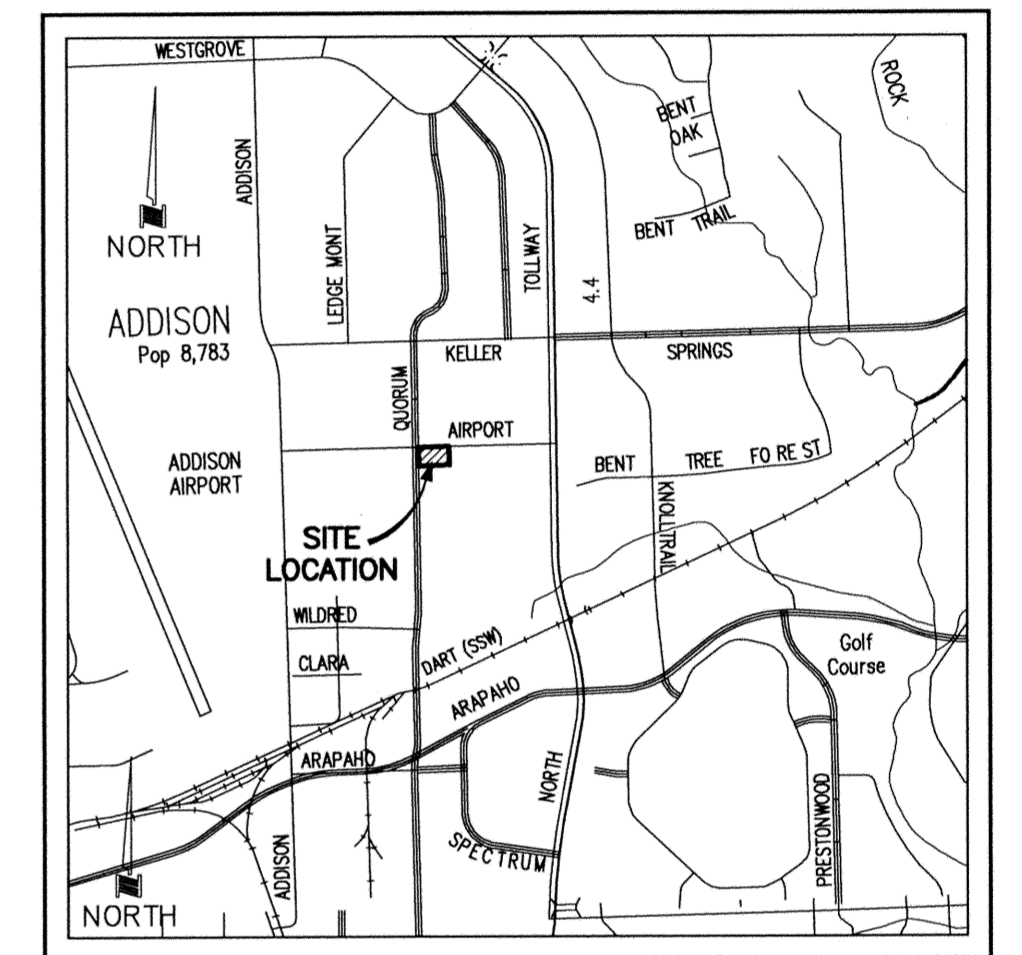


CONSTRUCTION PLANS

MERIDIAN SQUARE

PW # 2007-15

TOWN OF ADDISON DALLAS COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

- A. PRIOR TO COMMENCING CONSTRUCTION, THREE SETS OF APPROVED CONSTRUCTION PLANS (CIVIL SET) SHALL BE PROVIDED TO THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE AMONG THE TOWN OF ADDISON, THE CONSULTING ENGINEER(S), CONTRACTOR(S), UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES, AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTACT THE TOWN ENGINEER OR THE PUBLIC WORKS INSPECTOR AT (972) 450-2871.
- B. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE TOWN OF ADDISON PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ANY UTILITY COMPANY FOR LOCATION OF EXISTING FACILITIES IN OR NEAR THE WORK AREAS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO THE FOLLOWING:

