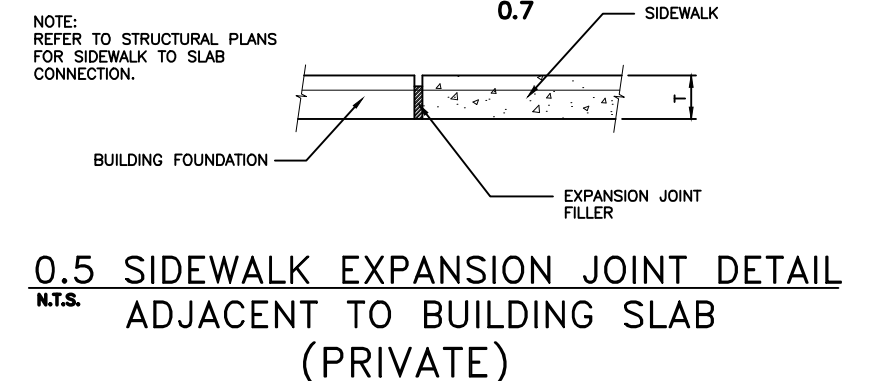
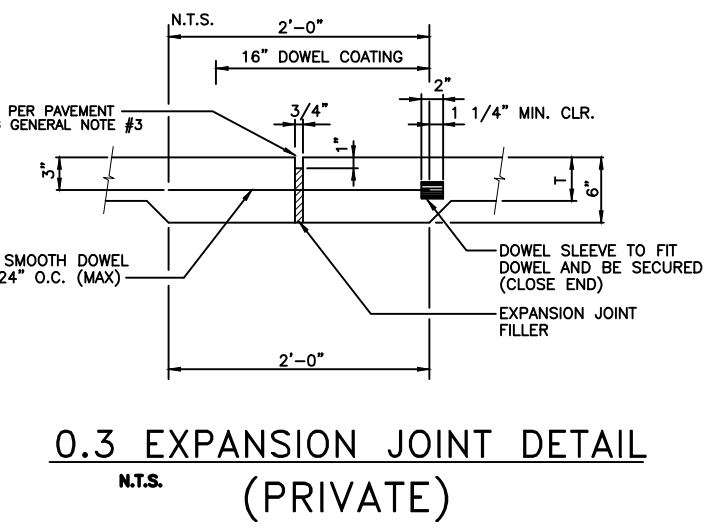
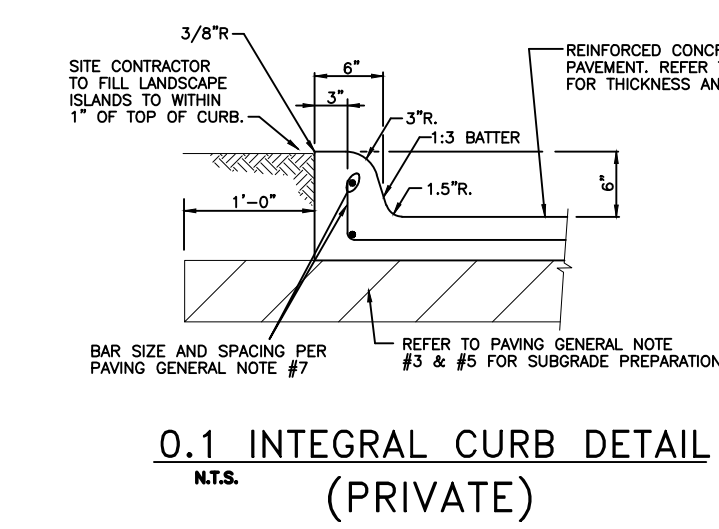
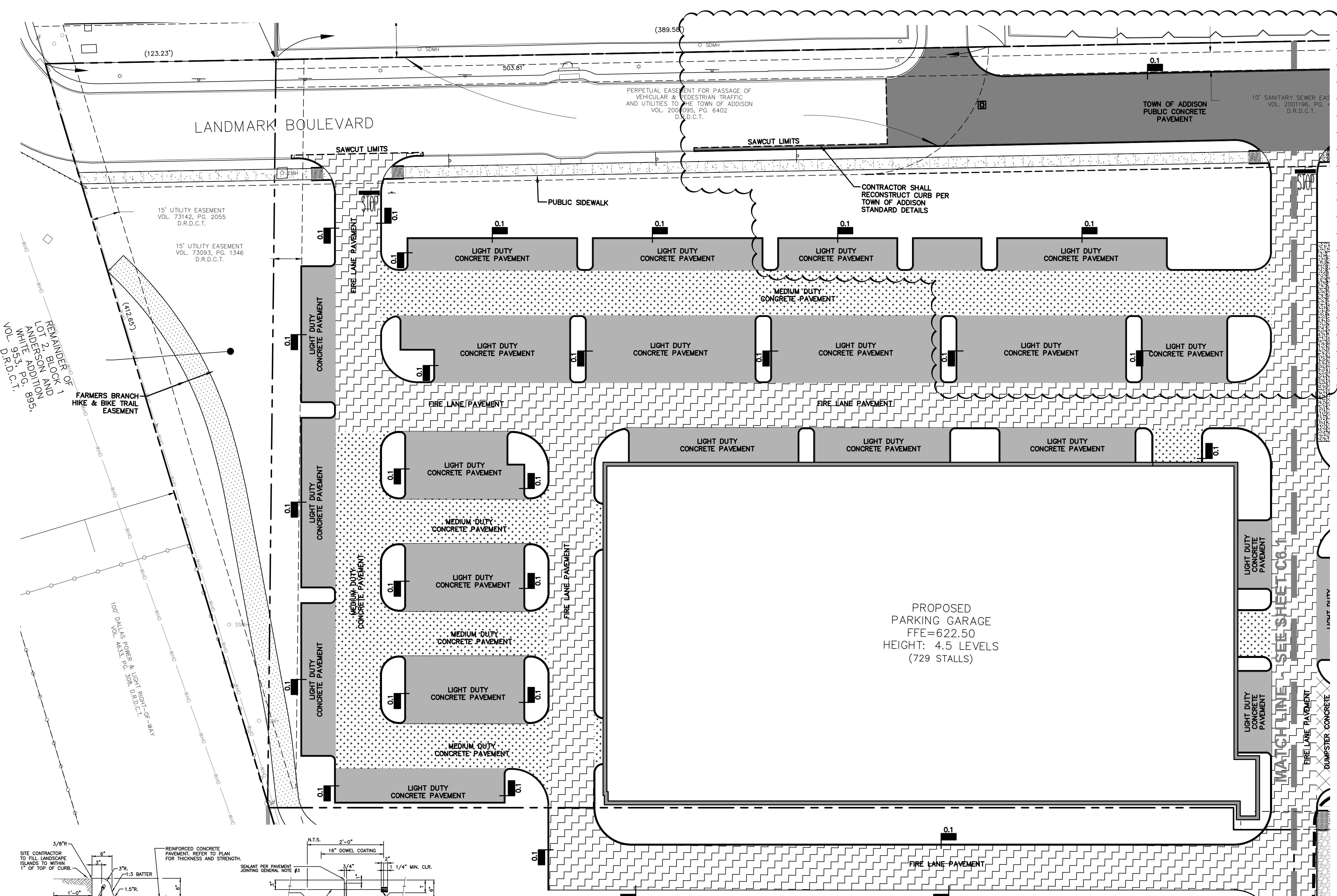
PROJECT RECORD

