

PLANS FOR THE CONSTRUCTION OF CIVIL SITE IMPROVEMENTS

FOR

VITRUVIAN PARK - PHASE I SOUTH (PRIVATE) TOWN OF ADDISON, TEXAS

PUBLIC WORKS # 2007-001

OWNER/DEVELOPER:

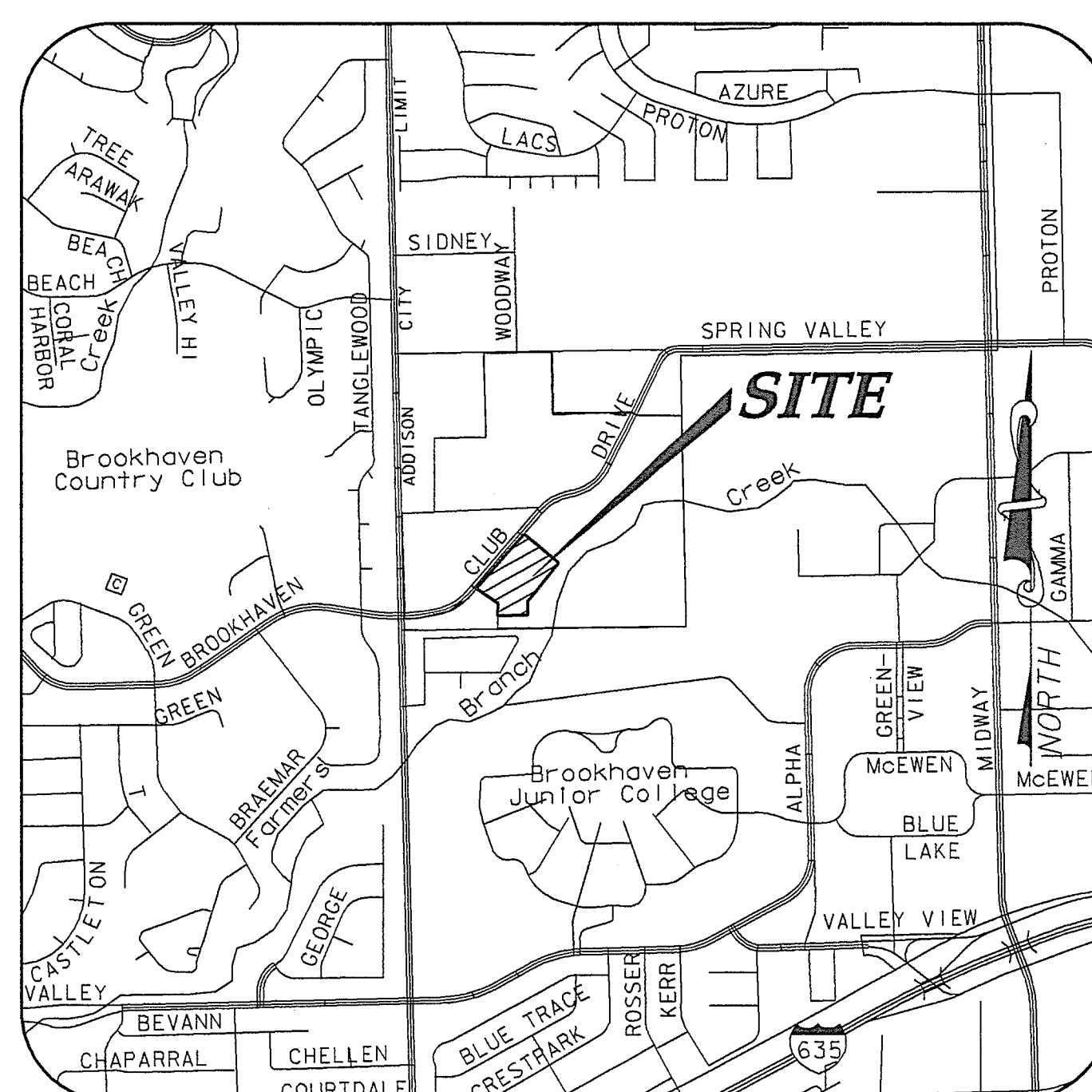
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DALLAS, TEXAS 75240
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FAX: (972) 866-0163
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CIVIL ENGINEER:

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FAX: (817) 552-3126
CONTACT: BRUCE F. DUNNE, P.E.

SURVEYOR:

LANE'S SOUTHWEST SURVEYING, INC.
2717 MOTLEY DRIVE, SUITE 'B'
MESQUITE, TEXAS 75150
PH: (972) 681-4442
FAX: (972) 681-4829
CONTACT: JIM LANE, RPLS



VICINITY MAP

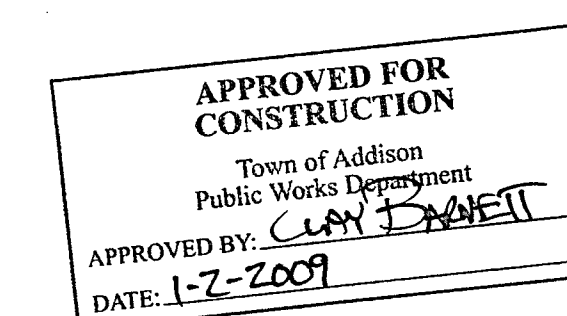
NOT TO SCALE
(MAPSCO GRID 13 & 14)

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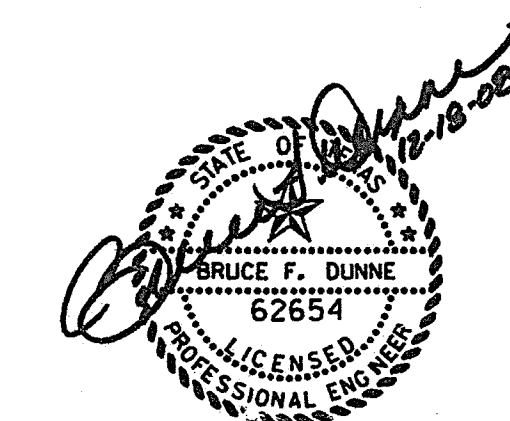
SHEET NO.	DESCRIPTION
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OCTOBER 2008

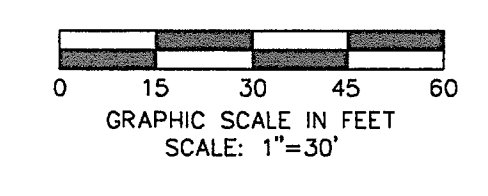
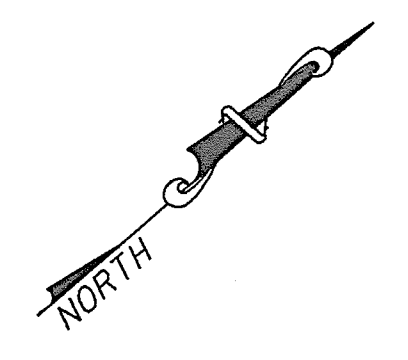
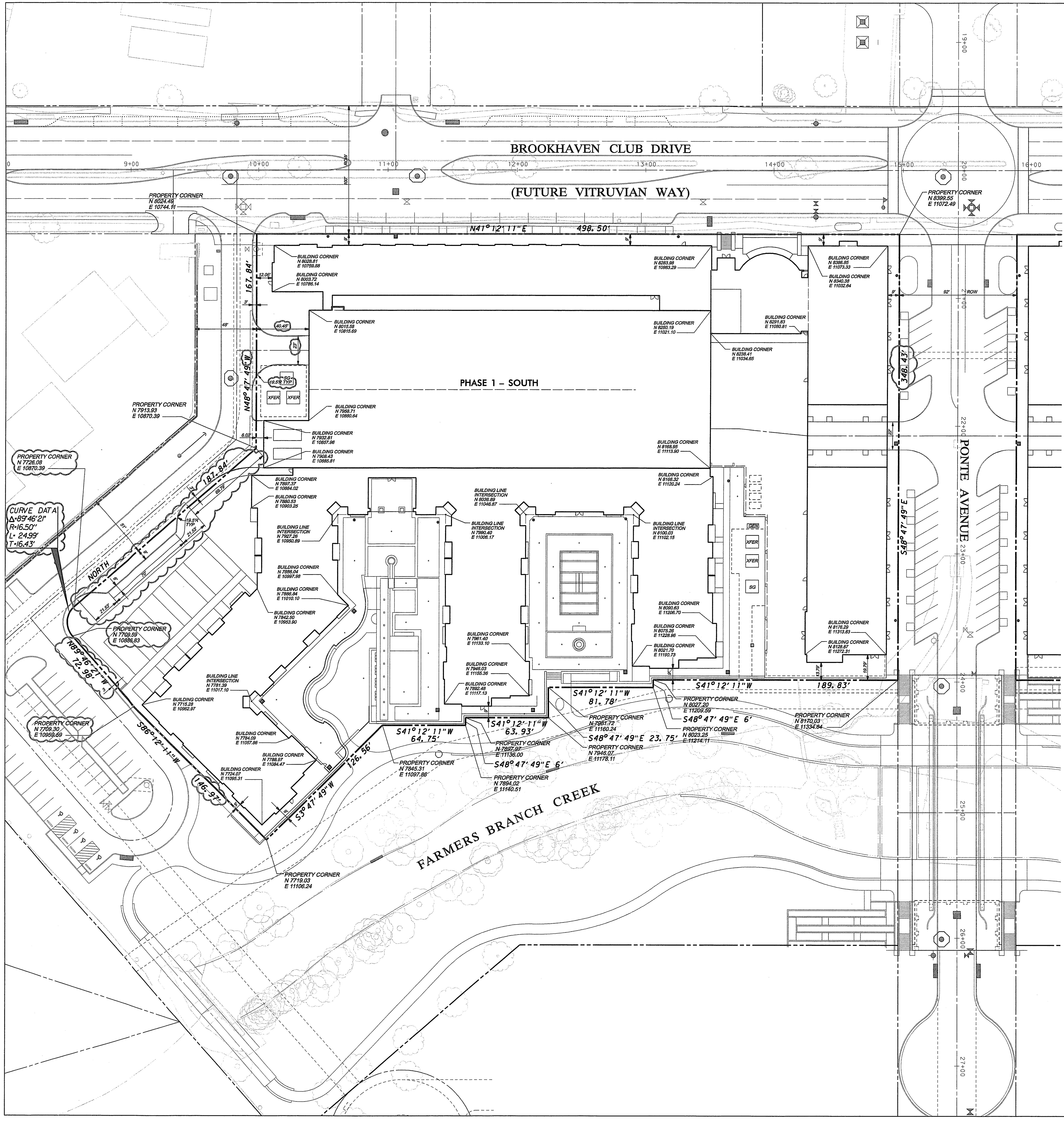


All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.



PROJECT NO. 5019-03

SAVOYE I



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.

BM #1 REF. ELEVATION = 559.47
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE 1127' NORTH OF BROOKHAVEN CLUB DRIVE.

BM #2 REF. ELEVATION = 547.84
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

LAYOUT & DIMENSIONAL CONTROL NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET (C1) GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. 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.
3. 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.
4. DIMENSIONAL CONTROL: ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO BACK OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE BACK OF CURB.
5. CURB RADIUS: ALL CURB RADIUS SHALL BE 15' TO BACK OF CURB UNLESS OTHERWISE NOTED.
6. 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.



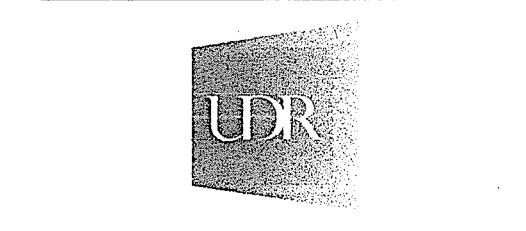
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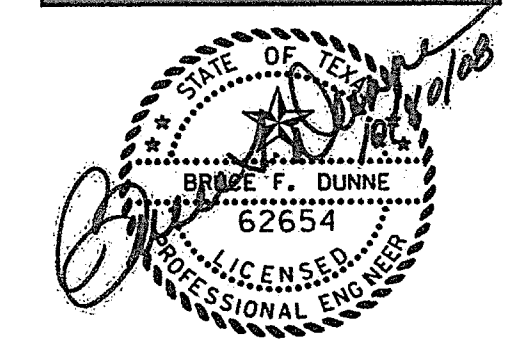


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Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

CONSTRUCTION REISSUE	10/13/08
CONSTRUCTION	8/1/08
PERMIT	7/21/08
PRELIM GRADING	6/27/08



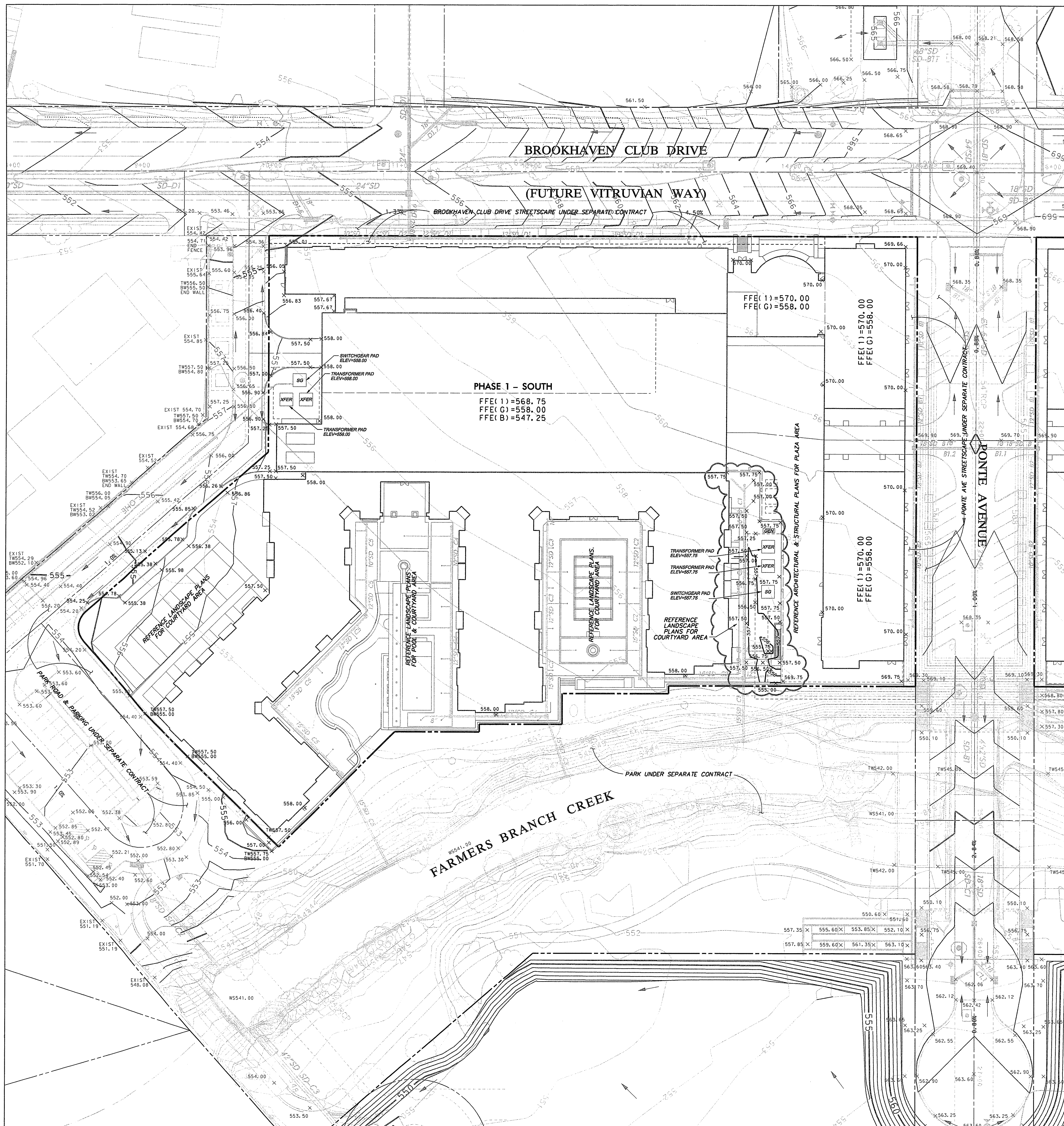
WDP Project No: DA07008

LAYOUT & DIMENSIONAL CONTROL PLAN

Date: 6/27/08
 Scale: As Noted

C2.1

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WARNING

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4343) 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 LOCATING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
SCALE: 1"=30'

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SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE

BM #2 REF. ELEVATION = 547.84
SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

- GRADING NOTES**
- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "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 GEOTEL ENGINEERING, INC., PROJECT NO. EOP-312, DATED DECEMBER 3, 2007 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 SPILLAGE 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 HEAVY 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 SUBGRADE 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 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. WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOID. 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, MIXED, 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 PAVED AREAS.
 - 6" BELOW FINISHED GRADE FOR STANDARD DUTY PAVED AREAS.
 - 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVED 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 PHASE 1 SOUTH PROPERTY BOUNDARY.

