



FOURTEEN555

LOT 2R, BLOCK 1

S. FINLEY EWING JR. ADDITION

TOWN OF ADDISON & CITY OF DALLAS

DALLAS COUNTY, TEXAS

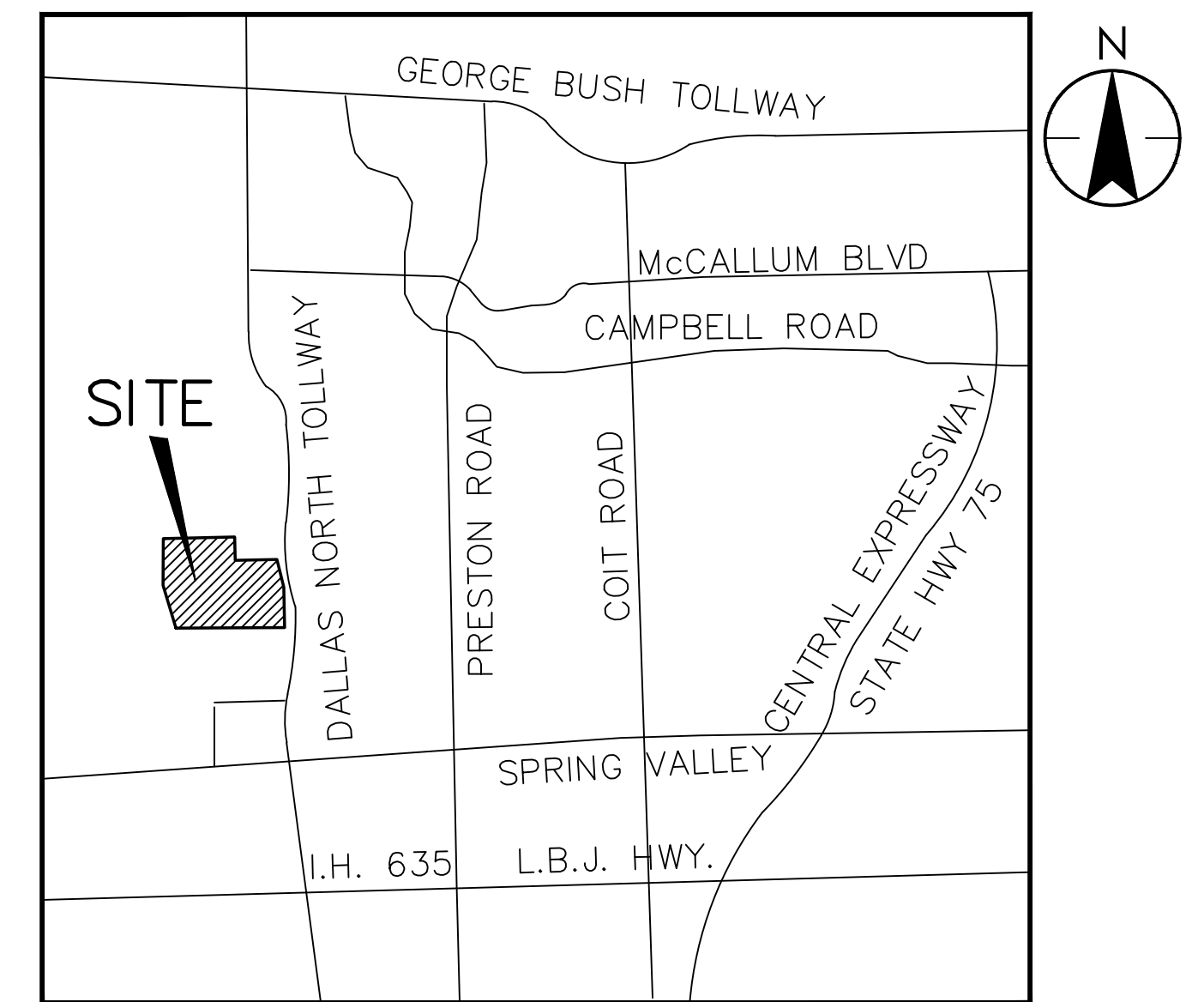
FEBRUARY 2019

PROJECT NUMBER: 222011532

OWNER/DEVELOPER:
 CAWLEY PARTNERS
 16400 W. DALLAS PARKWAY
 DALLAS, TEXAS 75248
 PH: (817) 875-5535
 CONTACT: MARK GODFREY

CIVIL ENGINEER:
 STANTEC CONSULTING SERVICES INC.
 6080 TENNYSON PARKWAY, SUITE 200
 PLANO, TEXAS 75024
 PH: (972) 991-0011
 CONTACT: JOSHUA A. MILLSAP, P.E.
 TBPE # F-6324

SURVEYOR:
 STANTEC CONSULTING SERVICES INC.
 12222 MERIT DRIVE, SUITE 400
 DALLAS, TEXAS 75251
 PH: (972) 991-0011
 CONTACT: DAVID DE WEIRDT, R.P.L.S.
 TBPLS # F-10194229



VICINITY MAP

NOT TO SCALE
 MAPSCO 14G

Sheet Number	Sheet Title
C0.1	COVER SHEET
1	APPROVED SITE PLAN
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--	PLAT 2
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C1.2	DEMOLITION PLAN
C2.1	LAYOUT & DIMENSIONAL CONTROL PLAN
C2.2	LAYOUT & DIMENSIONAL CONTROL PLAN
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C6.7	TXDOT PED-18 (4)

NOTE:
 THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, AND WASTE WATER SYSTEM REQUIREMENTS.



20' STORM SEWER, SANITARY SEWER & TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 79220, PG. 2203 D.R.D.C.T.

LOT 1, BLOCK 1 WELLINGTON SQUARE VOL. 79220, PG. 2203, D.R.D.C.T. (389.58')

15' WATER EASEMENT VOL. 79220, PG. 2203 D.R.D.C.T.

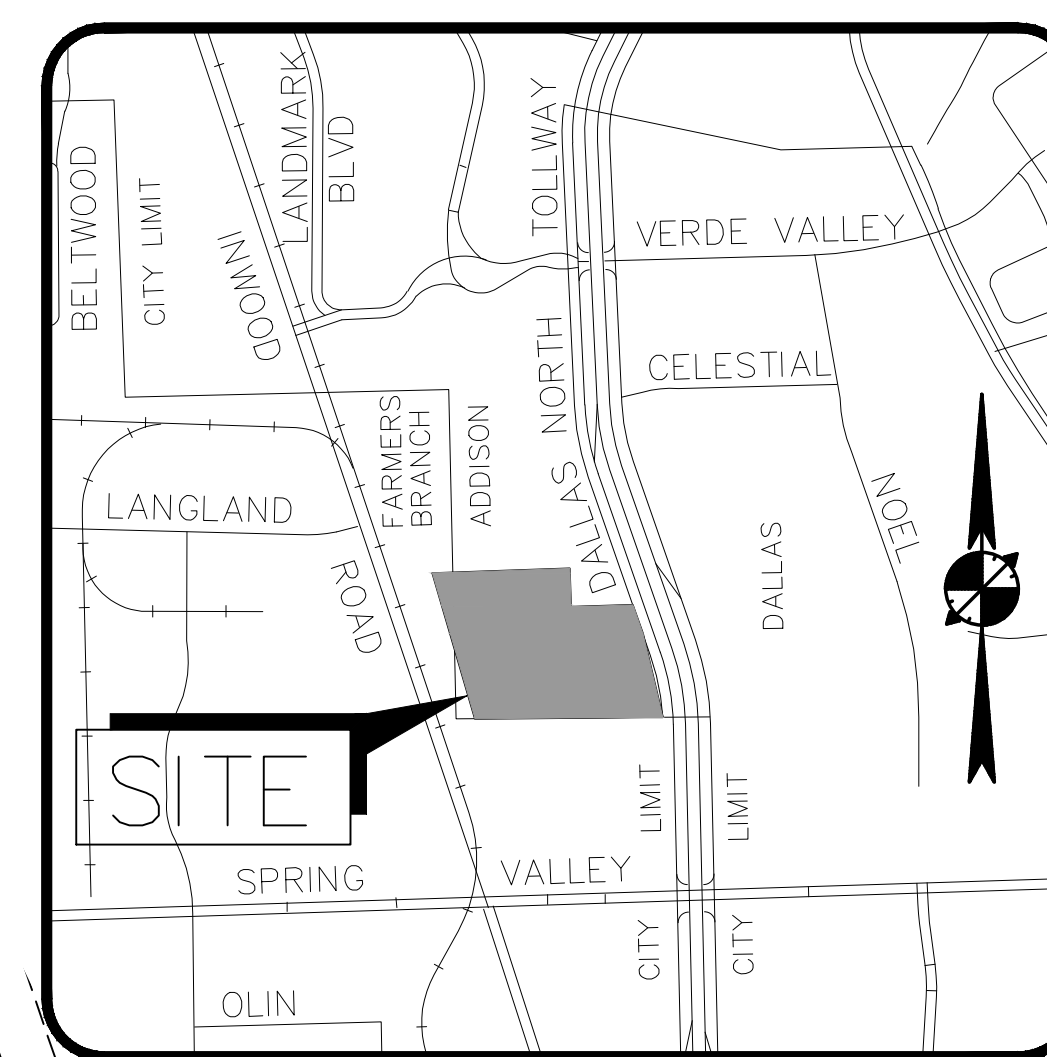
PRIVATE ACCESS EASEMENT VOL. 84243, PG. 3391 D.R.D.C.T.

24' ACCESS EASEMENT VOL. 62107, PG. 2218 D.R.D.C.T.

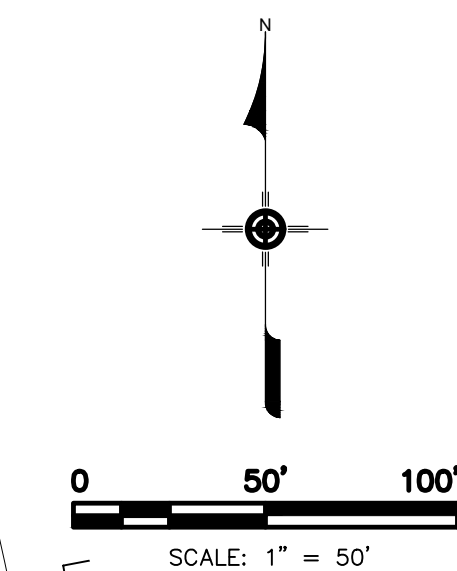
5' UTILITY EASEMENT VOL. 2001196, PG. 49 D.R.D.C.T.

LOT 1, BLOCK 1 S. FINLEY EWING, JR. ADDITION VOL. 2001196, PG. 49, D.R.D.C.T. AS CORRECTED INST. NO. 200600445021, O.P.R.D.C.T.

30' ACCESS EASEMENT VOL. 2001196, PG. 2920 VOL. 2001196, PG. 49 D.R.D.C.T.

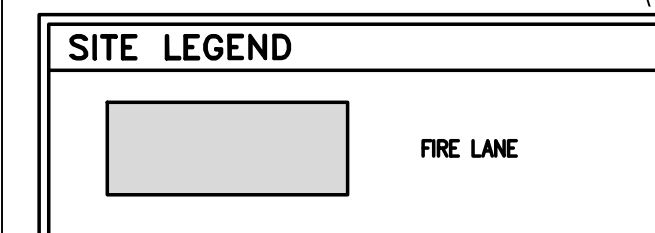


LOCATION MAP N.T.S.



REMAINDER OF LOT 2, BLOCK 1 ANDERSON AND WHITE ADDITION VOL. 953, PG. 895, D.R.D.C.T.

