

**WARNING**  
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BM #1 REF. ELEVATION = 559.47  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE 112' NORTH OF VITRUVIAN WAY.  
 BM #2 REF. ELEVATION = 547.84  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF VITRUVIAN WAY AND MARSH LANE.

**GRADING NOTES**

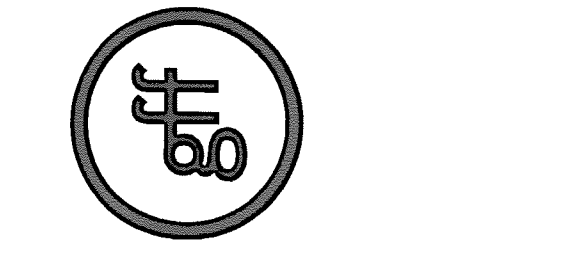
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET CO-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- UNDISTURBED AREAS: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- TESTING: ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY, AND SUPPLEMENTAL MATERIAL, PREPARED BY, DATED WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
- STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SHRAPPEL OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- BURNING: BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- PROOF ROLLING: UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- UNSTABLE MATERIAL: WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D 698 - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- CONTROLLED FILL: ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER, ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES EACH LAYER SHOULD BE PROPERLY PLACED, MOIST, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.
- PROPOSED GRADES: THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- MASS GRADE ELEVATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:
  - 12" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.
  - 6" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVEMENT AREAS.
  - 6" BELOW FINISHED GRADE FOR STANDARD DUTY PAVEMENT AREAS.
  - 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.
  - 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.

LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.

- BUILDING ENTRANCE GRADES: REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCES AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.
- LANDSCAPE AREAS: ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.
- EARTHWORK QUANTITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.
- LIMITS OF CONSTRUCTION: NO WORK IS TO BE PERFORMED OUTSIDE OF THE VP206 PROPERTY BOUNDARY OR DEFINED LIMITS OF CONSTRUCTION.

NOTE:  
 SEE DETAILED PLANS  
 FOR MOTOR COURT &  
 UTILITY YARD WALL

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**FIORI**  
**ON VITRUVIAN PARK**  
 3990 VITRUVIAN WAY  
 ADDISON, TX 75001

No.	Date	Item	REVISIONS
1	01.18.2013		NORTH OPEN SPACE
2	05.23.2012		PR.#6
3	11.18.2011		PR.#1

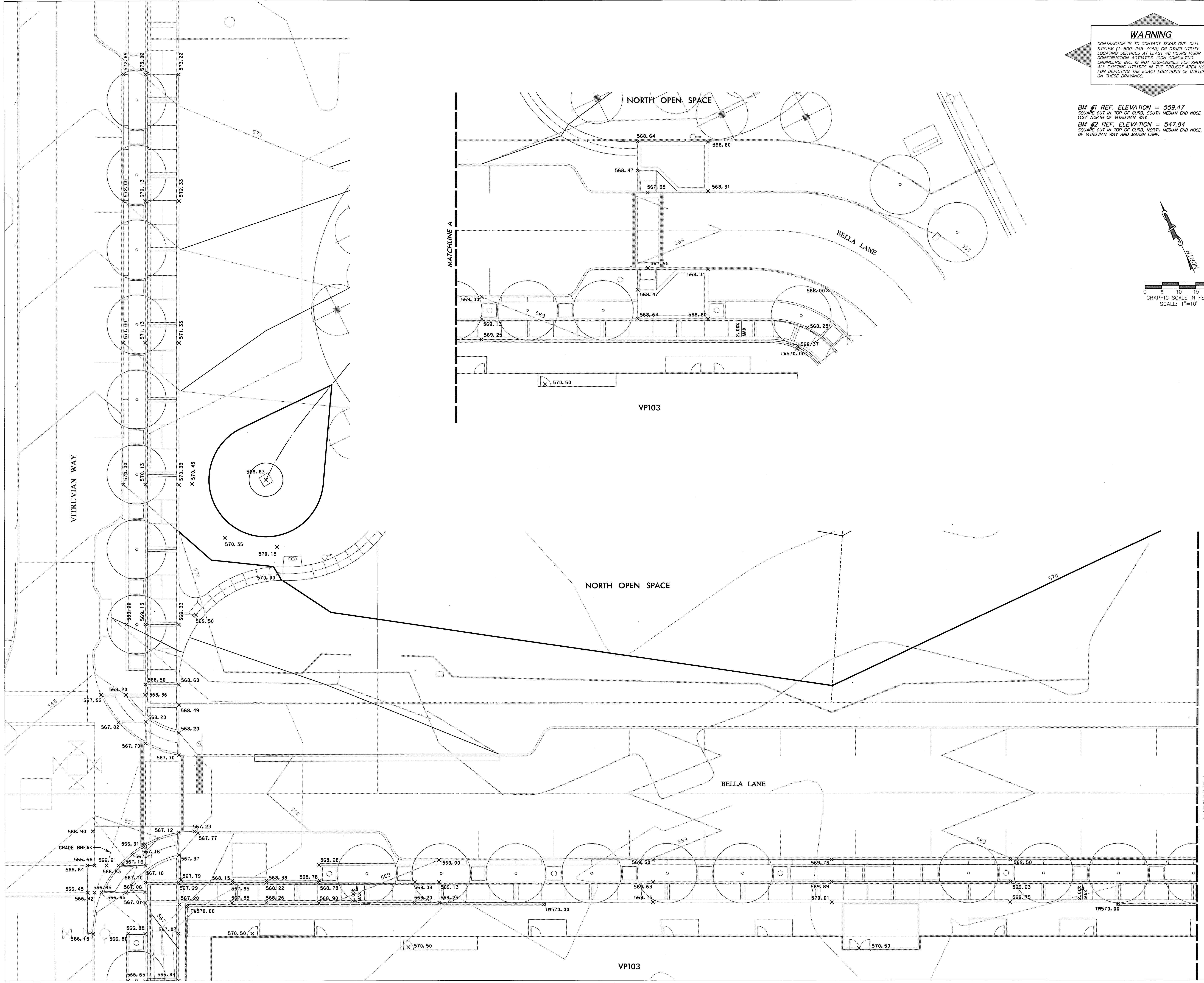
ICE  
 Drawn  
 JAM  
 Checked  
 BFD  
 Approved

**GRADING PLAN**

Project No. 10061.00  
 Date 08.25.11  
 Last Revision

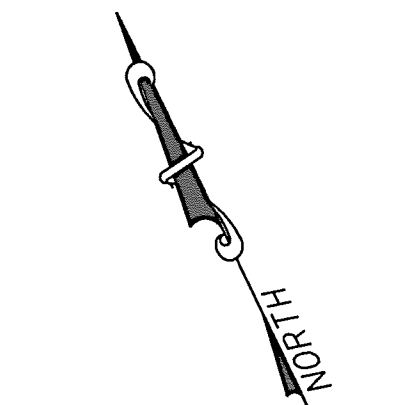
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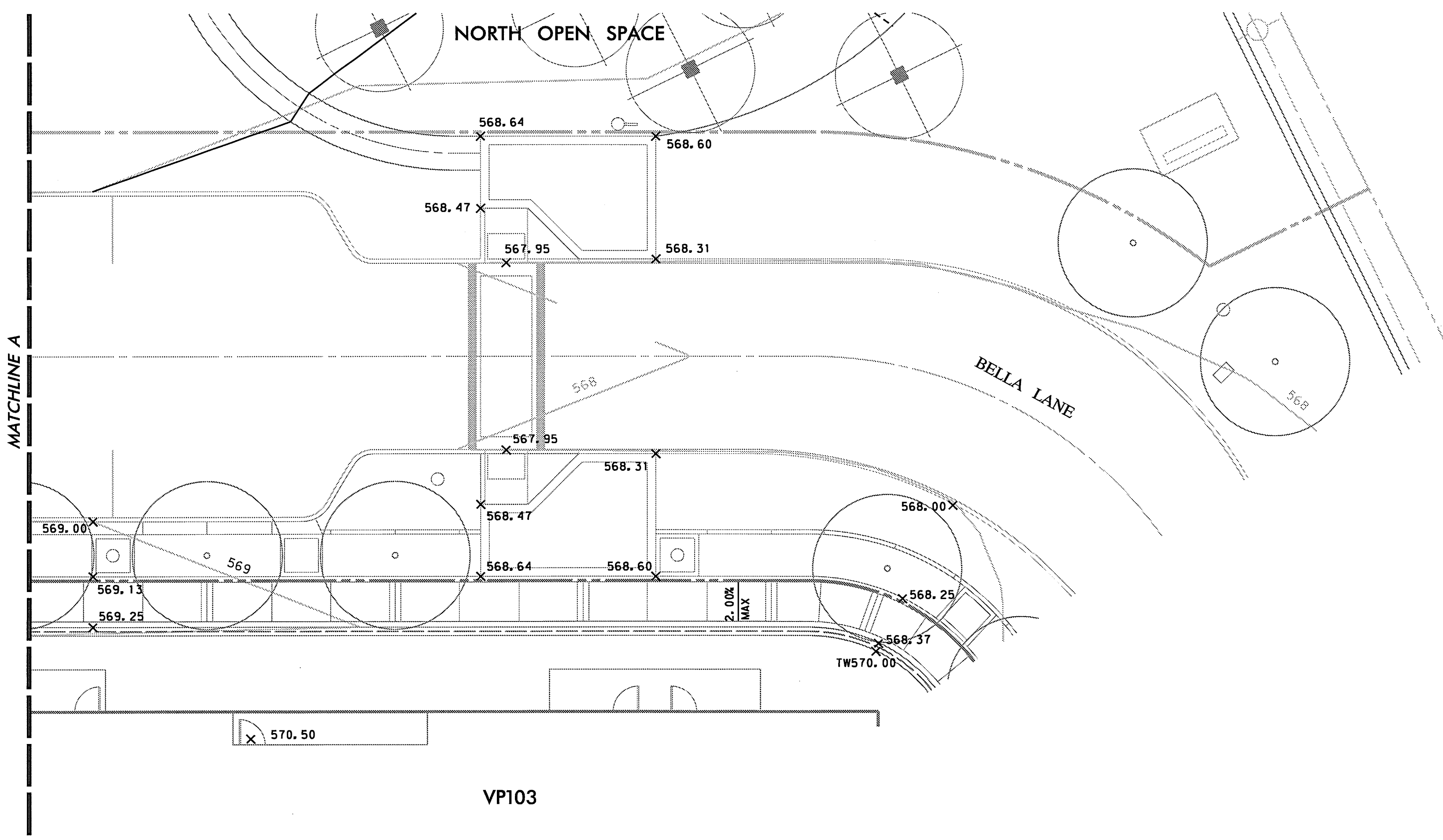


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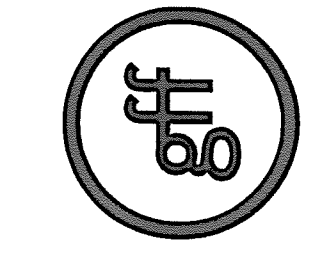
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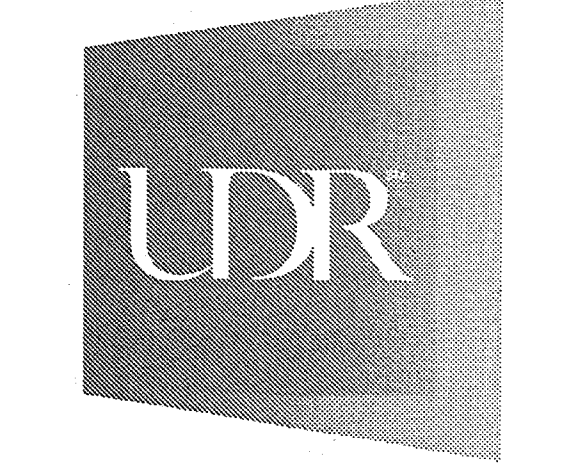
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 SCALE: 1"=10'



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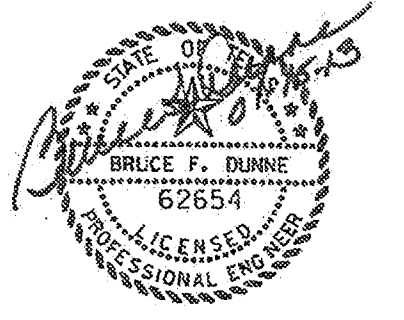
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 ADDISON, TX 75001

No.	Date	Item
01.18.2013		NORTH OPEN SPACE
REVISIONS		

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 JAM  
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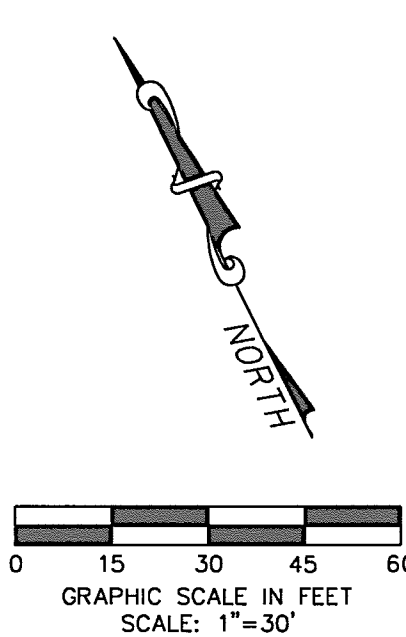
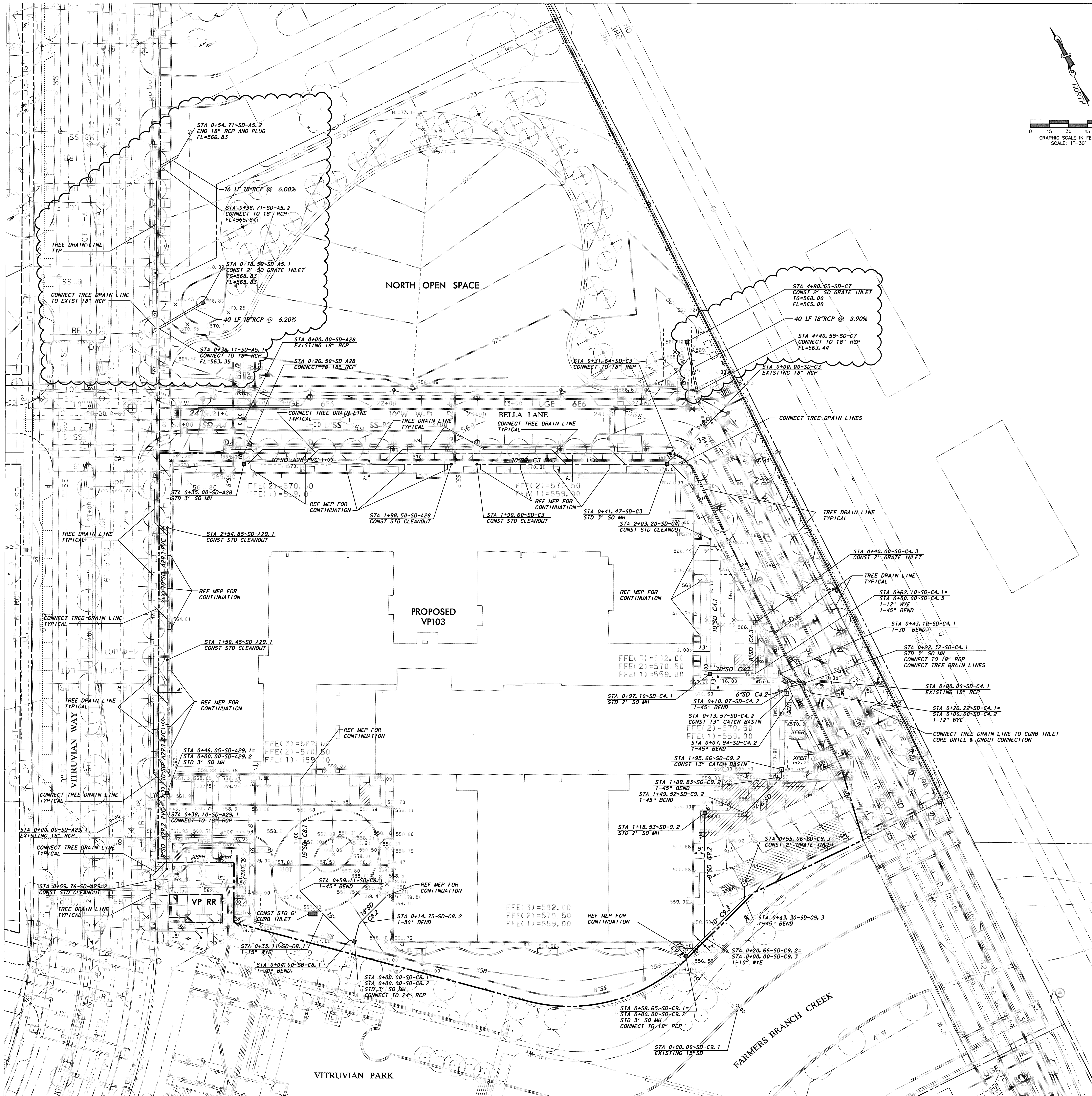