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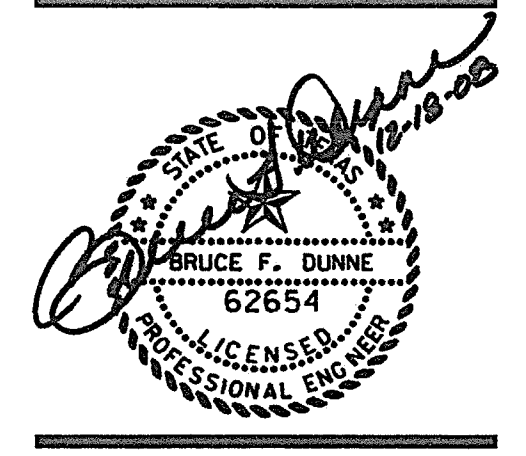
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Three Lincoln Centre
5430 LBJ Freeway, Suite 1920
Dallas, Texas 75240

VITRUVIAN PARK
IN ADDITION

Vitruvian Park Phase I South
Brookhaven Club Drive
Addison, Texas

REVISION NO 1	12/18/08
CONSTRUCTION	10/13/08
PERMIT	7/31/08
PRELIM GRADING	6/27/08



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WDC Project No: DA07008

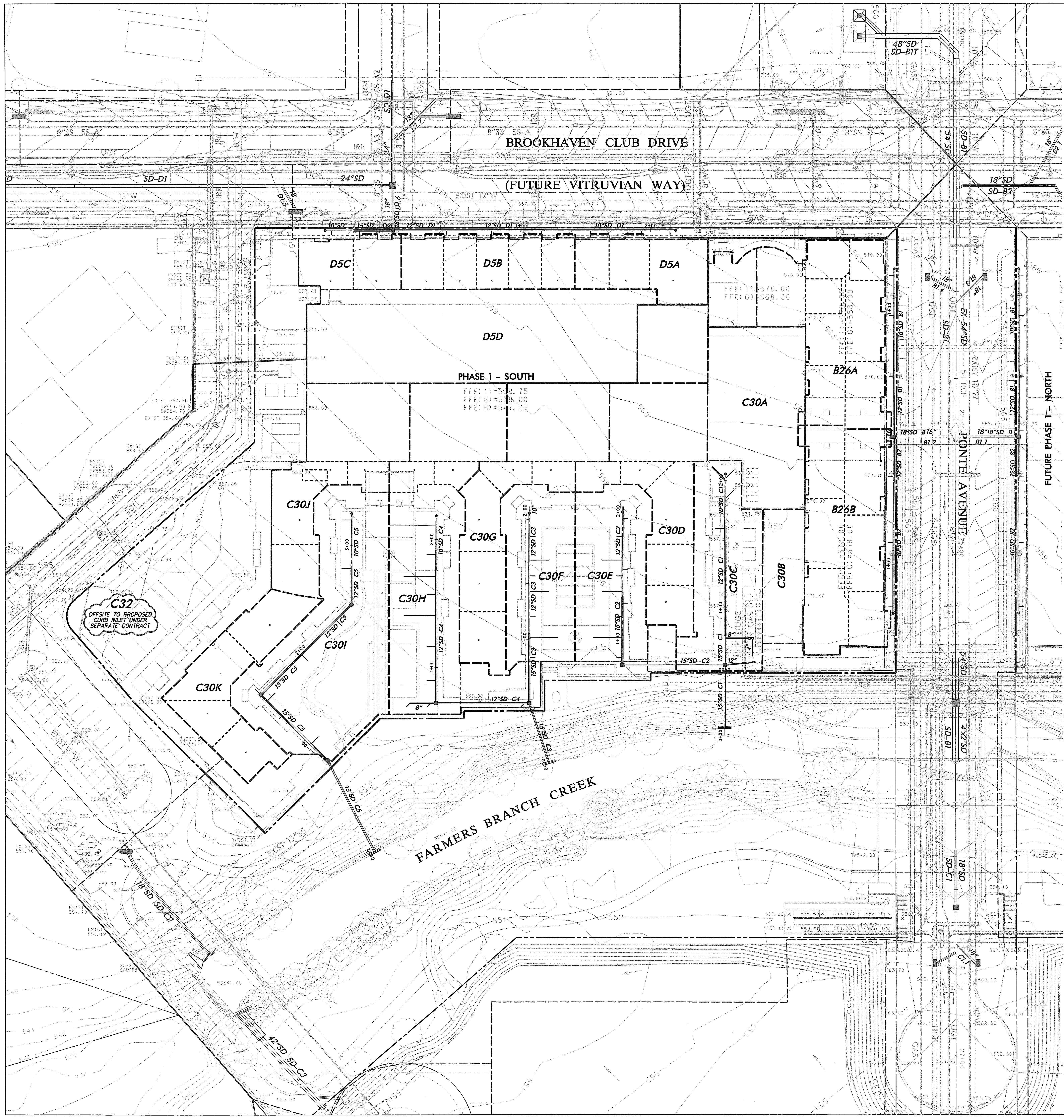
GRADING PLAN

Date: 6/27/08
Scale: As Noted

C3.1

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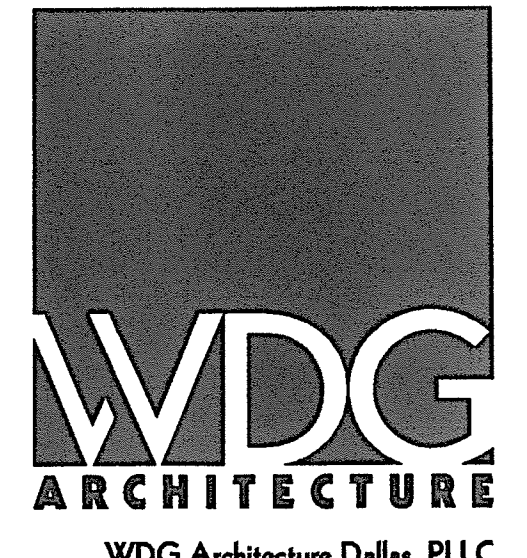
LEGEND

--- DRAINAGE AREA DESIGNATION
 - - - - - DRAINAGE AREA BOUNDARY
 - - - - - DRAINAGE AREA SUB DIVIDE
 - - - - - DIRECTION OF FLOW

B26A

DRAINAGE AREA CALCULATIONS - PROPOSED PHASE 1 - SOUTH

AREA NO.	AREA (acres)	RUNOFF COEFF.	CA (cfs)	T ₁ (min)	T ₂ (min)	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₄ (cfs)	Q ₅ (cfs)	Q ₆ (cfs)	Q ₇ (cfs)	Q ₈ (cfs)	Q ₉ (cfs)	Q ₁₀ (cfs)	COLLECTION POINT	
B26A	0.26	0.90	0.23	10.0	5.2	1.2	5.9	1.4	6.5	1.5	7.4	1.7	8.2	1.8	8.9	2.1	ROOF DRAINS
B26B	0.25	0.90	0.23	10.0	5.2	1.2	5.9	1.3	6.5	1.5	7.4	1.7	8.2	1.8	8.9	2.0	ROOF DRAINS
0.5					2.4		2.7		3.0		3.4		3.7		4.1	4.1	OFFSITE B1.2
C30A	0.23	0.90	0.21	10.0	5.2	1.1	5.9	1.2	6.5	1.3	7.4	1.5	8.2	1.7	8.9	1.8	AREA DRAINS
C30B	0.08	0.90	0.07	10.0	5.2	0.4	5.9	0.4	6.5	0.5	7.4	0.5	8.2	0.6	8.9	0.6	AREA DRAINS
C30C	0.20	0.90	0.18	10.0	5.2	0.9	5.9	1.1	6.5	1.2	7.4	1.3	8.2	1.5	8.9	1.6	AREA DRAINS
C30D	0.24	0.90	0.22	10.0	5.2	1.1	5.9	1.3	6.5	1.4	7.4	1.6	8.2	1.8	8.9	1.9	ROOF DRAINS
C30E	0.17	0.90	0.15	10.0	5.2	0.8	5.9	0.9	6.5	1.0	7.4	1.1	8.2	1.2	8.9	1.4	AREA DRAINS
C30F	0.17	0.90	0.15	10.0	5.2	0.8	5.9	0.9	6.5	1.0	7.4	1.1	8.2	1.2	8.9	1.4	AREA DRAINS
C30G	0.28	0.90	0.23	10.0	5.2	1.2	5.9	1.4	6.5	1.5	7.4	1.7	8.2	1.9	8.9	2.1	ROOF DRAINS
C30H	0.41	0.90	0.37	10.0	5.2	1.9	5.9	2.2	6.5	2.4	7.4	2.7	8.2	3.0	8.9	3.3	AREA DRAINS
C30I	0.36	0.90	0.32	10.0	5.2	1.7	5.9	1.9	6.5	2.1	7.4	2.4	8.2	2.6	8.9	2.9	AREA DRAINS
C30J	0.22	0.90	0.20	10.0	5.2	1.0	5.9	1.2	6.5	1.3	7.4	1.5	8.2	1.6	8.9	1.8	ROOF DRAINS
C30K	0.16	0.90	0.14	10.0	5.2	0.8	5.9	0.8	6.5	0.9	7.4	1.1	8.2	1.2	8.9	1.3	ROOF DRAINS
2.5					11.8		13.2		14.6		16.7		18.4		20.0		
D5A	0.23	0.90	0.21	10.0	5.2	1.1	5.9	1.2	6.5	1.3	7.4	1.5	8.2	1.7	8.9	1.8	AREA DRAINS
D5B	0.13	0.90	0.12	10.0	5.2	0.6	5.9	0.7	6.5	0.8	7.4	0.9	8.2	1.0	8.9	1.0	ROOF DRAINS
D5C	0.07	0.90	0.06	10.0	5.2	0.3	5.9	0.4	6.5	0.4	7.4	0.5	8.2	0.6	8.9	0.6	ROOF DRAINS
D5D	0.43	0.90	0.39	10.0	5.2	2.0	5.9	2.3	6.5	2.5	7.4	2.9	8.2	3.2	8.9	3.4	ROOF DRAINS
0.9					4.0		4.6		5.0		5.8		6.3		6.9	6.9	OFFSITE D1.6



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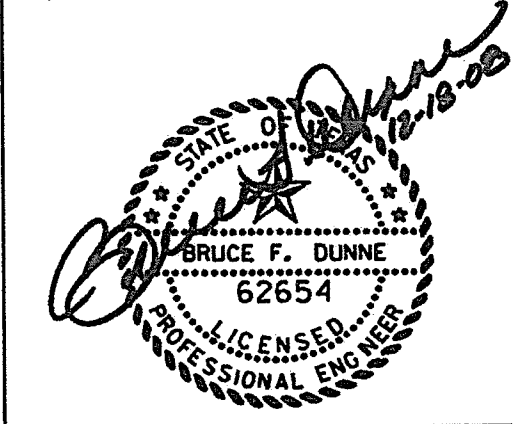
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REVISION NO 1 12/18/08
 CONSTRUCTION 10/19/08
 PERMIT 7/21/08



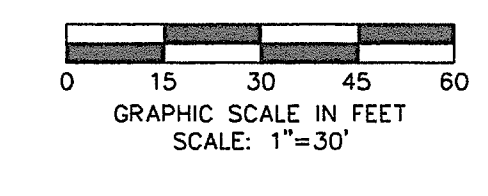
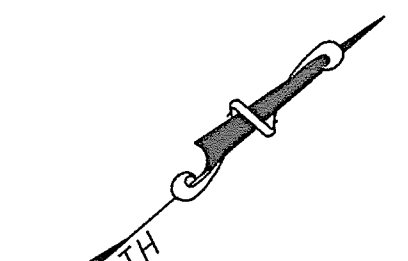
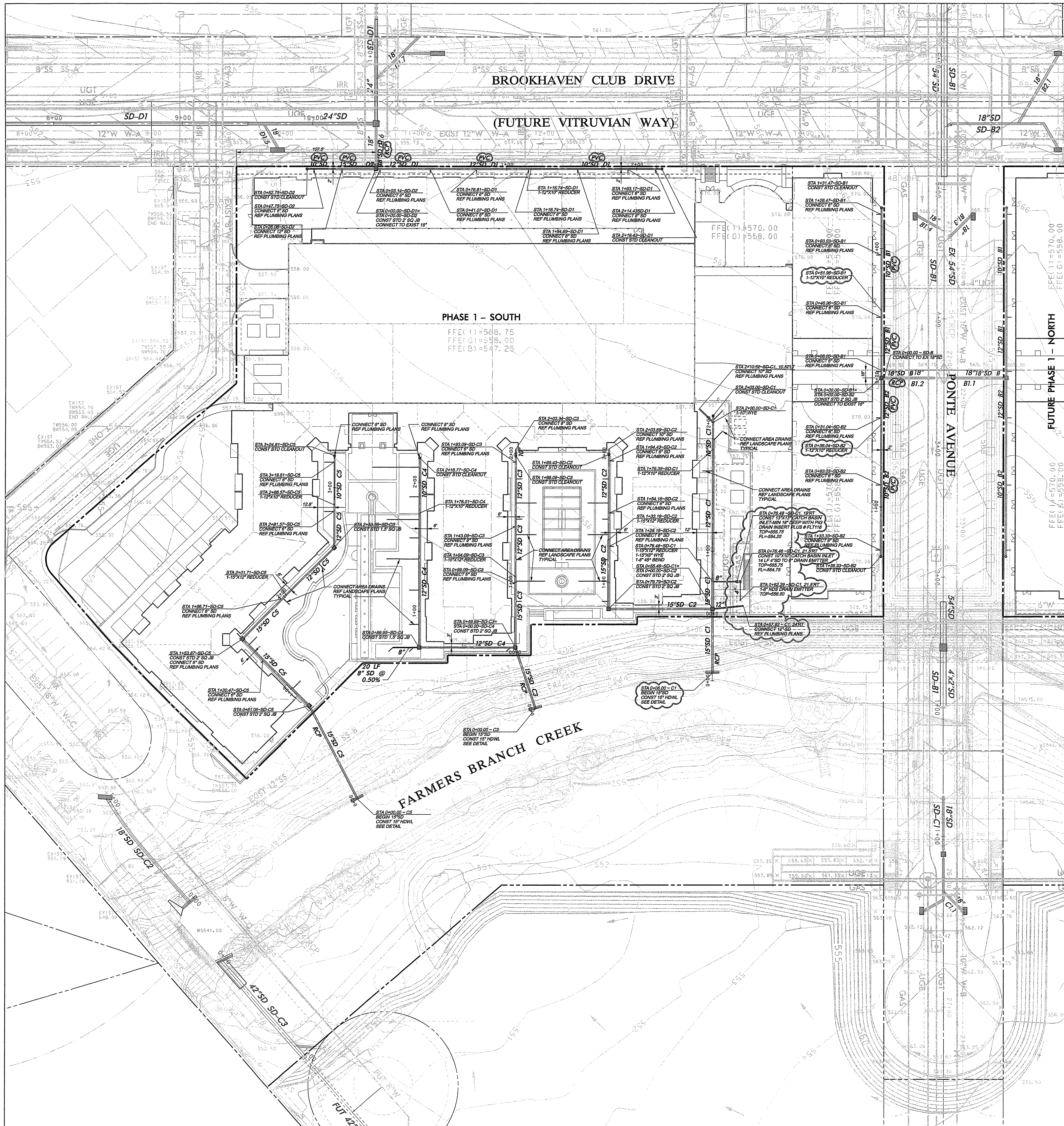
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DRAINAGE AREA MAP

Date: 6/27/08
 Scale: As Noted

C4.0

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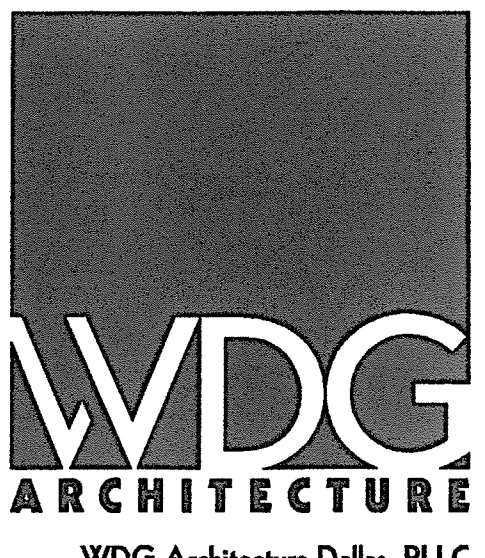
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BM #2 REF. ELEVATION = 547.84
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF
 BROOKHAVEN CLUB DRIVE AND MARSH LAKE.

STORM DRAIN NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C101 "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. 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.
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
 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
5. RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RANNECK OR APPROVED EQUAL.
6. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER-TIGHT 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. 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.
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.
10. 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.



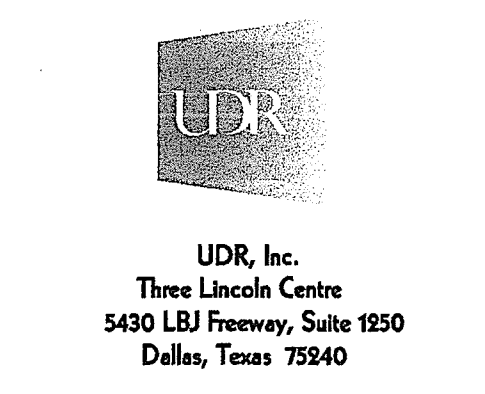
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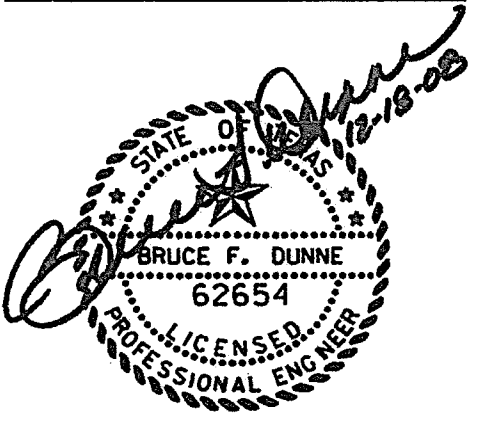
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VITRUVIAN PARK
 IN ADDITION

Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

REVISION NO 1	12/18/08
CONSTRUCTION	10/13/08
PERMIT	7/21/08



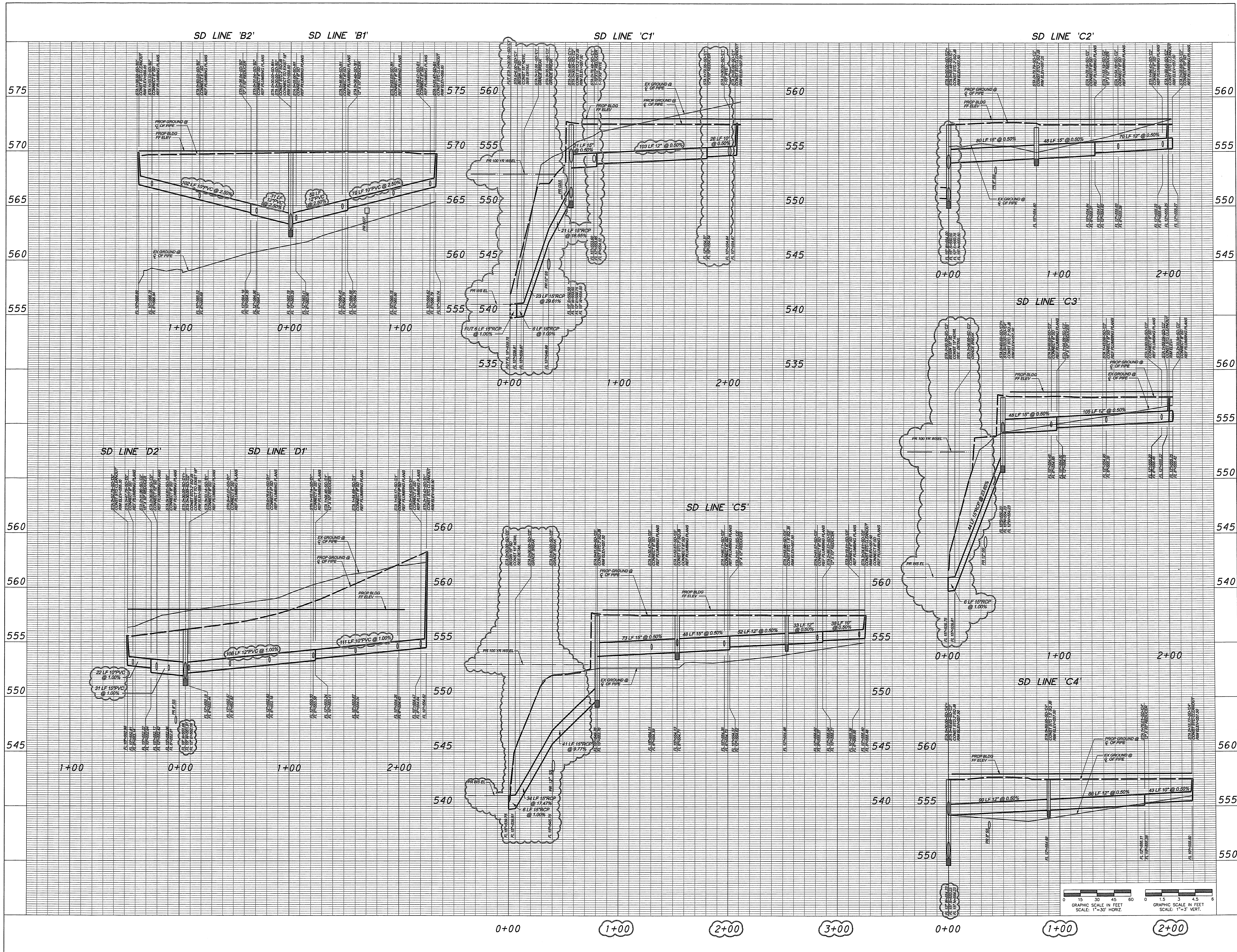
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Owner
 WDG Project No: DA07008