- TOWN OF ADDISON SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREEN IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.



- EXISTING LEGEND & ABBREVIATIONS**
- | | |
|----------------------------|------|
| FIRE HYDRANT | FH |
| WATER VALVE | WV |
| WATER METER | WM |
| FIRE DEPARTMENT CONNECTION | FDC |
| IRRIGATION CONTROL VALVE | ICV |
| SANITARY SEWER MANHOLE | SSMH |
| SANITARY SEWER CLEANOUT | SSCO |
| GAS METER | GM |
| POWER POLE | PP |
| LIGHT POLE | LP |
| TRAFFIC CONTROL BOX | TCB |
| TRAFFIC SIGN | TS |
| CURB INLET | CI |
| BARRIER FREE RAMP | BF |
| WATER LINE | W |
| SANITARY SEWER LINE | SS |
| STORM SEWER LINE | STM |
| STORM SEWER MANHOLE | STMH |

SITE DATA SUMMARY	LOT 2R (PHASE I)			LOT 3 (PHASE II)	
	PROPOSED USE:	OFFICE			OFFICE
LOT AREA:	417,592 SQ. FT. = 9.586 AC				291,139 SQ. FT. = 6.683 AC
ZONED:	PLANNED DEVELOPMENT			PLANNED DEVELOPMENT	
	OFFICE A	HUB	TOTAL	OFFICE B	
BUILDING FOOTPRINT	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.	42,000 SQ. FT.	
BUILDING AREA (NET)	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.	245,000 SQ. FT.	
MAX. BUILDING HEIGHT	6 STORY	3 STORY	N/A	6 STORY	
TOTAL LOT COVERAGE	12.09%			14.43%	
TOTAL FLOOR AREA RATIO	0.615			0.842	
PARKING REQUIRED	OFFICE: 251,612/300 = 839 SPACES RESTAURANT: 5,388/100 = 54 SPACES TOTAL REQUIRED: 893 SPACES				OFFICE: 245,000/300 = 817 SPACES TOTAL REQUIRED: 817 SPACES
PARKING PROVIDED	360 SURFACE+833 GARAGE = 1,193 SPACES				338 SURFACE+816 GARAGE = 1,151 SPACES
PARKING PERCENTAGES:	833 GARAGE/1,193 = 69.8% GARAGE 360 SURFACE/1,193 = 30.2% SURFACE				816 GARAGE/1,151 = 70.6% GARAGE 339 SURFACE/1,151 = 29.4% SURFACE
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,348 = 70.2% GARAGE	698 SURFACE/2,348 = 29.8% SURFACE			
NOTE:	*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.				
NOTE:	*BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.				

DEVELOPER/APPLICANT:
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TBPLS #: F-6324

LANDSCAPE ARCHITECT
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SURVEYOR:
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CONTACT: DAVID DE WEIRDT R.P.L.S.
TBPLS #: F-10194229

LOT 2, BLOCK B
DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
INST. NO. 200600102366,
O.P.R.D.C.T.

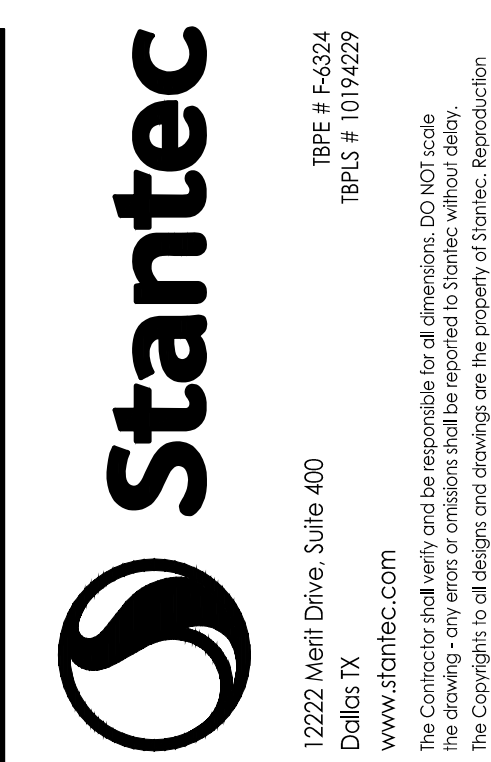
S. FINLEY EWING, JR.
TRUSTEE OF THE GAIL
OPRAN FINLEY 1996 TRUS
3, PG. 4577 AN
005, PG. 3099
L = 203.71
CB = N 07°55'58" W R.D.C.T.
AND
CD = 203.52

REMAINDER TRACT
FRANCES McLENDON E
83229, PG. 42
D.R.D.C.T.

PROP. 6' SIDEWALK

PROP. ELEC. VEHICLE CHARGING STATION

THE SOUTHWEST CORNER OF THE 116' SIDEWALK BEARING TO THE SURVEY POINT



Revision	By	Appd.	Y/M/MD

ISSUED

Client/Project
CAWLEY PARTNERS

Permit/Seal

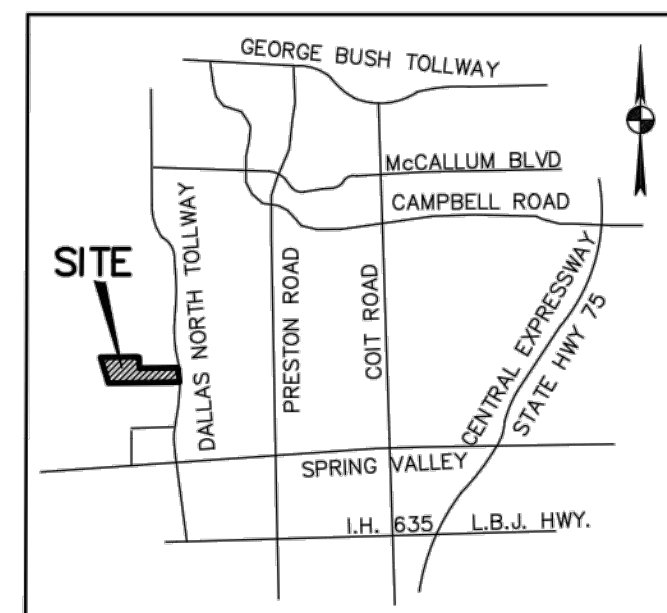
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer
JOSHUA A. MILLSAP
P.E. No. 100118 Date: 02/12/2019

Project Number: 2220111532
File Name: 11532_c2_001_sp.dwg

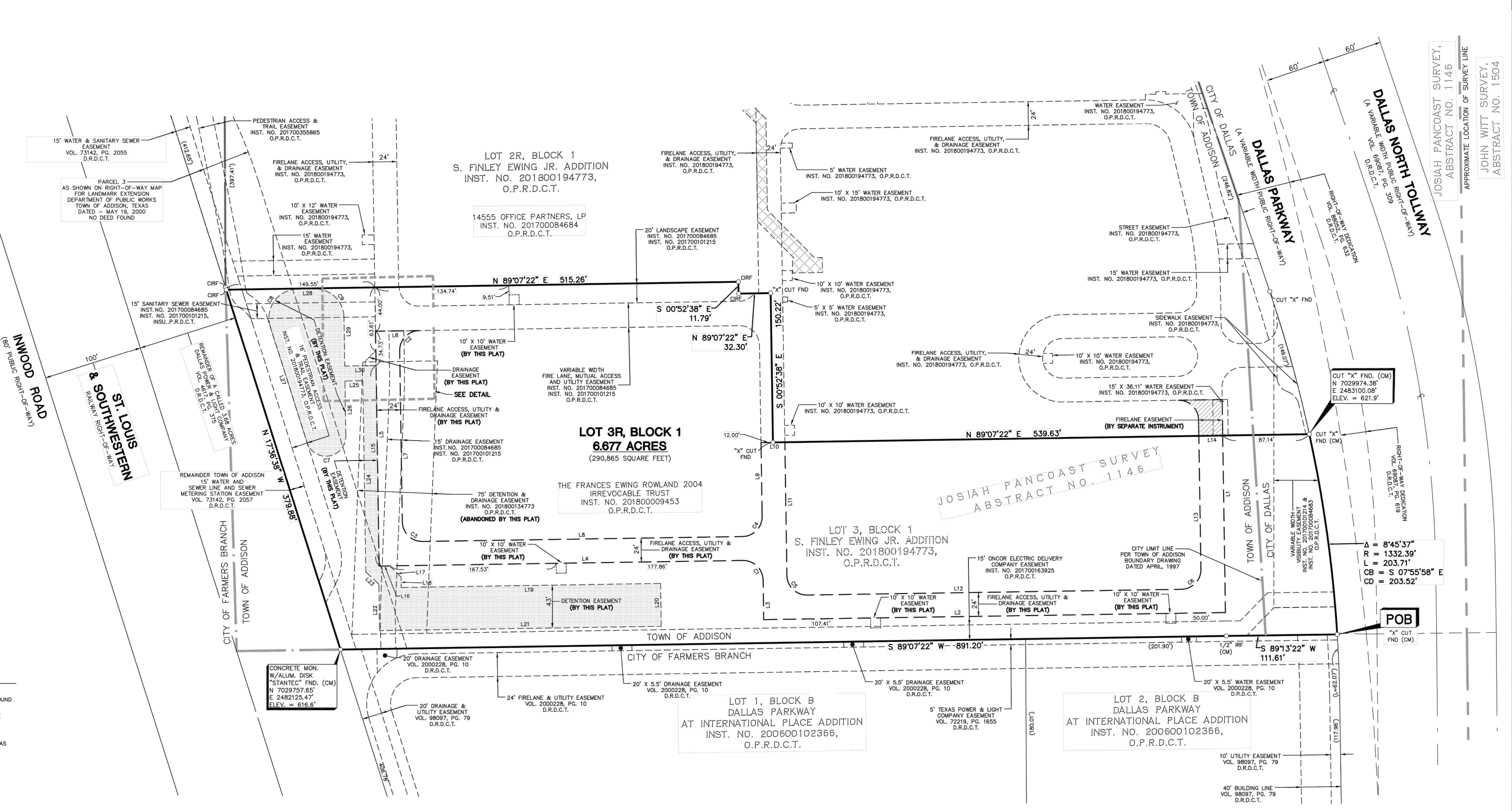
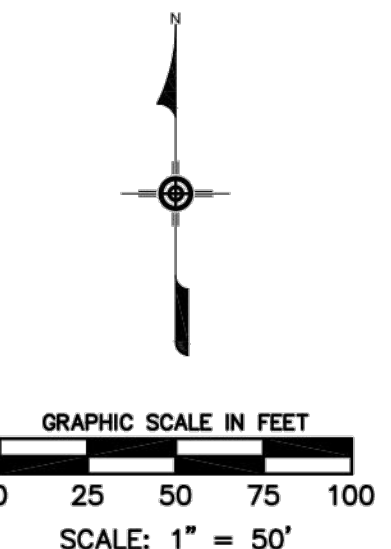
RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. 1