To the best of North Texas Contracting, Inc. skill and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.
North Texas Contracting, Inc.
7/16/18
Carson Collier, Project Manager

Client/Project
CRAWLEY PARTNERS
Cowley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
PAVING PLAN



Permit-Seal
Project Number: 222210632
File Name: 10632pvp.dwg
Drawing No. **C6.2**
Revision Sheet

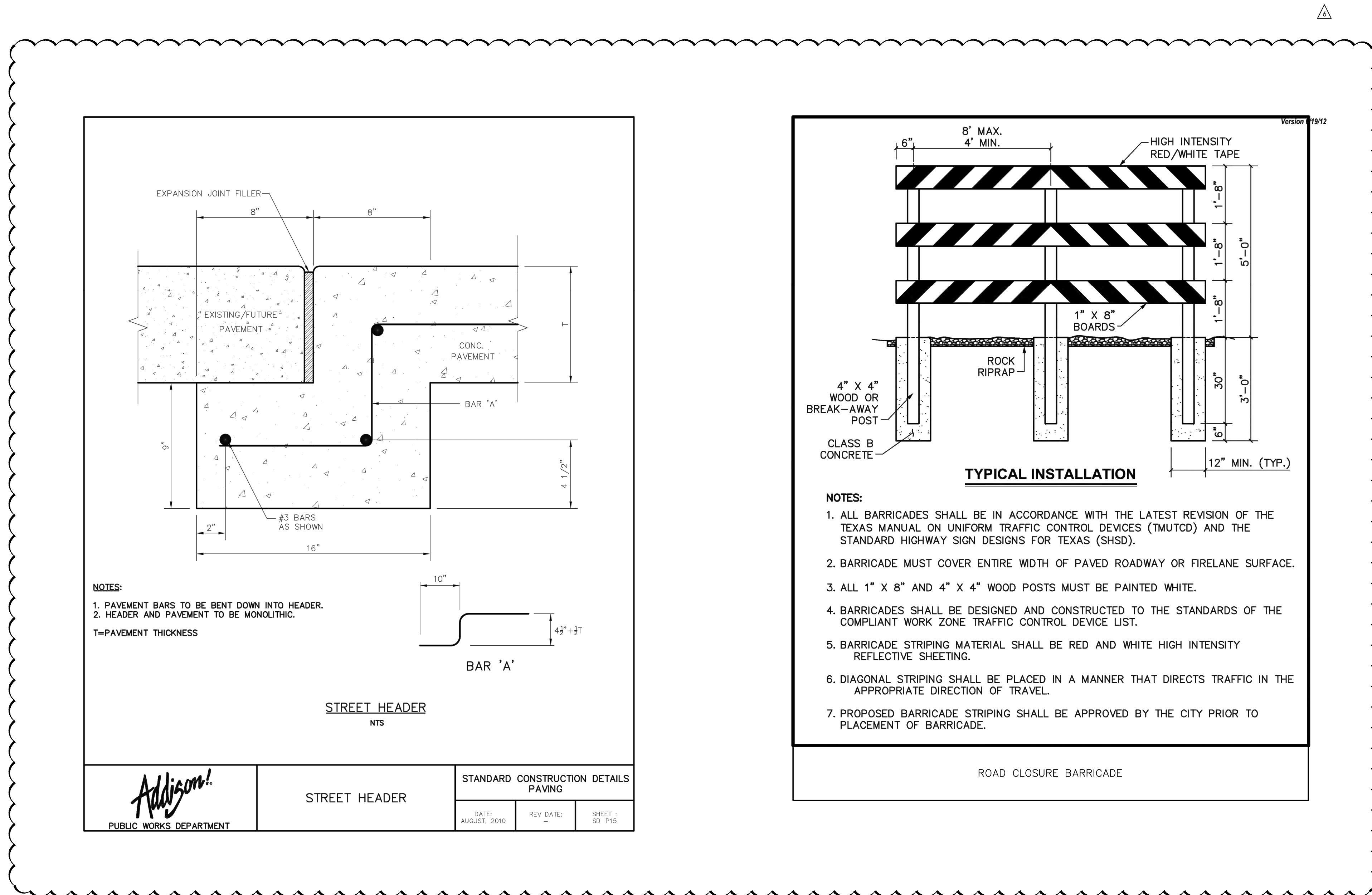


NOTE:
• DETAILS PROVIDED ON THIS SHEET ARE NOT FOR USE WITHIN PUBLIC RIGHT-OF-WAY OR STREET EASEMENTS.

NOTE:
• ALL ON-SITE PAVEMENT IS PRIVATE EXCEPT NOTED FIRE LANES.

CITY OF DALLAS FILE NO: 311T-9310

BENCHMARKS:
REFERENCE BENCHMARK:
TOWN OF ADDISON CONTROL POINT NO. COA-14 LOCATED 1,730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK:
3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'