**STREETScape GRADING PLAN**

Project No. 10061.00  
 Date 08.25.11  
 Last Revision

**C0-3.04**





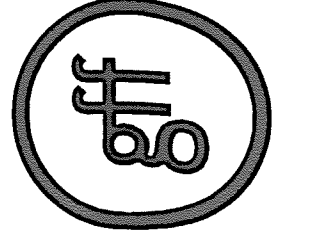
**WARNING**  
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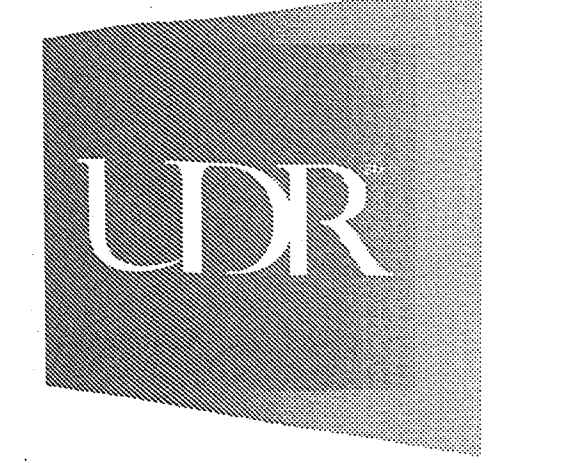
**STORM DRAIN NOTES**

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET CD-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- 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.
- 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 OR POLYVINYL CHLORIDE PIPE (PVC), SDR-35. PUBLIC STORM DRAIN IMPROVEMENTS INCLUDE PUBLIC RIGHT-OF-WAY, PUBLIC PARK AREA, AND EASEMENTS ADJACENT TO PUBLIC RIGHT-OF-WAY DESIGNATED FOR SIDEWALK, UTILITIES AND DRAINAGE.
- 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  
 18" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12  
 4" THROUGH 15": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12  
 RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.
- GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
- 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.
- 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 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
- 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.

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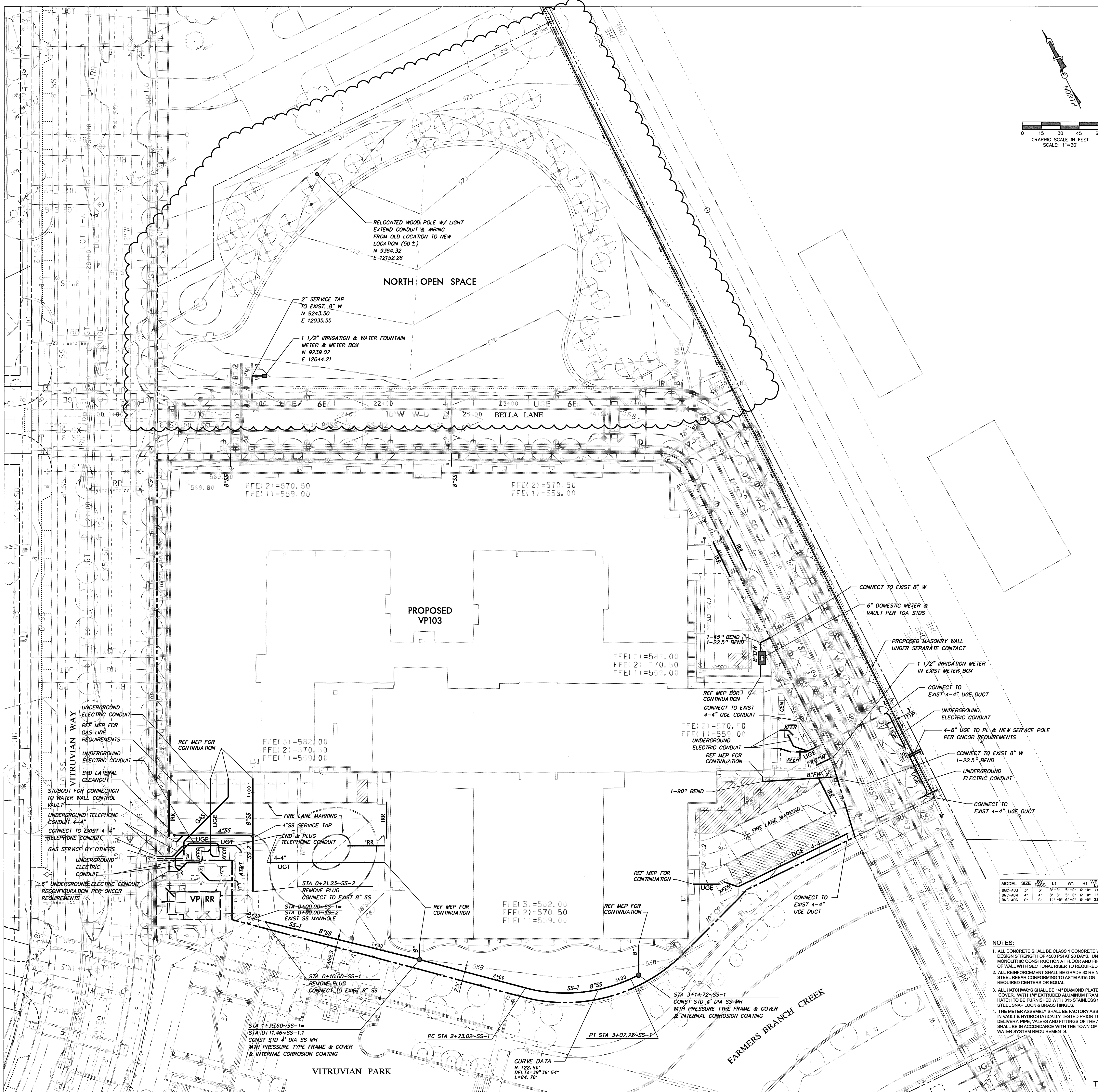
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**STORM DRAIN PLAN**

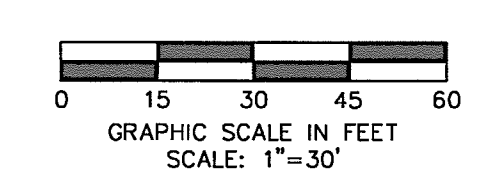
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**C0-4.01**





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**UTILITY NOTES**

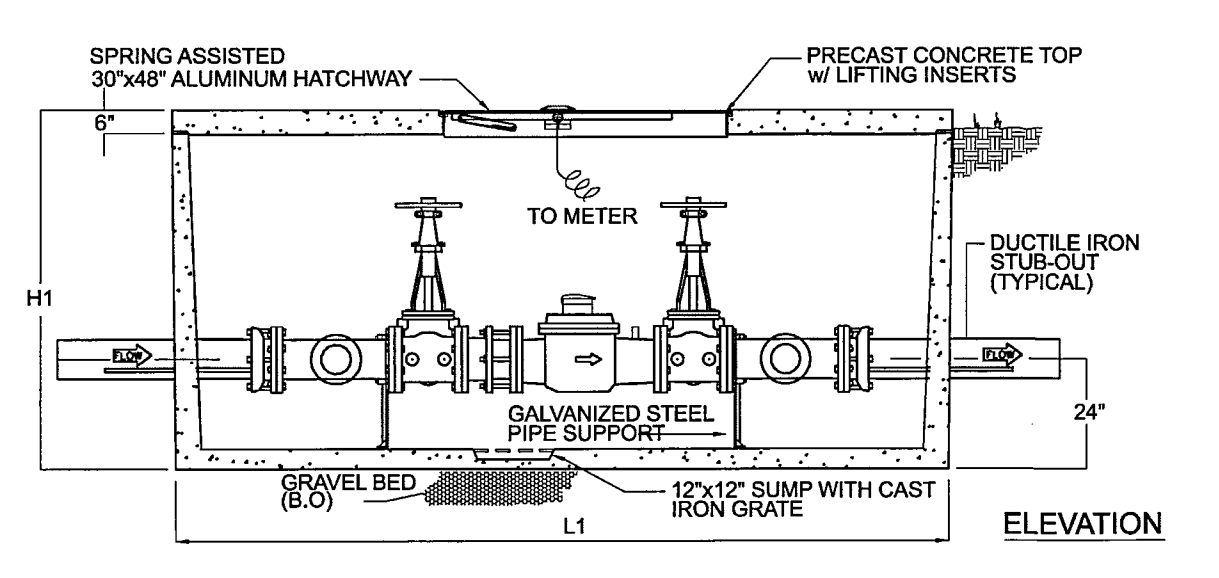
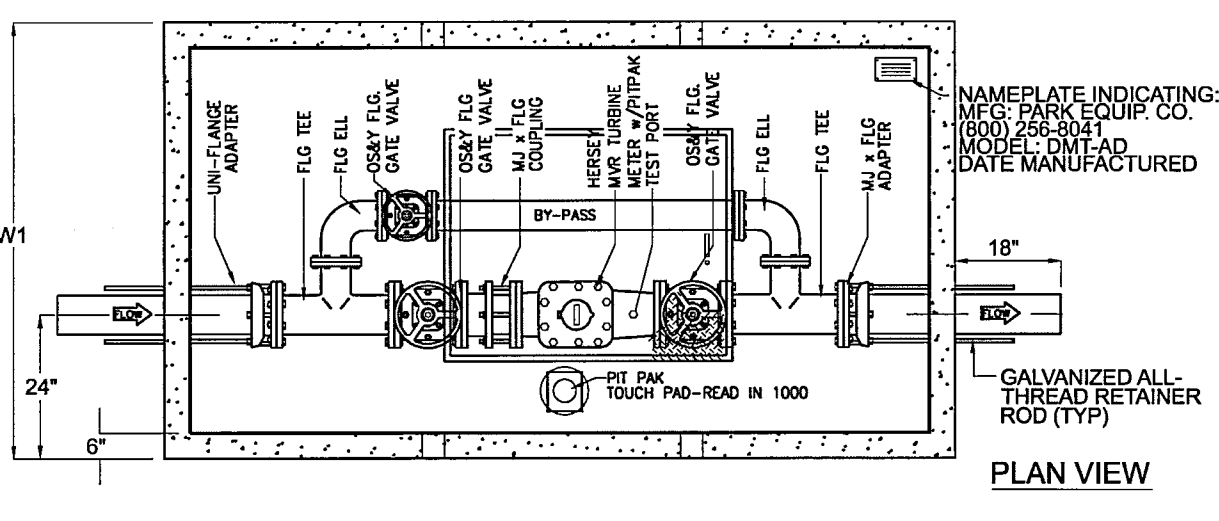
1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET CD-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. INSPECTION AND TESTING: THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.
3. TRENCH COMPACTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 90% 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 DEFLECTIONS AND JOINT STRESS ARE NOT EXCEEDED.
5. CONNECTION TO EXISTING UTILITIES: THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGLE 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 ACQUIRE BOTH DOMESTIC AND IRRIGATION METERS FROM THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING 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 42".
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 BLOCKING 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 MANUFACTURER'S 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 ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHALL FOR THE GOVERNING AUTHORITY AS WELL AS THE DEVELOPER'S INSURANCE CARRIER.
15. SANITARY SEWER PIPE: 1" 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 WATER MAINS 4 INCH THROUGH 12 INCH SHALL BE C-900 (SDR - 18). WATER MAINS 14 INCH THROUGH 36 INCH SHALL BE C -905 (SDR - 18). WATER LINES LESS THAN 4" SHALL BE TYPE K COPPER.
17. SANITARY SEWER MANHOLES: ALL SEWER MANHOLES WITH PRESSURE TYPE FRAME AND COVERS SHALL HAVE THE INTERIOR SURFACE COATED WITH AN EPOXY COATING (PRAVEN 405 OR APPROVED EQUAL), MINIMUM 40 MILS THICKNESS, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

**CONDUIT AND SLEEVING NOTES**

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET CD-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. 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.
3. TELEPHONE CONDUIT: FURNISH AND INSTALL TWO (2) 4" DIAMETER SCHEDULE 40 PVC TELEPHONE CONDUIT WITH PULL LINES 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 TO BE INSTALLED FOR THEIR USE. MARK LOCATIONS OF CONDUIT WITH #14 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.
4. 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.
5. SITE LIGHTING 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.
6. 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.
7. PULL WIRES: ALL UNDERGROUND CONDUIT AND SLEEVES SHALL BE INSTALLED WITH PULL LINES.
8. CONFLICTS: IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.

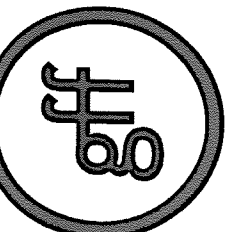
MODEL	SIZE	WALL	L1	W1	H1	WEIGHT
DMC-403	3"	3"	8'-0"	5'-0"	6'-0"	14,000
DMC-404	4"	4"	8'-0"	5'-0"	6'-0"	14,000
DMC-406	6"	6"	11'-0"	6'-0"	6'-0"	22,500

- NOTES:**
1. ALL CONCRETE SHALL BE CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4000 PSI AT 28 DAYS. LIMITS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.
  2. ALL REINFORCEMENT SHALL BE GRADE 60 REINFORCED STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
  3. ALL HATCHWAYS SHALL BE 1/4" DIAMOND PLATE COVER WITH 1/4" EXTRUDED ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL STEEL SNAP LOCK & BRASS HINGES.
  4. THE METER ASSEMBLY SHALL BE FACTORY ASSEMBLED IN WALT & HYDROSTATICALLY TESTED PRIOR TO DELIVERY. PIPE, VALVES AND FITTINGS OF THE ASSEMBLY SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON WATER SYSTEM REQUIREMENTS.