Revision Sheet



VICINITY MAP
NOT TO SCALE
MAPSCO 146



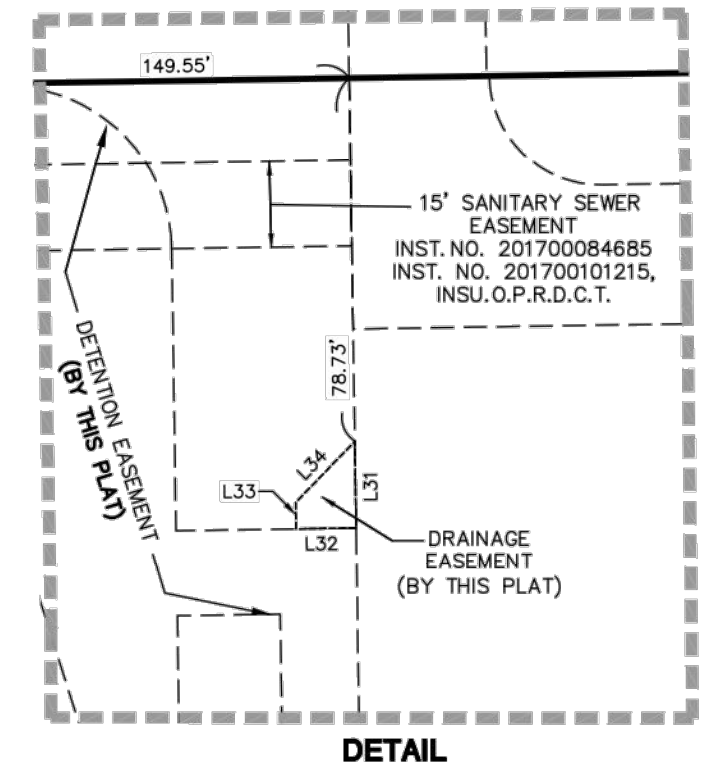
LEGEND

- IRF IRON ROD FOUND
- MAGF MAG NAIL WITH WASHER STAMPED "STANTEC" FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- FND FOUND
- (XXX) DISTANCES PER RECORD PLAT/DEED
- LANDHOOK (DENOTES COMMON OWNERSHIP)
- C CENTER LINE

LINE #	BEARING	DISTANCE
L1	N00°52'41"W	178.28'
L2	N89°07'22"E	464.50'
L3	S00°52'38"E	40.00'
L4	N89°07'22"E	366.00'
L5	S00°52'38"E	236.29'
L6	S89°07'22"W	44.00'
L7	N00°52'38"W	172.29'
L8	S89°07'22"W	322.00'
L9	S00°52'38"E	74.28'
L10	S89°07'22"W	24.00'
L11	N00°52'38"W	134.28'
L12	S89°07'22"W	376.50'
L13	S00°52'41"E	134.28'
L14	S89°07'22"W	24.00'
L15	S00°52'38"E	201.56'
L16	N89°07'22"E	10.61'
L17	S45°52'38"E	15.98'

LINE #	BEARING	DISTANCE
L18	S00°52'38"E	10.81'
L19	N89°07'22"E	260.90'
L20	S00°52'38"E	43.00'
L21	S89°07'22"W	283.33'
L22	N00°52'38"W	46.54'
L23	N45°52'38"W	18.35'
L24	N00°52'38"W	192.15'
L25	S89°07'53"W	18.00'
L26	S00°52'38"E	55.28'
L27	N17°36'38"W	122.07'
L28	N89°07'22"E	17.53'
L29	S00°52'38"E	49.23'
L30	N89°07'53"E	31.50'
L31	N00°52'38"W	15.13'
L32	N89°07'53"E	10.50'
L33	S00°52'38"E	4.63'
L34	S44°07'22"W	14.85'

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	31.42'	20.00'	90°00'00"	28.28'	S45°52'38"E
C2	31.42'	20.00'	90°00'00"	28.28'	N44°07'22"E
C3	31.42'	20.00'	90°00'00"	28.28'	N45°52'38"W
C4	31.42'	20.00'	90°00'00"	28.28'	S44°07'22"W
C5	31.42'	20.00'	90°00'00"	28.28'	N45°52'38"W
C6	31.42'	20.00'	90°00'02"	28.28'	S44°07'21"W
C7	56.99'	20.00'	163°16'00"	39.57'	S80°45'22"W
C8	54.02'	29.00'	106°44'00"	46.54'	N35°45'22"E
C9	45.55'	29.00'	90°00'00"	41.01'	S45°52'38"E



DETAIL
NOT TO SCALE

GENERAL NOTES

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. THE PURPOSE OF THIS REPLAT IS TO CREATE AND ABANDON EASEMENTS FOR A PROPOSED DEVELOPMENT.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, 4813C00180K, DATED JULY 7, 2014, NO FLOODPLAIN EXISTS ON THE SITE.
5. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
6. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
February 6, 2019

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOT 3R, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
6.677 ACRES
FEBRUARY 06, 2019
TOWN OF ADDISON PROJECT NO.
CITY OF DALLAS PLAN FILE NO.
CITY OF DALLAS ENGINEERING FILE NO.

OWNER:
THE FRANCES EWING ROWLAND 2004
IRREVOCABLE TRUST
6455 DALLAS PARKWAY
PLANO, TEXAS, 75024
PH: (972) 665-3131

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRDT, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST IS THE OWNER OF A 6.677 ACRE (290,858 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, CITY OF DALLAS AND TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON AND THE CITY OF DALLAS ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201800194773, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING ALL OF A CALLED 6.677 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NUMBER 201800009453, O.P.R.D.C.T., SAID 6.677 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING THE NORTHEAST CORNER OF LOT 2, BLOCK B OF DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200600102366, O.P.R.D.C.T., AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89°13'22" WEST DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 1 AND SAID DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION, A DISTANCE OF 111.61 FEET TO A 1/2-INCH IRON ROD STAMPED "BDD" FOUND FOR CORNER;

THENCE SOUTH 89°07'22" WEST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 891.20 FEET TO A 5/8-INCH IRON ROD WITH A 3/4-INCH ALUMINUM DISK STAMPED "STANTEC" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SAID DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION AND BEING IN THE EASTERLY LINE OF A CALLED 3.68 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 4617, PAGE 375, DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE NORTH 17°36'38" WEST ALONG THE COMMON LINE OF SAID LOT 3, BLOCK 1 AND SAID 3.68 ACRE TRACT OF LAND, A DISTANCE OF 379.88 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 SAME BEING THE SOUTHWEST CORNER OF LOT 2R, BLOCK 1 OF SAID S. FINLEY EWING, JR. ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2R, BLOCK 1, THE FOLLOWING CALLS:

NORTH 89°07'22" EAST, A DISTANCE OF 515.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 00°52'38" EAST, A DISTANCE OF 11.79 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 89°07'22" EAST, A DISTANCE OF 32.30 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 00°52'38" EAST, A DISTANCE OF 150.22 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 89°07'22" EAST, A DISTANCE OF 539.63 FEET TO A CUT "X" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2R, BLOCK 1 AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 77°41'14" WEST, A DISTANCE OF 1332.39 FEET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°45'37" FOR AN ARC LENGTH OF 203.71 FEET, A CHORD BEARING OF SOUTH 07°55'58" EAST, AND A CHORD DISTANCE OF 203.52 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 290,865 SQUARE FEET OR 6.677 ACRES OF LAND.

DETENTION AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE TOWN OF ADDISON AND ACCEPTED BY THE OWNER(S), SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER(S), HIS HEIRS, GRANTEEES AND SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREA TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREA. THE TOWN OF ADDISON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA OR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREA UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, PROVIDED; HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF ADDISON TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS. THEN, IN SUCH EVENT, THE TOWN OF ADDISON SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREA AT ANY POINT, OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREA TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE TOWN OF ADDISON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER(S), OR TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW(S) TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE TOWN OF ADDISON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCES OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREA OR SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREA EASEMENT LINE IDENTIFIED ON THIS PLAT SHOWS THE DETENTION AREA SERVING THIS ADDITION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST ("OWNER") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS LOT 3R, BLOCK 1, S. FINLEY EWING JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON AND THE CITY OF DALLAS, TEXAS, AND SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNERS DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. OWNERS SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED, HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPEDE WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID UTILITY EASEMENTS ARE HEREBY BEING RESERVED BY MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. AN EXPRESS EASEMENT OF INGRESS AND EGRESS IS HEREBY EXPRESSLY GRANTED ON, OVER AND ACROSS ALL SUCH EASEMENTS FOR THE BENEFIT OF THE PROVIDER OF SERVICES FOR WHICH EASEMENTS ARE GRANTED.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARDS TO MAINTENANCE RESPONSIBILITIES. THE EXISTING CHANNELS OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL, UNLESS REQUIRED TO BE ENCLOSED BY ORDINANCE, AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. THE TOWN/CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY OF PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER RUNOFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY BUILDING TYPE, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE TOWN/CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE TOWN FOR MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR SERVICE.

WATER MAIN AND SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICE AND SEWER SERVICES FROM THE MAIN TO CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON AND THE CITY OF DALLAS, TEXAS.

WITNESS, MY HAND THIS THE _____ DAY OF _____, 2019.

THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST

BY: _____

NAME: S. FINLEY EWING, III

TITLE: TRUSTEE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. FINLEY EWING, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE TOWN OF ADDISON, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF ADDISON. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a) (b) (c) (d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2019.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
For Review Purposes Only
David J. De Weirdt, R.P.L.S.
Registration No. 5066
February 6, 2019

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TOWN OF ADDISON APPROVAL BLOCK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON _____, 2019.