 PUBLIC WORKS DEPARTMENT	STREET HEADER	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-P15

DATE	BY	REVISION
18.03.19	JAM	18.03.19
17.08.01	JAM	17.08.01
17.07.27	JAM	17.07.27
17.06.29	JAM	17.06.29
17.06.28	JAM	17.06.28
YY.MM.DD	Appd.	YY.MM.DD
Issued	By	Appd.

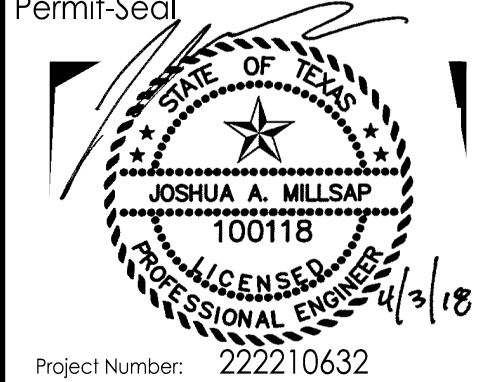
PROJECT RECORD

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7/16/18
Carson Collier, Project Manager

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Cawley - Fourteen555
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TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
TOWN OF ADDISON PUBLIC STREET DETAILS



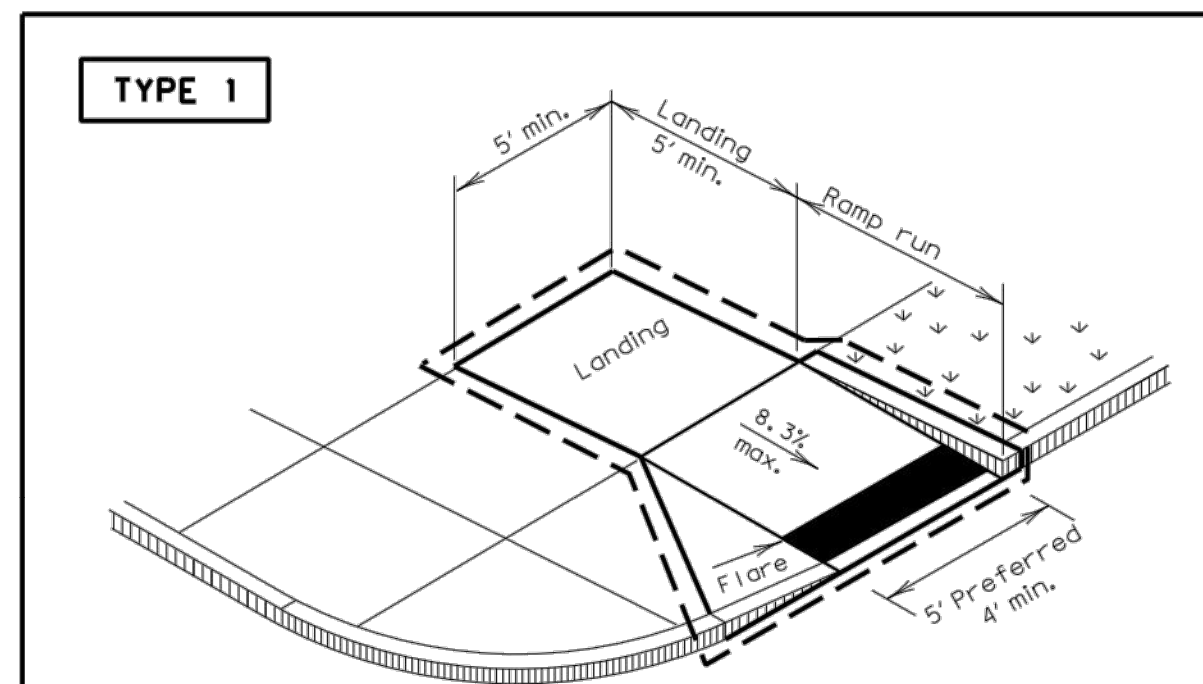
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JOB	JAM	JAM	18.03.19
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No.	C6.3		
Revision	Sheet		