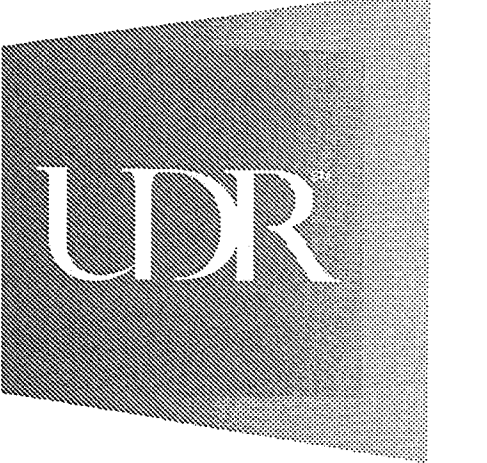


TOWN OF ADDISON TURBINE WATER METER ASSEMBLY

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**FIORI**  
**ON VITRUVIAN PARK**  
 3990 VITRUVIAN WAY  
 ADDISON, TX 75001

No.	Date	Item	REVISIONS
01	18.2013		NORTH OPEN SPACE
02	05.23.2012	PR #6	
03	11.18.2011	PR #1	

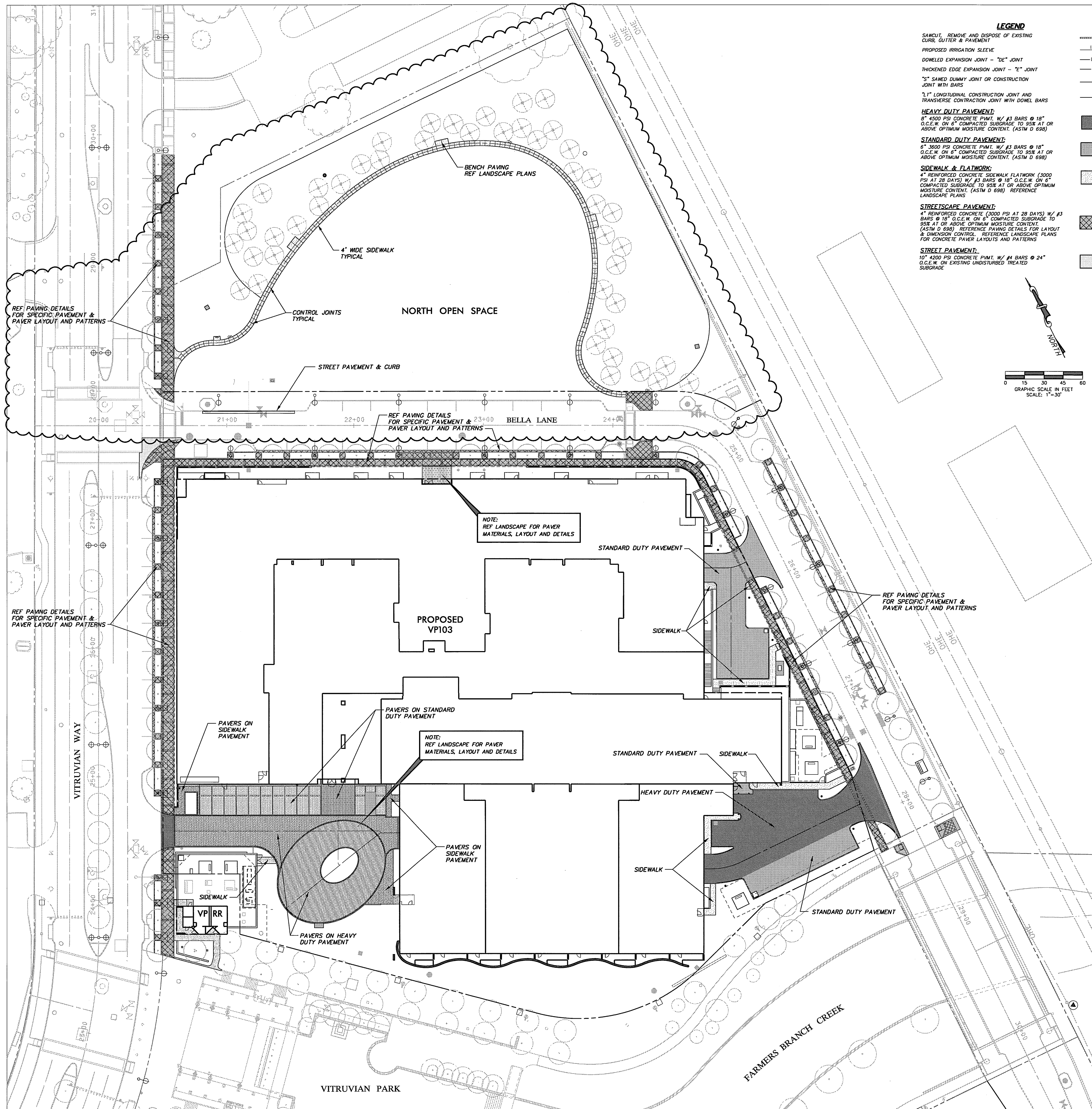
Drawn: ICE  
 Checked: JAM  
 Approved: BFD

**UTILITY PLAN**

Project No. 10061.00  
 Date 08.25.11  
 Last Revision

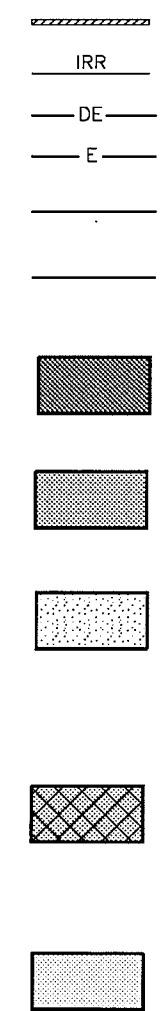
**C0-5.01**





**LEGEND**

- SAW CUT, REMOVE AND DISPOSE OF EXISTING CURB, GUTTER & PAVEMENT
- PROPOSED IRRIGATION SLEEVE
- DOWNELED EXPANSION JOINT - "DE" JOINT
- THICKENED EDGE EXPANSION JOINT - "E" JOINT
- "S" SAVED DUMMY JOINT OR CONSTRUCTION JOINT WITH BARS
- "L" LONGITUDINAL CONSTRUCTION JOINT AND TRANSVERSE CONSTRUCTION JOINT WITH DOWEL BARS
- HEAVY DUTY PAVEMENT:**  
6" 3000 PSI CONCRETE PAVT. W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)
- STANDARD DUTY PAVEMENT:**  
6" 3000 PSI CONCRETE PAVT. W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)
- SIDEWALK & FLATWORK:**  
4" REINFORCED CONCRETE SIDEWALK FLATWORK (3000 PSI AT 28 DAYS) W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698) REFERENCE LANDSCAPE PLANS
- STREETSCAPE PAVEMENT:**  
4" REINFORCED CONCRETE (3000 PSI AT 28 DAYS) W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698) REFERENCE PAVING DETAILS FOR LAYOUT & DIMENSION CONTROL. REFERENCE LANDSCAPE PLANS FOR CONCRETE PAVEMENT LAYOUTS AND PATTERNS
- STREET PAVEMENT:**  
10" 4500 PSI CONCRETE PAVT. W/ #4 BARS @ 24" O.C.E.W. ON EXISTING UNDISTURBED TREATED SUBGRADE



**WARNING**  
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. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DETERMINING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

**PAVING NOTES**

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET CO-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. PROTECTION OF EXISTING IMPROVEMENTS: THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING UTILITIES, BUILDING FOUNDATION OR OTHER SITE STRUCTURES DURING PAVEMENT OPERATIONS.
3. SUBGRADE PREPARATION: PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.  
PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LINES SHALL NOT BE INITIATED UNTIL 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.
4. 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.
5. HYDRATED LIME: HYDRATED LIME (IF REQUIRED) SHALL MEET THE REQUIREMENTS OF TYPICAL ITEM 250. LIME TREATMENT USED AS SUBGRADE: LIME SHALL BE APPLIED AT THE RATE OF 68 LB/MC/YD, THOROUGHLY MIXED AND BLENDED WITH THE TOP 6" OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF 100 PERCENT OF STANDARD PROCTOR (ASTM D698) 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 MOST CONDITION UNTIL THE PAVEMENT IS PLACED.
6. SAND CUSHION PROHIBITED: THE USE OF SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.
7. REINFORCING BARS: ALL REINFORCING BARS SHALL BE GRADE 40 DEFORMED REINFORCING STEEL. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE DETAILS.
8. 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.
9. CONNECTION TO EXISTING REINFORCED 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.
10. 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 THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
11. CONCRETE PAVEMENT CURING: MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SUBGRADERS AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.
12. 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.
13. 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).
14. PAVEMENT MARKINGS: PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM MANUAL FOR PAVEMENT MARKINGS". FIRE LINES SHALL BE STRIPPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. ALL HANDICAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH TAS AND ADA STANDARDS.

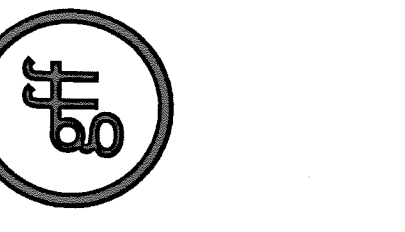
**CONDUIT AND SLEEVING NOTES**

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET CO-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. 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 REQUIRED 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.
3. 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 CAPED 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 LOCATION OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2" INTO THE GROUND AT EACH END LOCATION.
4. ELECTRIC AND GAS CONDUIT: THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL ELECTRIC AND GAS PROVIDED 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.
5. SITE LIGHTING 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.
6. 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 PER PROPOSED IRRIGATION CONDUITS AND SLEEVES.
7. PULL LINE: ALL UNDERGROUND CONDUIT AND SLEEVES SHALL BE INSTALLED WITH PULL LINE.
8. CONFLICTS: IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.

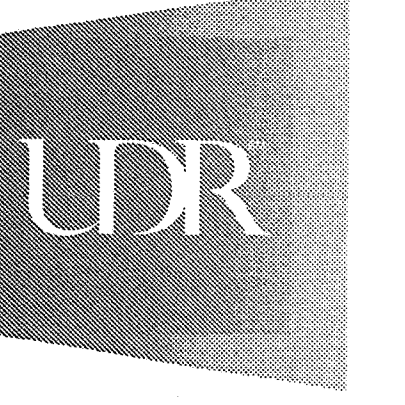
**PAVEMENT JOINTING NOTES**

1. PAVEMENT JOINT LAYOUT: IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTOR'S JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
2. SAW CUTTING: SAW CUTTING SHALL BE DONE WITHIN EIGHT (8) HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT MEDIAN. 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.
3. JOINT SEALING: 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 SOMERSON SL 3 OR AN APPROVED EQUAL.
4. COLD-SHARED PANELS: COLD-SHARED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHARED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB DIMENSIONS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
5. EXPANSION JOINTS: THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCCOUT IN THE CONCRETE PAVING.

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3990 VITRUVIAN WAY  
ADDISON, TX 75001

No.	Date	Item	REVISIONS
01.18.2013			NORTH OPEN SPACE
11.02.2012			BELLA CURB RETURN
10.31.2012			STREETSCAPE CONST
05.23.2012			PR #6
11.18.2011			PR #1

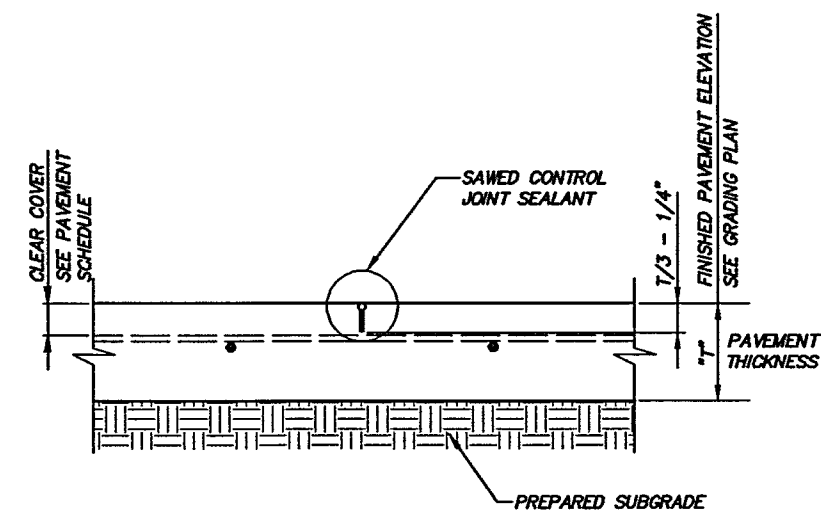
ICE  
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Approved

**PAVING PLAN**

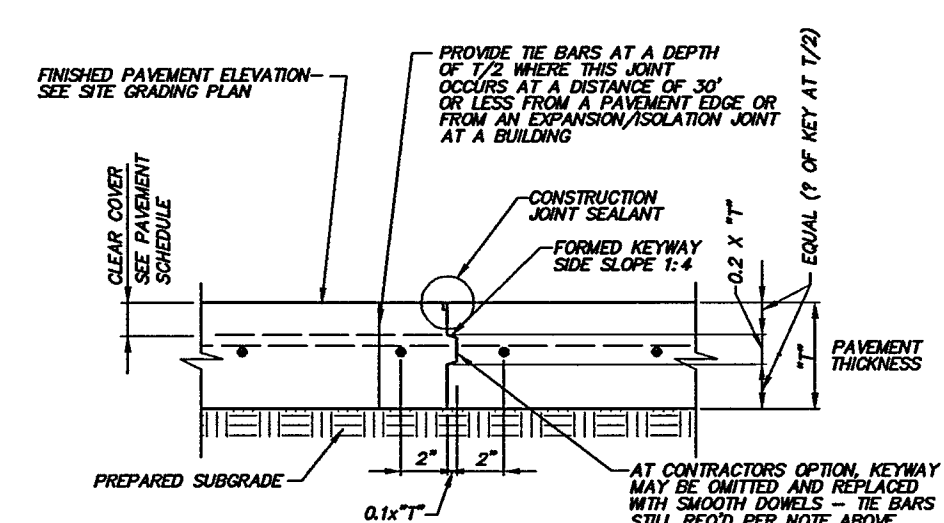
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Date 08.25.11  
Last Revision