CHAIR, PLANNING AND ZONING COMMISSION

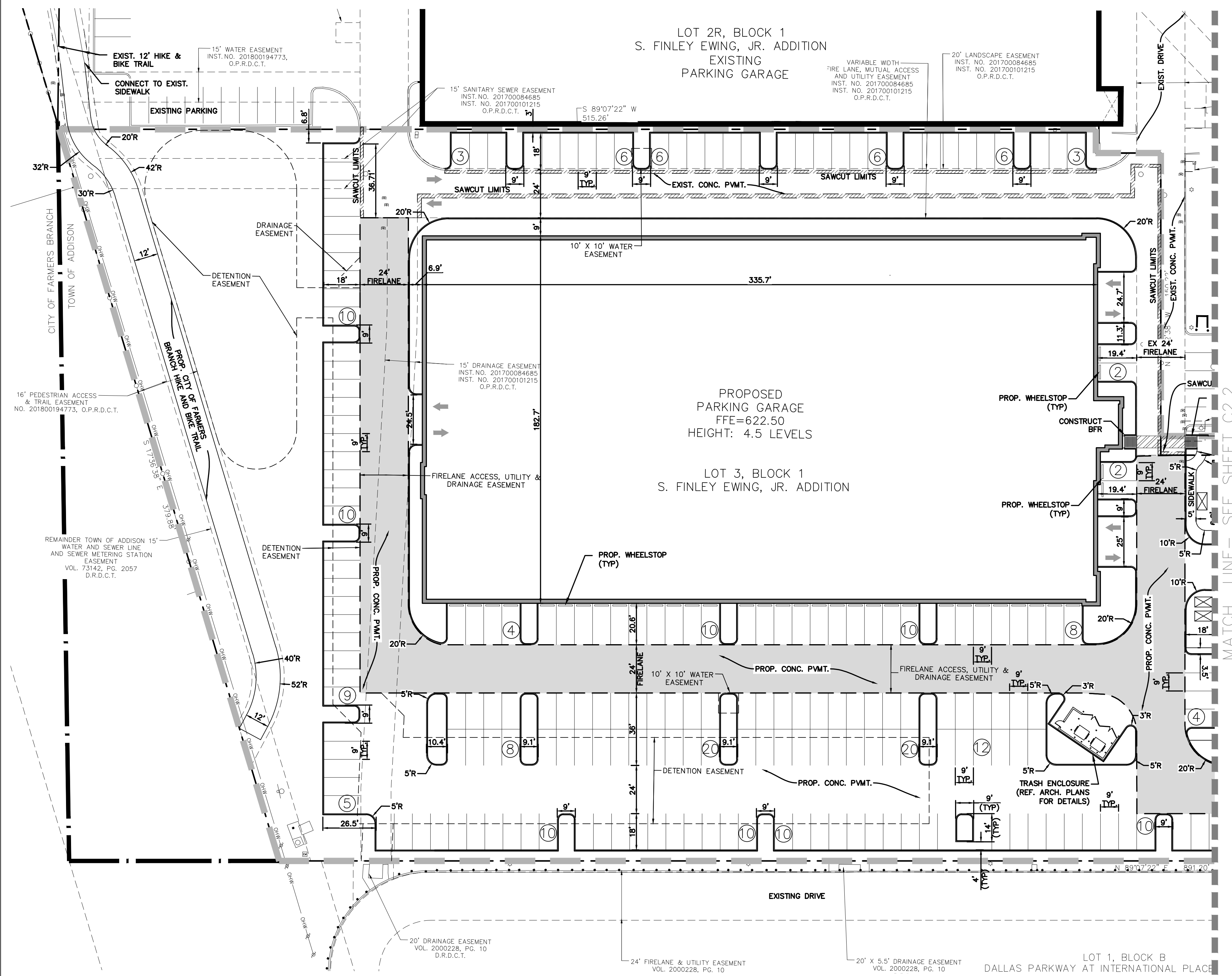
CITY SECRETARY

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOT 3R, BLOCK 1

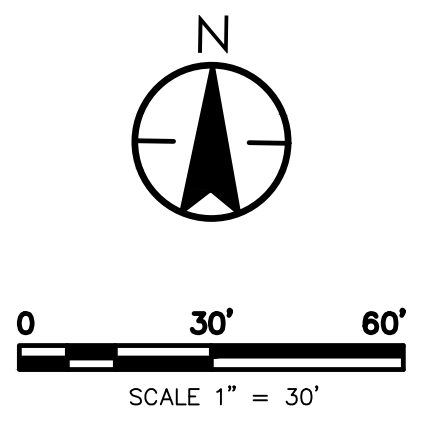
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
6.677 ACRES
FEBRUARY 06, 2019
TOWN OF ADDISON PROJECT NO.
CITY OF DALLAS PLAN FILE NO.
CITY OF DALLAS ENGINEERING FILE NO.

OWNER:
THE FRANCES EWING ROWLAND 2004
IRREVOCABLE TRUST
6455 DALLAS PARKWAY
PLANO, TEXAS, 75024
PH: (972) 665-3131

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229



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



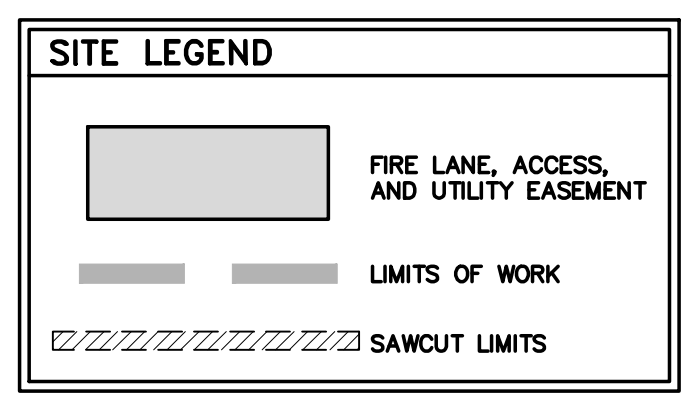
GENERAL NOTES - LAYOUT & DIMENSIONAL CONTROL

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII:** ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:

STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229
- HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER TOWN STANDARDS. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
- SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.
- PARKING STALL DIMENSIONS:** ALL PARKING STALLS SHALL BE 9'X18' UNLESS OTHERWISE NOTED.
- PAVEMENT MARKINGS:** CONTRACTOR SHALL USE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (WHITE). CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR SURFACE PREPARATION AND APPLICATION.

SITE DATA SUMMARY

LOT 3, BLOCK 1	
PROPOSED USE:	OFFICE
LOT AREA:	290,858 SQ. FT. = 6.677 AC
ZONED:	PLANNED DEVELOPMENT
BUILDING FOOTPRINT:	42,000 SQ. FT.
BUILDING AREA (NET):	245,000 SQ. FT.
MAX. BUILDING HEIGHT:	6 STORY
TOTAL LOT COVERAGE:	14.44%
TOTAL FLOOR AREA RATIO:	0.842
PARKING REQUIRED:	245,000/300 = 817 SPACES REQUIRED
PARKING PROVIDED:	338 SURFACE+813 GARAGE = 1,151 SPACES PROVIDED
PARKING PERCENTAGES:	813 GARAGE/1,151 = 70.6% GARAGE 338 SURFACE/1,151 = 29.4% SURFACE
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.	
NOTE: * BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.	



BENCHMARKS:

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

SITE BENCHMARK:
 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 7.30' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

Revision	By	Appd.	Y/M/MD

Permit-Seal

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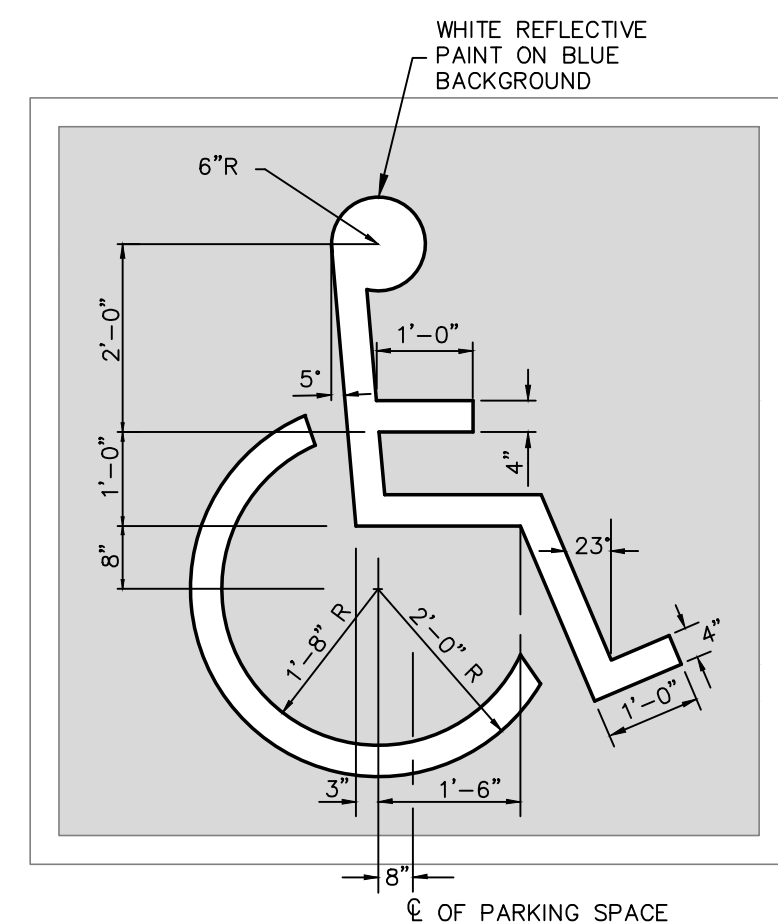
Stantec
 JOSHUA A. MILLSAP
 Engineer
 P.E. No. 100118 Date 02/12/2019

Project Number: 222011532
 File Name: 11532_c2_01_h2.dwg

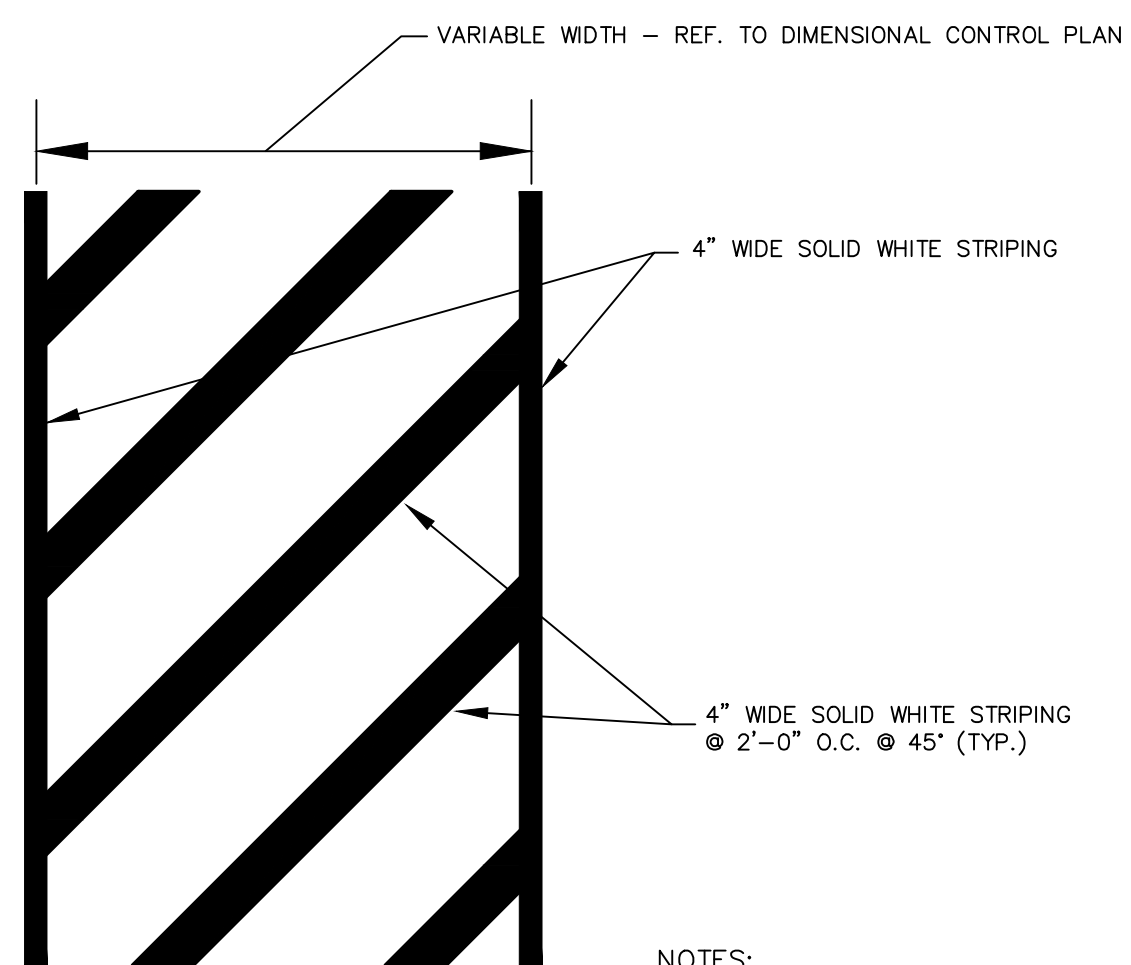
RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. **C2.1**
 Revision Sheet