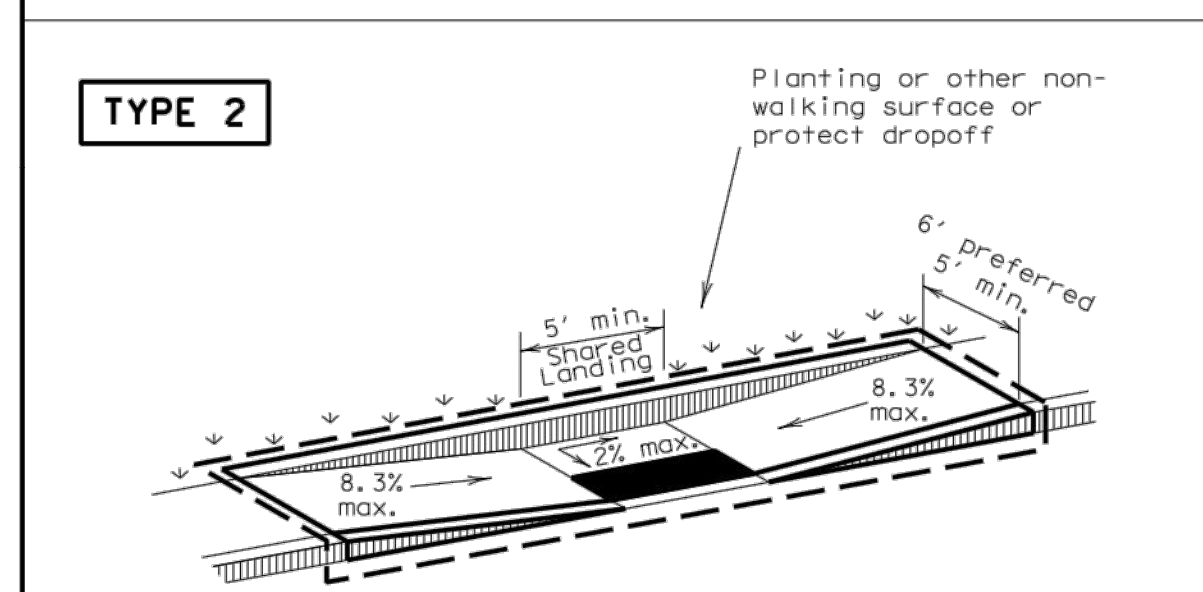
CITY OF DALLAS FILE NO: 3117-9310

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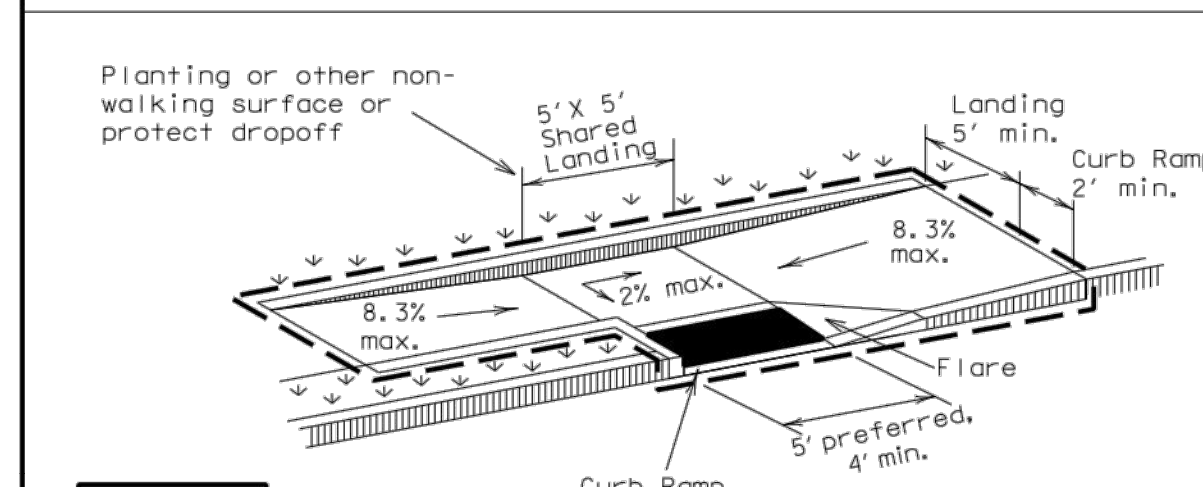
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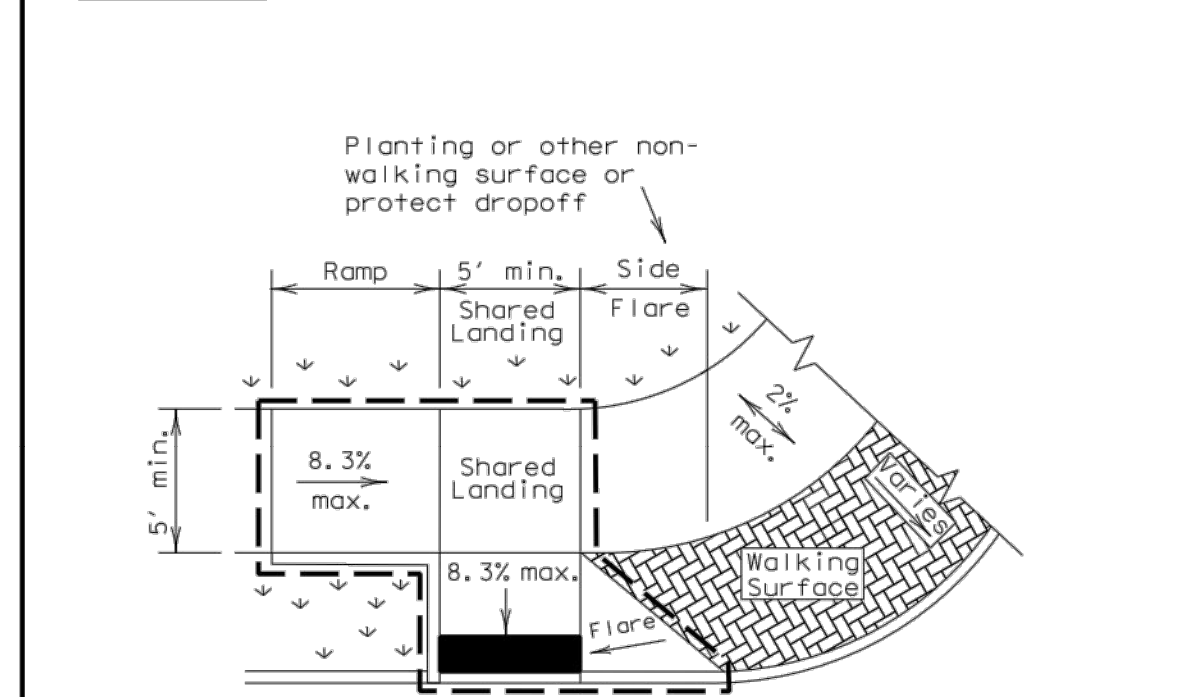
PERPENDICULAR CURB RAMP