THE TOWN OF ADDISON	ATMOS GAS
ONCOR ELECTRIC	MCI WORLDCOM
AT&T	BROOKS CABLE
TIME WARNER CABLE	EXPLORER PIPELINE
- D. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE TOWN OF ADDISON, FOR APPROVAL OF ALL MATERIALS TO BE ADDED TO THE PUBLIC INFRASTRUCTURE, PRIOR TO INCORPORATING MATERIALS INTO THE JOB.
- E. THE UTILITY CONTRACTOR SHALL SUBMIT TO THE TOWN OF ADDISON AN APPROVED TRENCH SAFETY PLAN, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR THE INSTALLATION OF UTILITIES GREATER THAN FIVE (5) FEET IN DEPTH.
- F. THE CONTRACTOR/DEVELOPER SHALL VERIFY COMPLIANCE WITH NPDES AND SUBMIT A SWPPP AS PART OF THE CONSTRUCTION PLANS.
- G. A TRAFFIC CONTROL PLAN THAT COMPLIES WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS SHALL BE SUBMITTED AS PART OF THE CONSTRUCTION PLANS.
- H. TEMPORARY OR PERMANENT BARRICADES SHALL REMAIN AT ALL POINTS OF INGRESS OR EGRESS TO PREVENT PUBLIC USE UNTIL THE WORK RECEIVES FINAL ACCEPTANCE.
- I. DURING CONSTRUCTION, THE OWNER SHALL PROVIDE A QUALIFIED GEOTECHNICAL LAB TO PERFORM APPROPRIATE TESTING DURING THE CONSTRUCTION, AT THE REQUEST OF THE TOWN OF ADDISON.

PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON, THE FOLLOWING ITEMS SHALL BE COMPLETED:

1. THE CONTRACTOR, AT THEIR EXPENSE, SHALL REPAIR ANY EXISTING PAVEMENT, CURB, IRRIGATION SYSTEM, LANDSCAPING, AND/OR SIDEWALKS DAMAGED OR REMOVED DUE TO CONSTRUCTION ACTIVITY.
2. LOT PINS SHALL BE INSTALLED AFTER CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE. CONCRETE MONUMENTS SHALL BE PLACED AS SHOWN ON THE FINAL PLAT AND IRON PINS SHALL BE PLACED AT BLOCK CORNERS, CURVE POINTS, AND ANGLE POINTS IN PUBLIC RIGHT-OF-WAY. CONCRETE MONUMENTS SHALL BE SIX (6) INCHES IN DIAMETER AND TWENTY-FOUR (24) INCHES LONG. AN IRON ROD ONE-HALF INCH IN DIAMETER SHALL BE EMBEDDED AT LEAST THREE (3) INCHES INTO THE MONUMENT AT THE EXACT INTERSECTION POINT OF THE MONUMENT. THE MONUMENT SHALL BE SET AT SUCH AN ELEVATION THAT AFTER CONSTRUCTION, THE TOP OF THE MONUMENT WILL BE NOT LESS THAN TWELVE (12) INCHES BELOW FINISHED GRADE.
3. THE CONTRACTOR SHALL STAMP A 2-INCH "W" AND A 2-INCH "S" IN THE CURB AT THE LOCATION OF THE WATER AND SEWER SERVICE LINES, RESPECTIVELY. A 2-INCH "C" SHALL MARK CONDUITS CROSSING PAVEMENT, AND A 2-INCH "V" SHALL MARK WATER VALVES, WITH THE "POINT" OF THE "V" TOWARD THE VALVE.
4. ALL EXISTING AND PROPOSED IMPROVEMENTS (VALVES, MANHOLES, FIRE HYDRANTS, WATER METERS, ETC.) SHALL BE ADJUSTED TO FINAL FINISHED GRADE BY THE CONTRACTOR.
5. ANY ADJACENT PROPERTIES AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
6. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS SHALL CERTIFY THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS SPECIFICATIONS APPROVED BY THE TOWN OF ADDISON.
7. THE OWNER SHALL PROVIDE ONE REPRODUCIBLE SET (MYLAR) AND ONE ELECTRONIC MEDIA (AUTOCAD AND PDF) COPY OF THE DIMENSIONED "AS-BUILT" PLANS (DIMENSIONED, DATED, SEALED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS).
8. A LIST OF MATERIALS AND APPURTENANCES INCLUDED IN THE PUBLIC INFRASTRUCTURE SHALL BE SUBMITTED. SQUARE FOOTAGE OF APPROACHES AND SIDEWALKS SHALL BE INCLUDED IN THIS LIST.
9. THE CONTRACTOR SHALL PROVIDE VERIFICATION OF COMPLETION OF ALL REQUIRED TESTS (PRESSURE, BACTERIOLOGICAL, BACKFLOW, VACUUM, MANDREL, VHS VIDEO OF SANITARY SEWER, ETC.)
10. A MAINTENANCE BOND SHALL BE SUBMITTED FOR THE PUBLIC INFRASTRUCTURE:
 -100% FOR VALUATIONS LESS THAN OR EQUAL TO \$5,000.00
 -\$5,000.00 FOR VALUATIONS > \$5,000.00 BY < \$50,000.00
 -10% FOR VALUATIONS > \$50,000.00
 THE BOND IS TYPICALLY SUBMITTED BY THE GENERAL CONTRACTOR, BUT MAY ALSO BE SUBMITTED BY THE PROPERTY OWNER. THE BOND SHALL BE FOR A PERIOD OF TWO YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE TOWN.
11. THE CONTRACTOR SHALL CALL (972) 450-2847 TO REQUEST A WALK-THROUGH INSPECTION OF THE PUBLIC INFRASTRUCTURE.
12. WATER AND SANITARY ACCOUNTS SHALL BE SET UP WITH UTILITY BILLING (972-450-7081) AND ALL NECESSARY DEPOSITS PAID BY THE PARTY RESPONSIBLE FOR THE WATER SERVICES.
13. ISSUES IDENTIFIED DURING THE FINAL WALK-THROUGH INSPECTION THAT REQUIRE REVISION, REPAIR, OR ADDITIONAL WORK MAY BE ADDRESSED IN A LETTER TO THE TOWN OF ADDISON. THE LETTER SHOULD BE SENT TO THE ATTENTION OF THE ASSISTANT DIRECTOR OF PUBLIC WORKS, PO BOX 9010, ADDISON, TEXAS 75001, ON OFFICIAL LETTERHEAD (OWNER/GENERAL CONTRACTOR), AND WILL INCLUDE A LIST OF THE ITEMS AND THE PROJECTED COMPLETION DATE. UPON RECEIPT OF SAID LETTER, THE PUBLIC WORKS INSPECTOR MAY SIGN OFF ON A "TEMPORARY" CERTIFICATE OF OCCUPANCY PROVIDED THERE IS NO ENDANGERMENT TO HEALTH OR SAFETY.
14. UPON COMPLETION OF ALL REQUIRED WORK IN A SATISFACTORY MANNER, AND RECEIPT OF ALL THE REQUIREMENTS LISTED ABOVE, THE PUBLIC WORKS INSPECTOR WILL SIGN OFF ON THE FULL CERTIFICATE OF OCCUPANCY. OTHER DEPARTMENTS OR AGENCIES MAY HAVE SEPARATE REQUIREMENTS NOT COVERED BY THE PUBLIC WORKS DEPARTMENT.