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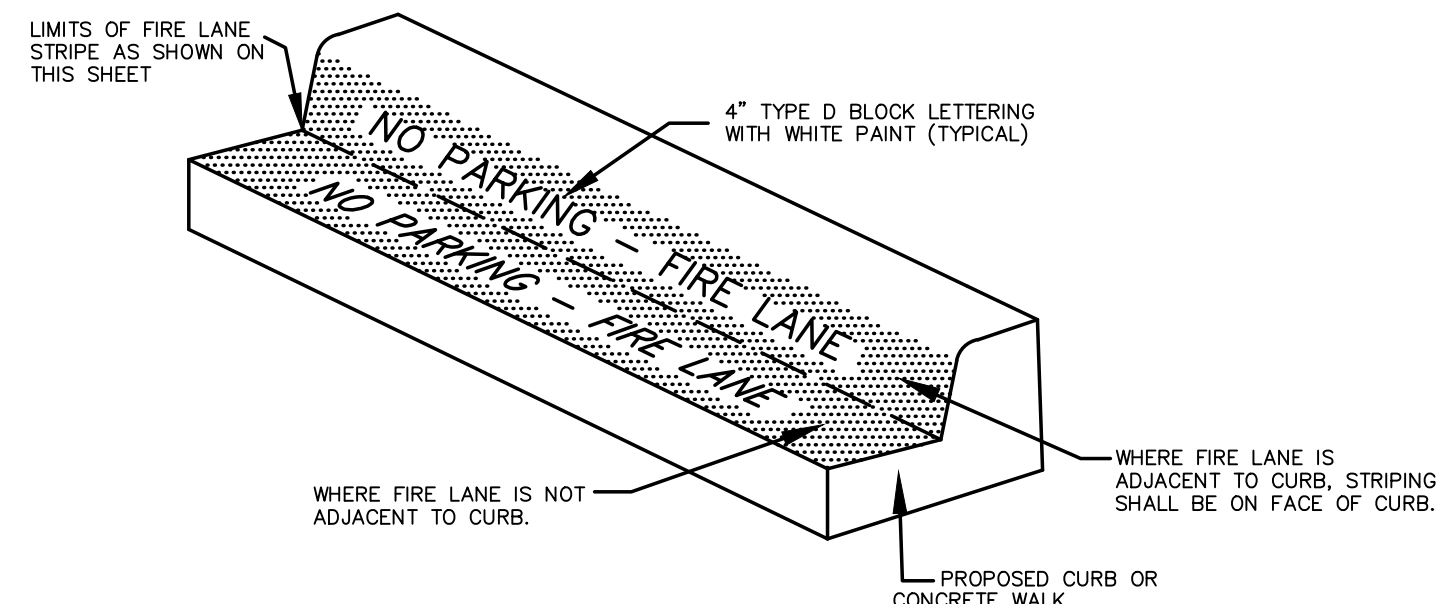
NOTES:
 1. ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. AND T&S STANDARDS
 2. 2% MAX. SLOPE IN ALL DIRECTION IN AREAS OF HANDICAP PARKING SPACES



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

APPLICATION:

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

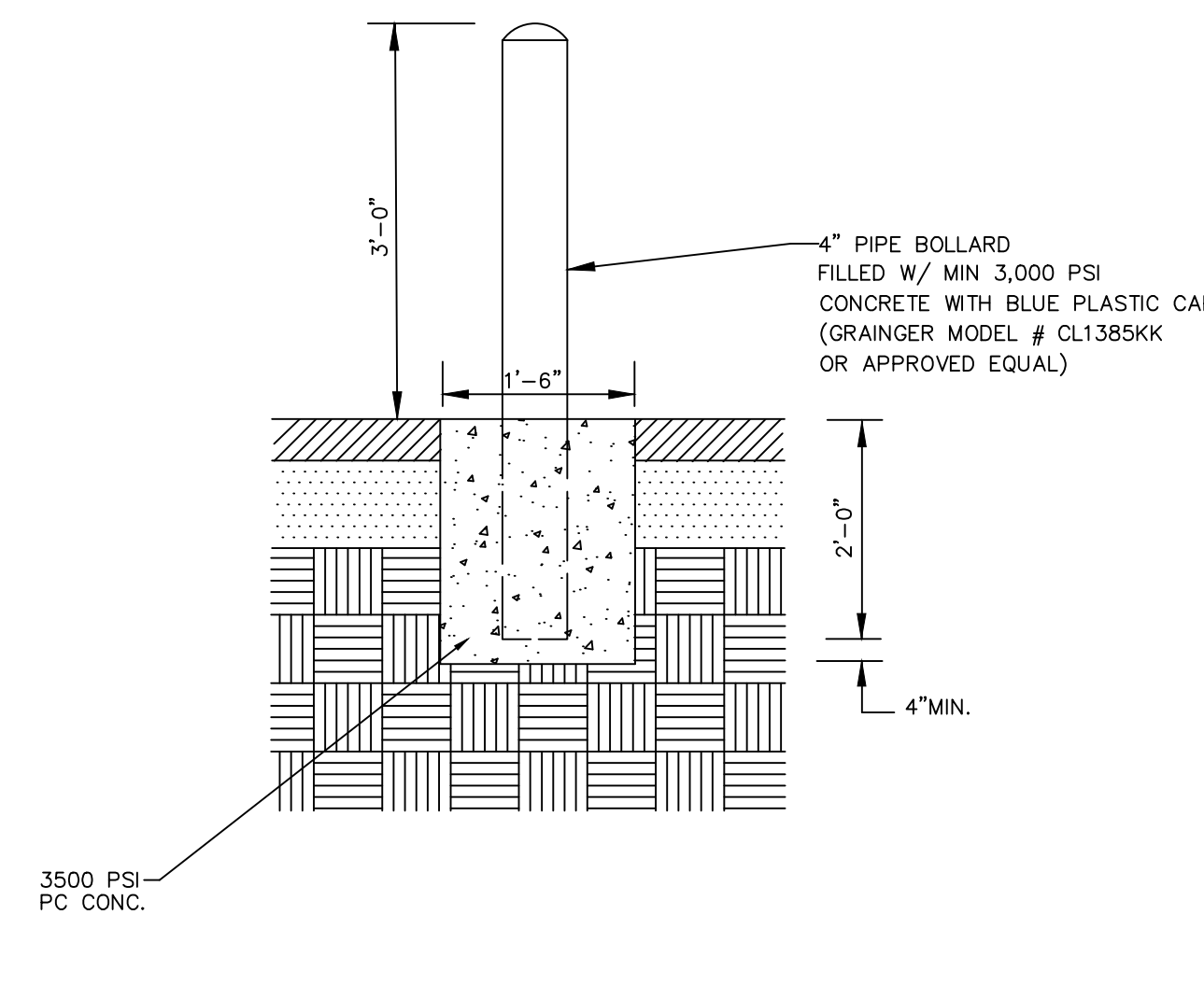
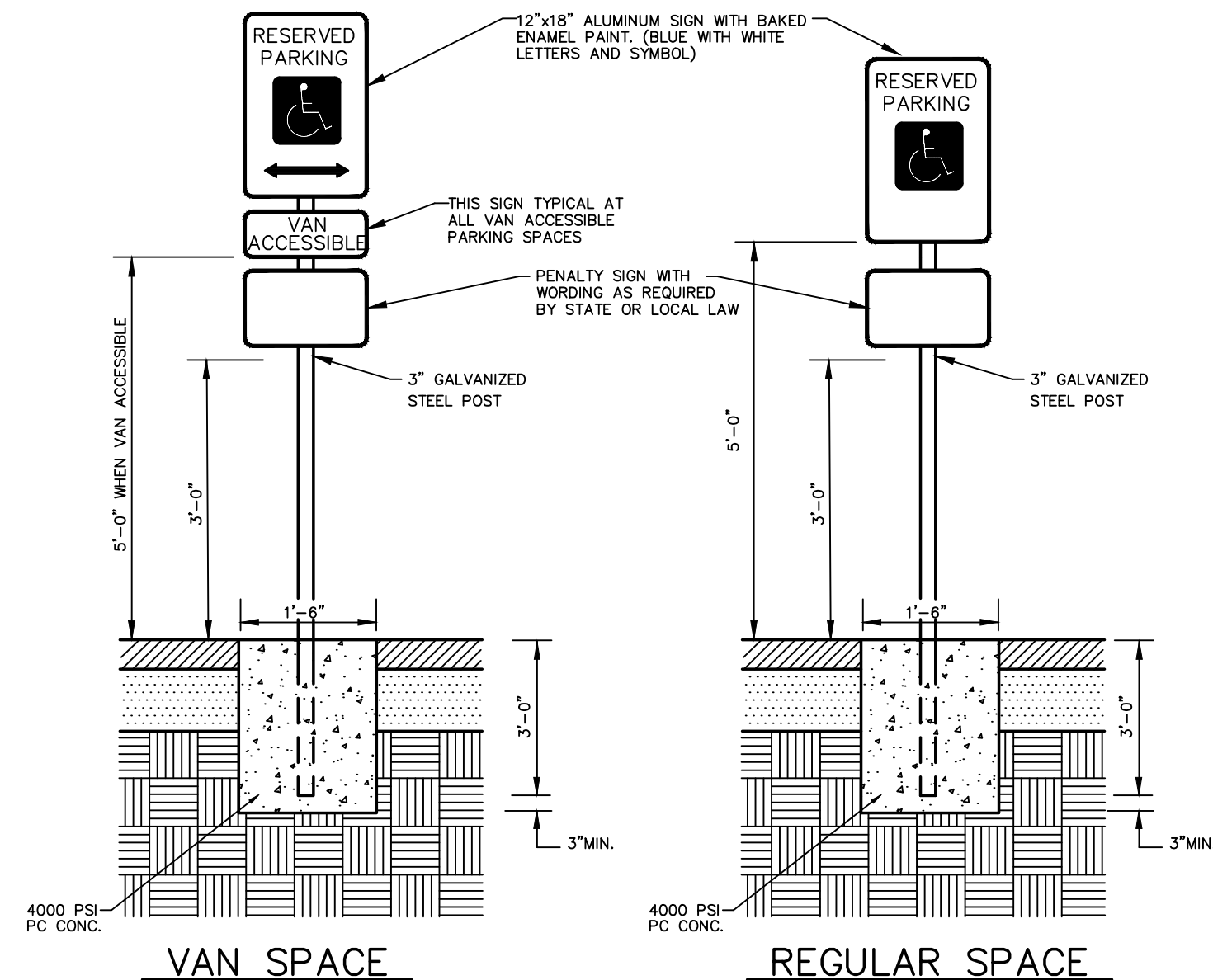
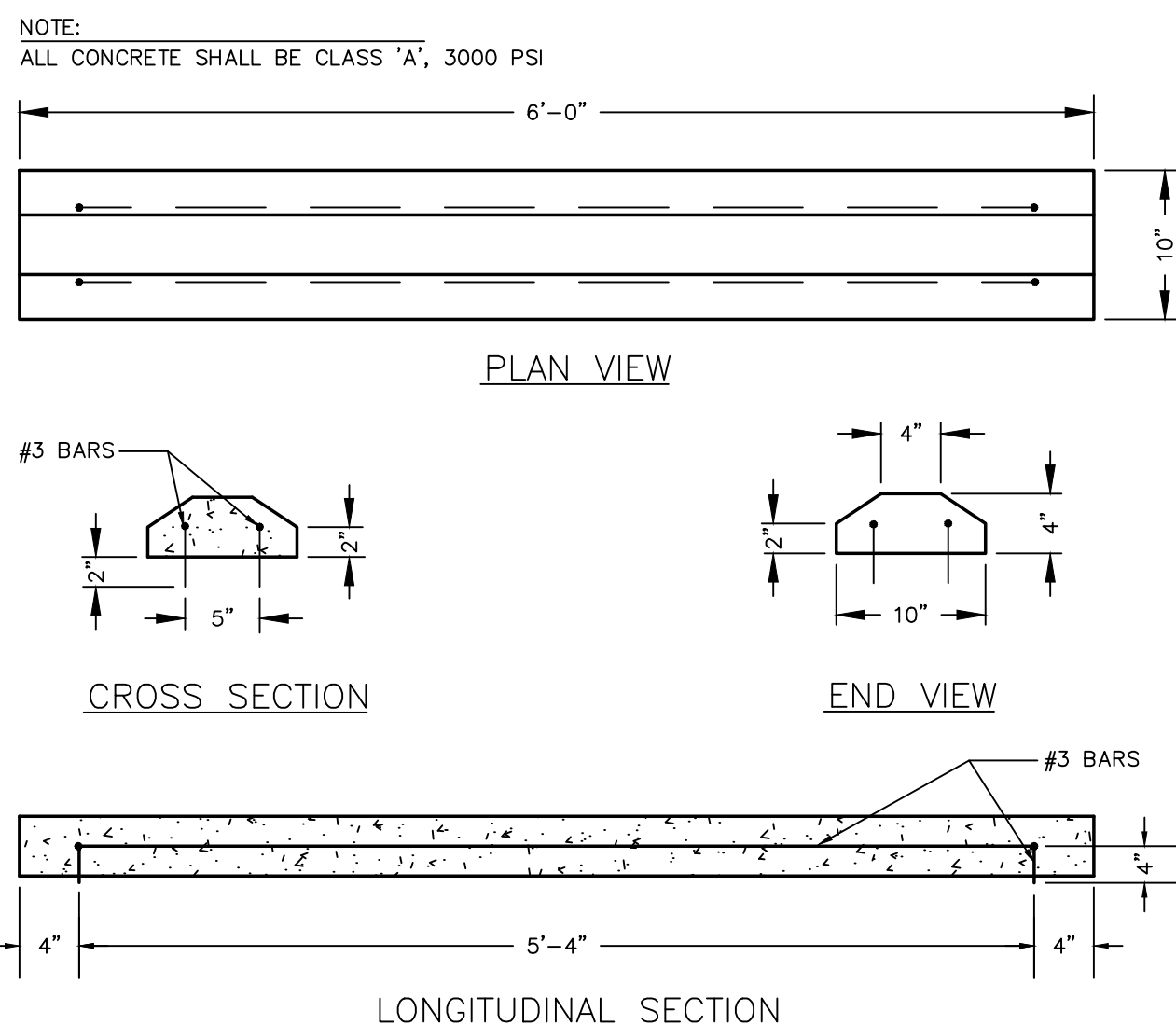