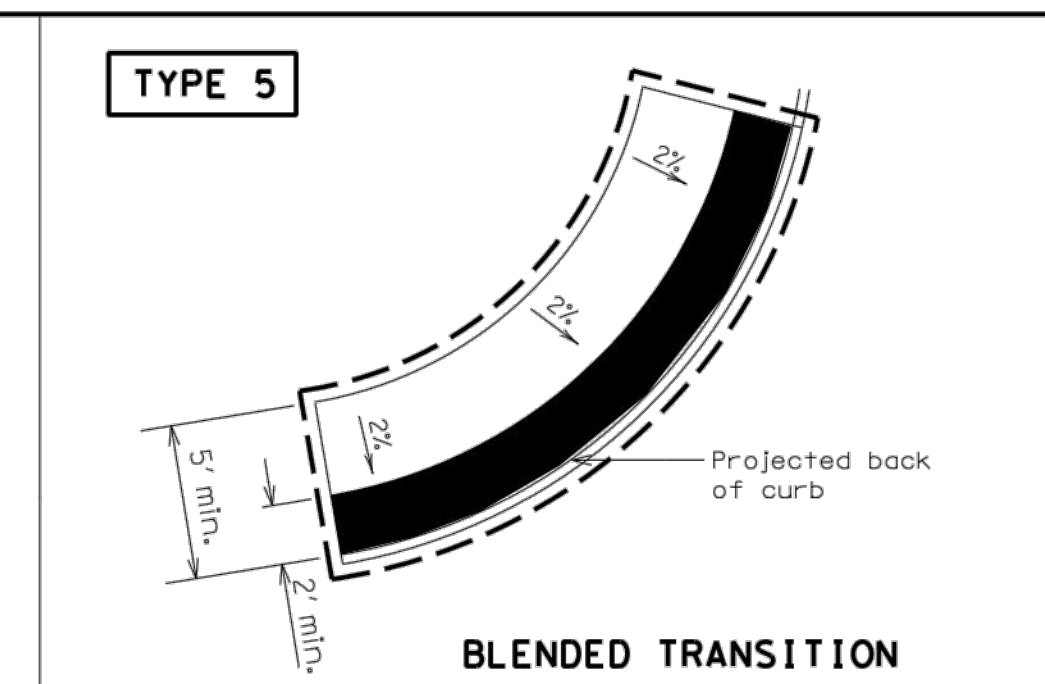
PARALLEL CURB RAMP
(Use only where water will not pond in the landing.)