STORM DRAIN PLAN

Date: 6/27/08
 Scale: As Noted

C4.1



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VITRUVIAN PARK
 IN ADDISON

Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

REVISION NO 1	12/18/08
CONSTRUCTION	10/13/08
PERMIT	7/21/08

BRUCE F. DUNNE
 LICENSE NO. 6265
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

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STORM DRAIN PROFILES

Date: 6/27/08
 Scale: As Noted

C4.2

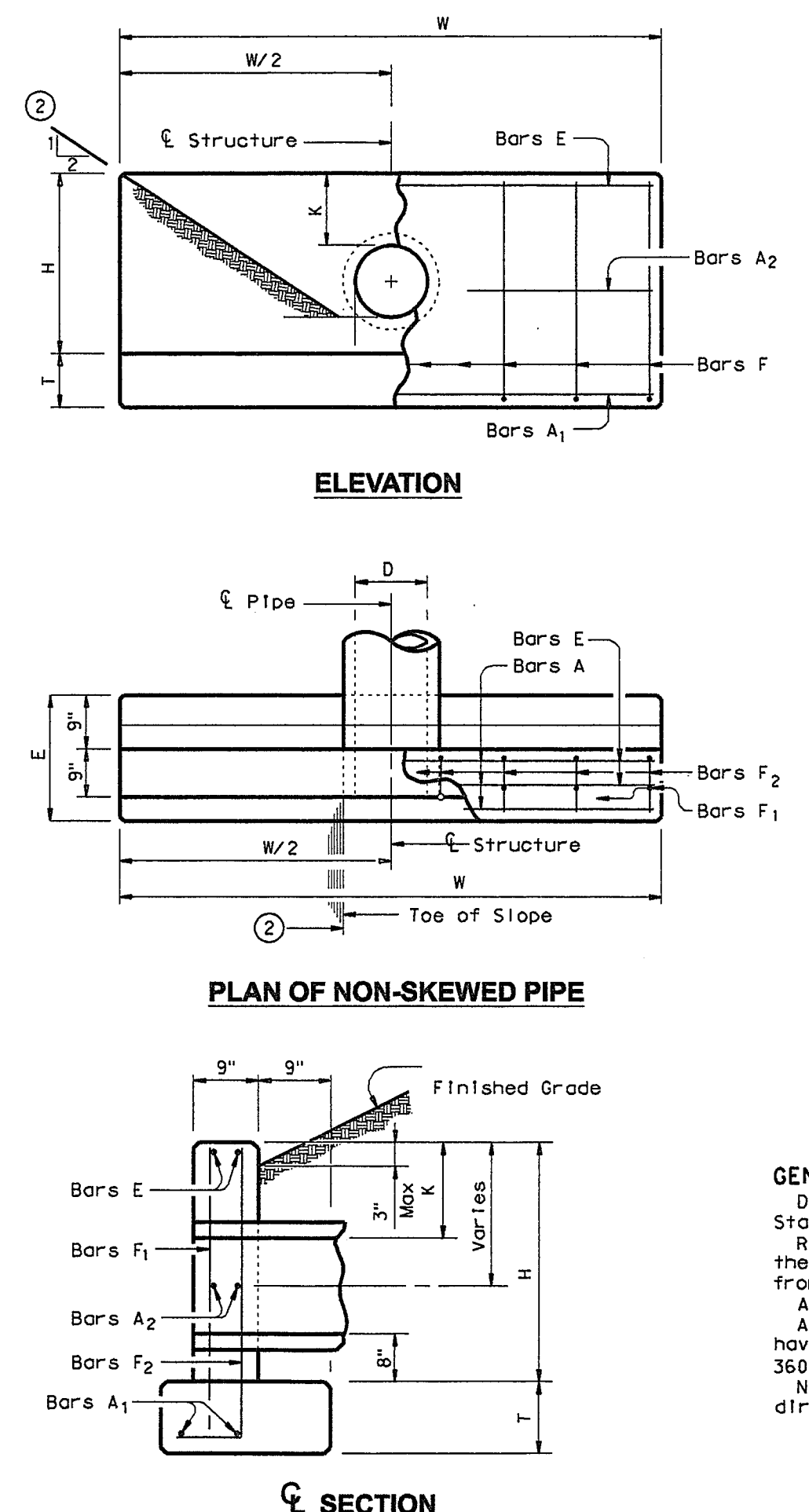


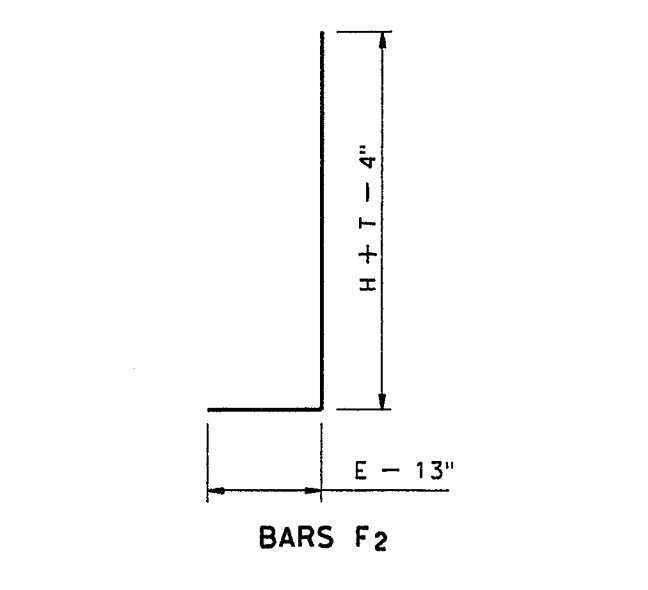
TABLE OF CONSTANT DIMENSIONS

DIA. OF PIPE	K	H	T	E
12"	1'-0"	2'-8"	9"	1'-9"
15"	1'-0"	2'-11"	9"	1'-9"
18"	1'-0"	3'-2"	9"	1'-9"
21"	1'-0"	3'-5"	9"	2'-0"

TABLE OF REINFORCING STEEL

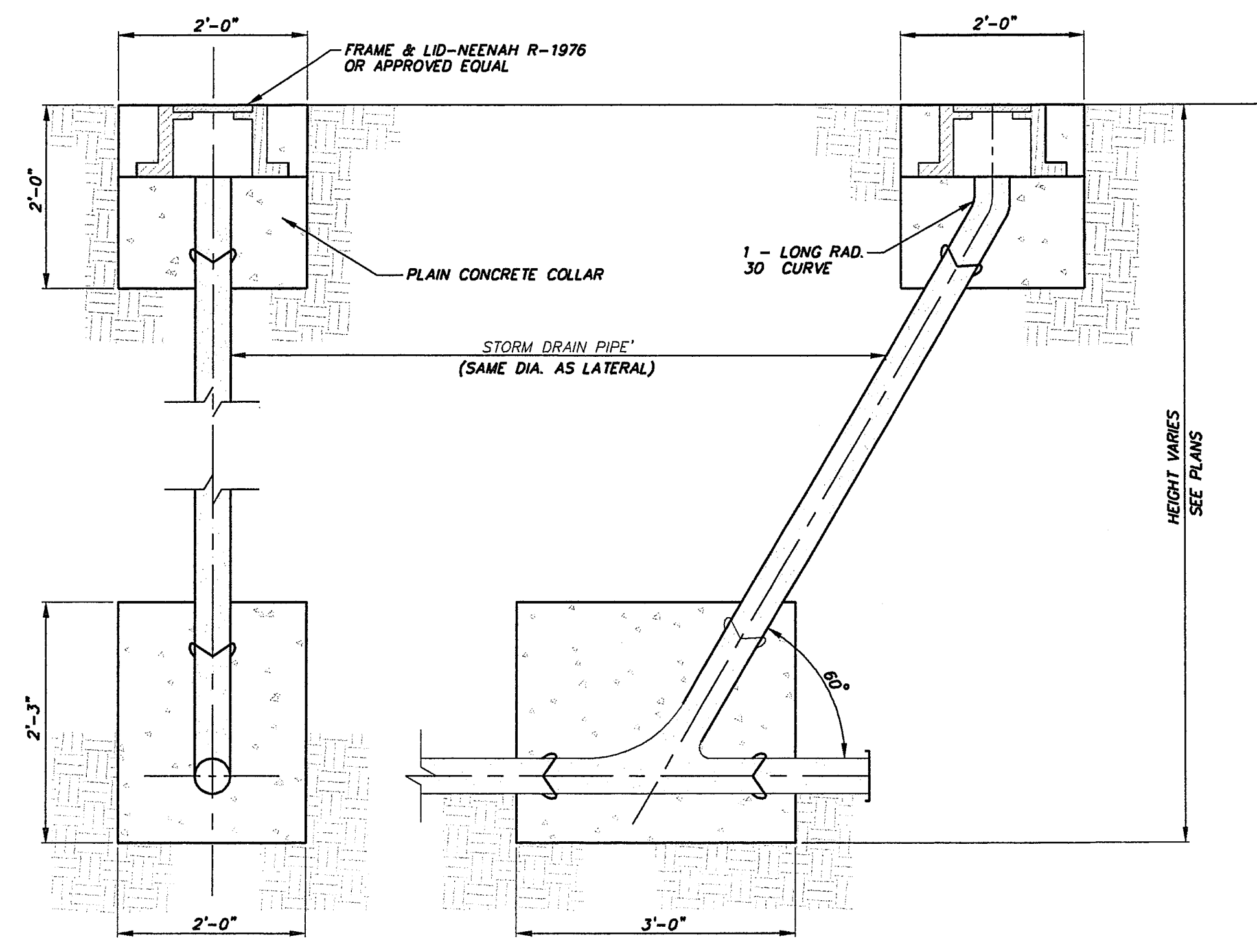
Bar	Size	Spa	No.
A1	#5	-	2
A2	#5	1'-6"	-
E	#5	-	2
F	#5	1'-0"	-

Quantities shown are for one structure and (One headwall)

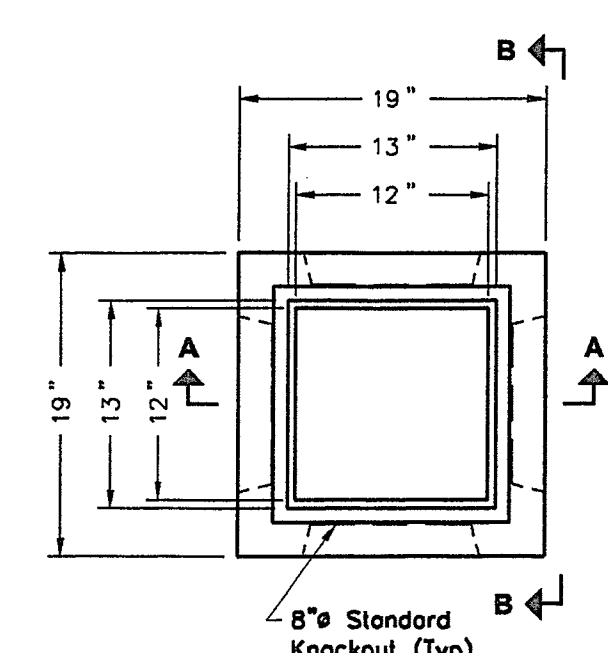


GENERAL NOTES:
 Designed according to current AASHTO Standard and Interim Specifications. Reinforcing steel shall be placed with the center of the outside layer of bars 2" from the surface of the concrete. All reinforcing steel shall be grade 60, have a minimum compressive strength of 3600 psi. No bridge rails of any type may be mounted directly to these culvert headwalls.

CONCRETE HEADWALL WITH PARALLEL WINGS FOR NON-SKEWED PIPE CULVERT
 NOT TO SCALE

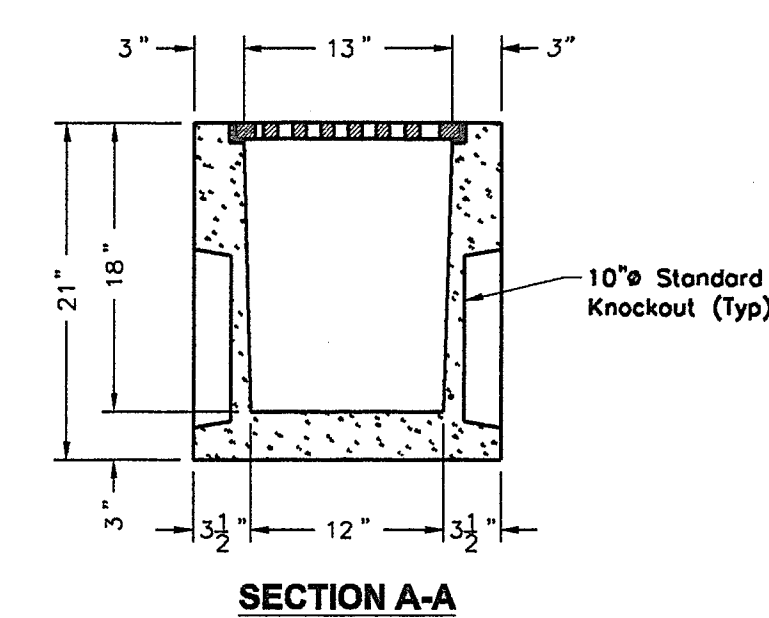


STORM DRAIN CLEANOUT
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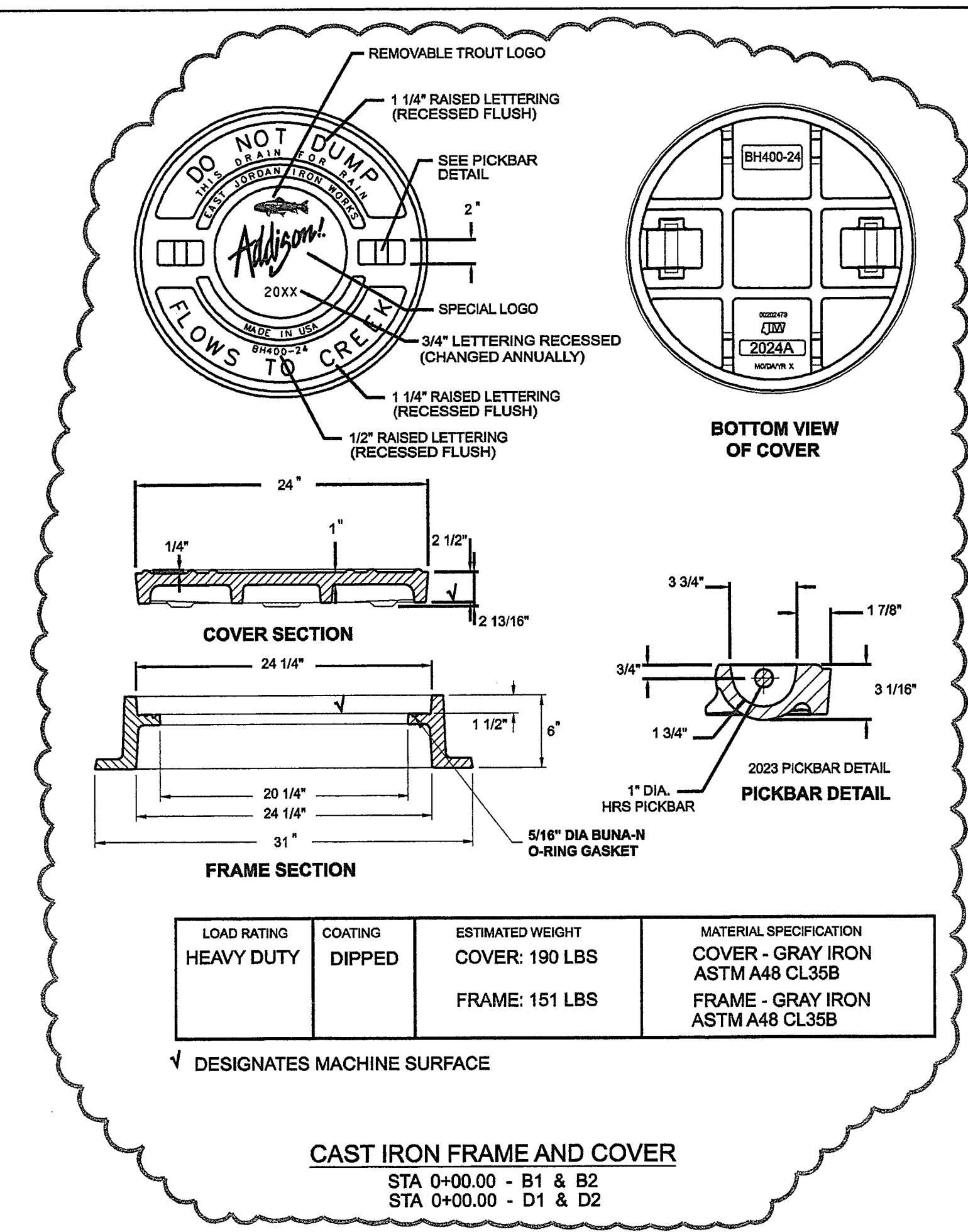


PLAN VIEW
 (C.I. Grate not Shown)

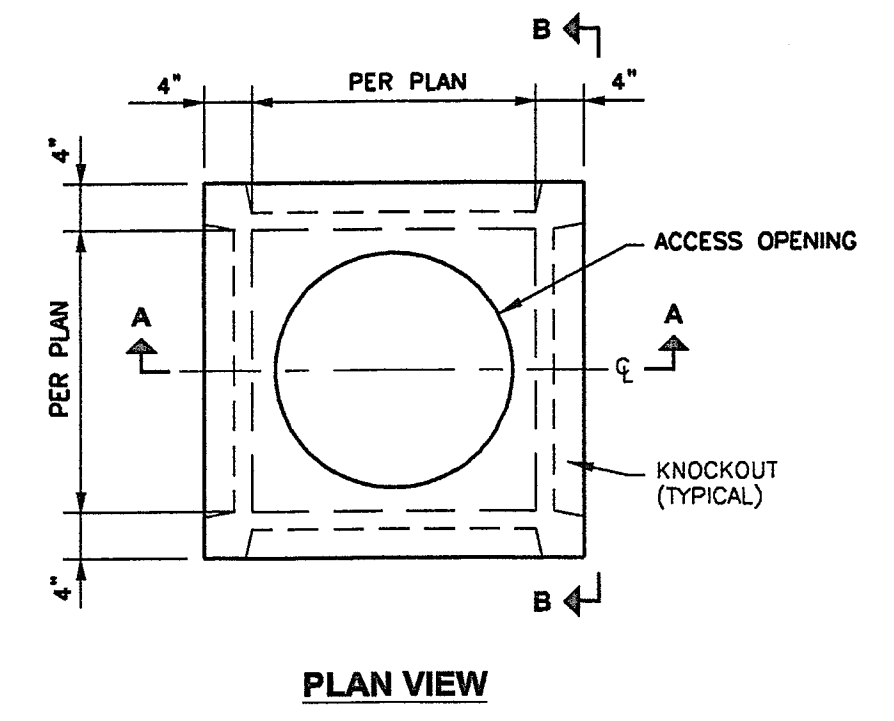
- GENERAL NOTES:**
- CONCRETE: SHALL HAVE A MINIMUM DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
 - STEEL REINFORCEMENT: ASTM A-615, GRADE 60 OR ASTM A-497 WELDED WIRE FABRIC.
 - LOADING: DESIGNED FOR H2O LOADING.
 - C.I. CASTINGS: ASTM A-48, CLASS 30/25.
 - PROVIDE FRAME AND COVER AS REQUIRED.
 - PROVIDE BODY AND EXTENSIONS AS REQUIRED.