**CO-6.01**

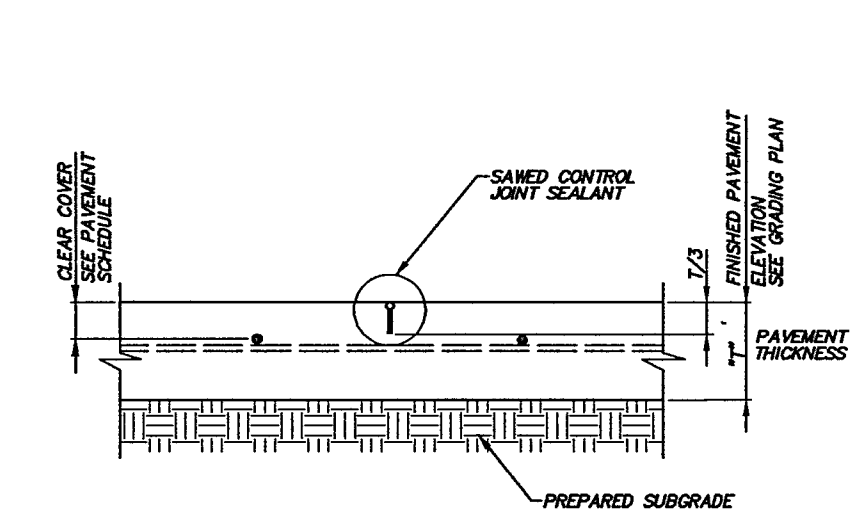




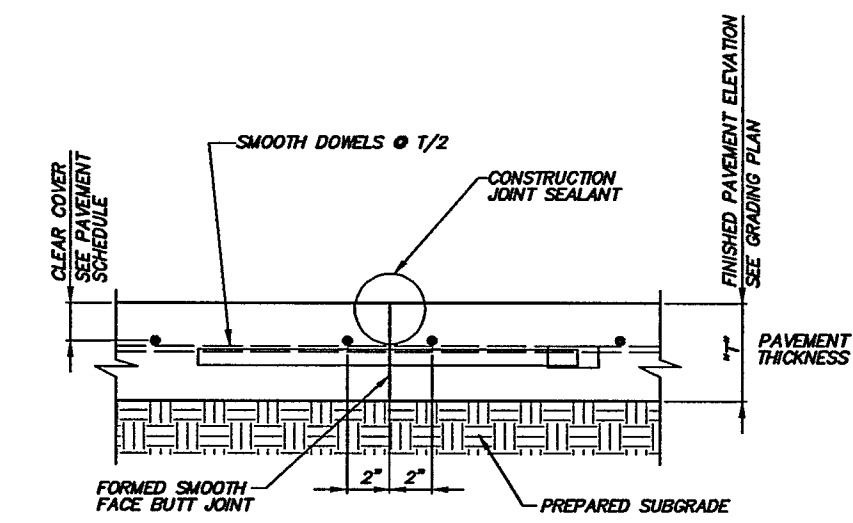
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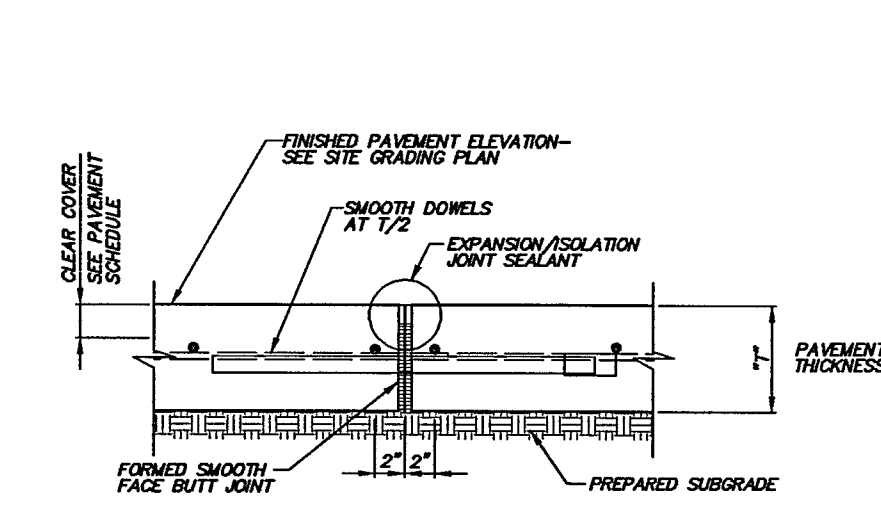
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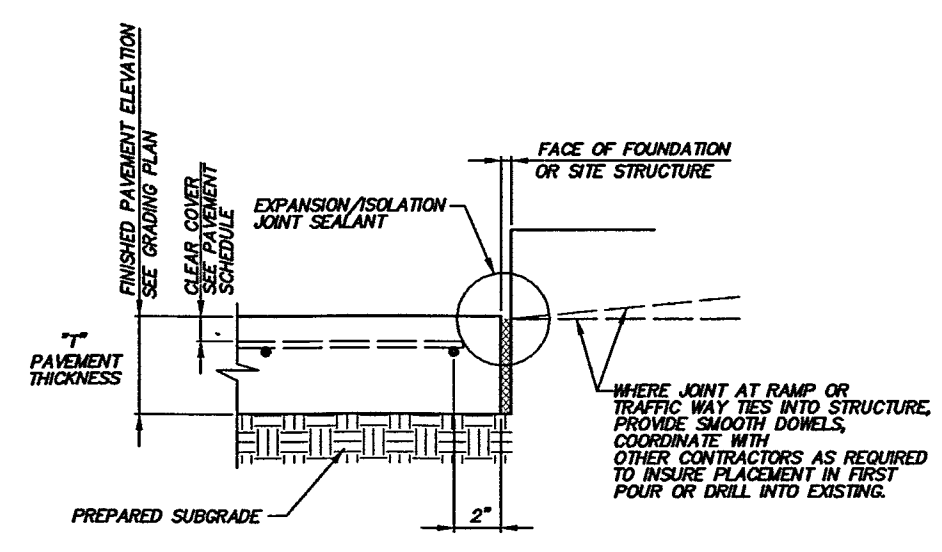
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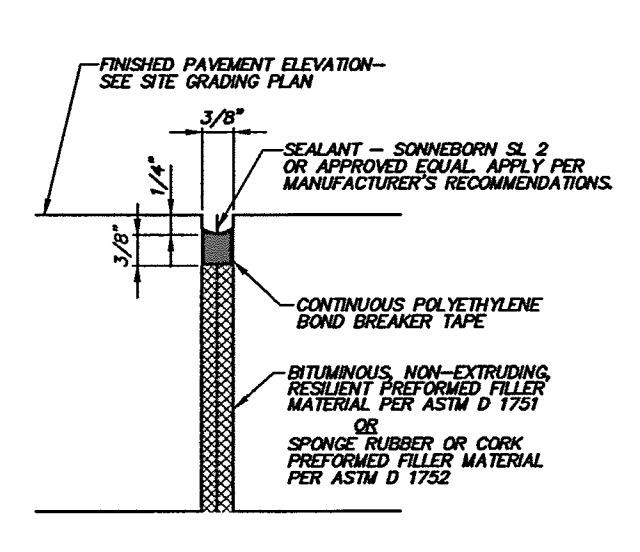
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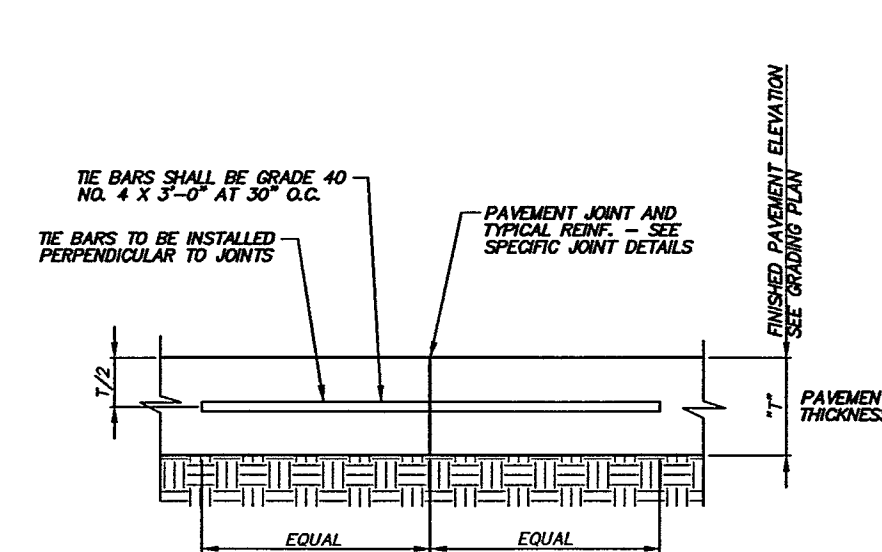
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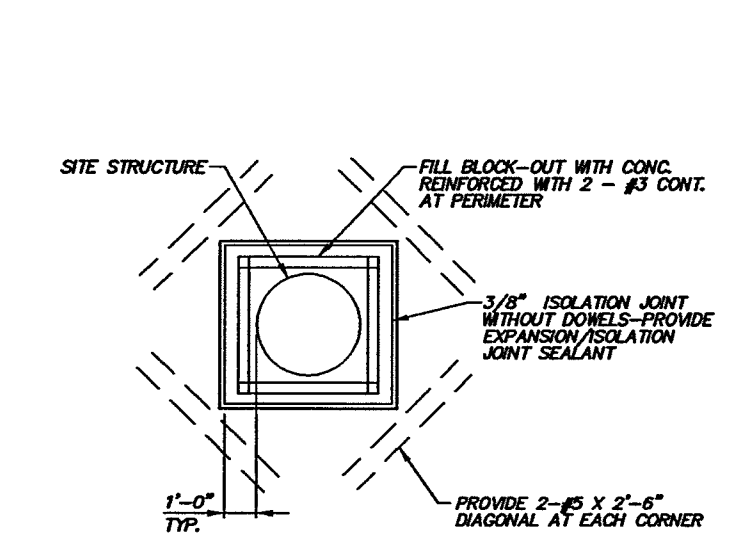
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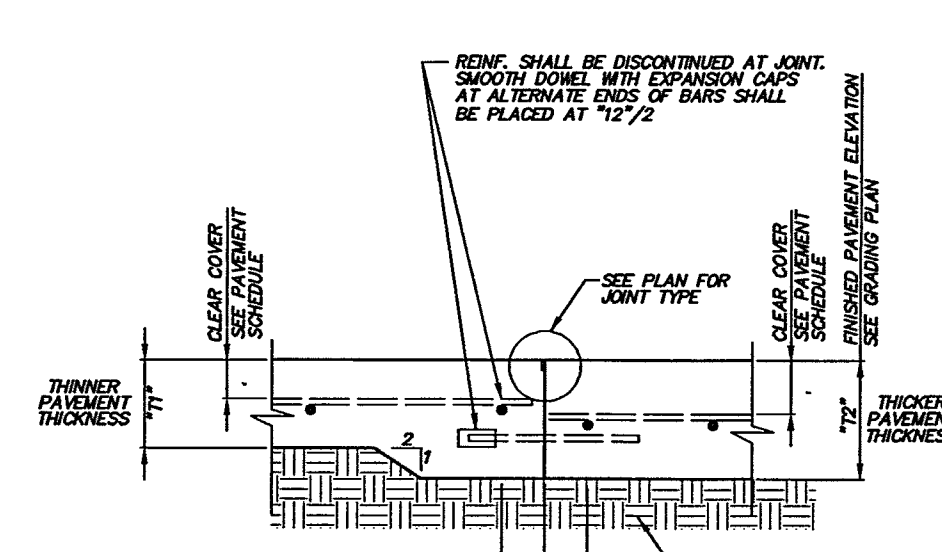
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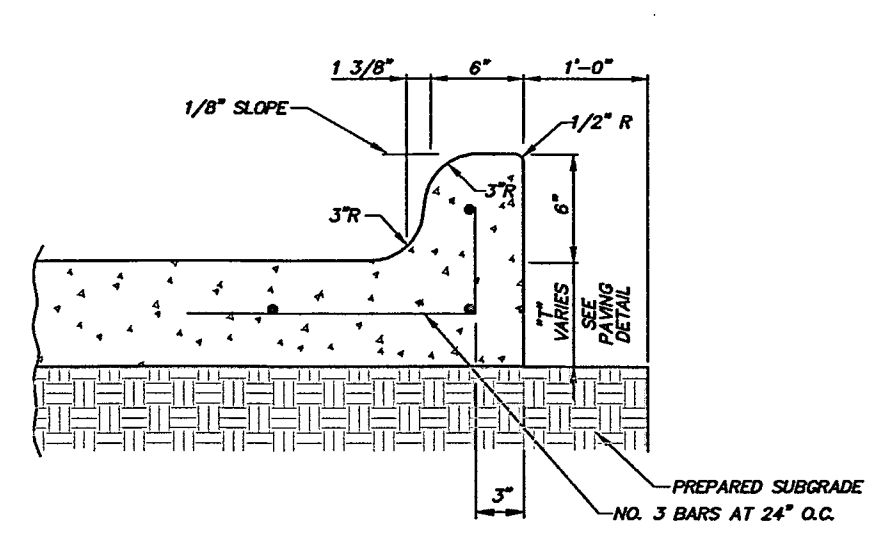
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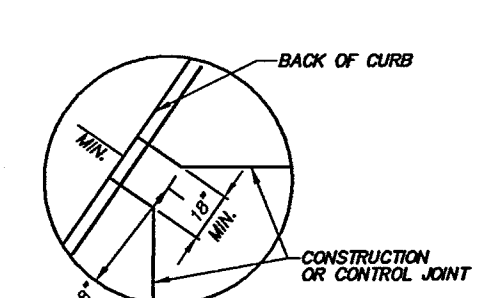
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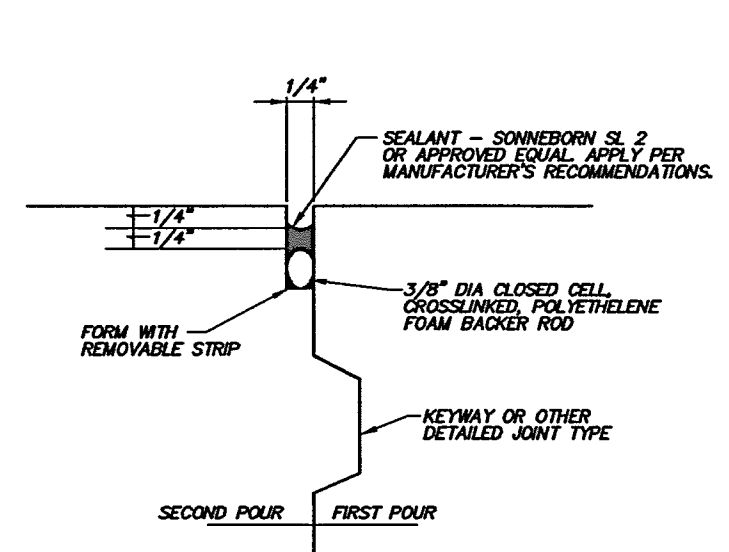
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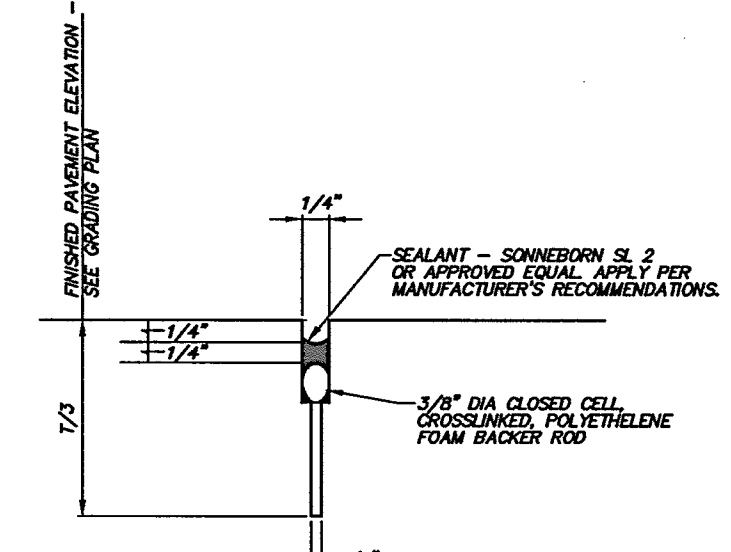
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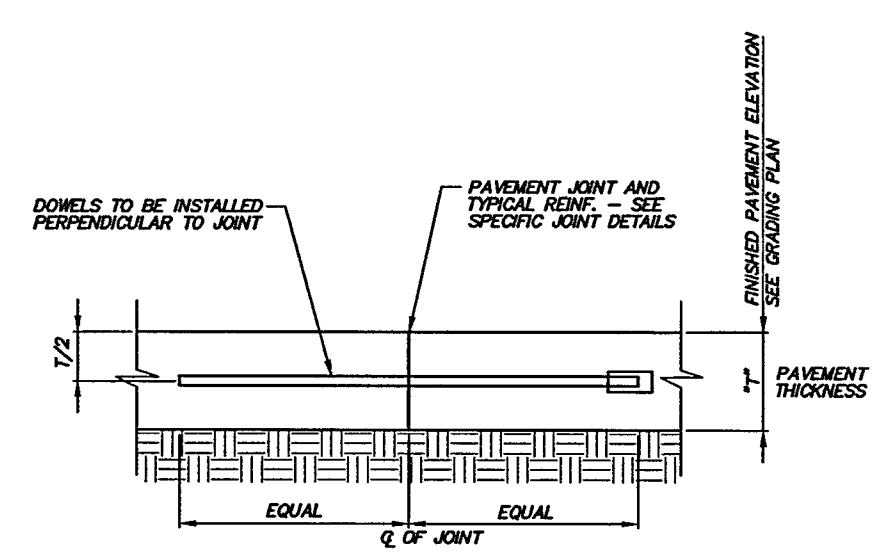
**TYPICAL AT ALL ANGLED JOINT TERMINATIONS**  
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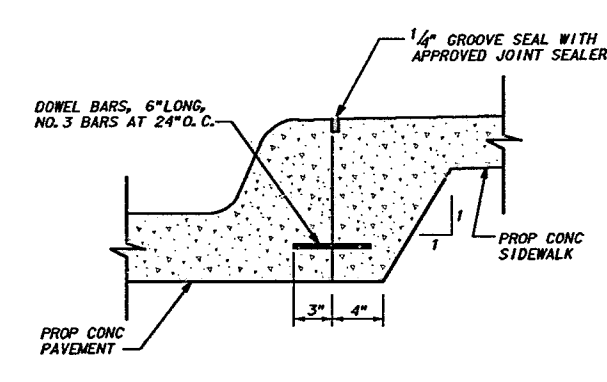
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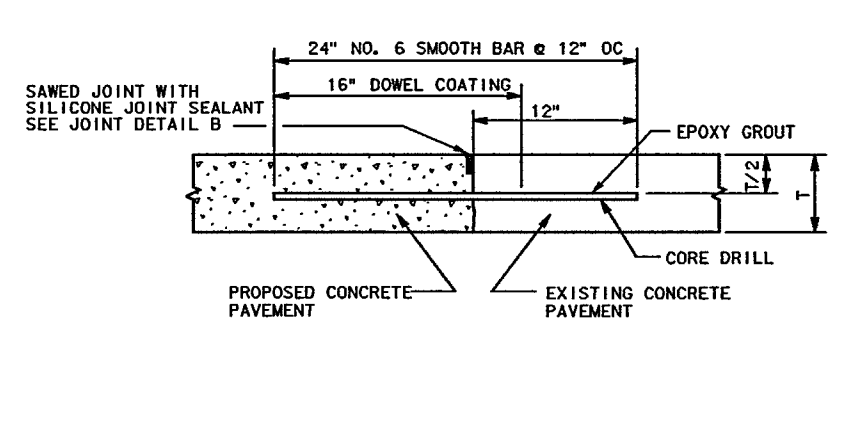
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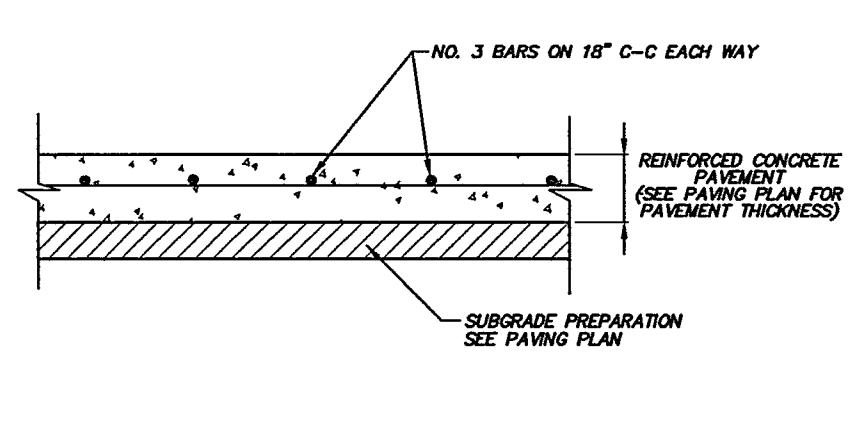
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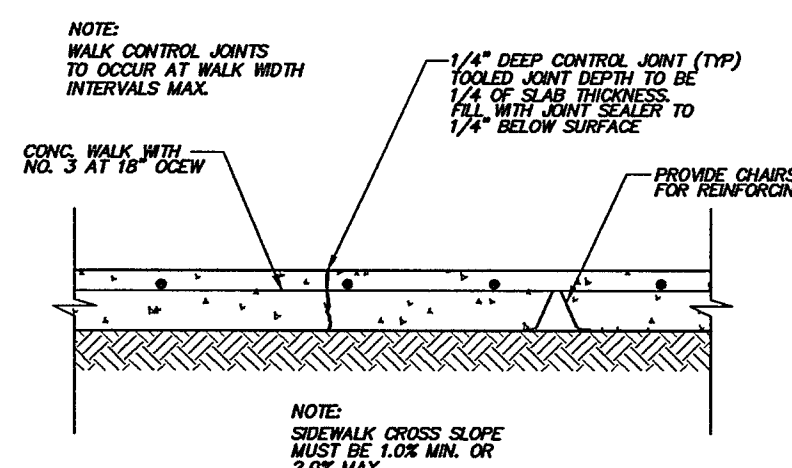
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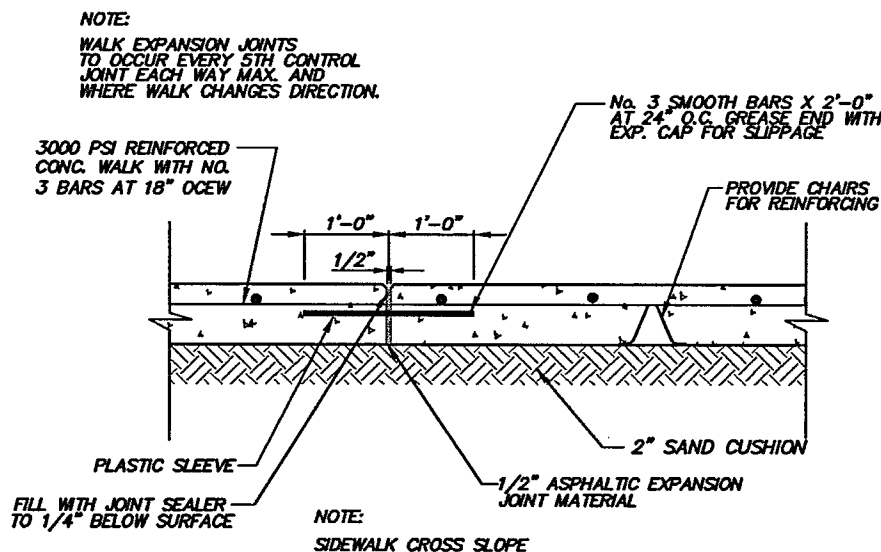
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**TYPICAL PAVEMENT SECTION**  
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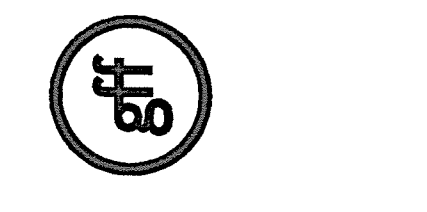