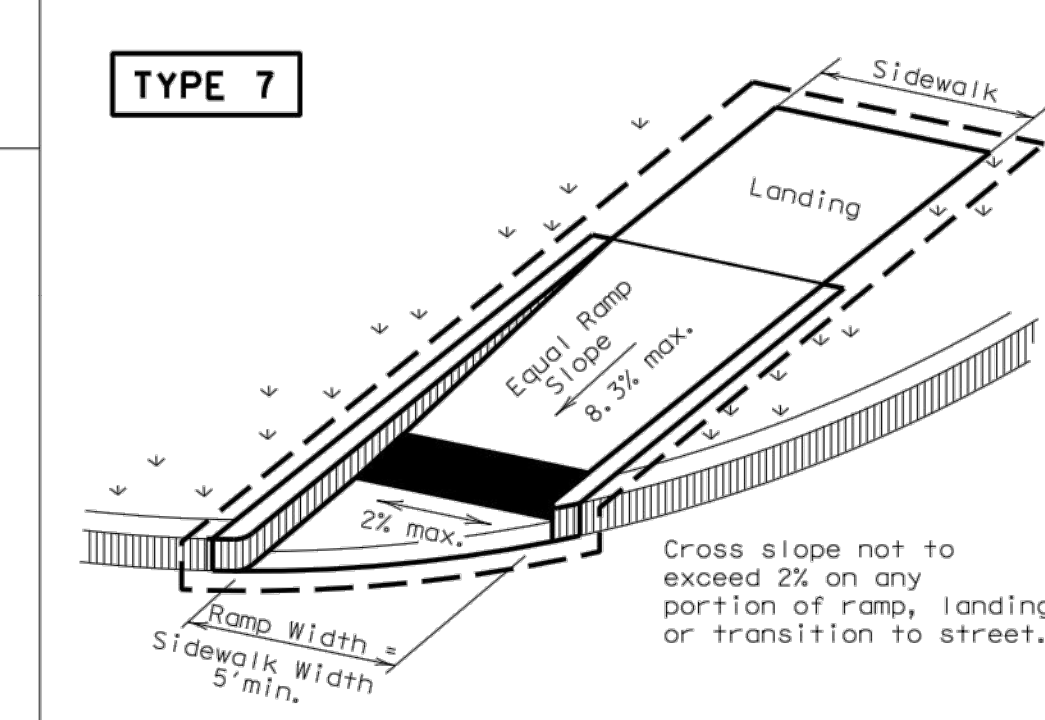
OFFSET PARALLEL CURB RAMP



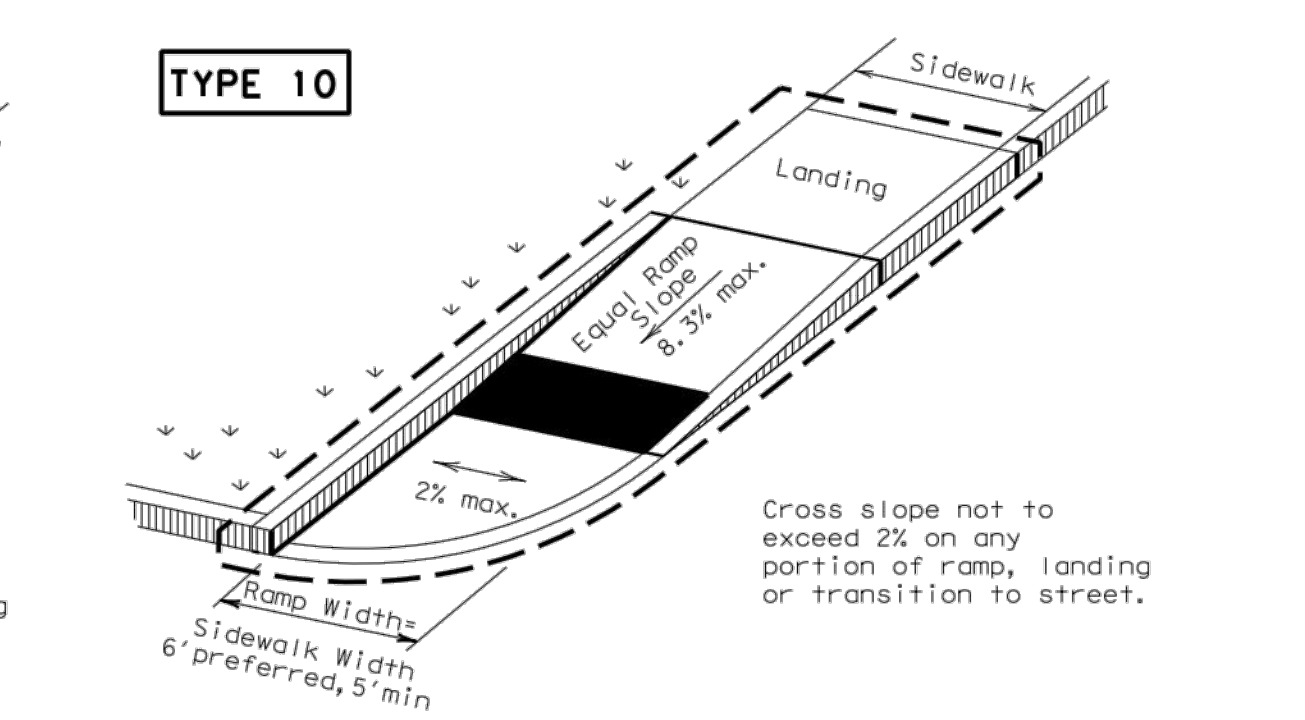
COMBINATION CURB RAMPS



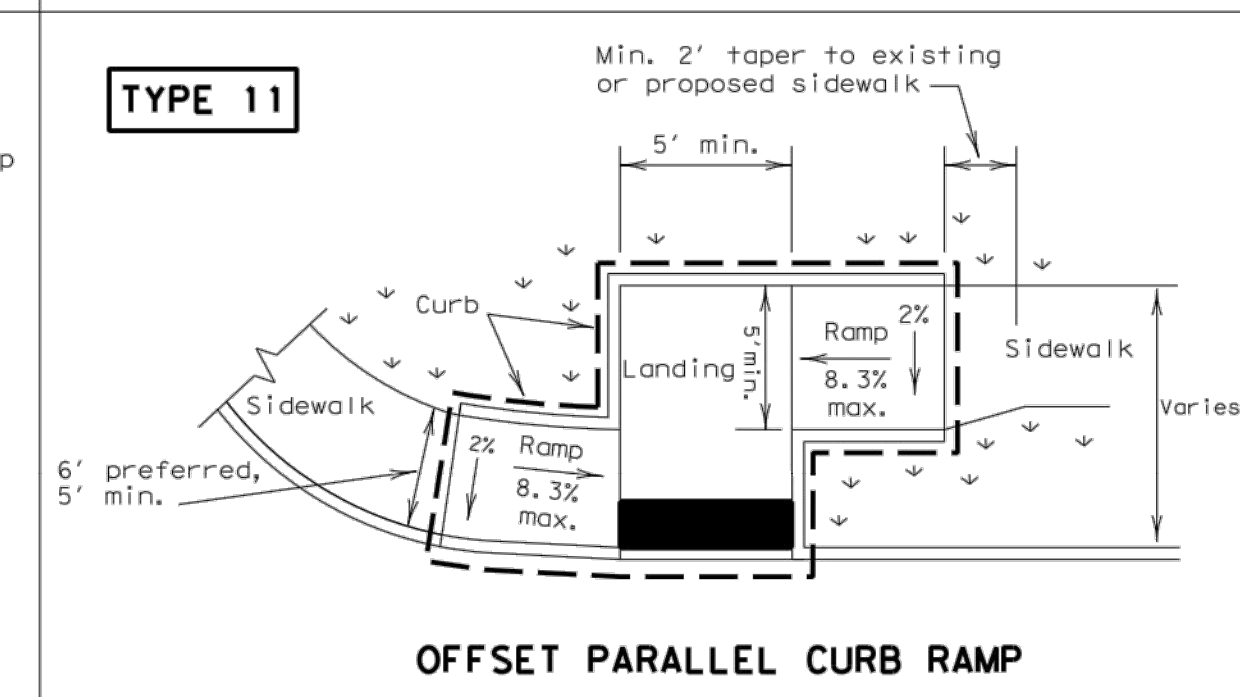
BLENDED TRANSITION