MARKINGS

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

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

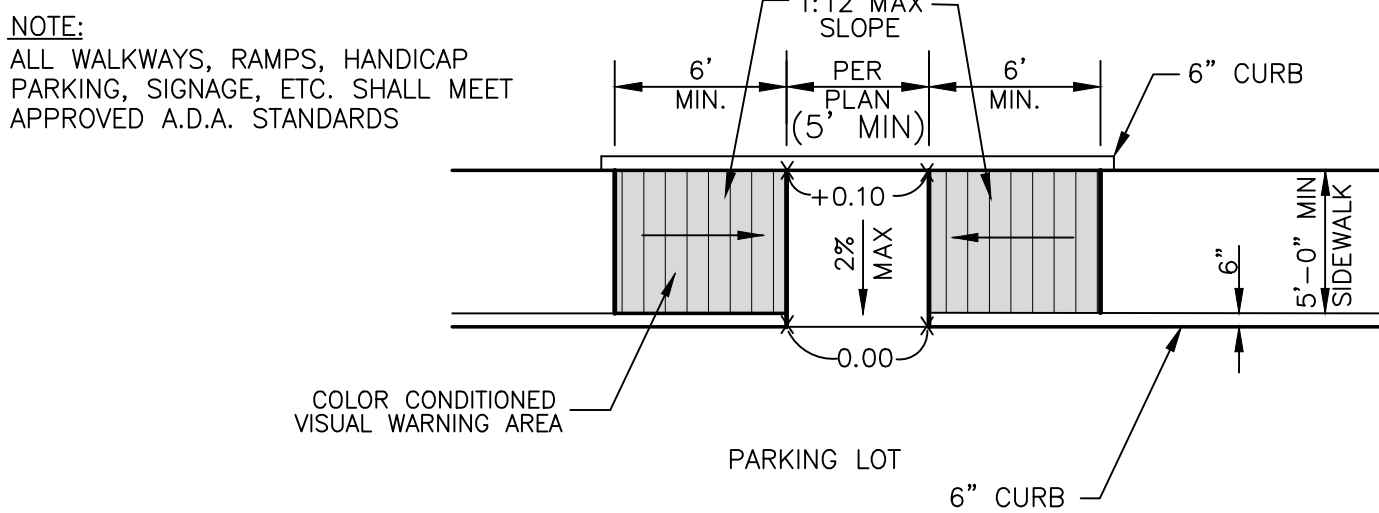
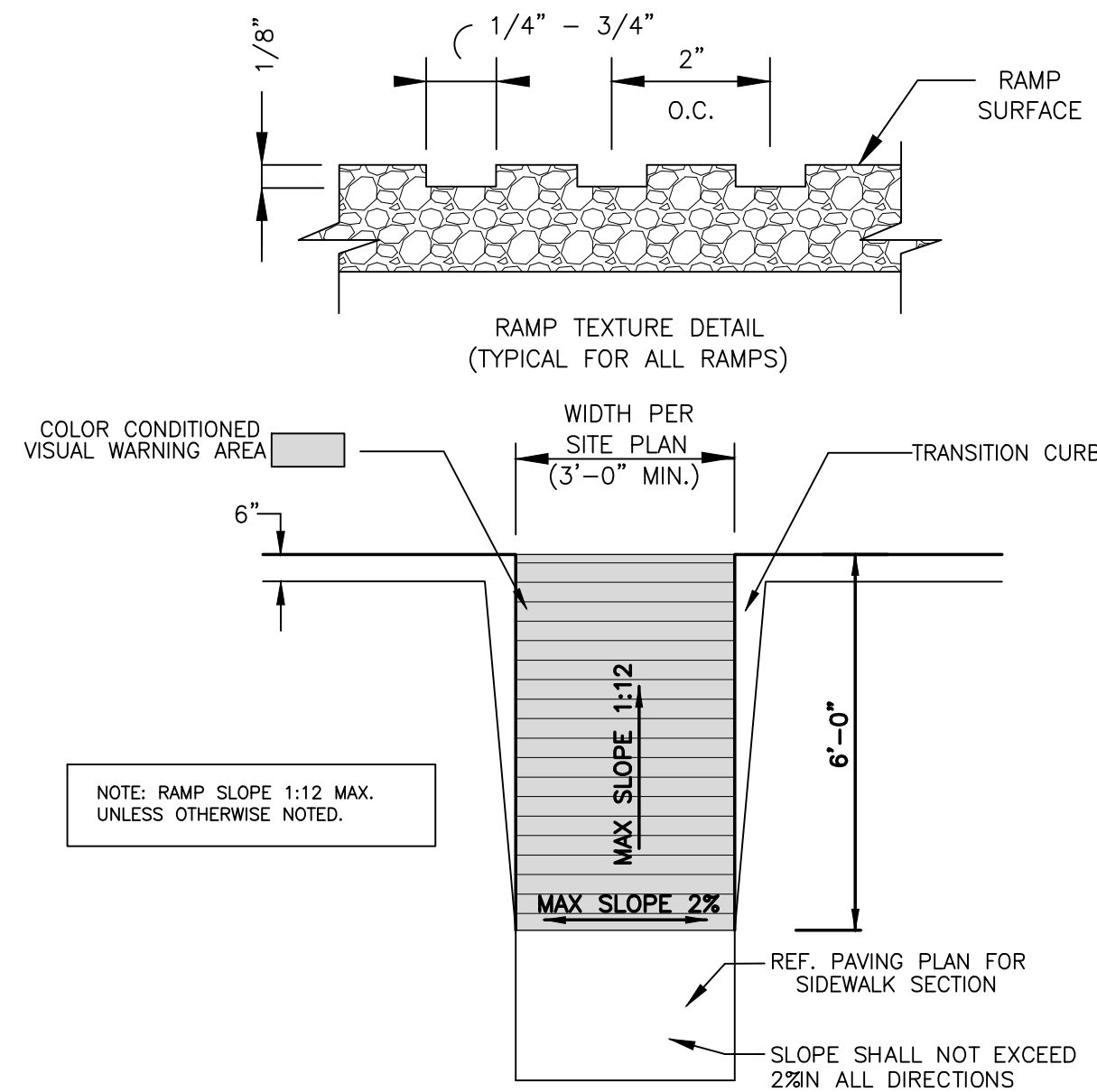
C2.3.3 FIRE LANE MARKING DETAIL
SCALE: N.T.S.



C2.3.4 WHEELSTOP DETAIL
SCALE: N.T.S.

C2.3.5 HANDICAP SIGN ASSEMBLY
SCALE: N.T.S.

C2.3.6 PIPE BOLLARD
SCALE: N.T.S.

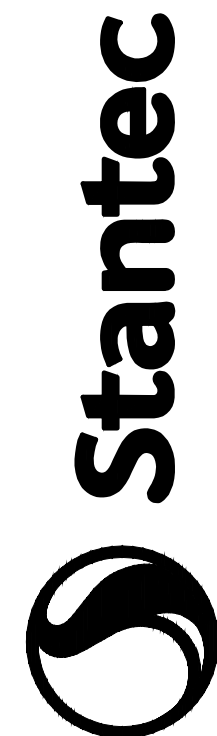


NOTE:
 • DETAILS PROVIDED ON THIS SHEET ARE NOT FOR USE ON STATE RIGHT OF WAY.

C2.3.7 PRIVATE BARRIER FREE RAMP
SCALE: N.T.S.

C2.3.8 PRIVATE BARRIER FREE RAMP - TYPE IV
SCALE: N.T.S.

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



Project Number: 222011532
 File Name: 11532_c2_001_md.dwg

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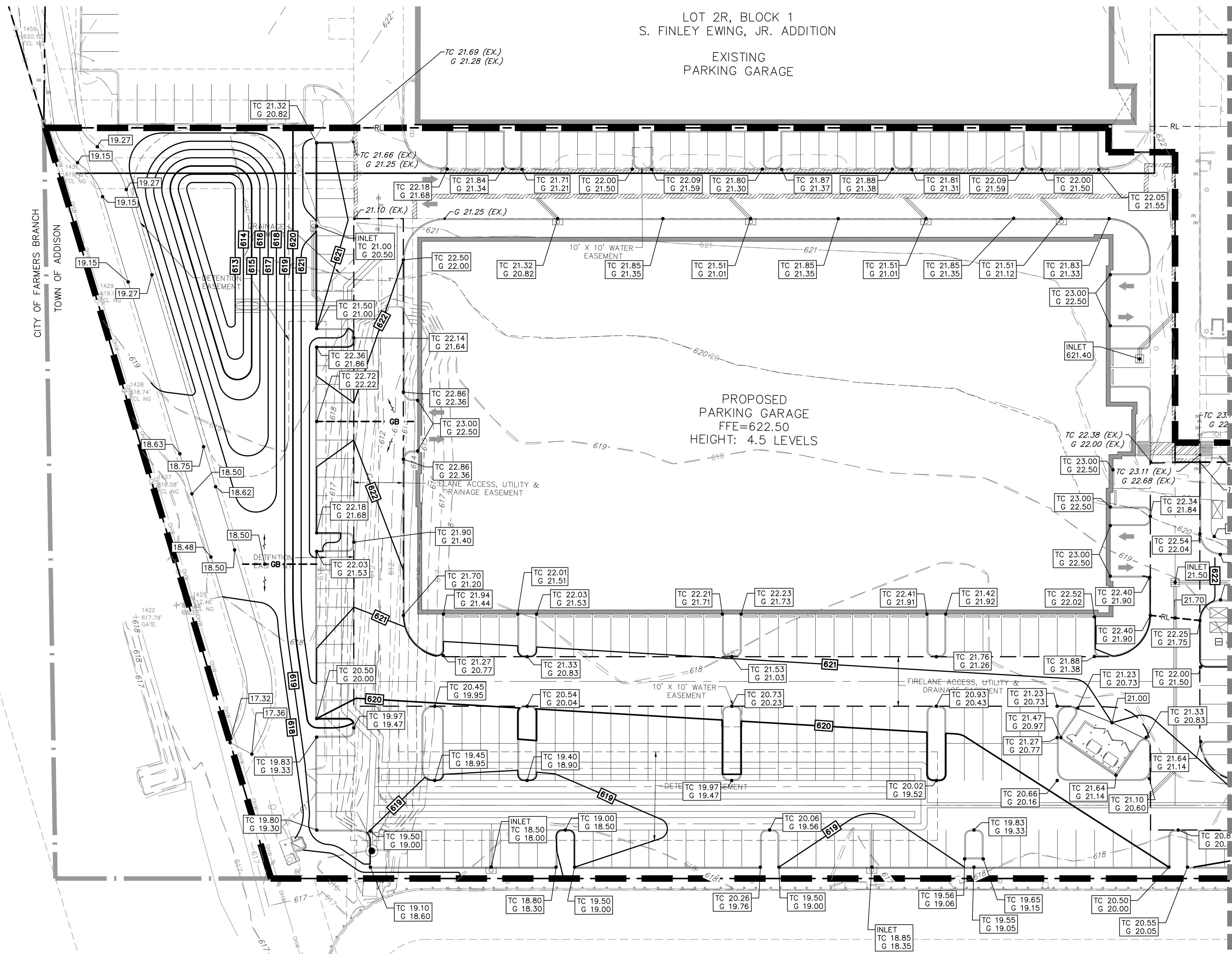
Client/Project: CAWLEY PARTNERS
 CAWLEY - FOURTEEN555 PHASE 2
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 Title: SITE PLAN DETAILS