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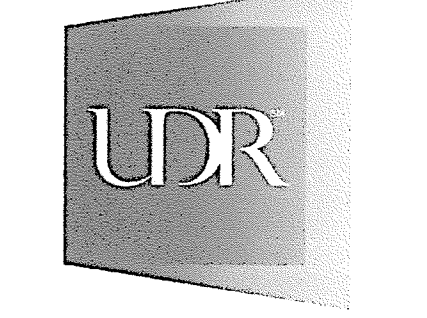


**SIDEWALK EXPANSION JOINT**  
NOT TO SCALE

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Fax: (817) 552-9129



**FIORI**  
**ON VITRUVIAN PARK**  
3990 VITRUVIAN WAY  
ADDISON, TX 75001

No.	Date	Item
1	05.23.2012	PR #8
2	11.18.2011	PR #1
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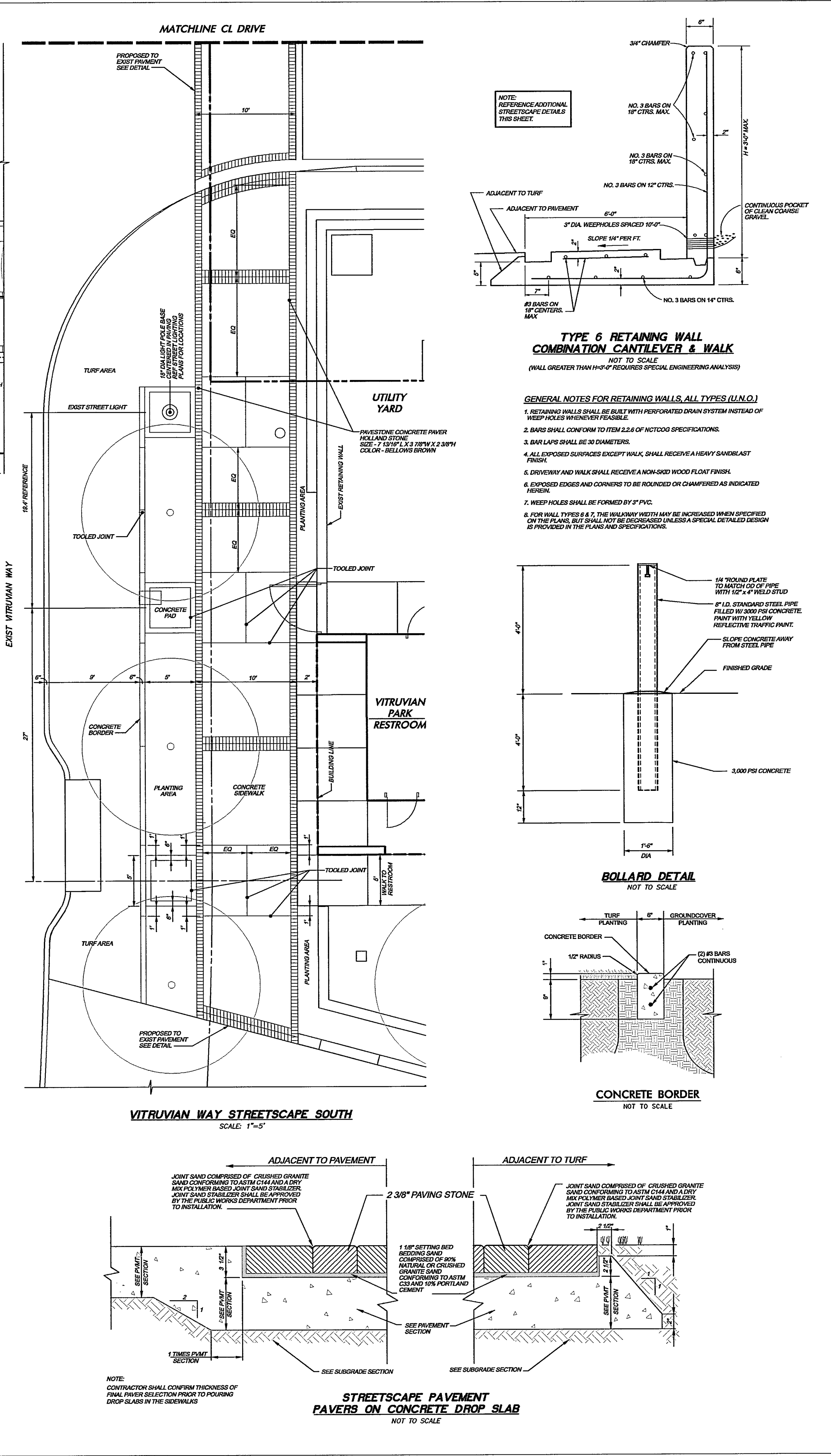
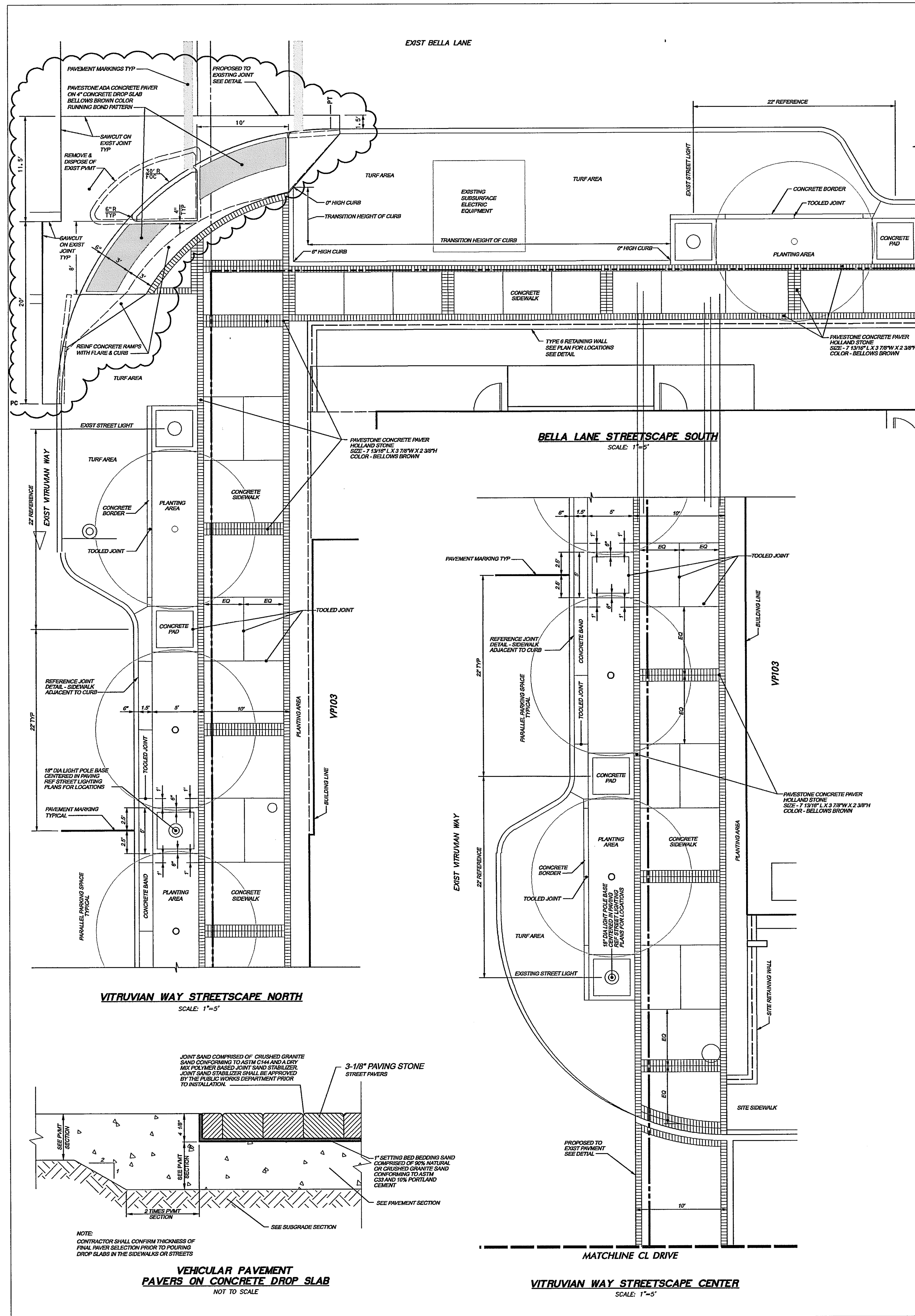
ICE  
Drawn  
JAM  
Checked  
BFD  
Approved