13" X 13" I.D. CATCH BASIN
 NOT TO SCALE

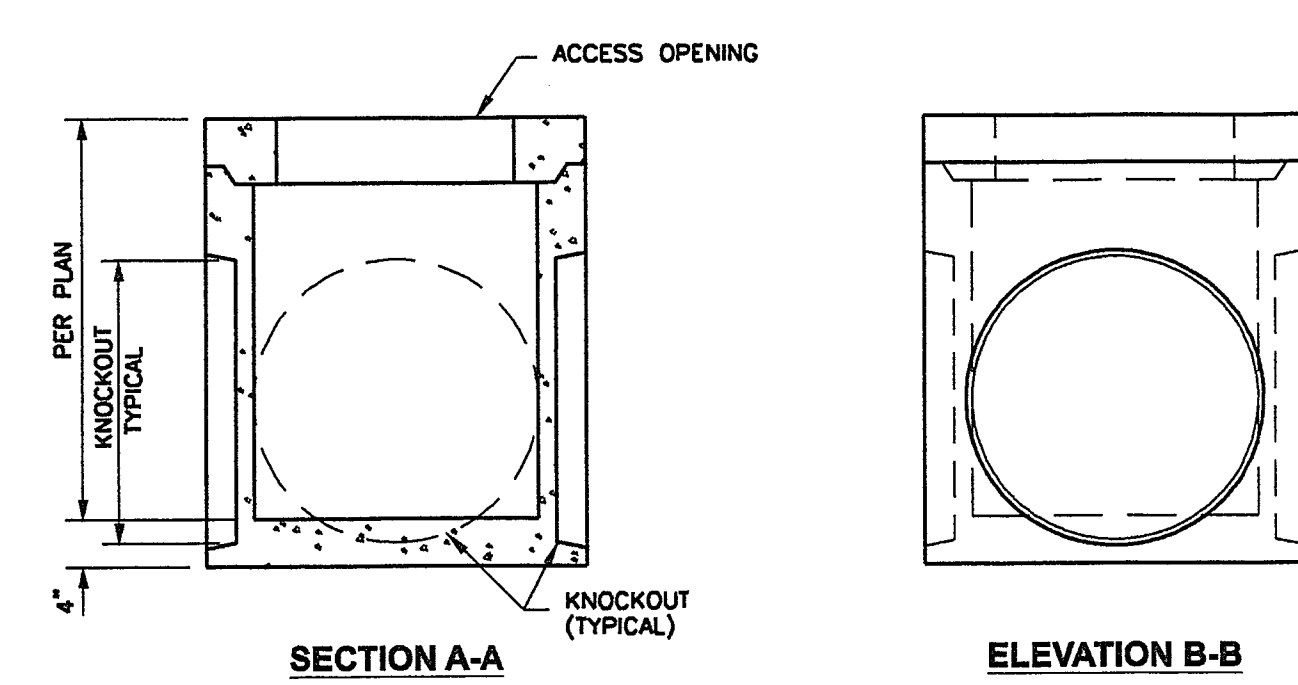


CAST IRON FRAME AND COVER
 STA 0+00.00 - B1 & B2
 STA 0+00.00 - D1 & D2

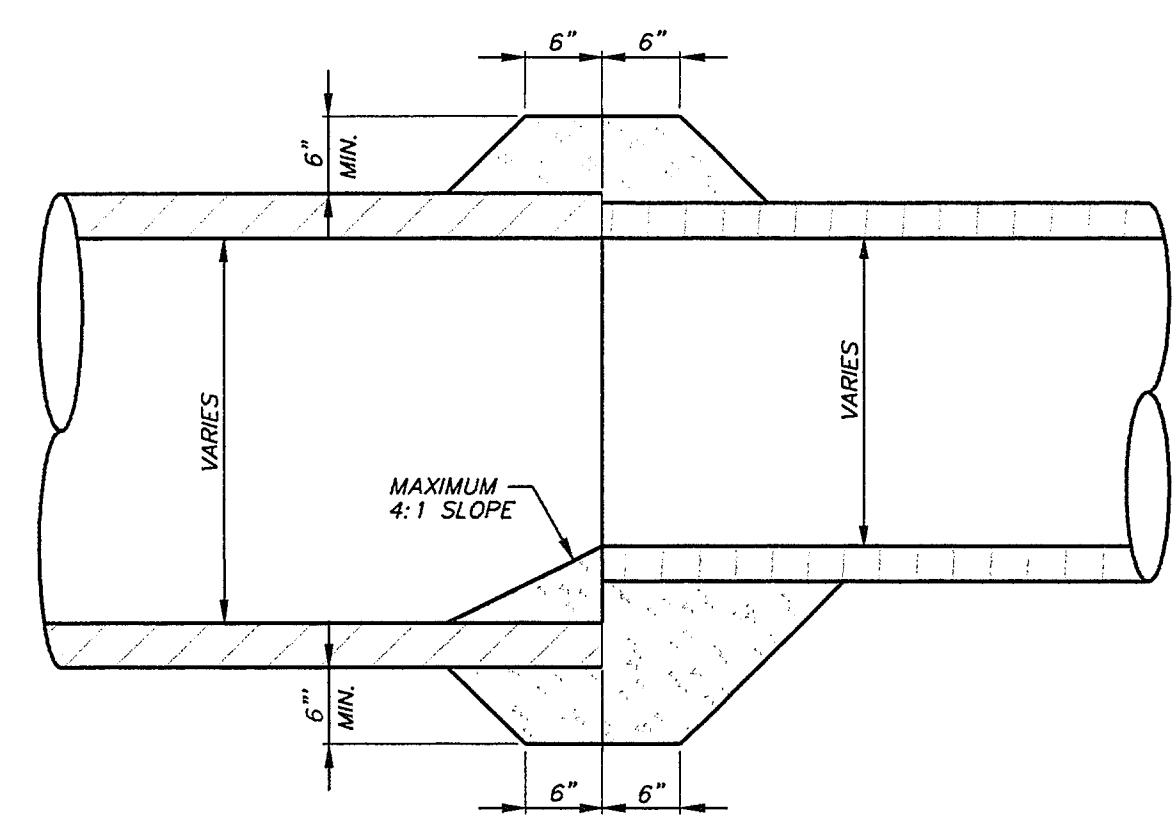


PLAN VIEW

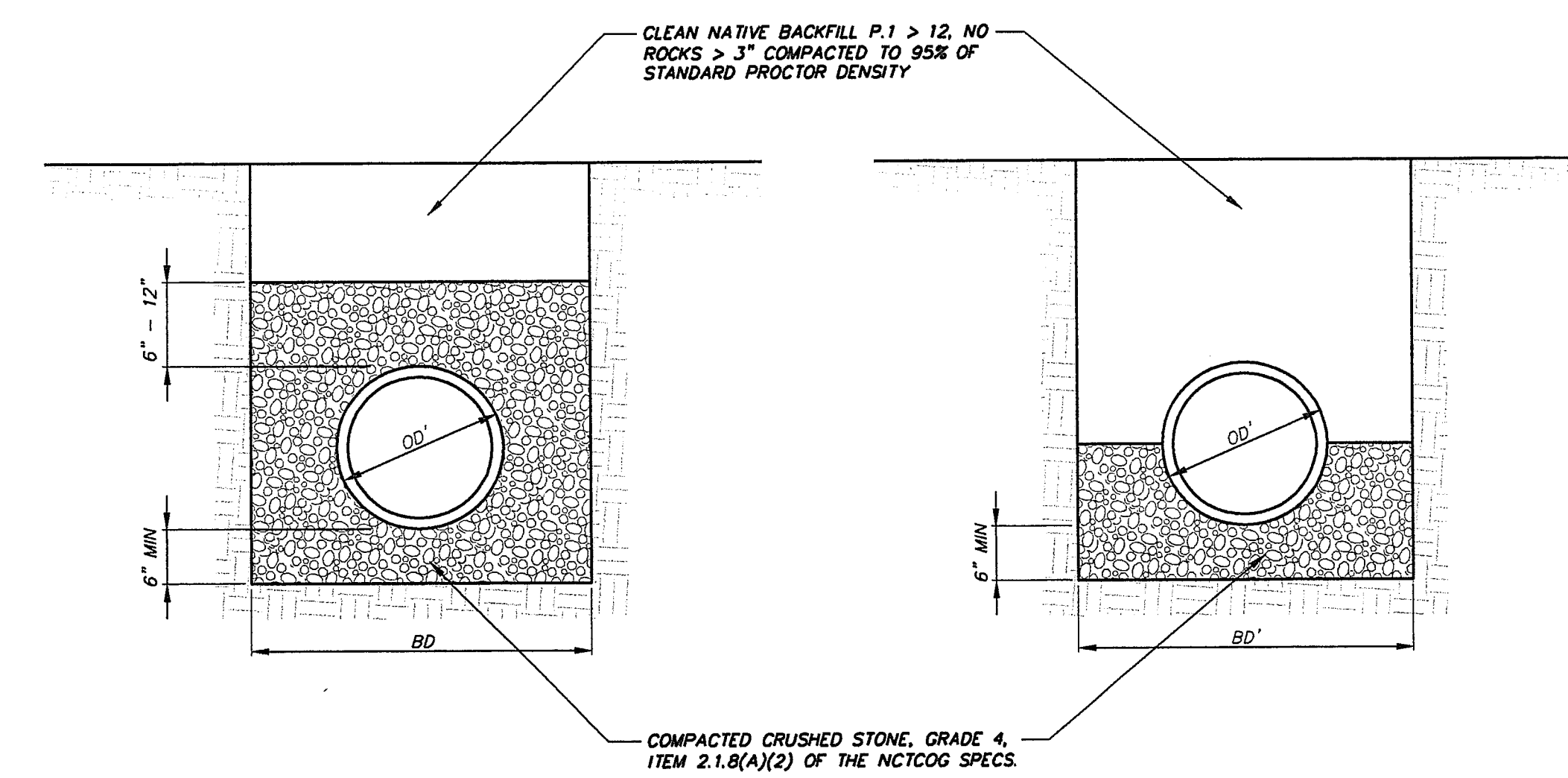
- GENERAL NOTES:**
- CONCRETE: SHALL HAVE A MINIMUM DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
 - STEEL REINFORCEMENT: ASTM A-615, GRADE 60 OR ASTM A-497 WELDED WIRE FABRIC.
 - LOADING: DESIGNED FOR H2O LOADING.
 - C.I. CASTINGS: ASTM A-48, CLASS 30/25.
 - PROVIDE FRAME AND COVER AS REQUIRED.
 - PROVIDE BODY AND EXTENSIONS AS REQUIRED.



JUNCTION BOX DETAIL (2' SQ ID OR LESS)
 NOT TO SCALE



CONCRETE COLLAR
 NOT TO SCALE



24" MINIMUM COVER HIGH DENSITY POLYETHYLENE (FOR PRIVATE USE ONLY)
24" MINIMUM COVER REINFORCED CONCRETE PIPE (FOR PRIVATE OR PUBLIC USE)

STORM DRAIN EMBEDMENT
 NOT TO SCALE

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VITRUVIAN PARK
 IN ADDRESS

Vitravian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

REVISION NO 1 12/18/08
 CONSTRUCTION 10/13/08
 PERMIT 7/21/08

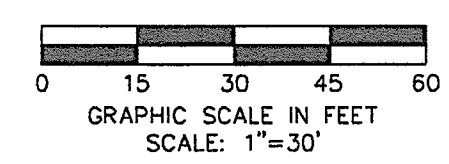
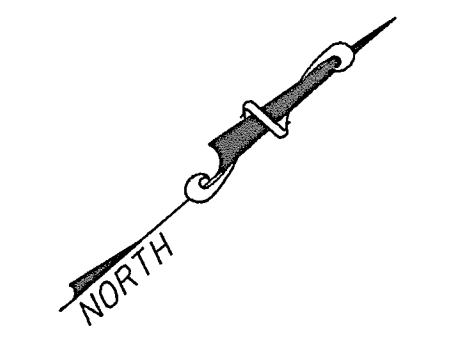
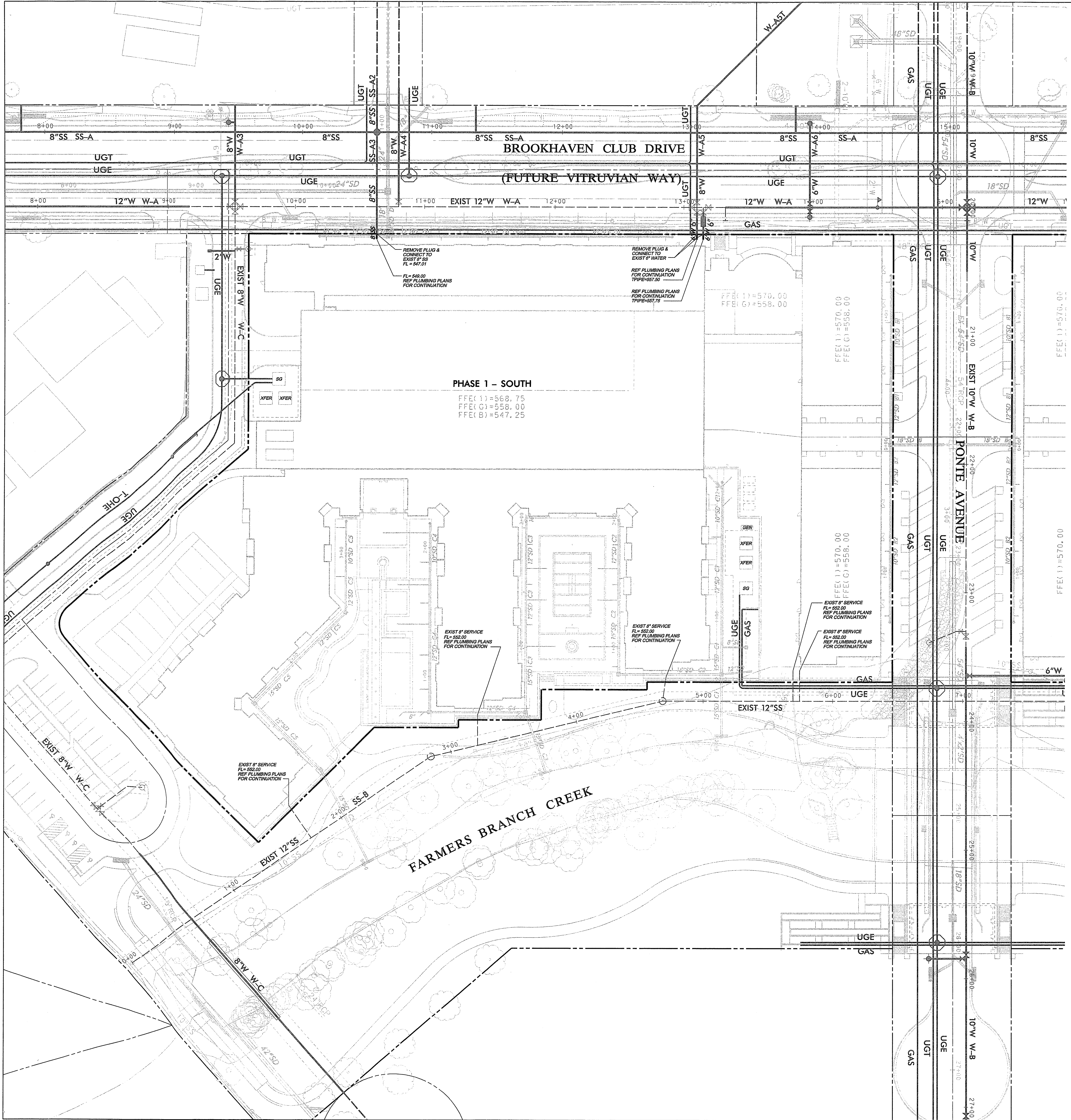
BRUCE F. DUNNE
 LICENSED PROFESSIONAL ENGINEER
 No. 62654

Q3007
 WDG Project No: DA07008

STORM DRAIN DETAILS

Date: 6/27/08
 Scale: As Noted

C4.3



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 DETECTING 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
 BM #2 REF. ELEVATION = 547.84
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

UTILITY NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C.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 COMPACTING: 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 FOR UTILITY SERVICE ENTRANCES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 80% 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. 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 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 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, VALVES AND HYDRANTS TO FINISH 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: 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 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.

CONDUIT AND SLEEVING NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C.1 "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 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 TO BE INSTALLED FOR THEIR USE. MARK LOCATIONS 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 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 WIRES.
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.

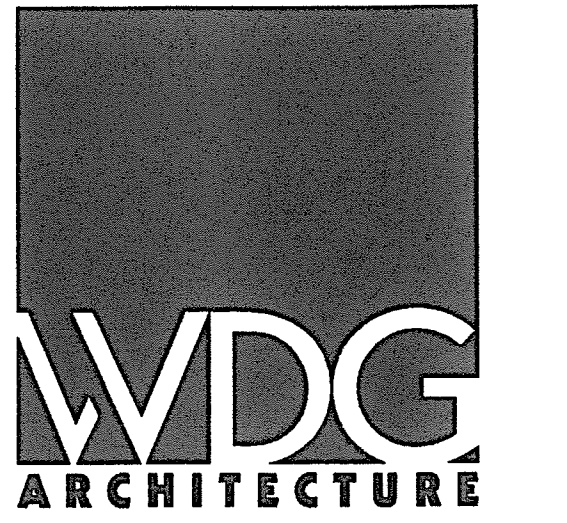
PHASE 1 - SOUTH

FFE(1) = 568.75
 FFE(0) = 558.00
 FFE(8) = 547.25

EXIST 8" SERVICE
 FL = 552.00
 REF PLUMBING PLANS FOR CONTINUATION

EXIST 8" SERVICE
 FL = 552.00
 REF PLUMBING PLANS FOR CONTINUATION

EXIST 8" SERVICE
 FL = 552.00
 REF PLUMBING PLANS FOR CONTINUATION



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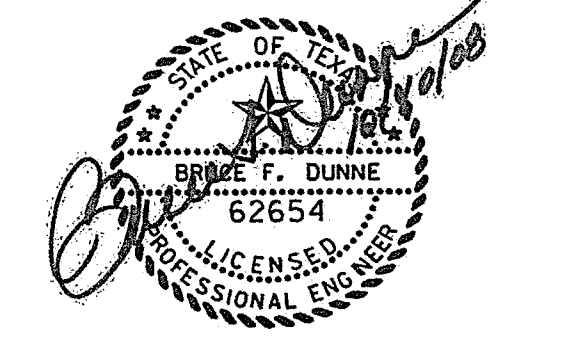
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 5400 LBJ Freeway, Suite 1250
 Dallas, Texas 75240



Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

CONSTRUCTION PERMIT	10/13/08
	7/21/08



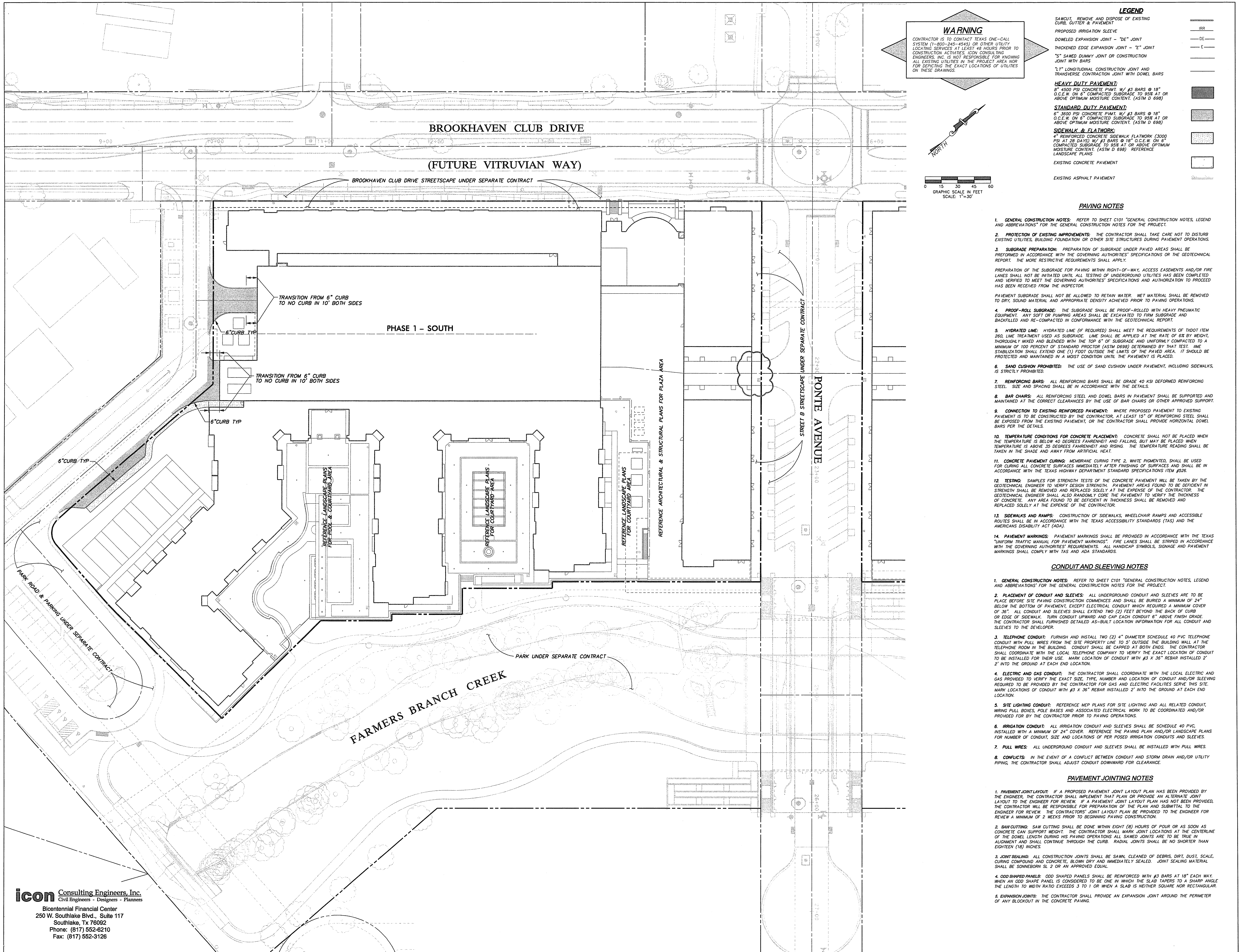
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UTILITY PLAN

Date: 6/27/08
 Scale: As Noted

C5.1

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Dallas, Texas 75240

VITRUVIAN PARK
IN ADDITION

Vitruvian Park Phase I South
Brookhaven Club Drive
Addicks, Texas

REVISION NO 1	12/18/08
CONSTRUCTION	10/13/08
PERMIT	7/21/08

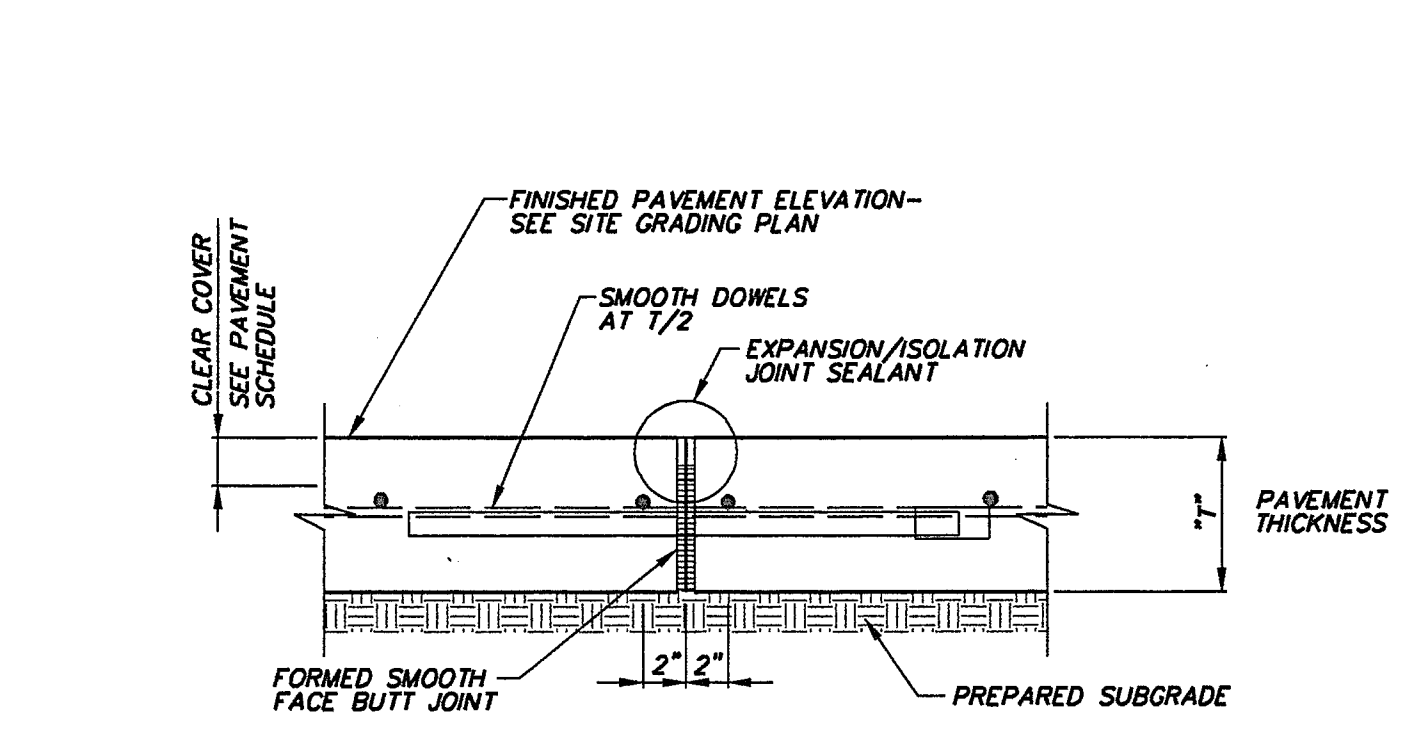
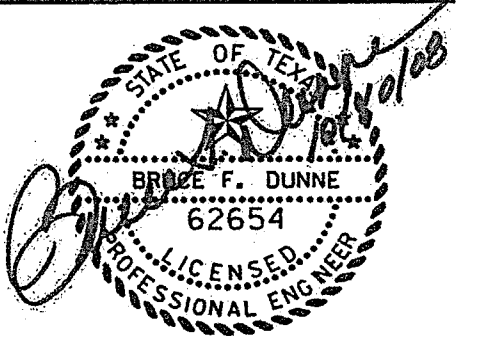
PAVING PLAN

Date: 6/27/08
Scale: As Noted

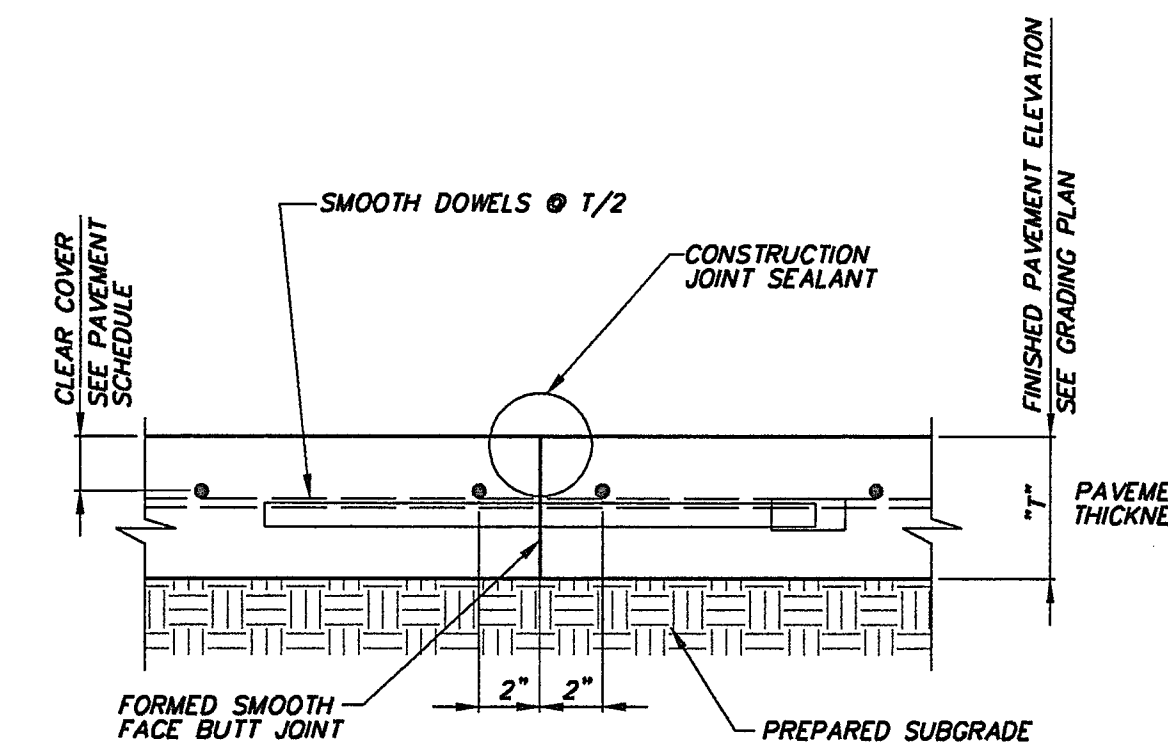
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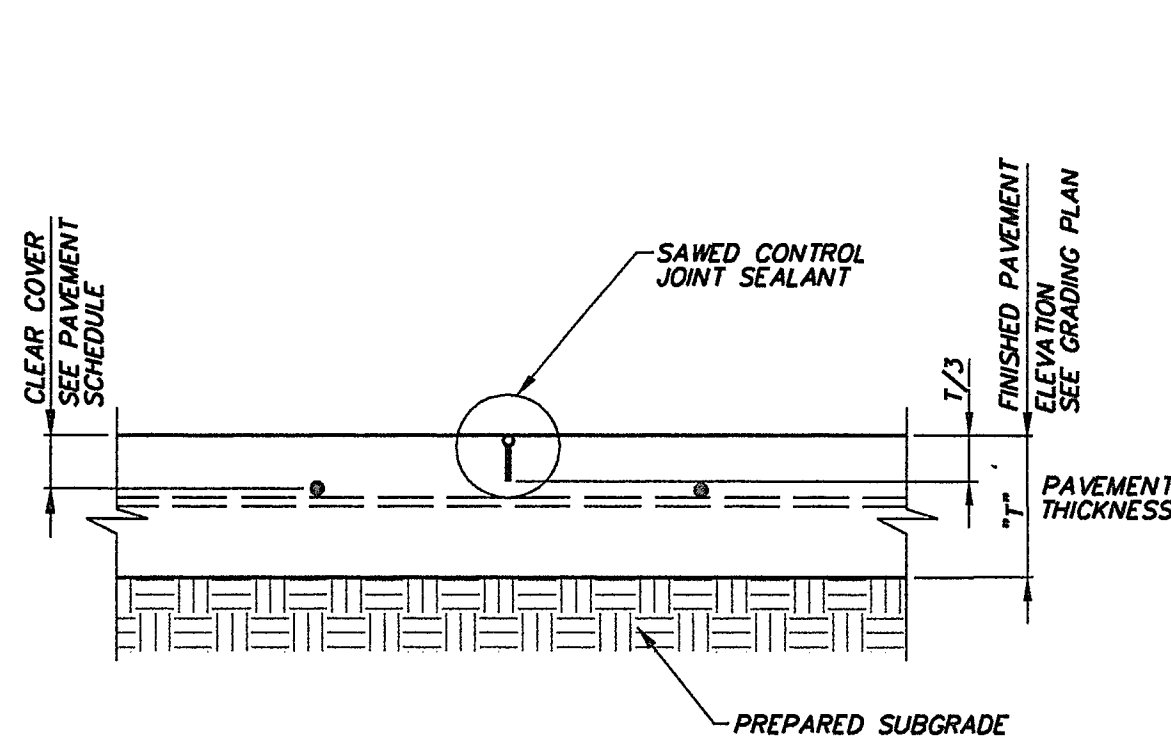
CONSTRUCTION	10/13/08
PERMIT	7/21/08



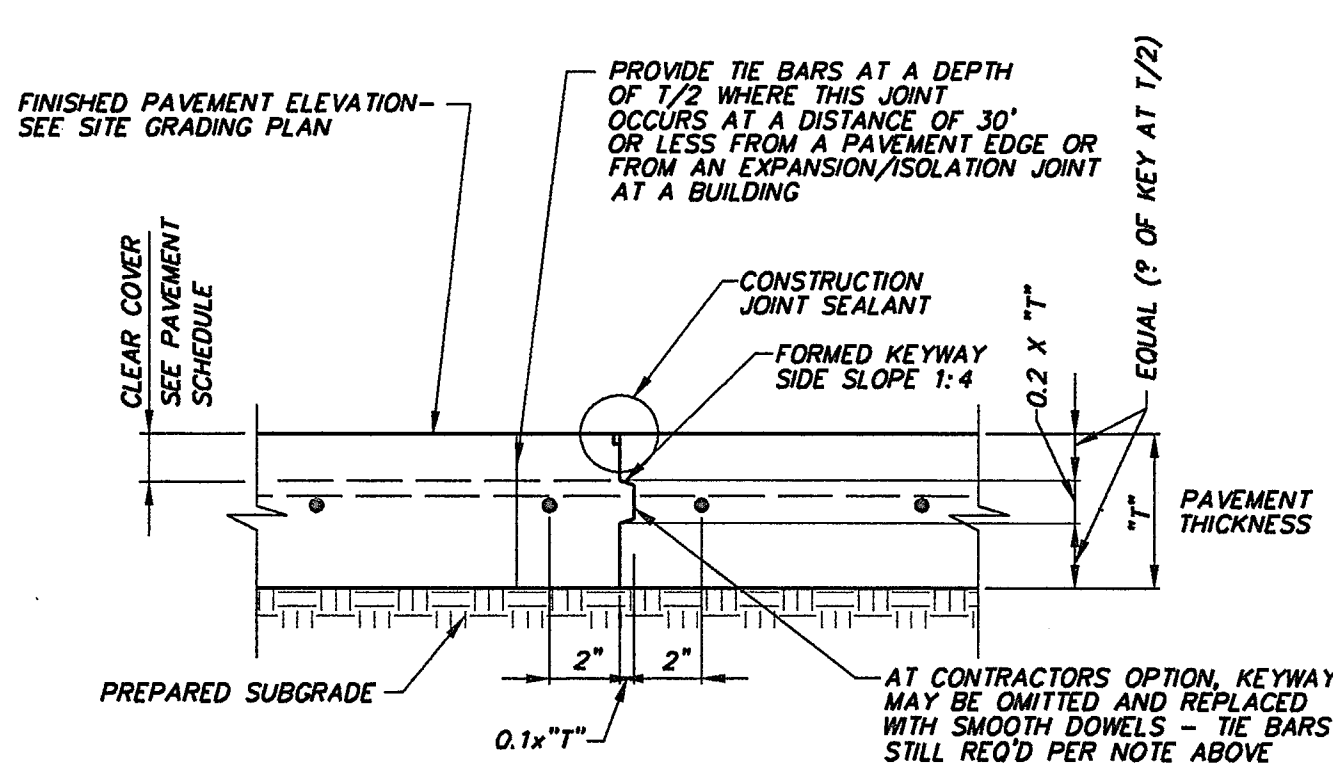
TRANSVERSE EXPANSION JOINT
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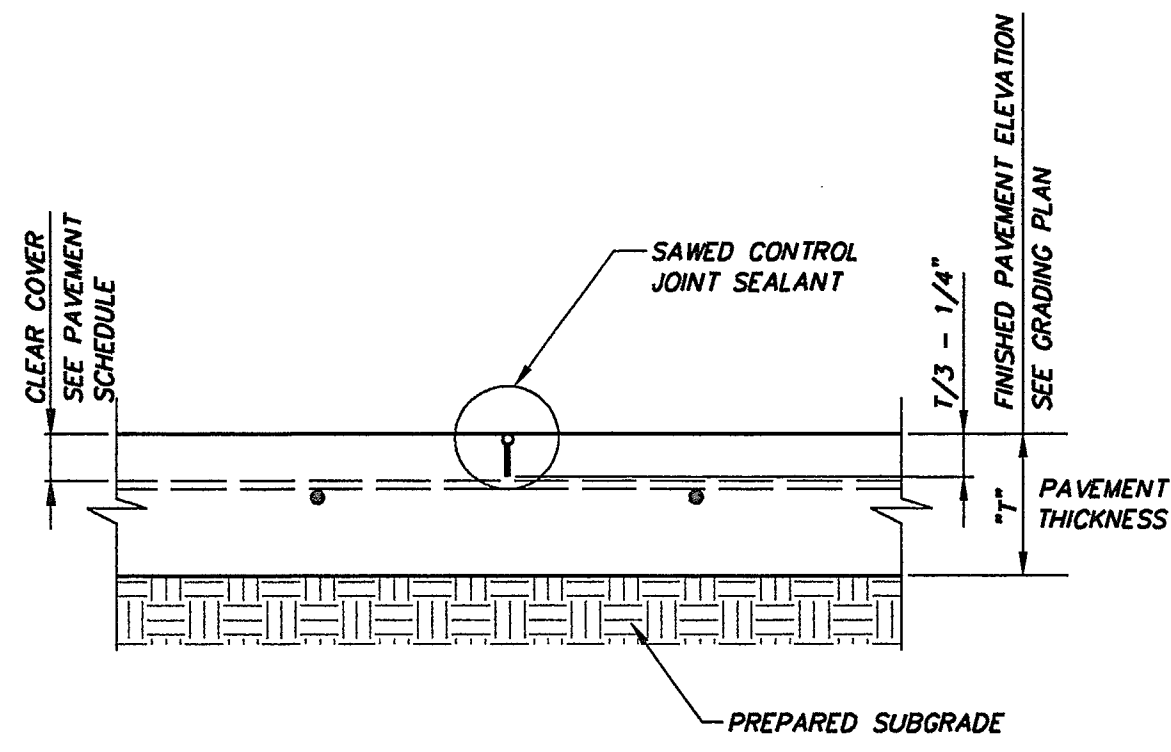
TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE



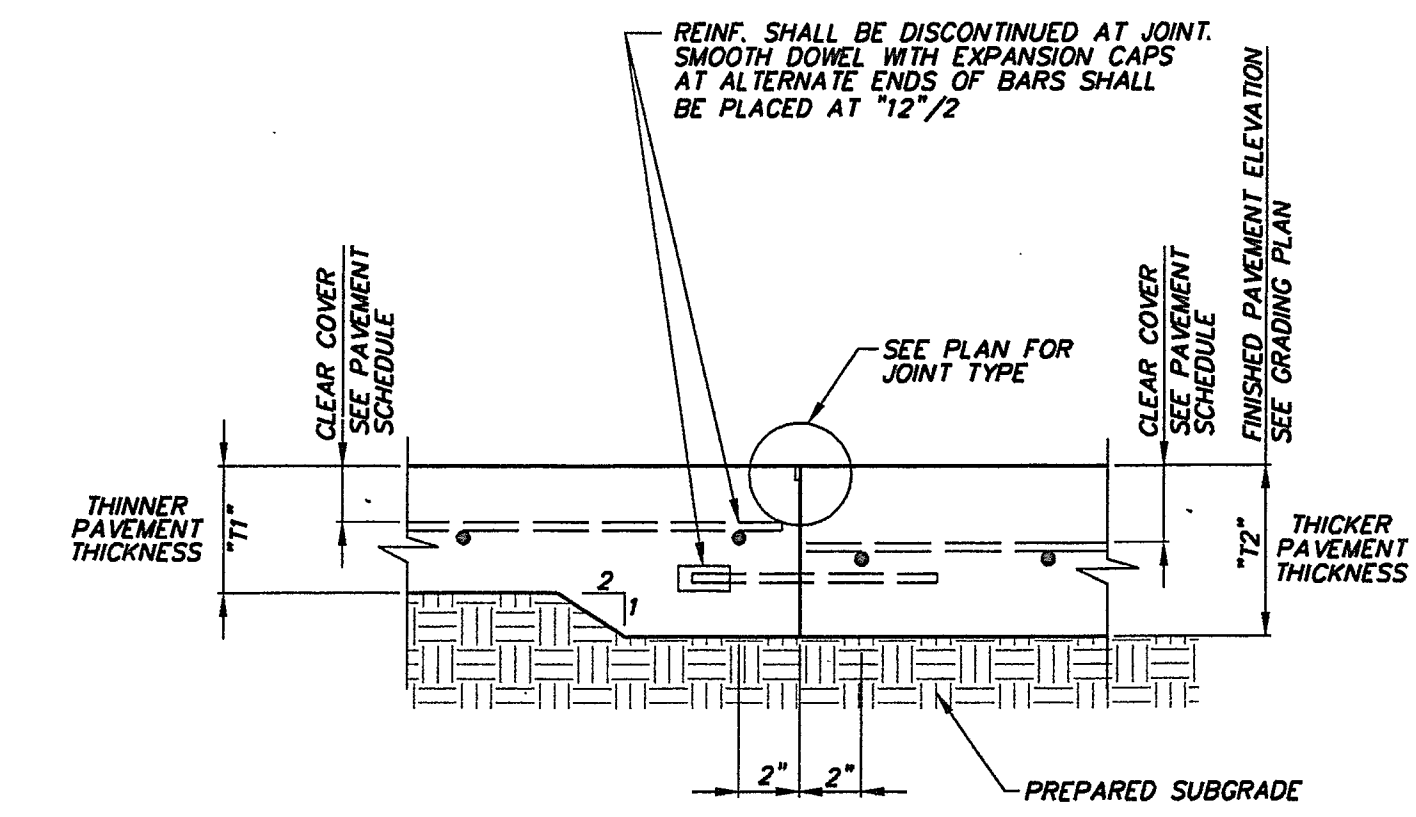
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NOT TO SCALE



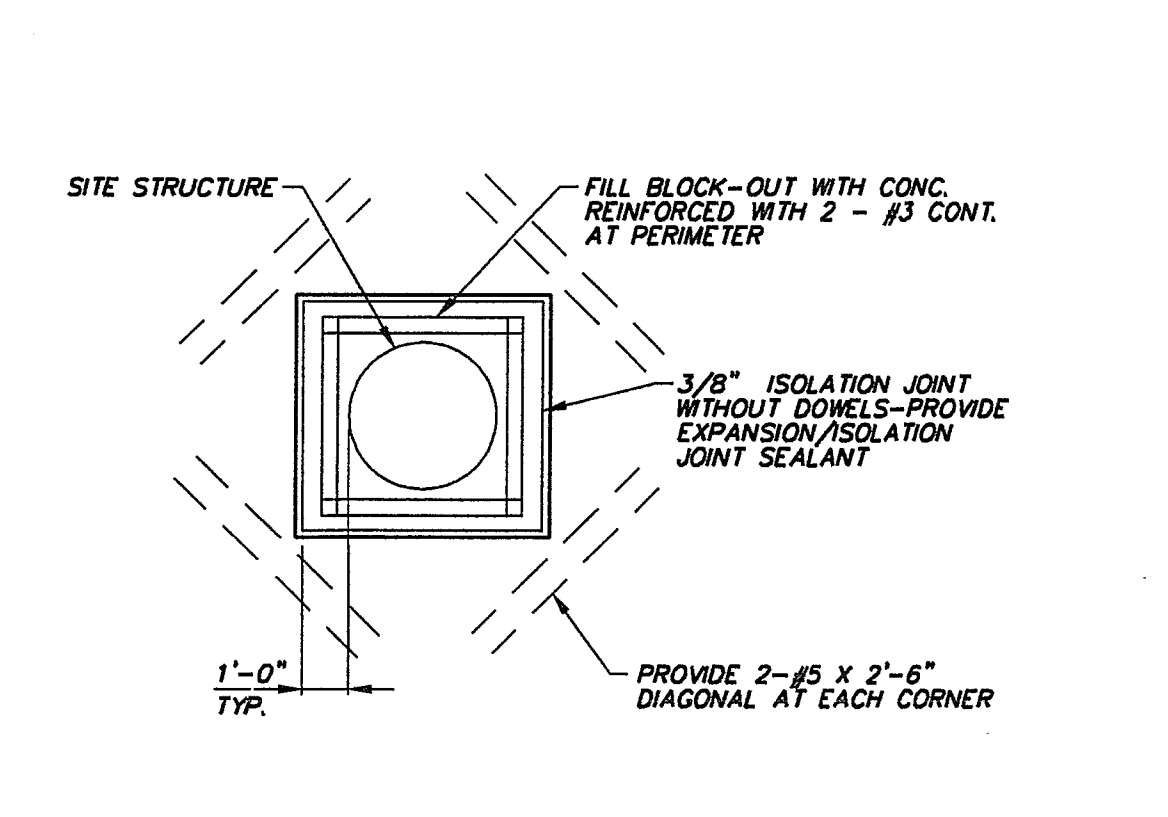
KEYED LONGITUDINAL CONTROL JOINT
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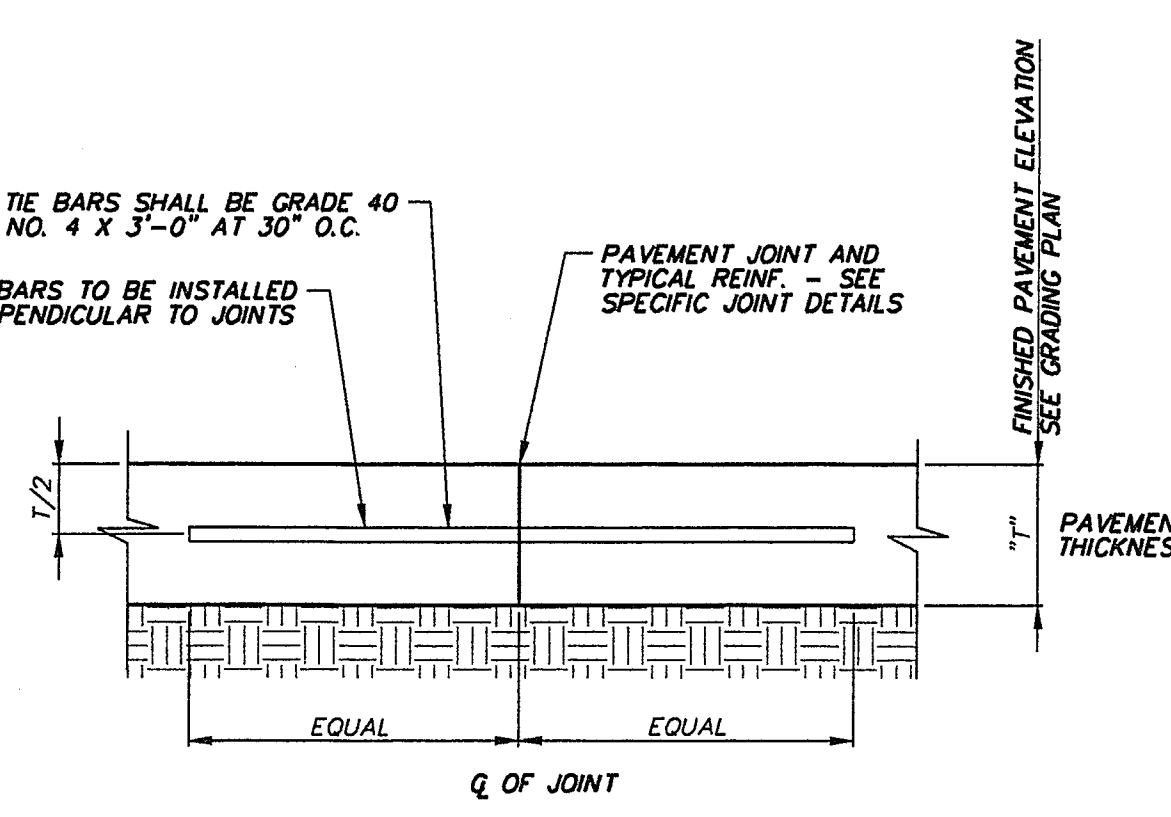
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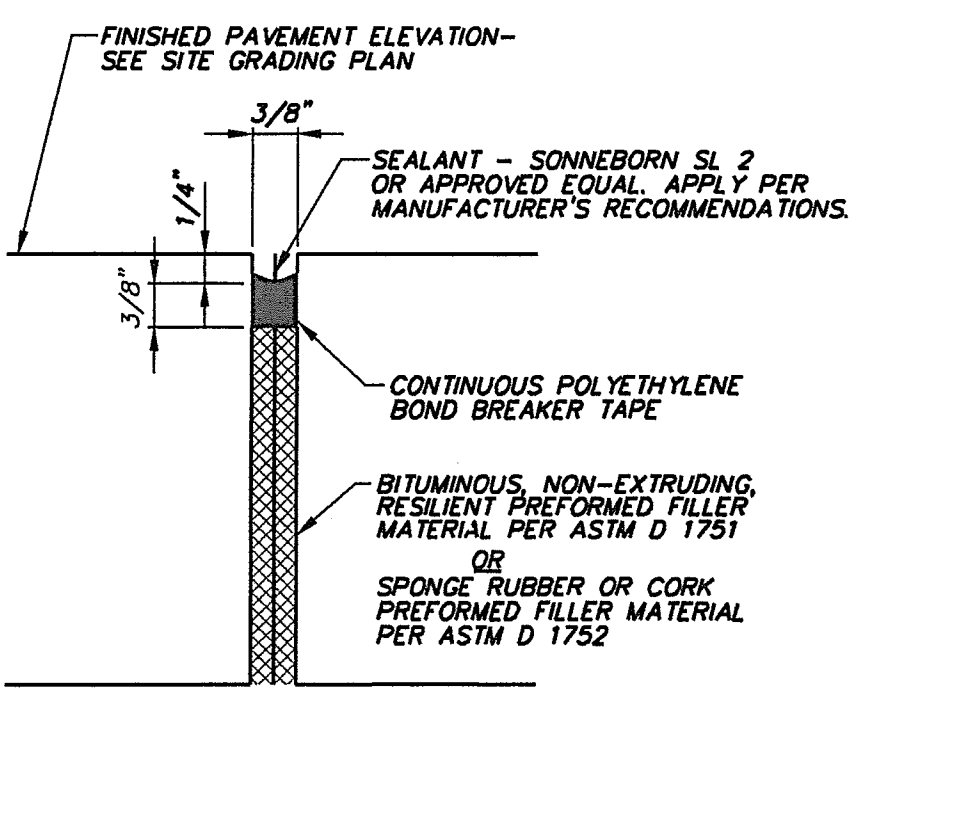
PAVEMENT DEPTH CHANGE / ISOLATION JOINT
NOT TO SCALE



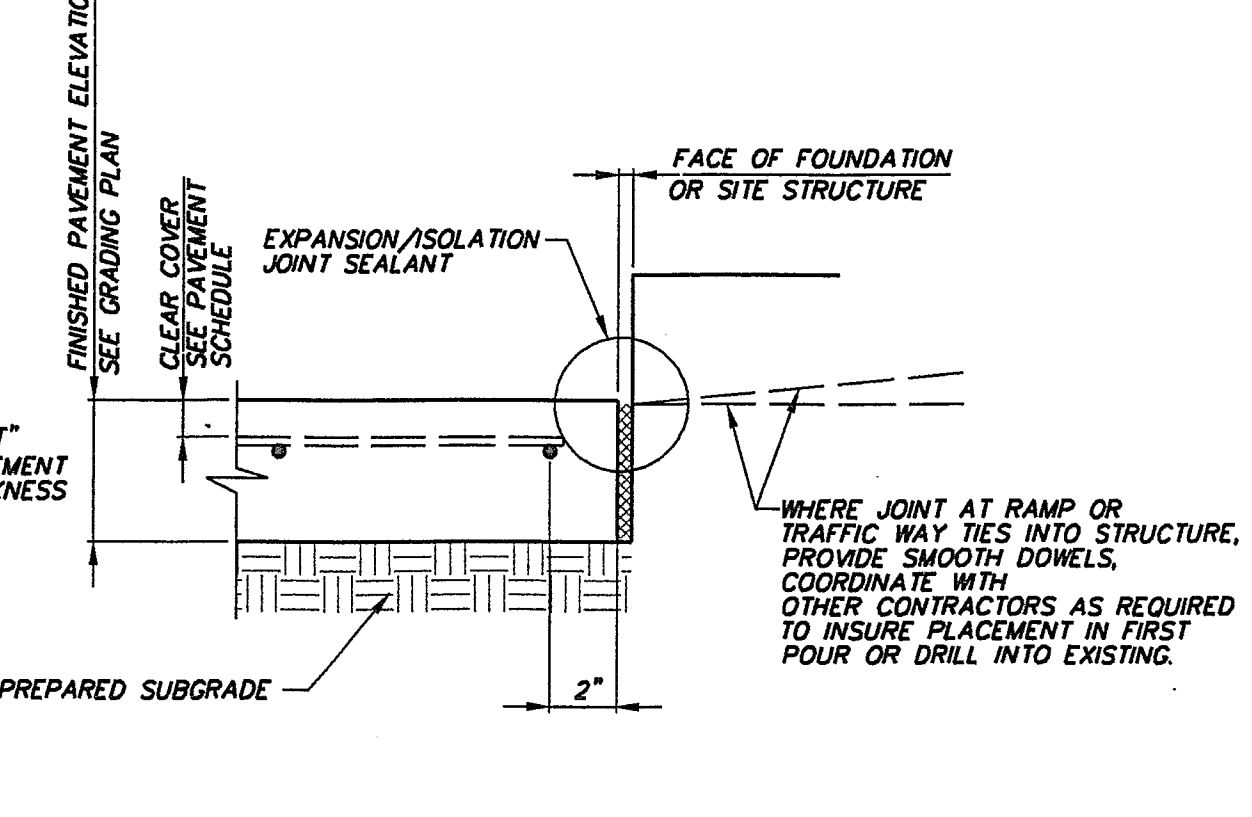
JOINT TREATMENT AT SITE STRUCTURES
NOT TO SCALE