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Project Number: 222011532
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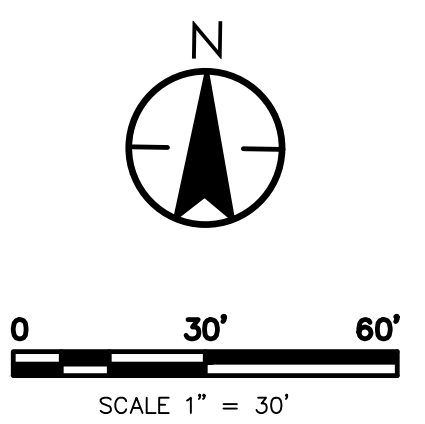
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Revision	Sheet		

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CAUTION !!

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



LEGEND

TC 600.12 G 599.62	- TOP OF CURB ELEVATION
G 599.62	- GUTTER ELEVATION
599.60	- FINISHED GRADE ELEVATION
TC 599.15 (EX.) G 599.65 (EX.)	- EXISTING TOP OF CURB ELEVATION
599.67 (EX.)	- EXISTING GUTTER ELEVATION
695	- PROPOSED CONTOUR
618	- EXISTING CONTOUR

GENERAL NOTES - GRADING

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **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.
3. **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 PREPARED BY ALLIANCE GEOTECHNICAL GROUP, PROJECT NO. E16-1106, DATED DECEMBER 12, 2016 WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
4. **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.
5. **BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
6. **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.
7. **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 EIGHT (8) 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.
8. **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 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, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.
9. **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.
10. **MASS GRADE ELEVATIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:
 - 7" BELOW FINISHED GRADE FOR ALL DUMPSTER PAVEMENT AREAS.
 - 7" BELOW FINISHED GRADE FOR ALL MEDIUM PAVEMENT AREAS.
 - 5" BELOW FINISHED GRADE FOR LIGHT DUTY PAVEMENT AREAS.
 - 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.
 - 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.
 A TOLERANCE OF +/- 0.10 FEET OF THE FINISHED GRADE WILL BE ALLOWED FOR ALL AREAS UNDER PROPOSED BUILDING PADS AND UNDER PROPOSED PAVEMENT. ALL LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.
11. **BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE 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.
12. **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.
13. **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.

BENCHMARKS:

REFERENCE BENCHMARK:
 TOWN OF ADDISON CONTROL POINT NO. COA-14 LOCATED 1,730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'

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

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Revision	By	Appd.	Y/M/D	Issued

Client/Project
CRAWLEY PARTNERS
CRAWLEY - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 Title
GRADING PLAN

Permit-Seal

PRELIMINARY

FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: **JOSHUA A. MILLS**
 P.E. No. 109118 Date: 02/12/2019

Project Number: 222011532

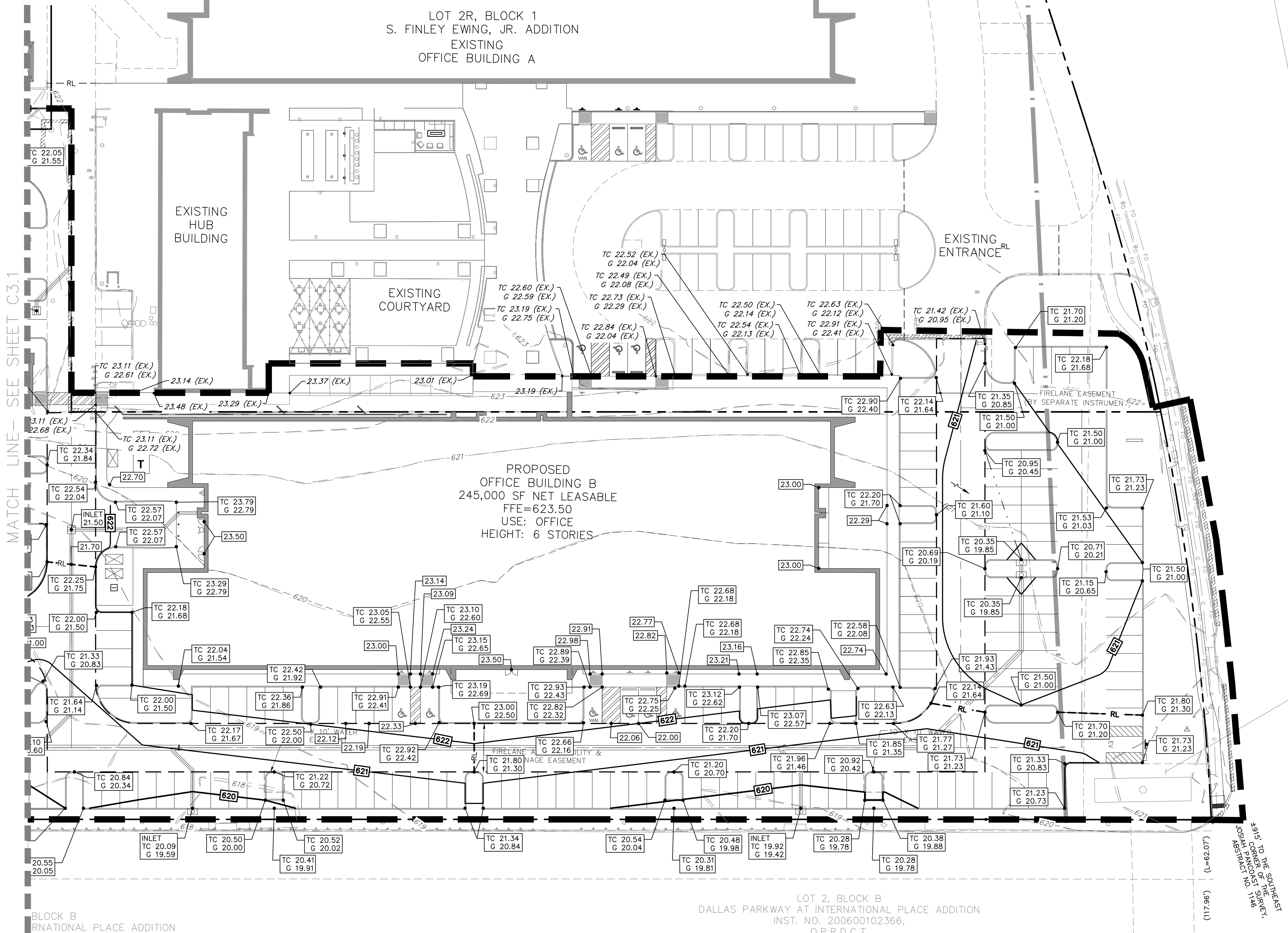
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Dwn.	Chkd.	Dsgn.	YY/MM/DD

Drawing No. **C3.1**

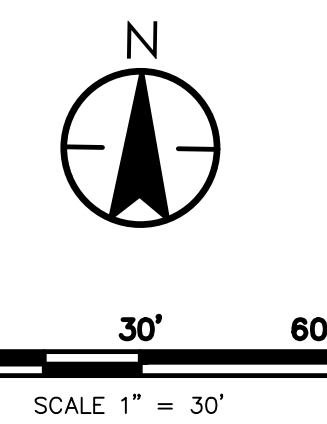
Revision Sheet

C3.1



CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4645) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



- LEGEND**
- TC 600.12
G 599.62 — TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - 599.60 — FINISHED GRADE ELEVATION
 - TC 599.15 (EX.)
G 599.65 (EX.)
599.67 (EX.) — EXISTING TOP OF CURB ELEVATION
 - EXISTING GUTTER ELEVATION
 - EXISTING GRADE ELEVATION
 - 625 — PROPOSED CONTOUR
 - 625--- — EXISTING CONTOUR

Revision	By	Appd.	Yr./MM/DD

S. FINLEY EWING, III,
TRUSTEE OF THE GAL
ORAND EWING 1996 TR
VOL. 96253, PG. 4577
VOL. 97005, PG. 309
D.R.D.C.T.
AND
REMAINDER TRACT
FRANCES McLENDON EW
VOL. 83229, PG. 4281
D.R.D.C.T.

LOT 2, BLOCK B
DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
INST. NO. 200600102366,
O.P.R.D.C.T.

BENCHMARKS:

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

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ELEVATION = 616.60'

Client/Project
CAWLEY PARTNERS
Cawley - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
GRADING PLAN

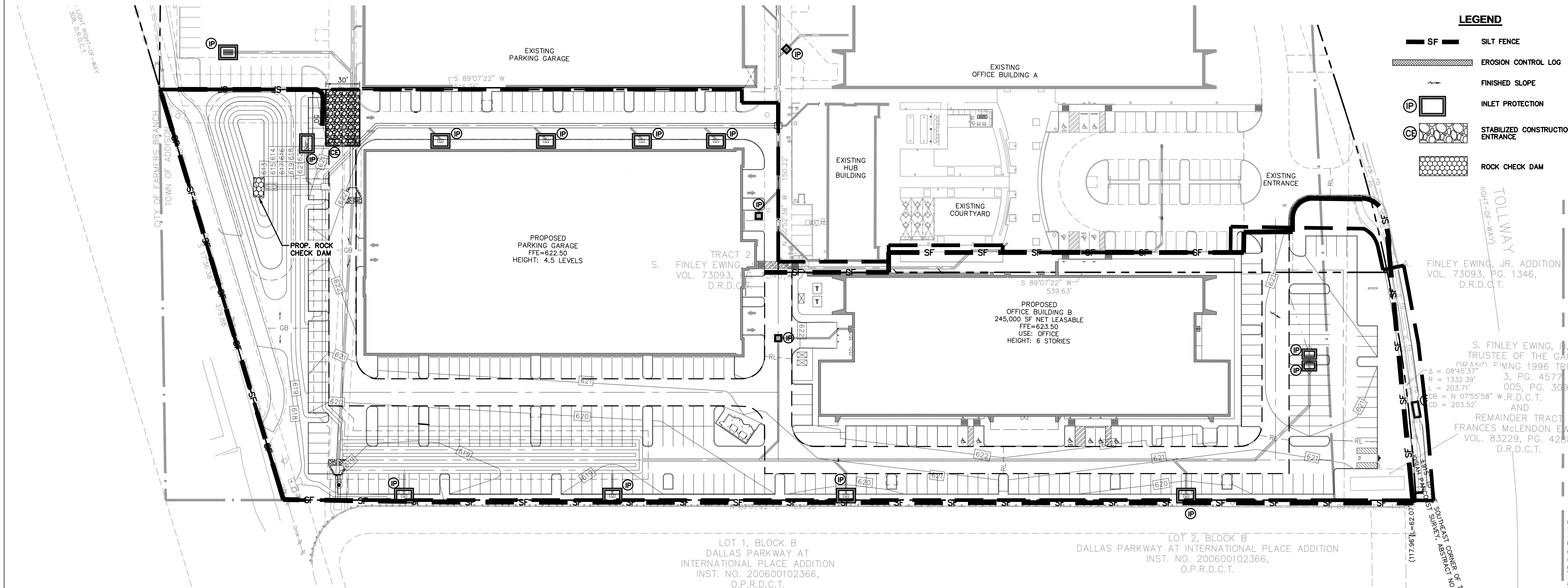
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Stantec
Engineer JOSHUA A. MILLSAP
P.E. No. 109118 Date 02/12/2019