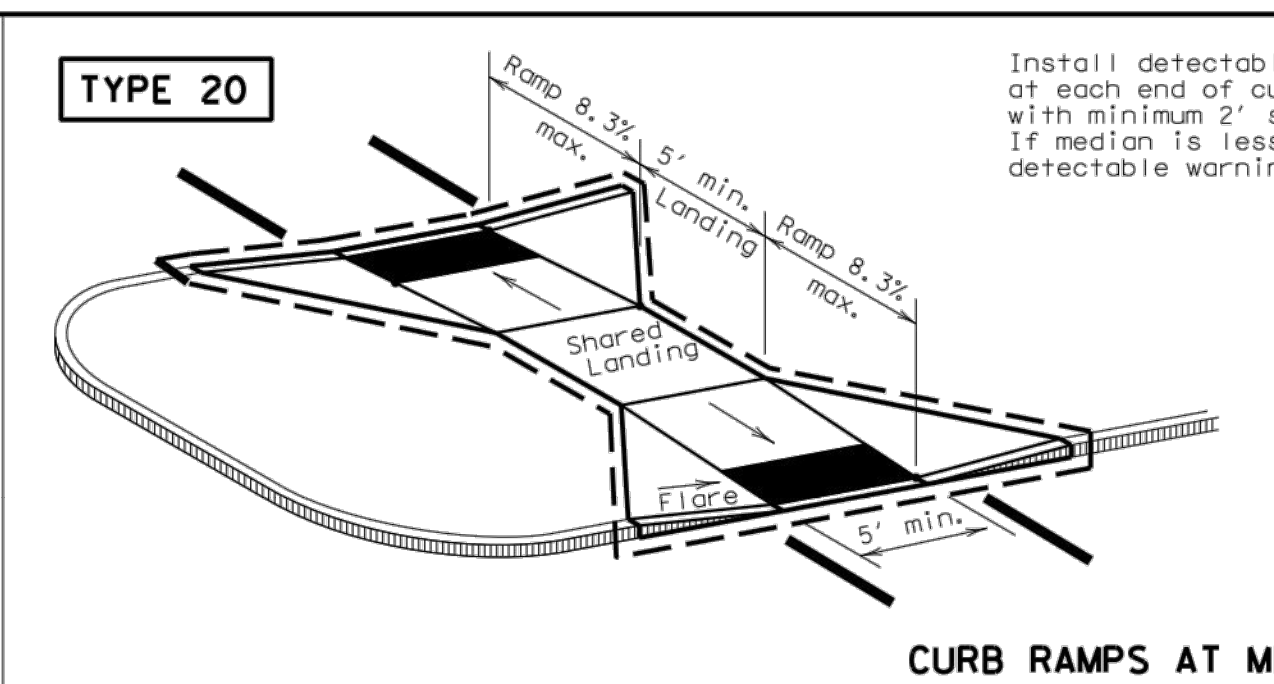
DIRECTIONAL RAMPS WITHIN RADIUS
(Sidewalk set back from curb)



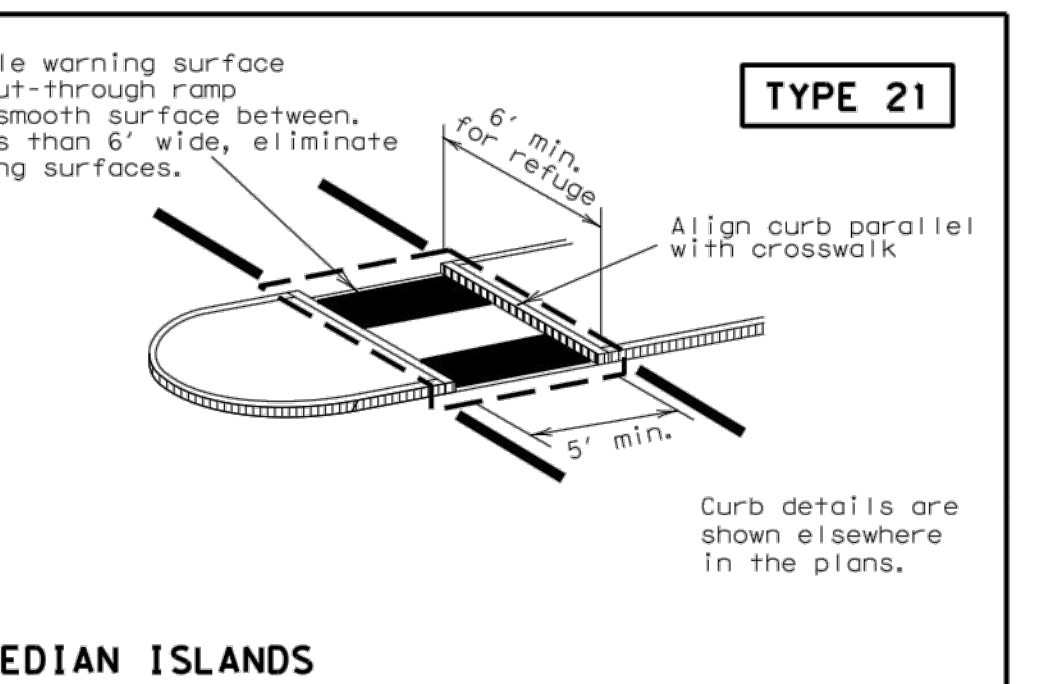
DIRECTIONAL RAMPS WITHIN RADIUS
(Sidewalk adjacent to curb)