OWNER/DEVELOPER

ADDISON URBAN DEVELOPMENT PARTNER, LLC

500 W. LOOKOUT DRIVE
(972) 248-2147 RICHARDSON, TEXAS 75080

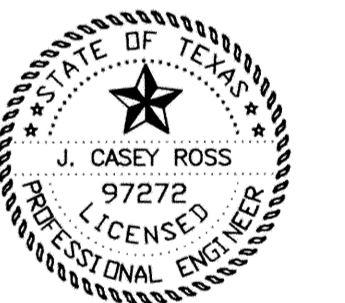
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 VILLAGE CREEK DRIVE SUITE 200
(972) 931-0694 PLANO, TEXAS 75093

RECORD DRAWINGS Sept. 30, 2009
NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE TOWN OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272
J. Casey Ross 9/30/09



INDEX	
PLATE	DESCRIPTION
	COVER SHEET
1-2	FINAL PLATS
3	DIMENSION CONTROL PLAN
4-5	PAVING PLANS & PROFILES
6	PAVING DETAILS
7	GRADING PLANS
8	DRAINAGE AREA MAP
9	STORM SEWER PLAN & PROFILES
10	WATER AND SANITARY SEWER PLAN
10A	UTILITY LOCATION DETAIL
11	SANITARY SEWER PROFILES
12	EROSION CONTROL PLAN
13	SIGNAGE, STRIPING & LIGHTING PLAN
13A	SIGNAGE, STRIPING & LIGHTING DETAILS
14	TREE DRAIN DETAIL
L1,L2	LANDSCAPE PLANS
L3,L4	IRRIGATION PLANS

NOVEMBER

07031B

STREETS AND ALLEYS THAT DO NOT PROVIDE POSITIVE DRAINAGE WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.