**PAVING DETAILS**

Project No. 10061.00  
Date 08.25.11  
Last Revision

**C0-6.02**





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**FIORI ON VITRUVIAN PARK**  
3990 VITRUVIAN WAY  
ADDISON, TX 75001

No.	Date	Item
11.02.2012		BELLA CURB RETURN
10.31.2012		STREETSCAPE CONST
05.23.2012		PR #6
11.18.2011		PR #1
No.	Date	Item

REVISIONS

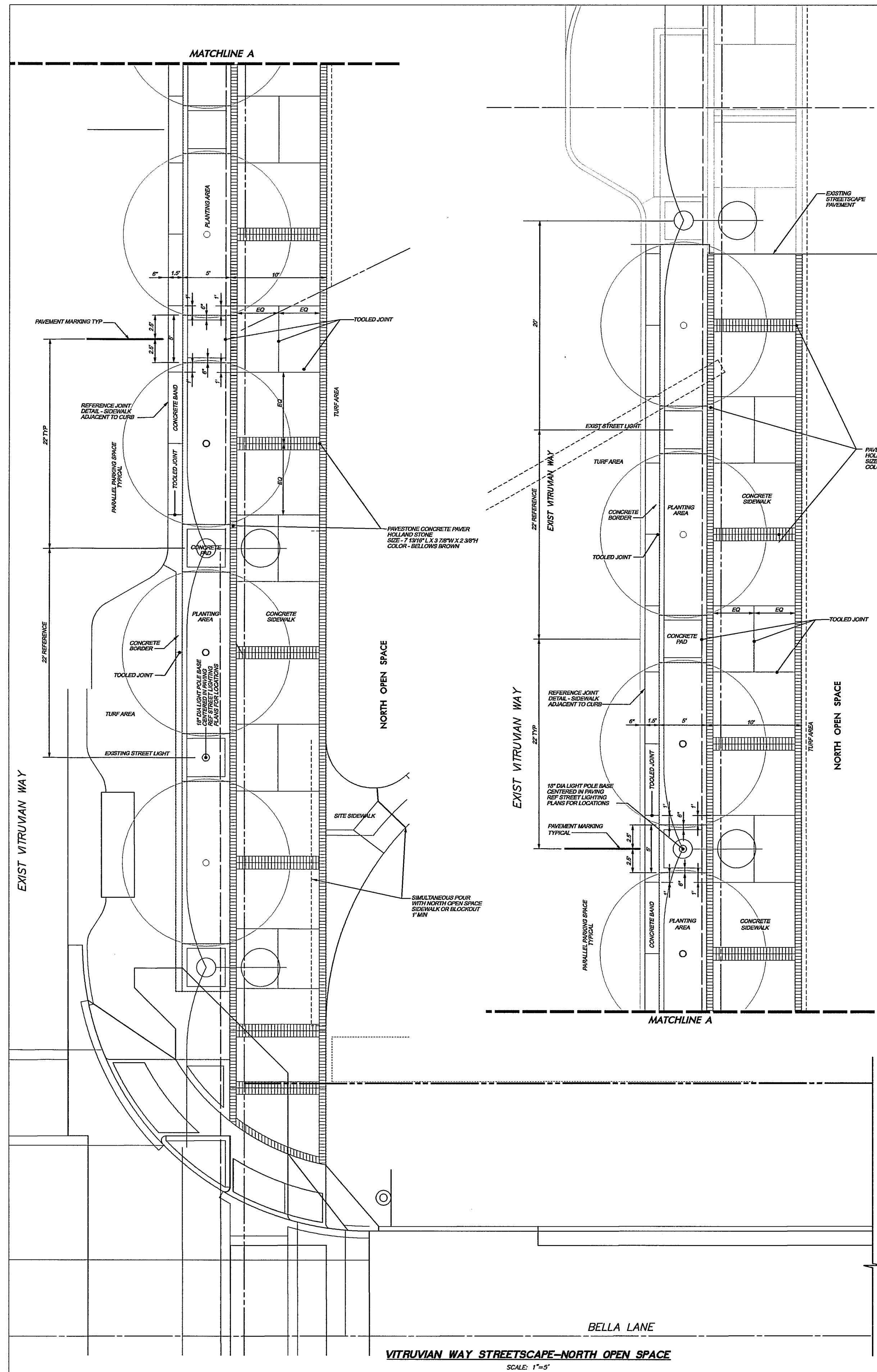
ICB  
Drawn  
JAM  
Checked  
JFD  
Approved

**PAVING DETAILS**

Project No. 10061.00  
Date 08.25.11  
Last Revision

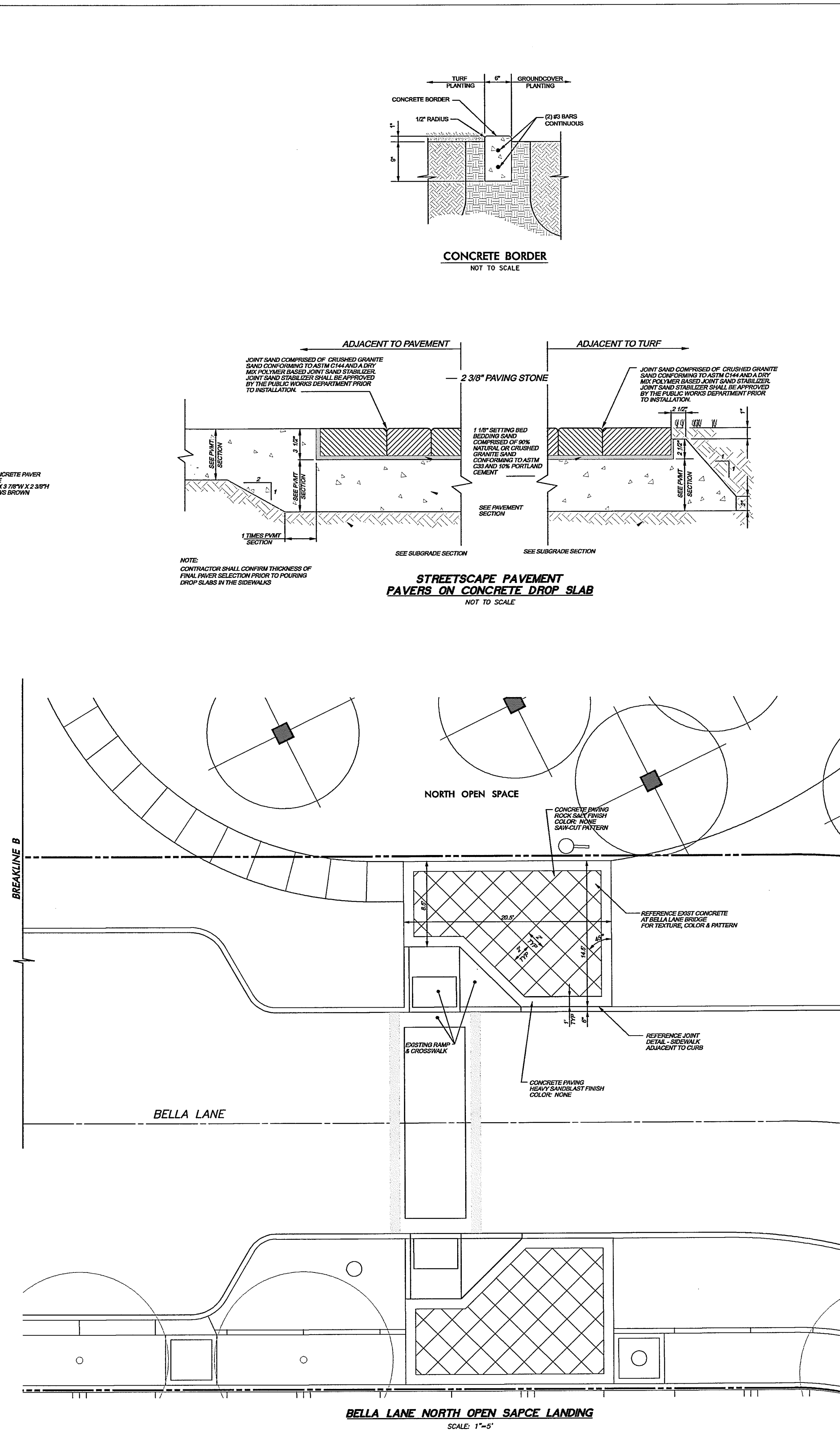
**CO-6.03**





VITRUVIAN WAY STREETScape-NORTH OPEN SPACE

SCALE: 1"=5'



STREETScape PAVERS ON CONCRETE DROP SLAB

BELLA LANE NORTH OPEN SPACE LANDING

SCALE: 1"=5'

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**UDR**

**FIORI**  
**ON VITRUVIAN PARK**  
 3990 VITRUVIAN WAY  
 ADDISON, TX 75001

No.	Date	Item
1	01.18.2013	NORTH OPEN SPACE

REVISIONS

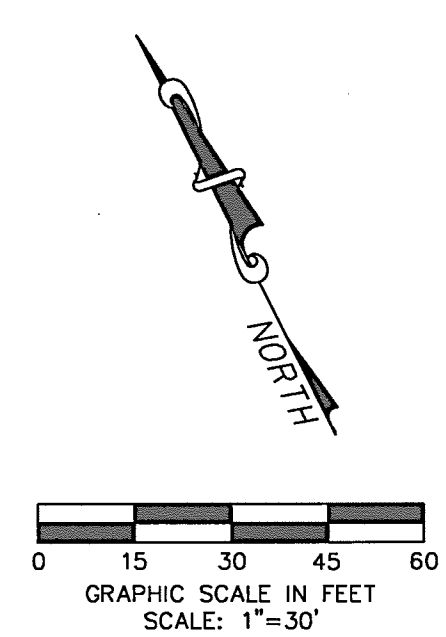
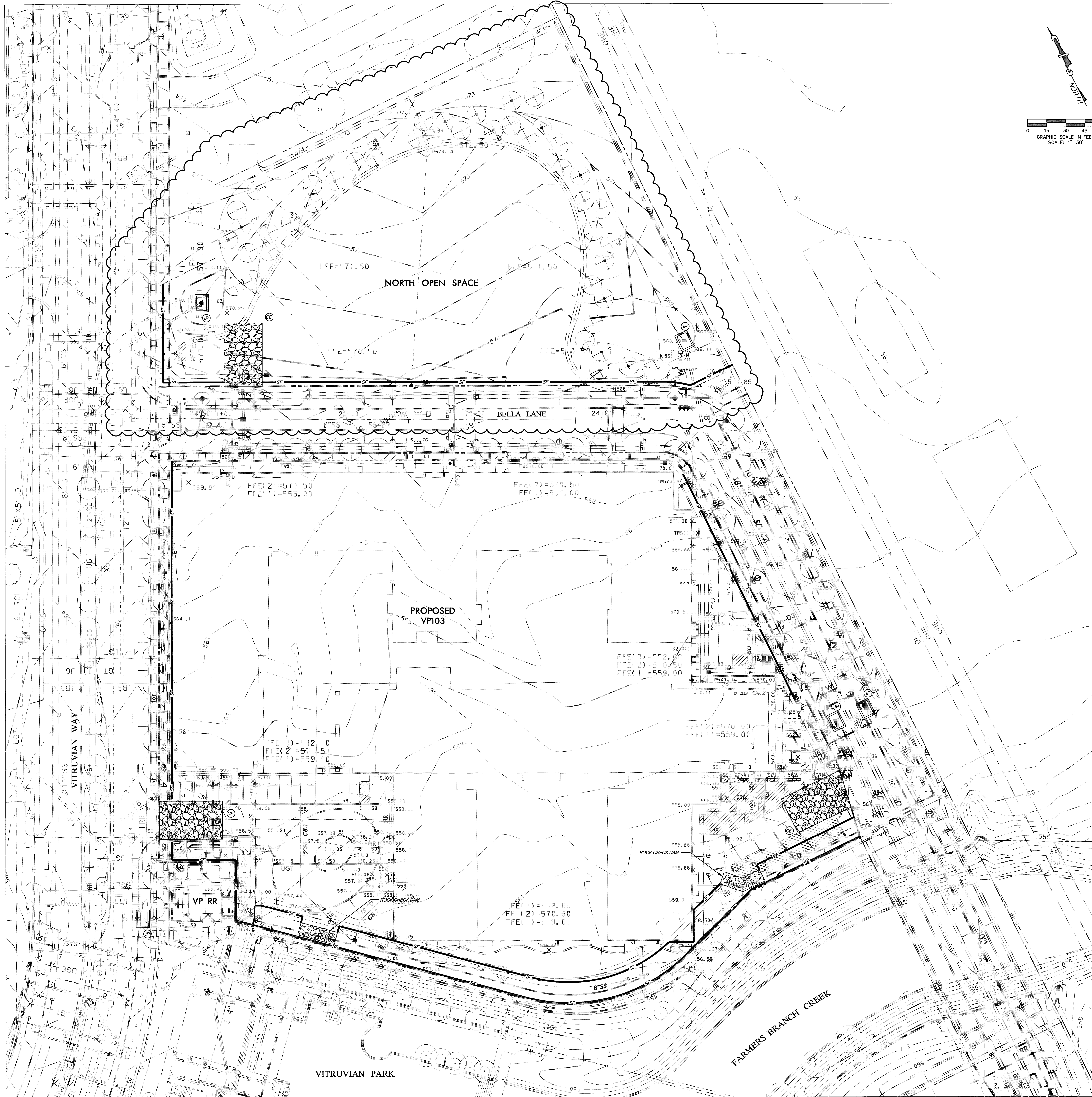
ICE  
 Drawn  
 JAM  
 Checked  
 BFD  
 Approved

**PAVING DETAILS**

Project No. 10061.00  
 Date 08.25.11  
 Last Revision

**C0-6.04**





**WARNING**

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-345-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DESCRIBING THE EXACT LOCATION OF UTILITIES ON THESE DRAWINGS.

**LEGEND**

SILT FENCE	— SF —
EXISTING SILT FENCE	— SF —
INLET PROTECTION	Ⓟ
STABILIZED CONSTRUCTION ENTRANCE	Ⓢ

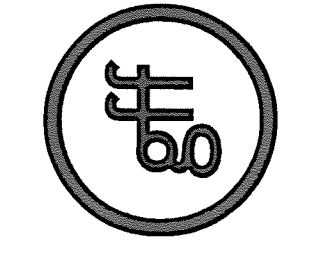
**EROSION CONTROL NOTES**

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET CO-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **SWPPP COMPLIANCE:** THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP 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 SWPPP BEYOND WHAT IS HEREIN PROVIDED.
3. **BMP INSTALLATION:** PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICE" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
4. **CLEANING, REPAIR AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVERSE, 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.
5. **SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A MANNER 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.
6. **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 SWPPP.
7. **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.
8. **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.