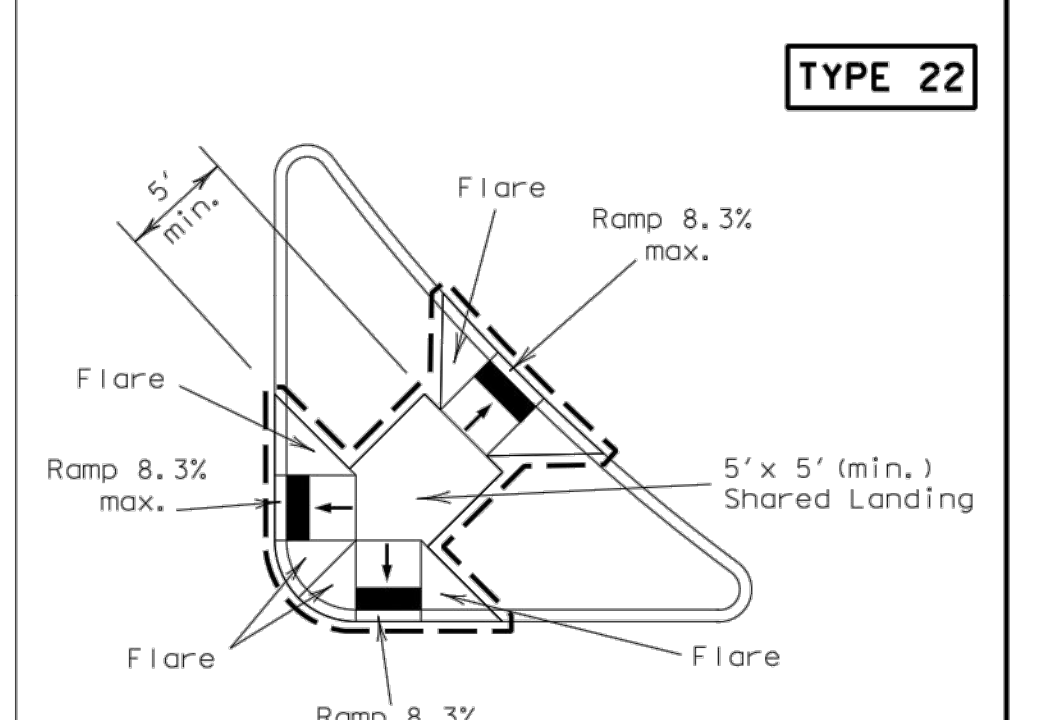
OFFSET PARALLEL CURB RAMP



CURB RAMPS AT MEDIAN ISLANDS



COMBINATION ISLAND RAMPS



COMBINATION ISLAND RAMPS

NOTES / LEGEND:
See General Notes on sheet 2 of 4 for more information.
 ↓ ↓ ↓ Denotes planting or non-walking surface not part of pedestrian circulation path.
 --- Ramp Limits of Payment
 ■ Detectable Warning Surface

SHEET 1 OF 4

PEDESTRIAN FACILITIES CURB RAMPS

PED-12A

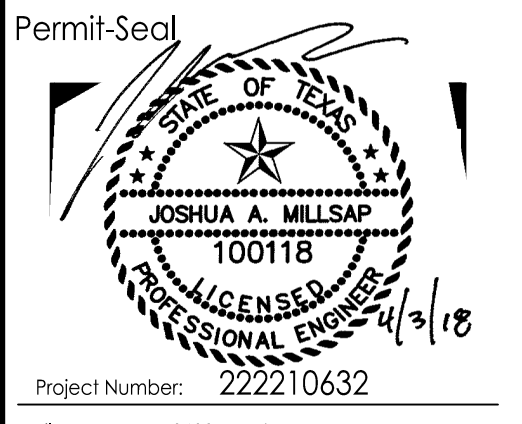
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© TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
VP June 13, 2012	DIST	COUNTY	SHEET NO.	

Design Division Standard

JOB	JAM	18.03.18
DW	JAM	17.08.01
JOB	JAM	17.07.27
JOB	JAM	17.06.29
JOB	JAM	17.06.28
By	Appd.	YYMMDD
By	Appd.	YYMMDD

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Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
PED12-A (1)



Project Number: 222210632
File Name: 10632pvp.dwg

JOB	JAM	JAM	18.03.19
Dwn.	Chkd.	Dsgn.	YYMMDD

 Drawing No. **C6.4**
Revision Sheet
C6.4

CITY OF DALLAS FILE NO: 3117-9310