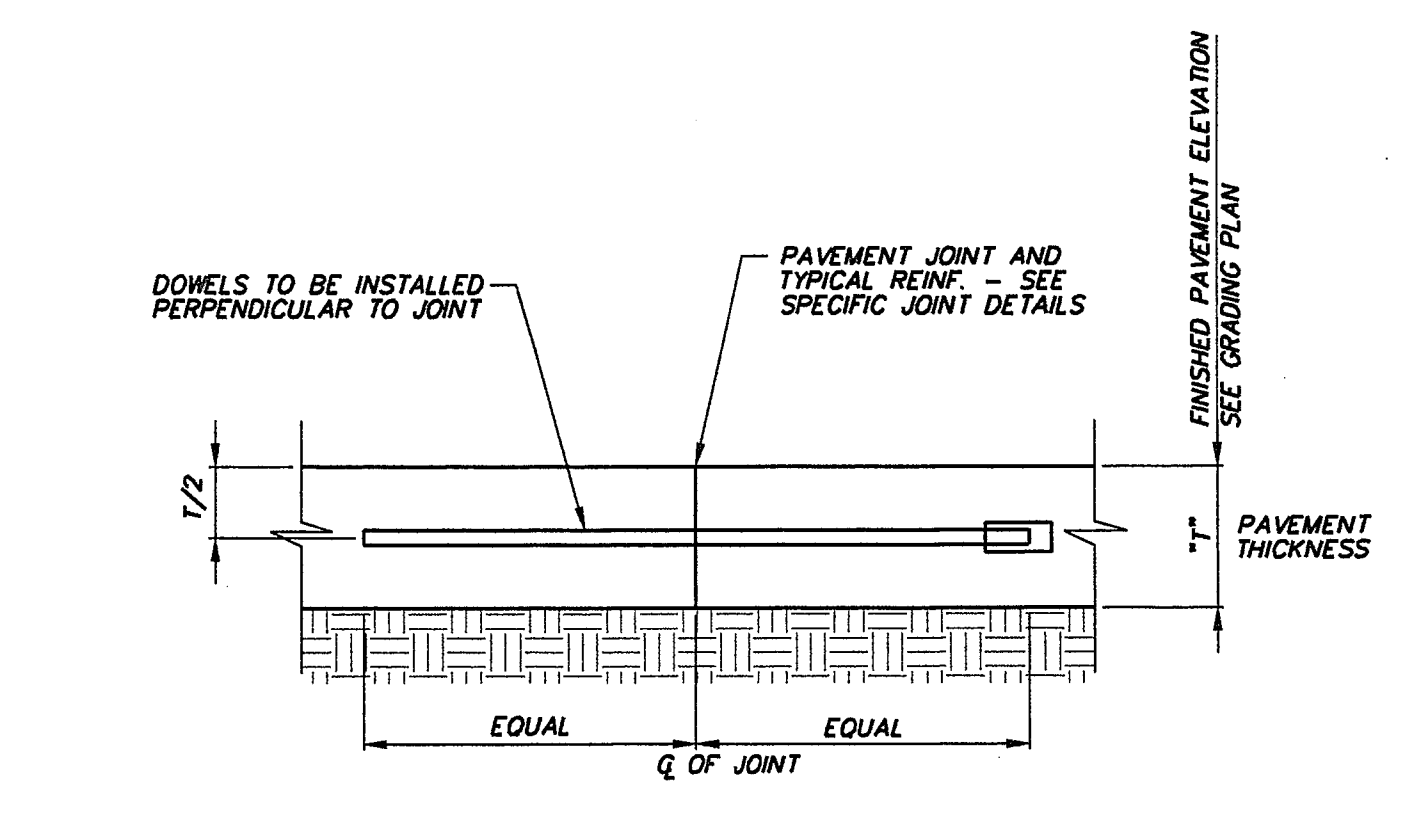
TIE BAR
NOT TO SCALE



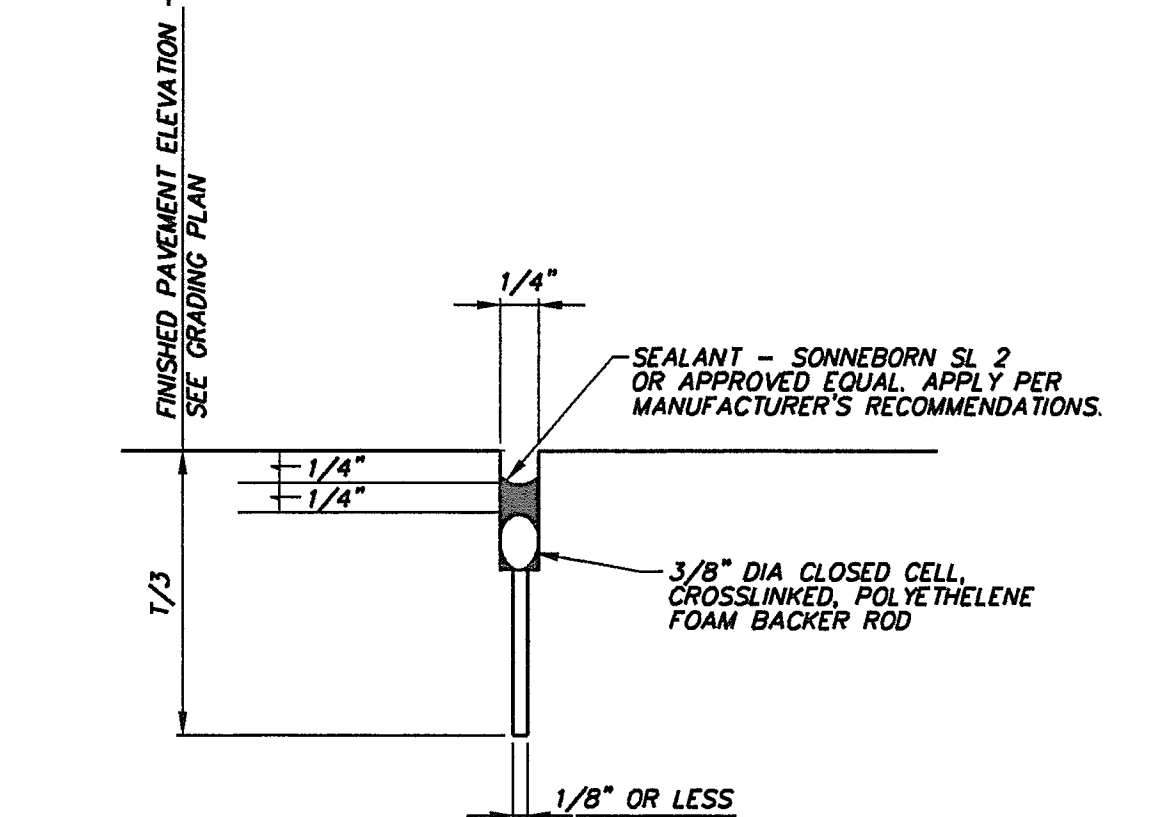
EXPANSION / ISOLATION JOINT SEALANT
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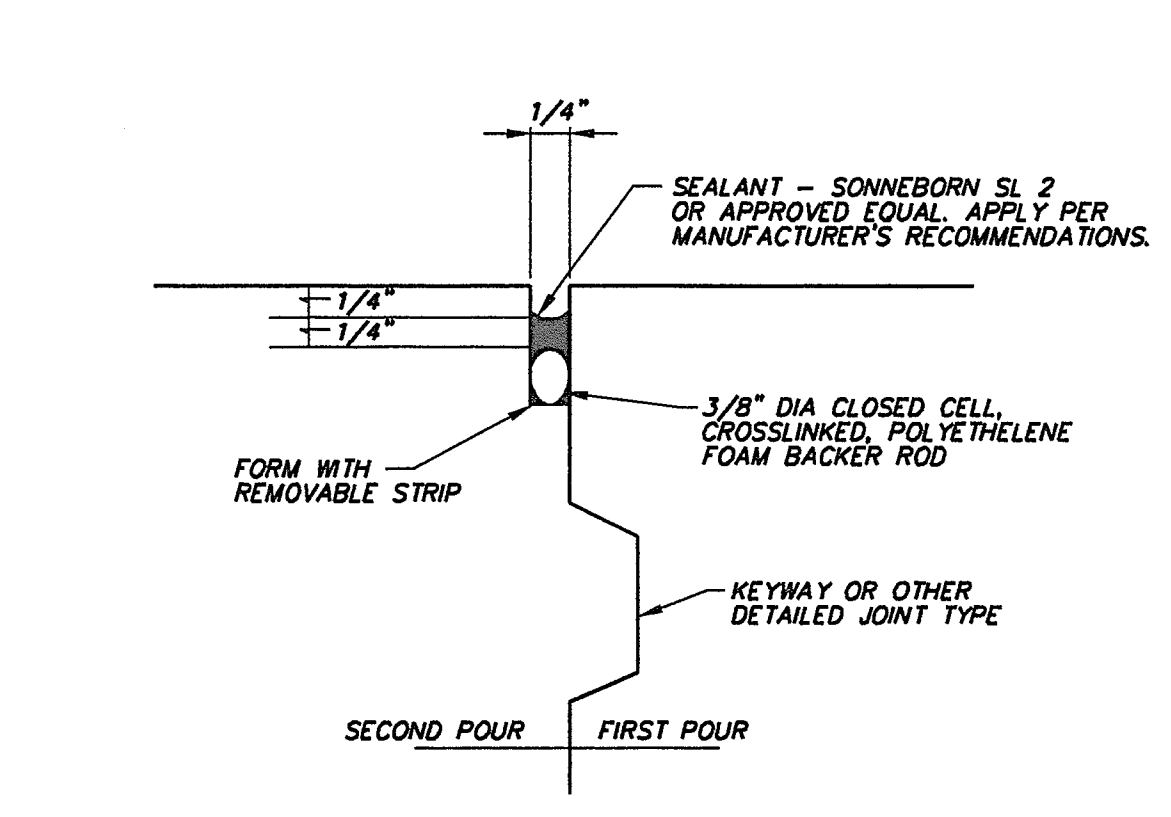
EXPANSION / ISOLATION JOINT AT STRUCTURES
NOT TO SCALE



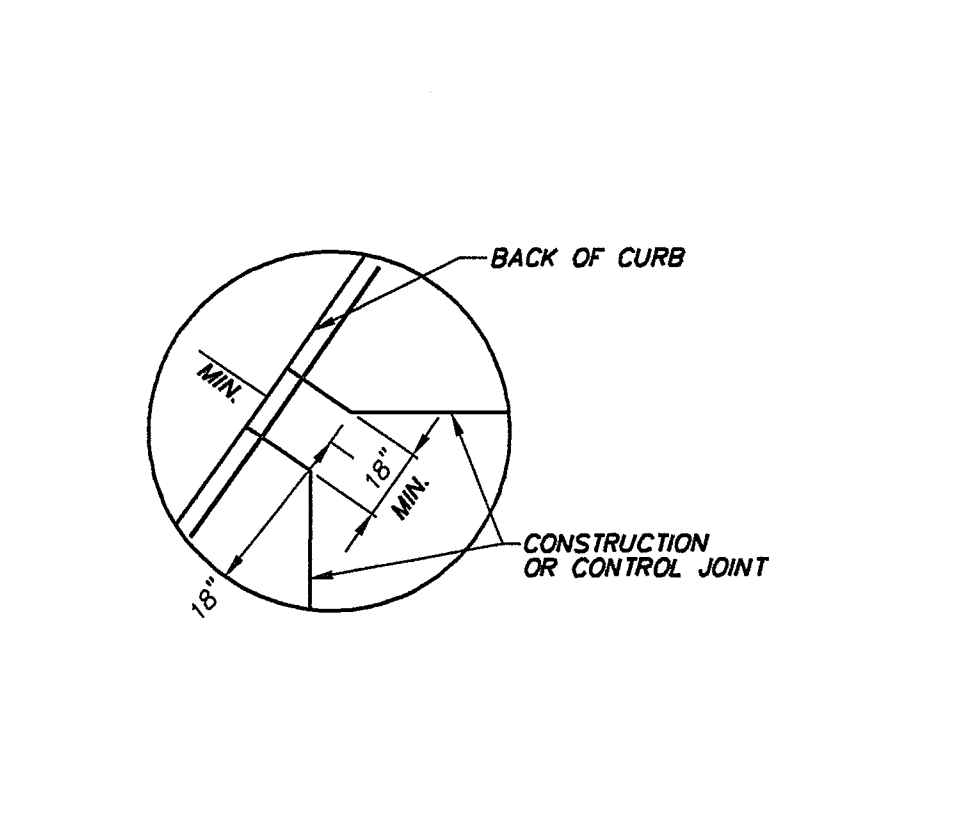
SMOOTH DOWEL
NOT TO SCALE



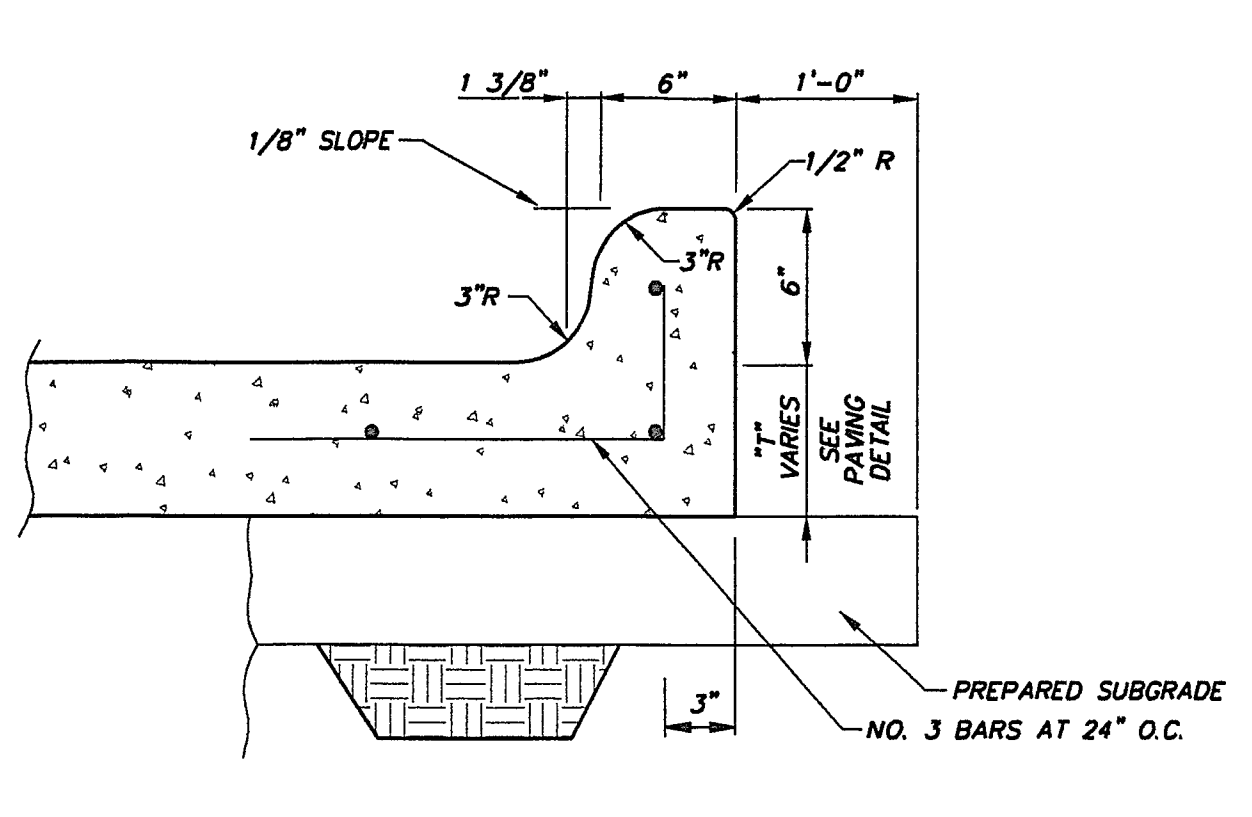
SAWED CONTROL JOINT SEALANT
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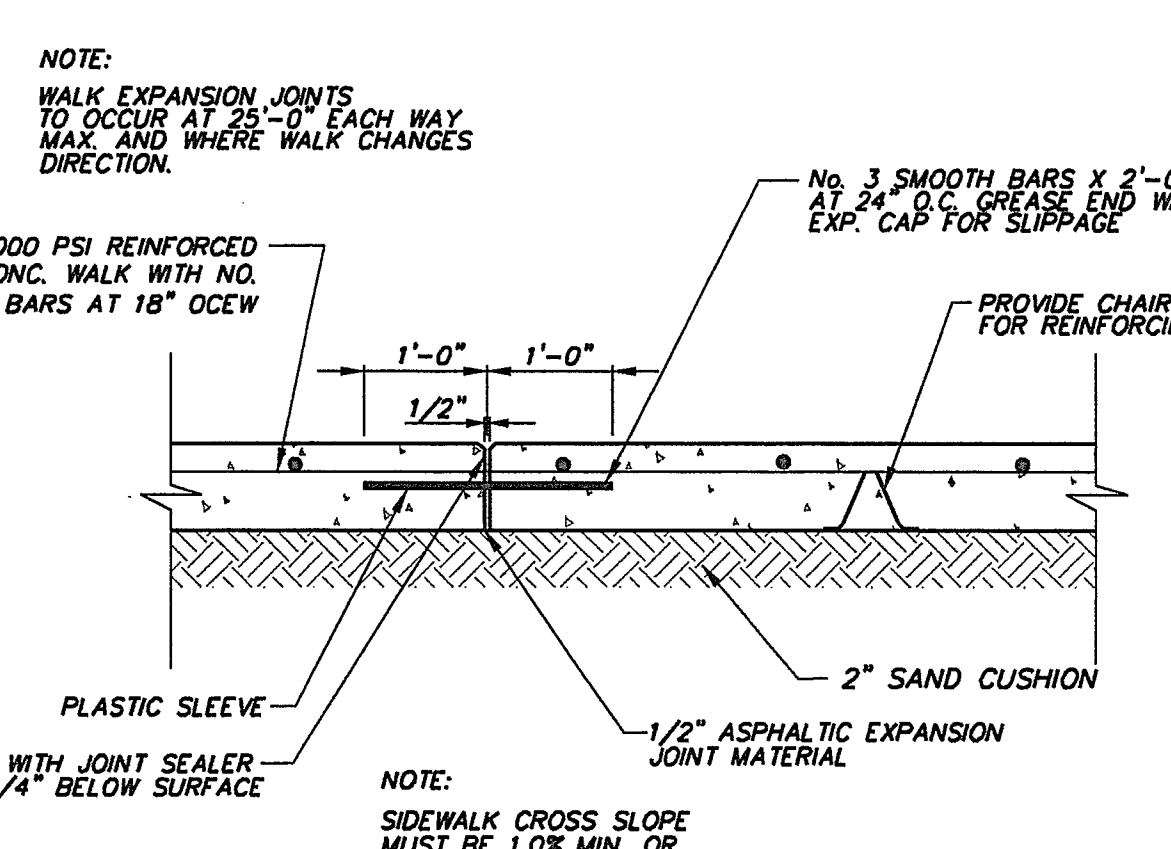
CONSTRUCTION JOINT SEALANT
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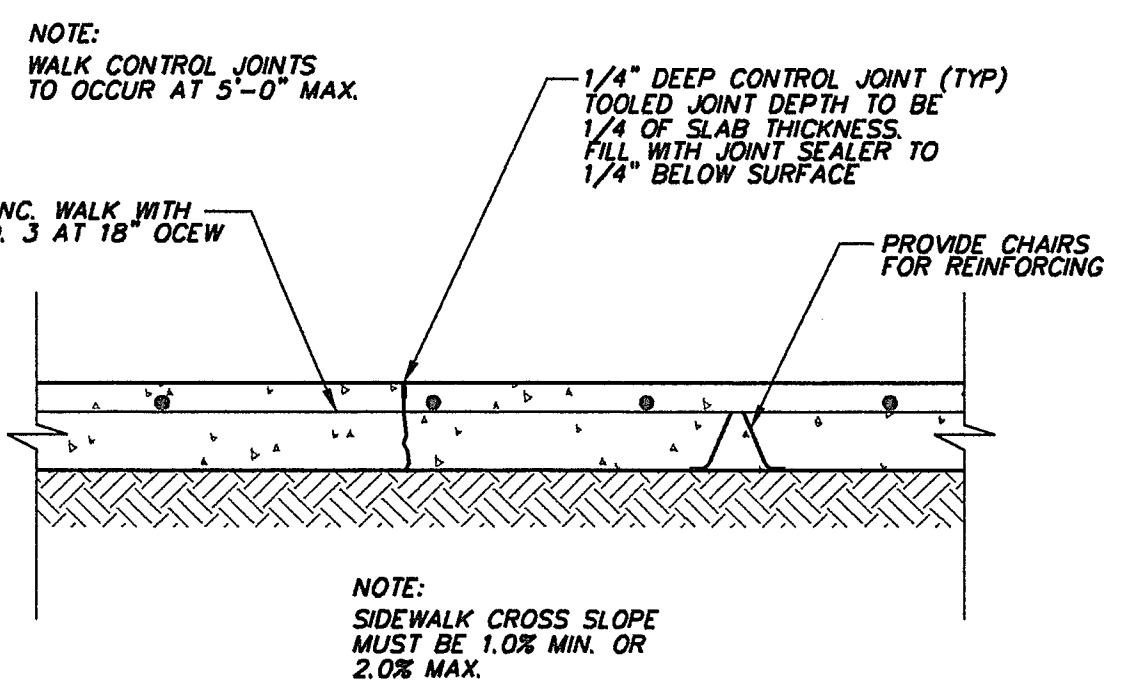
TYPICAL AT ALL ANGLED JOINT TERMINATIONS
NOT TO SCALE