**Good Fulton & Farrell Architects**

2808 Fairmount Street  
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Dallas, Texas 75201

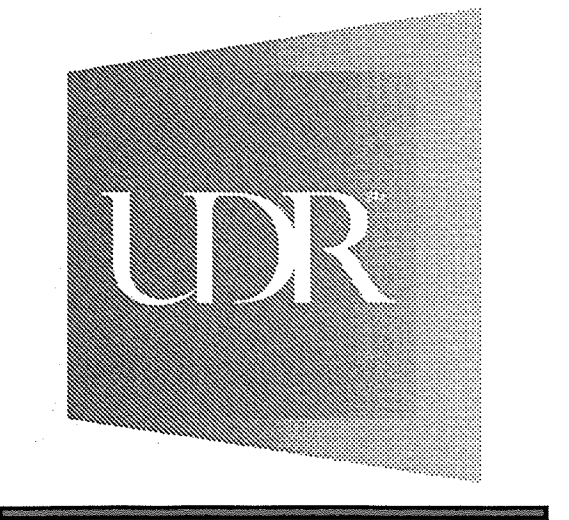
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**FIORI**  
**ON VITRUVIAN PARK**  
3990 VITRUVIAN WAY  
ADDISON, TX 75001

No.	Date	Item	REVISIONS
1	01.18.2013		NORTH OPEN SPACE
2	05.23.2012		PR #6
3	11.18.2011		PR #1

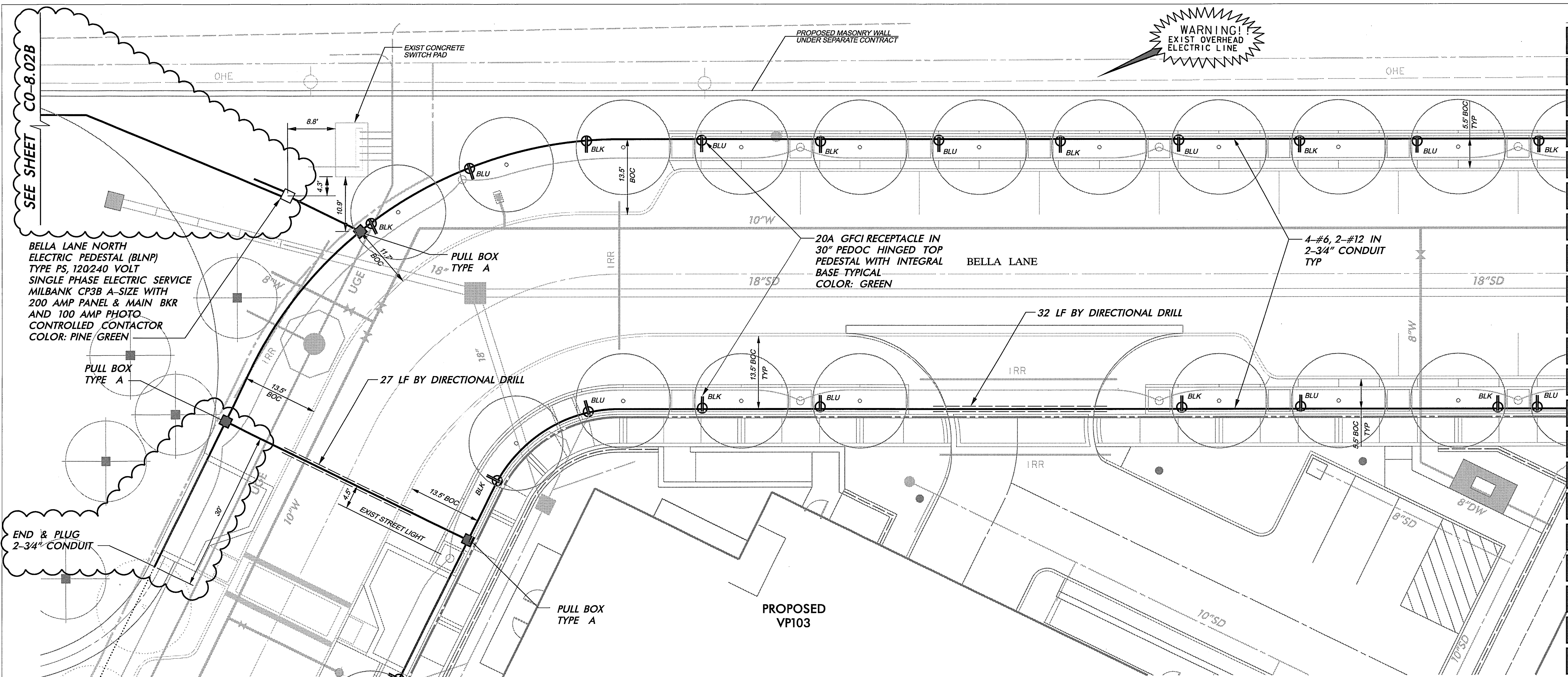
ICE  
Drawn  
JAM  
Checked  
BFD  
Approved

**EROSION & SEDIMENT CONTROL PLAN**

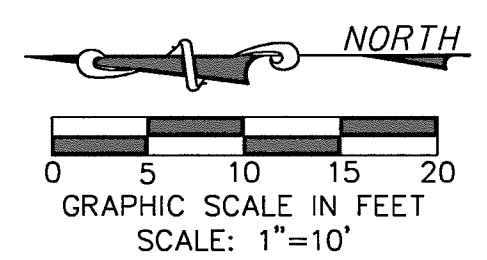
Project No. 10061.00  
Date 08.25.11  
Last Revision

**CO-7.01**





MATCHLINE B



**WARNING**  
 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. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

BM #1 REF. ELEVATION = 559.47  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE  
 1127' NORTH OF VITRUVIAN WAY  
 BM #2 REF. ELEVATION = 547.84  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF VITRUVIAN WAY AND MARSH LANE.

- LEGEND**
- PULL BOX (GROUND BOX)
  - PVC CONDUIT (POWER)
  - EXIST PVC CONDUIT (LIGHTING)
  - TRANSFORMER ON POLE (PROVIDED BY POWER COMPANY)
  - EXIST STREET LIGHT
  - 20A GFCI RECEPTACLE
  - HUBBLE GFR53625GOW OR EQ IN PEDOC OUTLET BOX PEDESTAL 30" HEIGHT SINGLE GANG HINGED TOP WITH INTEGRAL BASE COLOR: GREEN

**LIGHTING & CONDUIT NOTES**

1. REFER TO SHEET CO-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. REFER TO SHEET CO-8.04 (ED(3)-03) FOR ELECTRIC DETAILS - GROUND BOXES. RIGID METAL CONDUIT ELBOWS ARE NOT REQUIRED. CONCRETE APRON IS NOT REQUIRED.
3. WATER, SANITARY SEWER AND STORM DRAIN LINES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL LOCATE ALL UTILITY LINES IN THE AREA PRIOR TO DIGGING.
4. INSTALL SCHEDULE 40 PVC UNDERGROUND (24" MIN COVER). ALL STREET AND DRIVEWAY CROSSINGS (36" MIN COVER). ALL BENDS TO BE LONG RADIUS.
5. CONNECTION TO POWER COMPANY CIRCUITS TO BE MADE ONLY BY POWER COMPANY.
6. UNLESS OTHERWISE INDICATED ALL WORK SHALL CONFORM TO THE 2008 NATIONAL ELECTRICAL CODE (NFPA 70) AND THE 2007 NATIONAL ELECTRICAL SAFETY CODE (ANSI C2).
7. ALL EMPTY CONDUIT INSTALLED FOR FUTURE EXTENSION SHALL BE TURNED UP AND EXTENDED UP TO FINISHED GRADE. CAP ENDS OF ALL CONDUITS. ALL EMPTY CONDUIT SHALL CONTAIN A PULL LINE - 200 LB TEST NYLON.
8. REFER TO REFERENCED SHEETS FOR ELECTRICAL DETAILS.

BELLA LANE NORTH ELECTRIC PEDESTAL (BLNP) TYPE PS 120240 VOLT SINGLE PHASE ELECTRIC SERVICE MILBANK CP3B A-SIZE WITH 200 AMP PANEL & MAIN BKR AND 100 AMP PHOTO CONTROLLED CONTACTOR COLOR: PINE GREEN

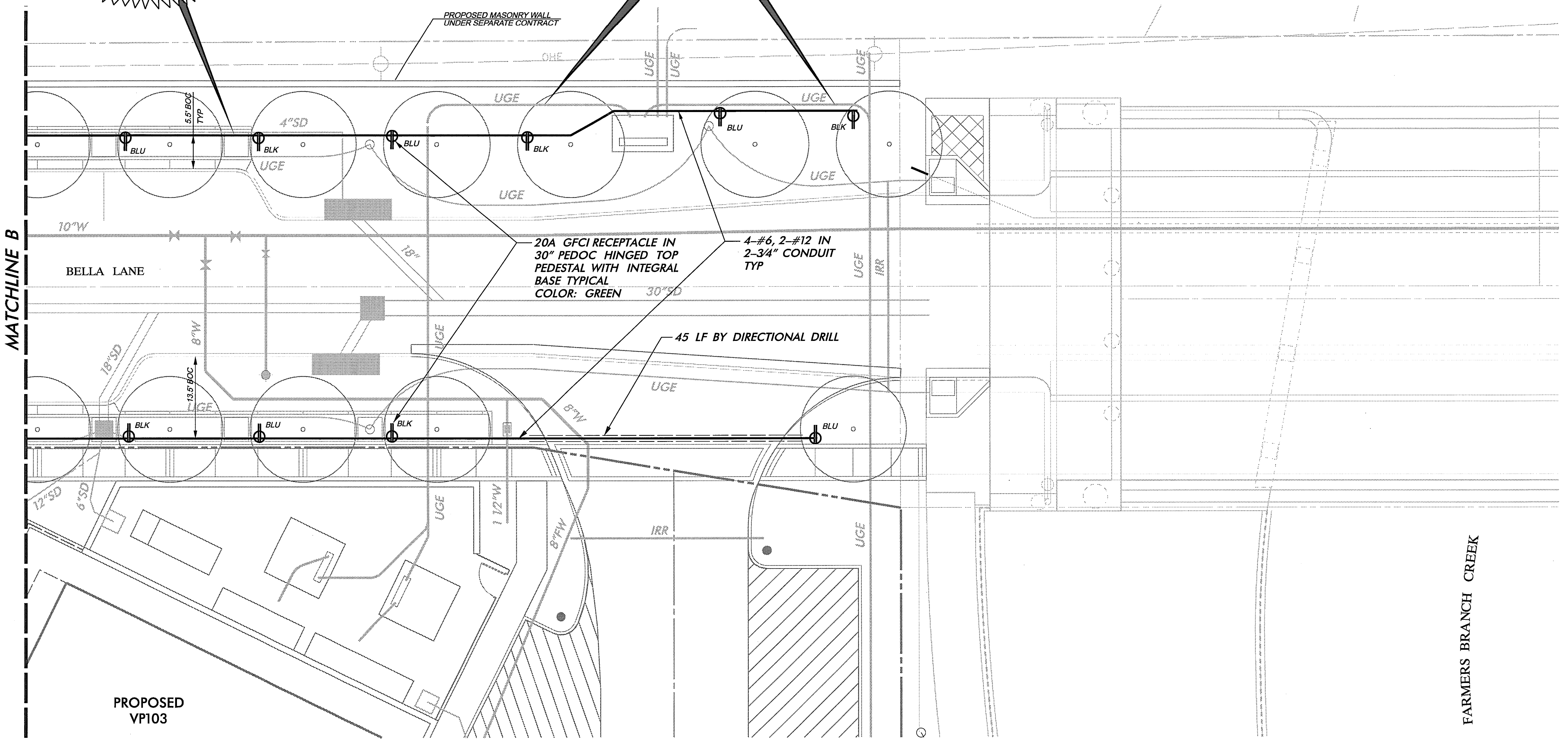
END & PLUG 2-3/4" CONDUIT

**WARNING!**  
 EXIST OVERHEAD ELECTRIC LINE

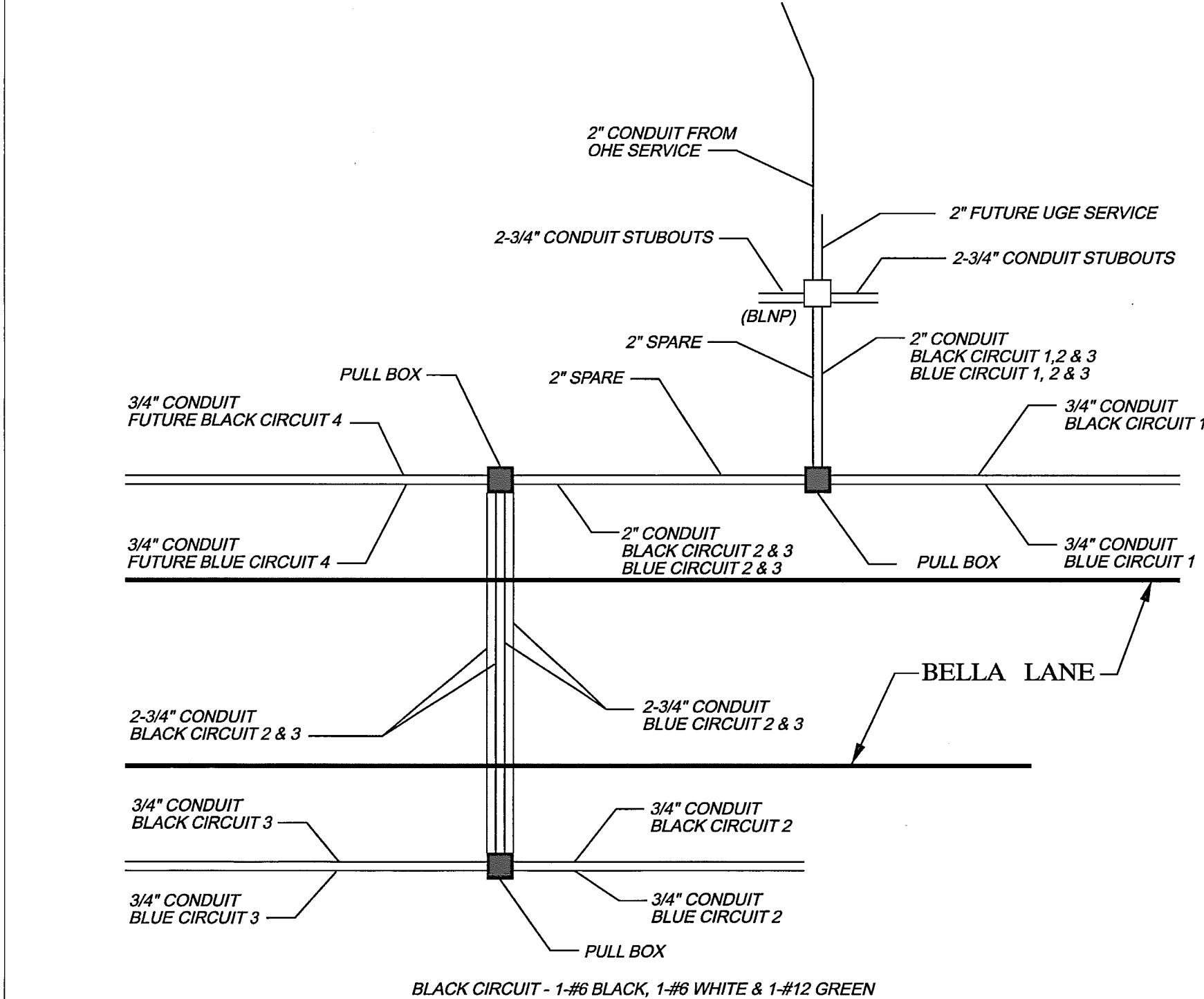
**WARNING!**  
 EXIST UNDERGROUND ELECTRIC LINE