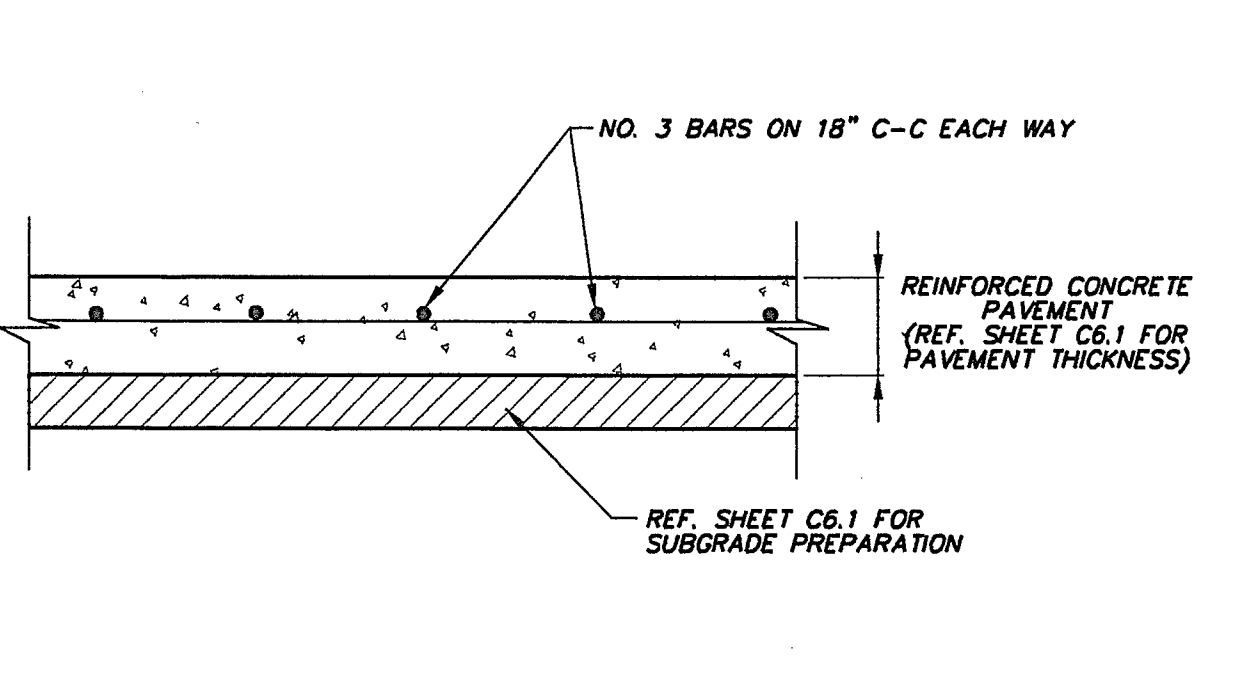
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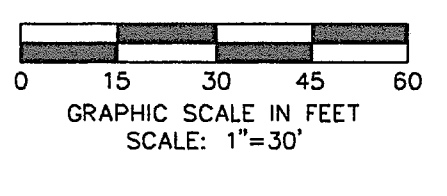
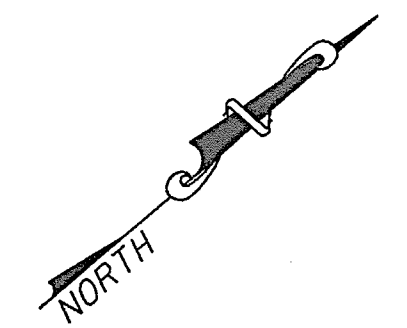
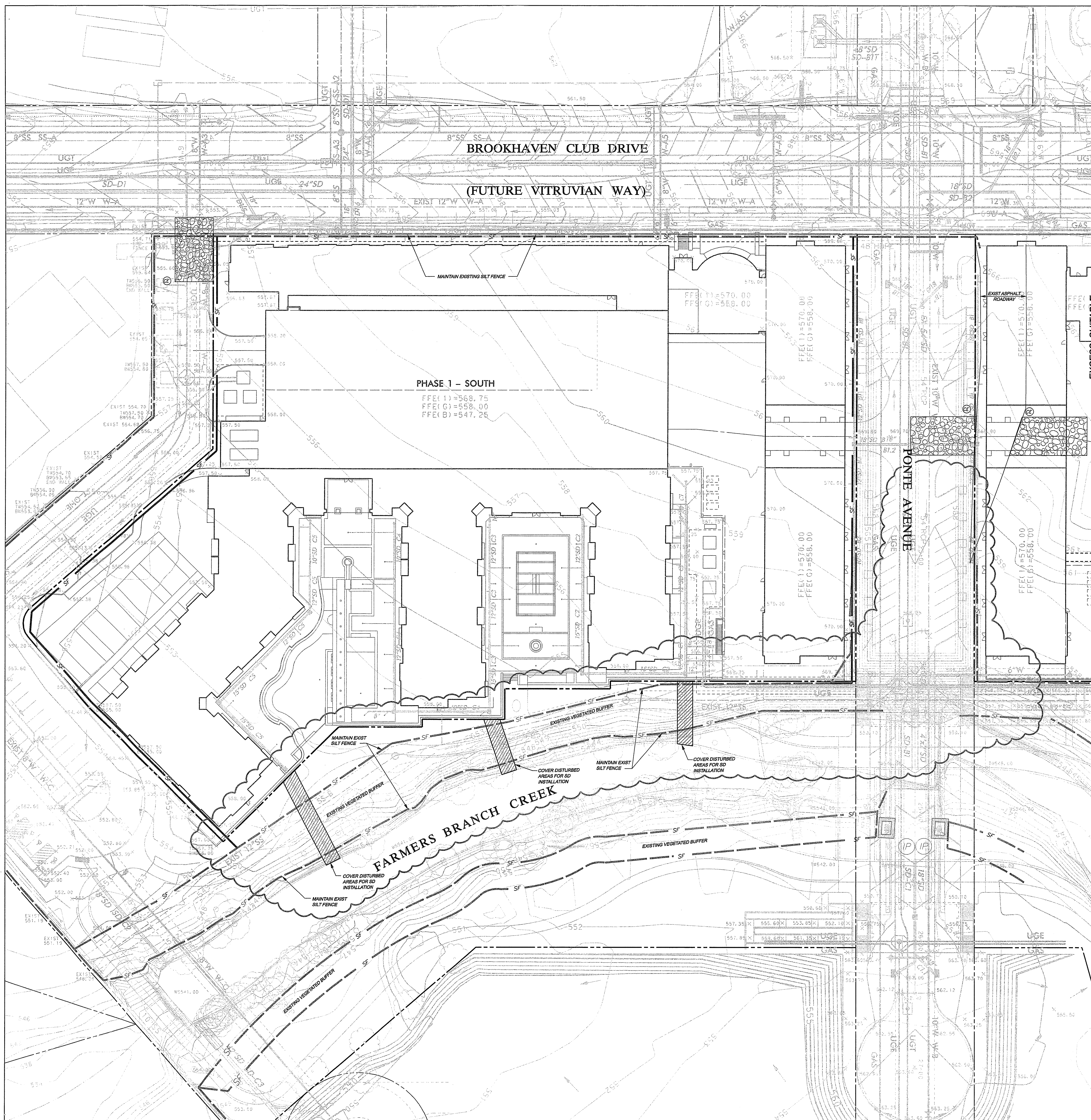
SIDEWALK EXPANSION JOINT
NOT TO SCALE



SIDEWALK CONTROL JOINT
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE



WARNING
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (7-800-245-4545) 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.

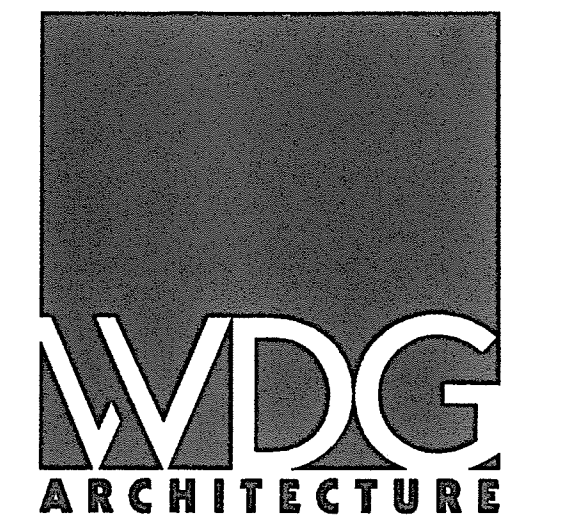
BM #1 REF. ELEVATION = 559.47
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE 1127' NORTH OF BROOKHAVEN CLUB DRIVE.

BM #2 REF. ELEVATION = 547.84
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

- LEGEND**
- SILT FENCE ——— SF
 - EXISTING SILT FENCE ——— SF
 - INLET PROTECTION [Symbol]
 - STABILIZED CONSTRUCTION ENTRANCE [Symbol]
 - VEGETATED BUFFER [Symbol]
 - EROSION CONTROL BLANKET CURLEX® II OR APPROVED EQ [Symbol]

EROSION CONTROL NOTES

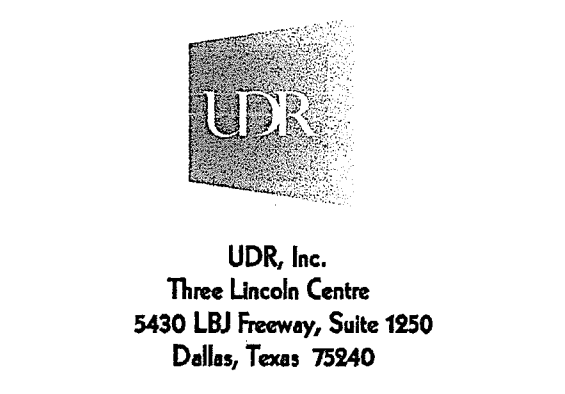
1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C101 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. SWPPP COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE 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 (DEFINED 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 SCHEDULING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL 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 ARCHITECT'S PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SOODING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAID) 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.



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 4805 Beltway Drive
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 tel 972 461 8187
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 Jordan & Skala Engineers, Inc.
 14840 Midway Road
 Suite 350
 Dallas, Texas 75244
 tel 469 385 1616
 fax 469 385 1615

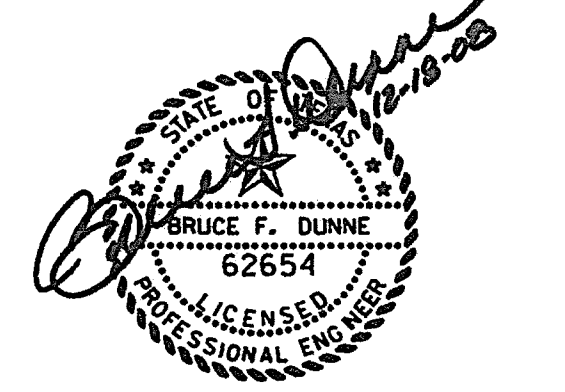


UDR, Inc.
 Three Lincoln Centre
 5480 LBJ Freeway, Suite 1250
 Dallas, Texas 75240



Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

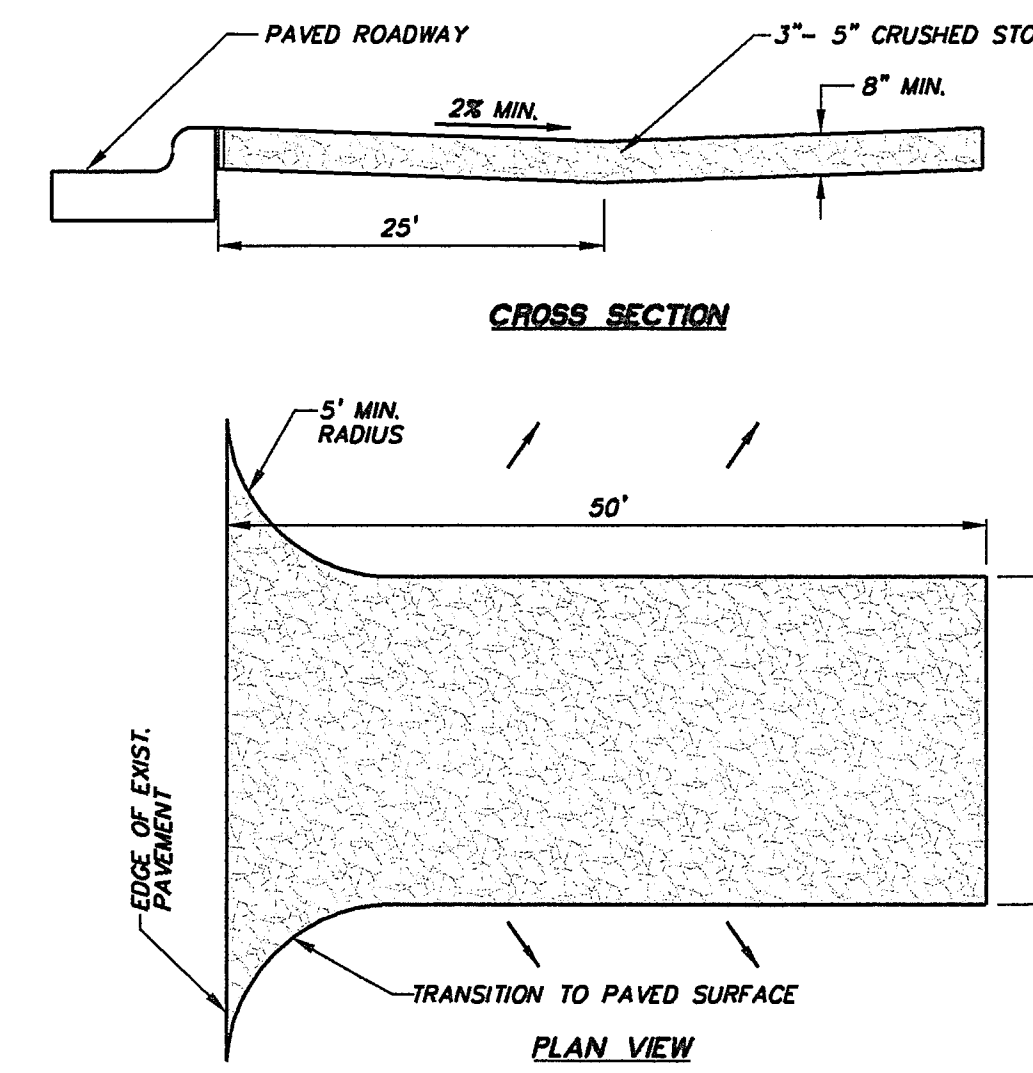
REVISION NO 1	12/18/08
CONSTRUCTION	10/13/08
PERMIT	7/21/08
PRELIM GRADING	6/27/08



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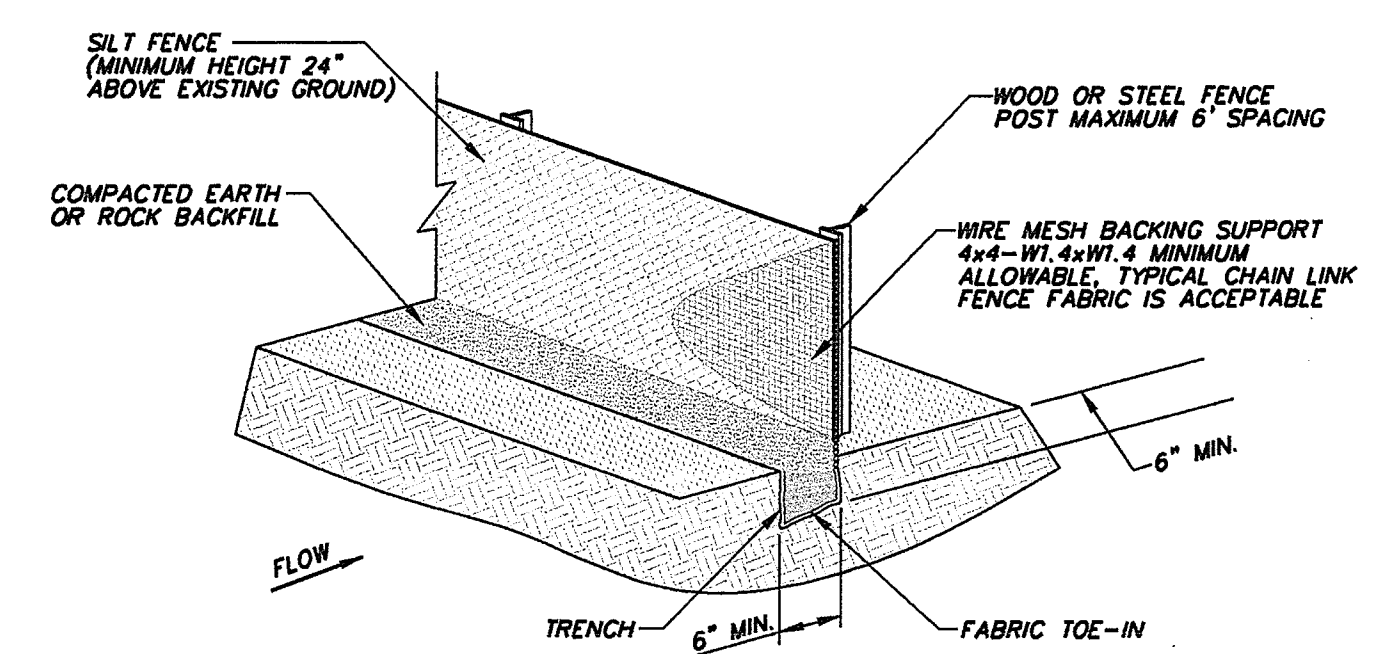
EROSION & SEDIMENT CONTROL PLAN
 Date: 6/27/08
 Scale: As Noted
C7.1

icon Consulting Engineers, Inc.
 Civil Engineers - Designers - Planners
 Bicentennial Financial Center
 250 W. Southlake Blvd., Suite 117
 Southlake, TX 76092
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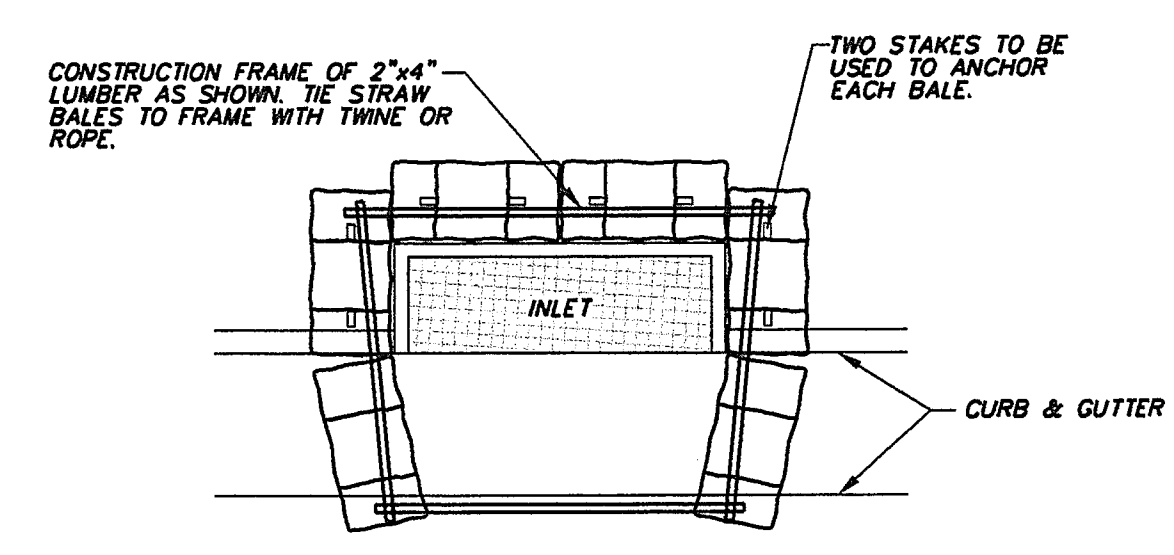
- NOTES:
1. STONE SIZE: 3"-5" CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
 2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
 3. THICKNESS: NOT LESS THAN 6".
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



- NOTE:
1. WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FOOT FOR STEEL OR TWO FEET FOR WOOD.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
 3. 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.
 4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
 8. CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.

SILT FENCE
NOT TO SCALE



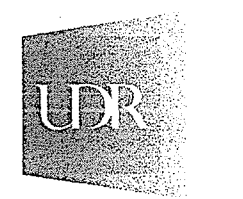
CURB INLET PROTECTION
NOT TO SCALE



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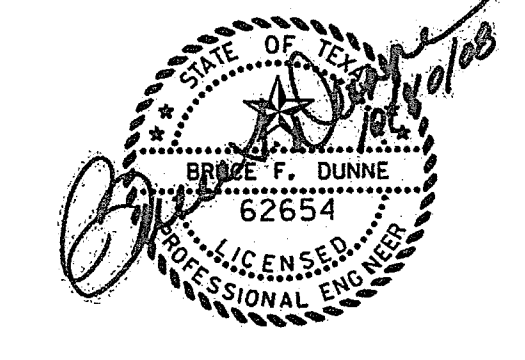
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VITRUVIAN PARK
IN ADDISON

Vitruvian Park Phase I South
Brookhaven Club Drive
Addison, Texas

CONSTRUCTION	10/13/08
PERMIT	7/31/08
PRELIM GRADING	6/27/08



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EROSION & SEDIMENT CONTROL DETAILS

Date: 6/27/08
Scale: As Noted

C7.2