MATCHLINE A

MATCHLINE B

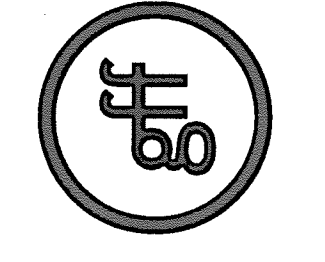


FARMERS BRANCH CREEK

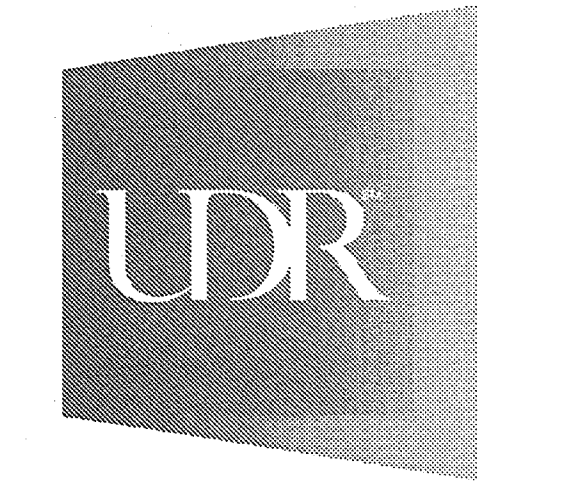


**CONDUIT CONFIGURATION DETAIL**  
 NOT TO SCALE

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**FIORI**  
**ON VITRUVIAN PARK**  
 3990 VITRUVIAN WAY  
 ADDISON, TX 75001

No.	Date	Item	REVISIONS
1	02.05.2013	SERVICE LOCATION	
2	11.26.2012	STREETSCAPE CONST	

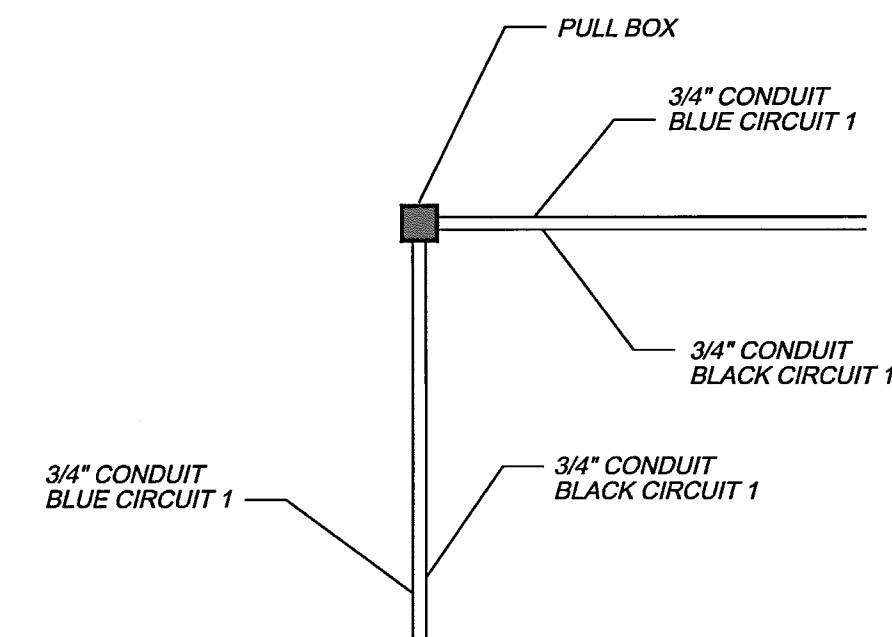
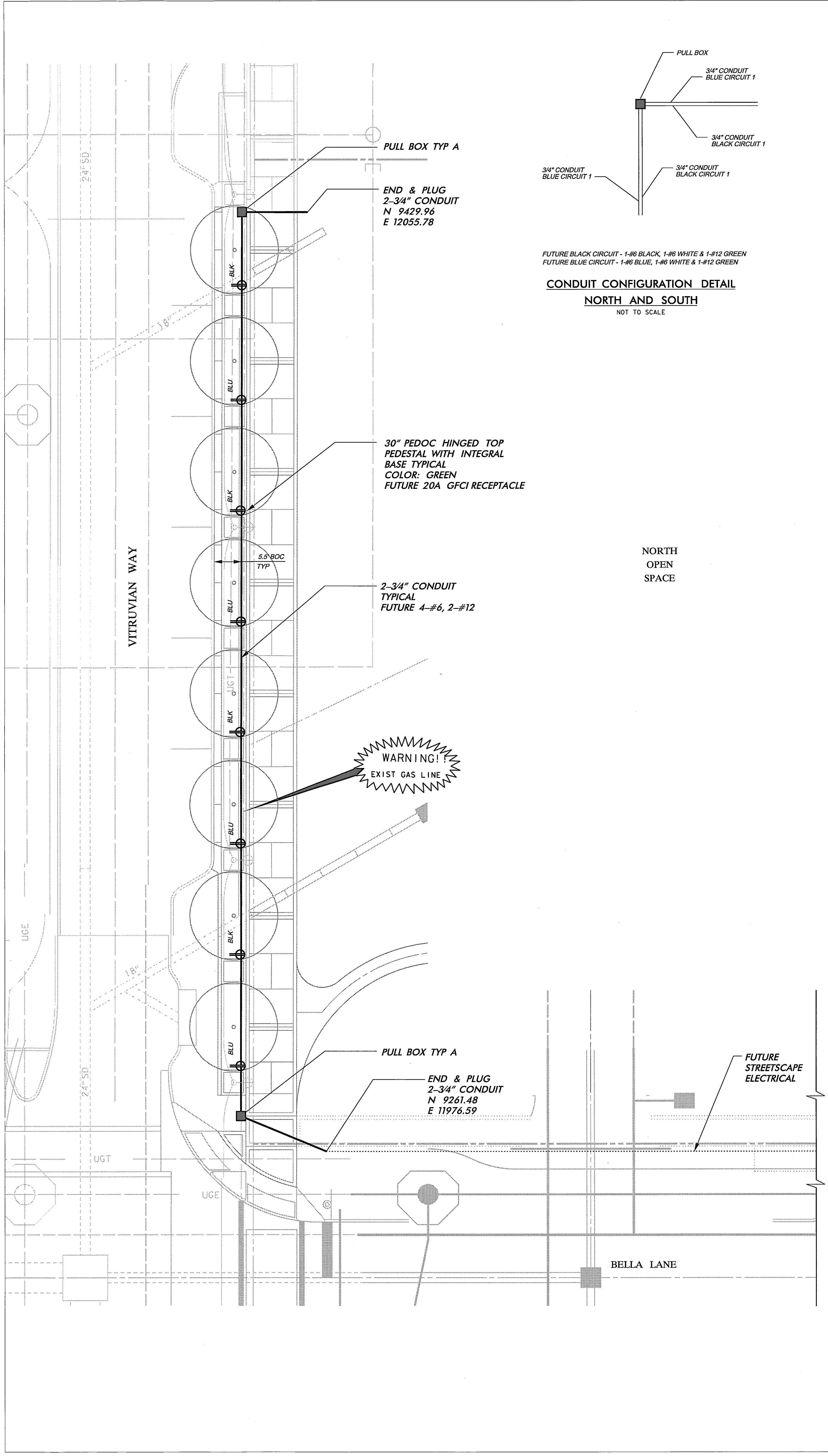
ICE  
 Drawn  
 JAM  
 Checked  
 BFD  
 Approved

**STREETSCAPE ELECTRICAL PLAN**

Project No. 10061.00  
 Date 08.25.11  
 Last Revision

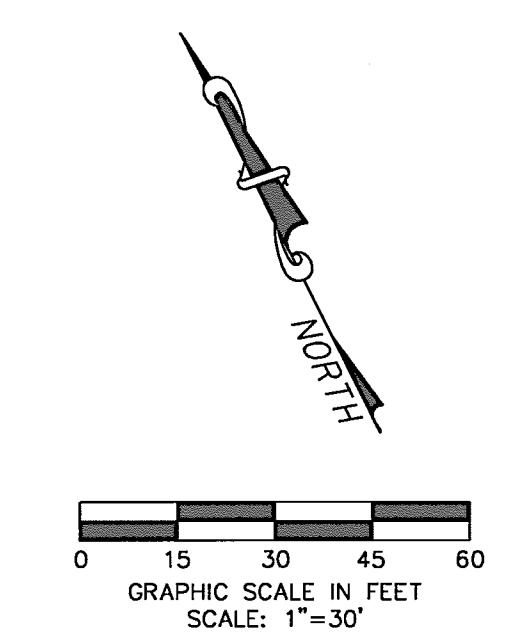
**CO-8.01**





**LIGHTING & CONDUIT NOTES**

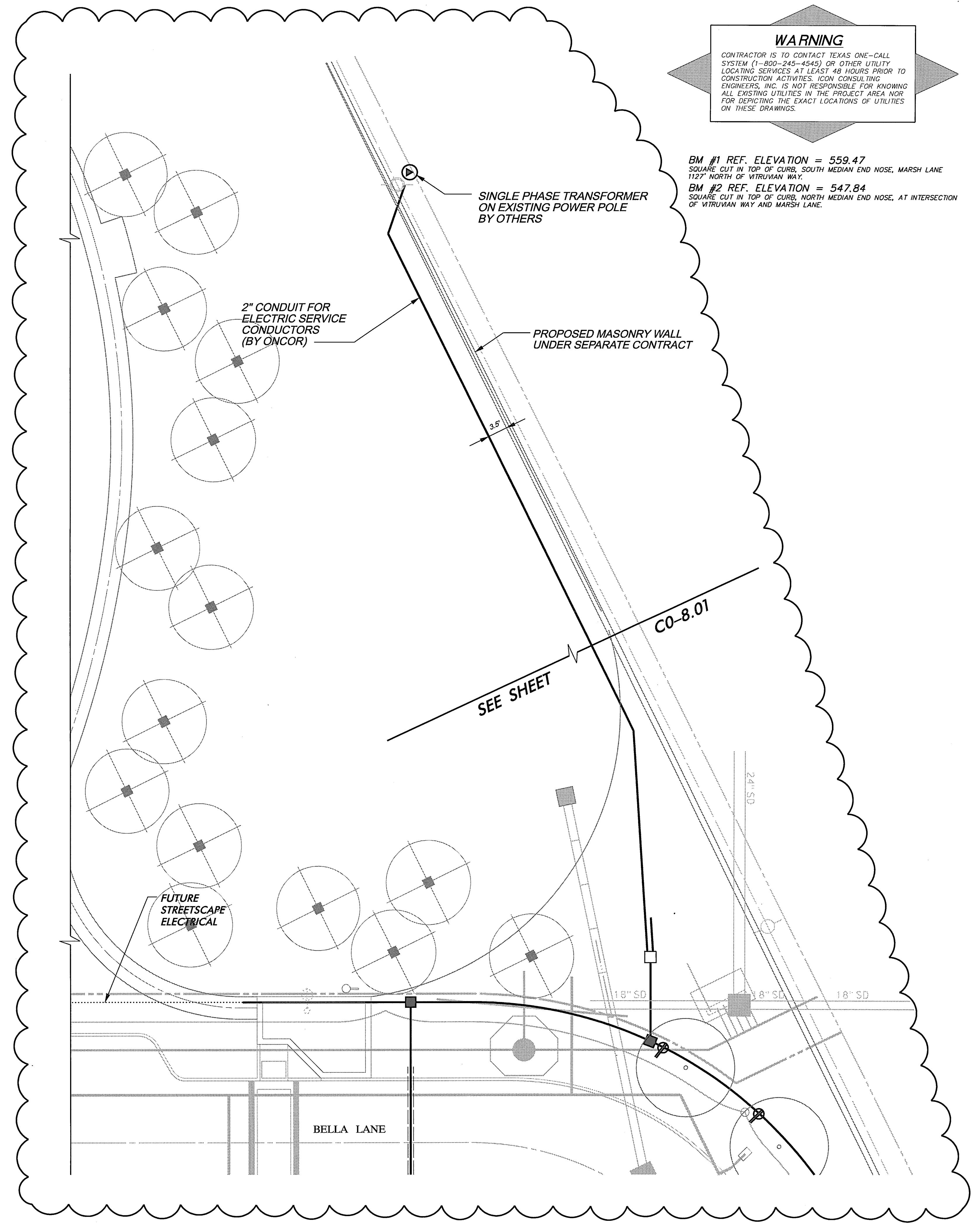
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- EXIST PVC CONDUIT (LIGHTING)
- TRANSFORMER ON POLE (PROVIDED BY POWER COMPANY)
- EXIST STREET LIGHT
- PEDOC OUTLET BOX PEDESTAL 30" HEIGHT SINGLE GANG HINGED TOP WITH INTEGRAL BASE
- FUTURE 20A GFCI RECEPTACLE
- COLOR: GREEN
- HUBBLE GFR53625GW OR EQ

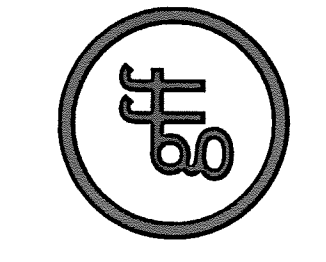
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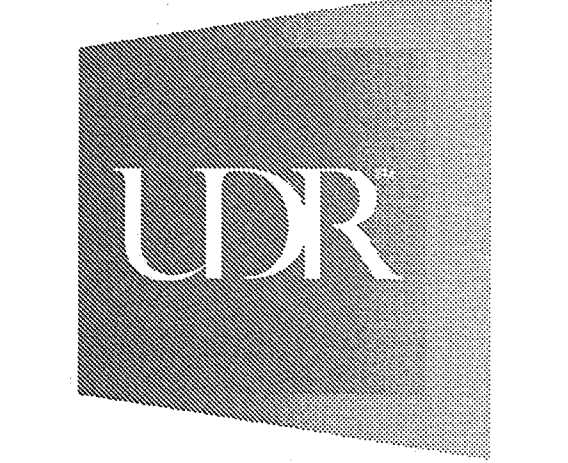
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**FIORI**  
**ON VITRUVIAN PARK**  
3990 VITRUVIAN WAY  
ADDISON, TX 75001

No.	Date	Item
1	02.05.13	SERVICE LOCATION
2	01.25.13	NORTH OPEN SPACE
REVISIONS		

ICE  
Drawn  
JAM  
Checked  
BRUCE F. DUNNE  
62654  
Approved

**STREETSCAPE ELECTRICAL PLAN**

Project No. 10061.00  
Date 08.25.11  
Last Revision

**CO-8.02B**