Project Number: 222011532
File Name: 11532_c2.001_gp.dwg

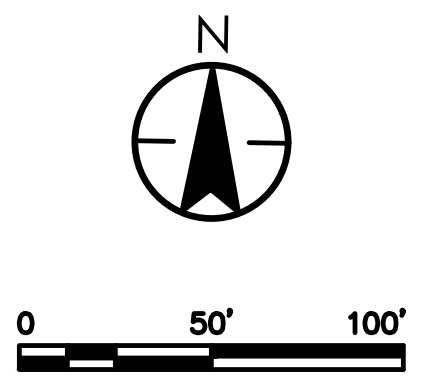
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Dwn.	Chkd.	Dsgn.	Yr./MM/DD

Drawing No. C3.2
Revision Sheet

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20/10/2019 12:34:46 PM BY: JHARRIS, JHEG



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LEGEND

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

Client/Project	CRAWLEY PARTNERS
By	YJMMDD
Appd.	YJMMDD
Revision	
By	
Appd.	
Issued	

Client/Project
CRAWLEY PARTNERS
CRAWLEY - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
EROSION & SEDIMENTATION CONTROL PLAN

GENERAL NOTES - EROSION CONTROL

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

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

BENCHMARKS:
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Stantec
JOSHUA A. MILLSAP
Engineer
P.E. No. 100118 Date 02/12/2019

Project Number: 222011532
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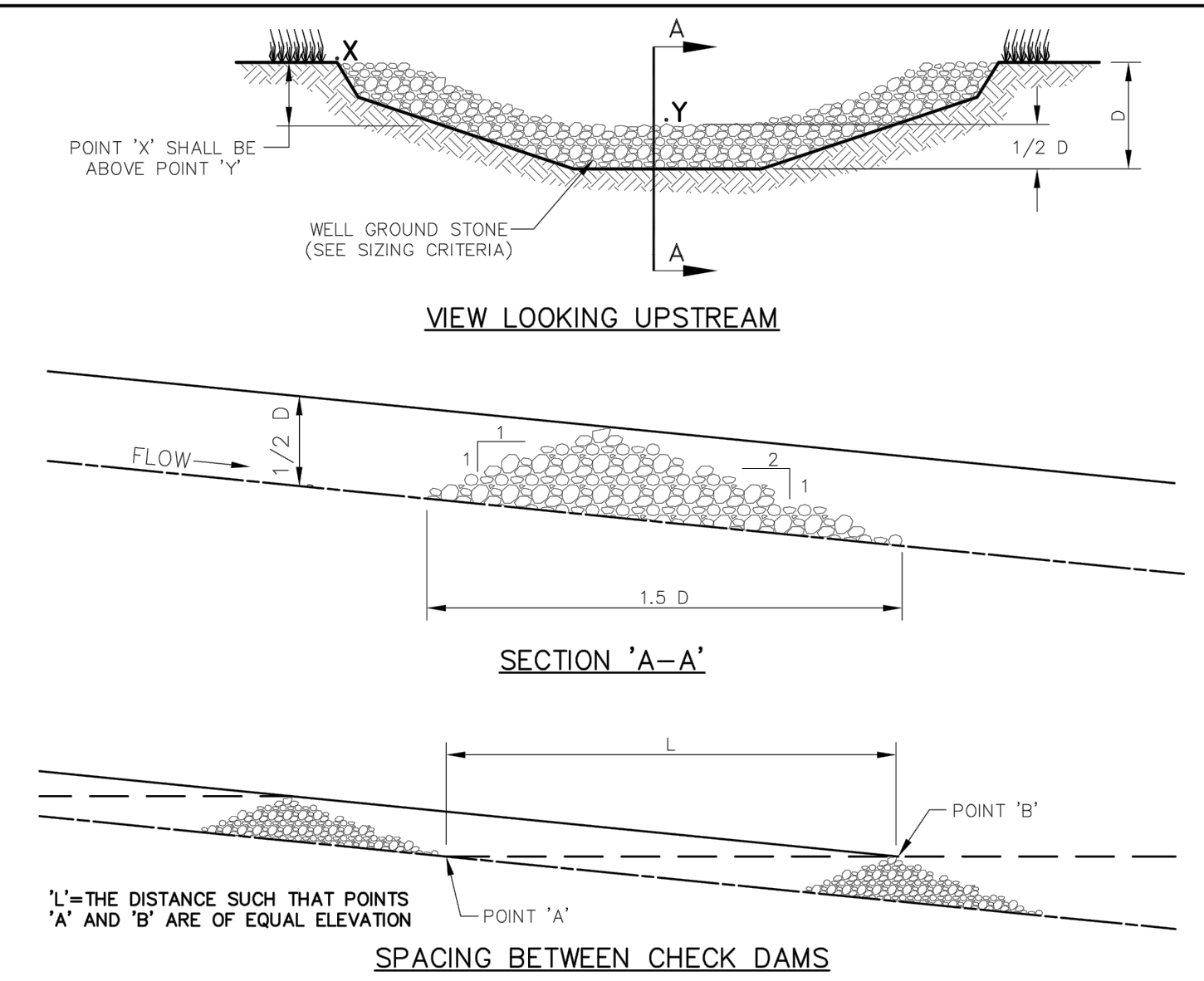
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C3.3

- #### EROSION CONTROL PLAN NOTES
1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TXR 150000 ISSUED AND DATED MARCH 5, 2003.
 2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
 3. ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA AND TCEQ.
 4. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. AS AN ALTERNATIVE, AN INSPECTION CAN BE CONDUCTED ONCE EVERY SEVEN (7) CALENDAR DAYS ON A DEFINED DAY. A DECISION ON WHICH METHOD TO USE MUST BE DECIDED BEFORE WORK BEGINS AND MUST BE FOLLOWED THROUGHOUT THE PROJECT.
 5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
 6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
 7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
 8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES OR 25%.
 9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
 10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOT AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFIED BY SECTION 202.6 OF THE OCTOBER 2004 OR LATEST EDITION OF NCTCOG STANDARD SPECIFICATION.
 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
 12. A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE EROSION CONTROL PLAN.
 13. CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO LANDFILL BY THE CONTRACTOR.
 14. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

SILT FENCE NOTES

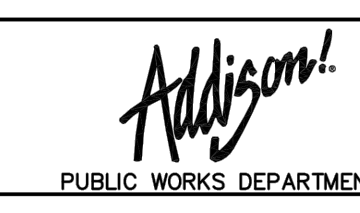
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
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 SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE 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 REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

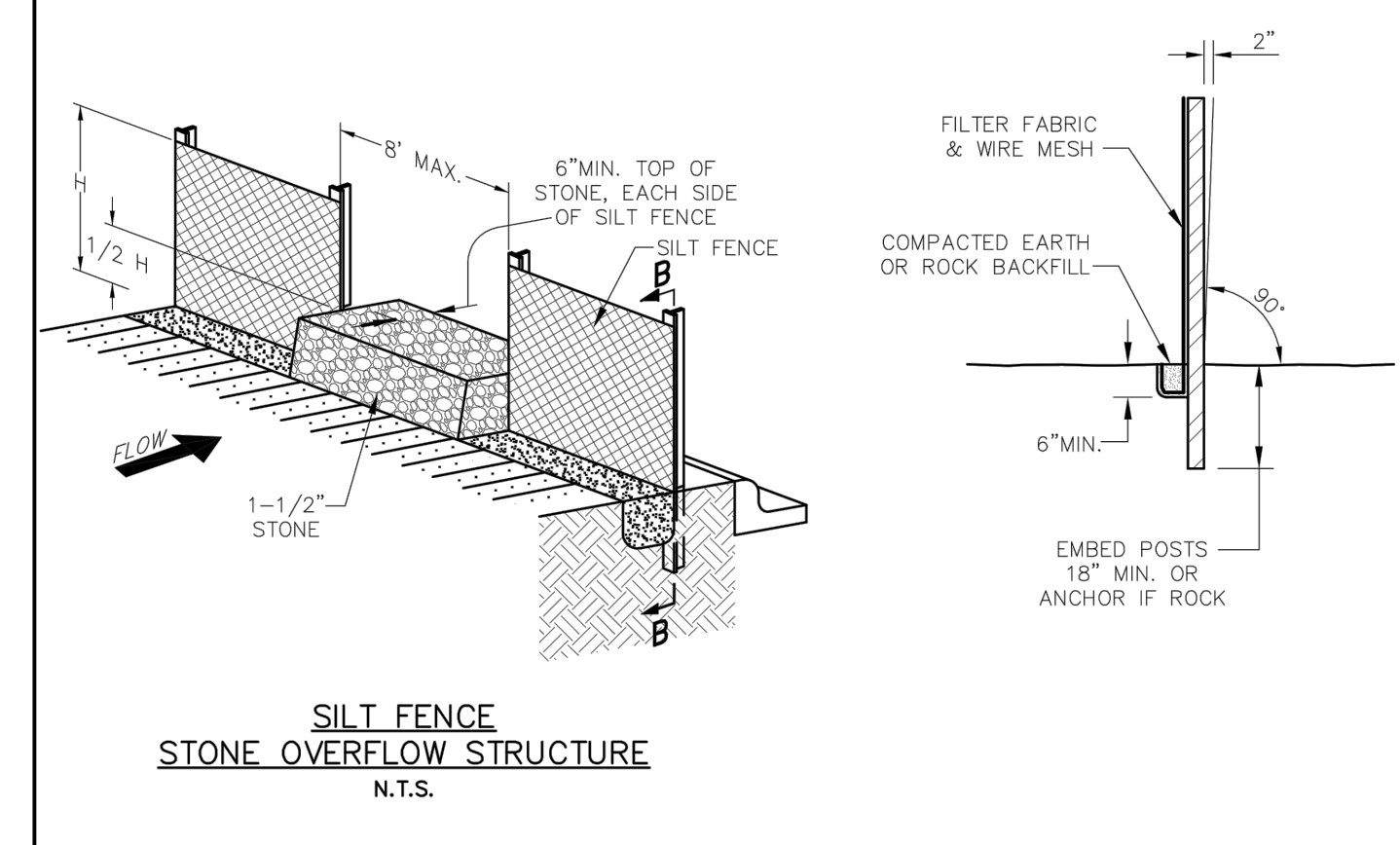
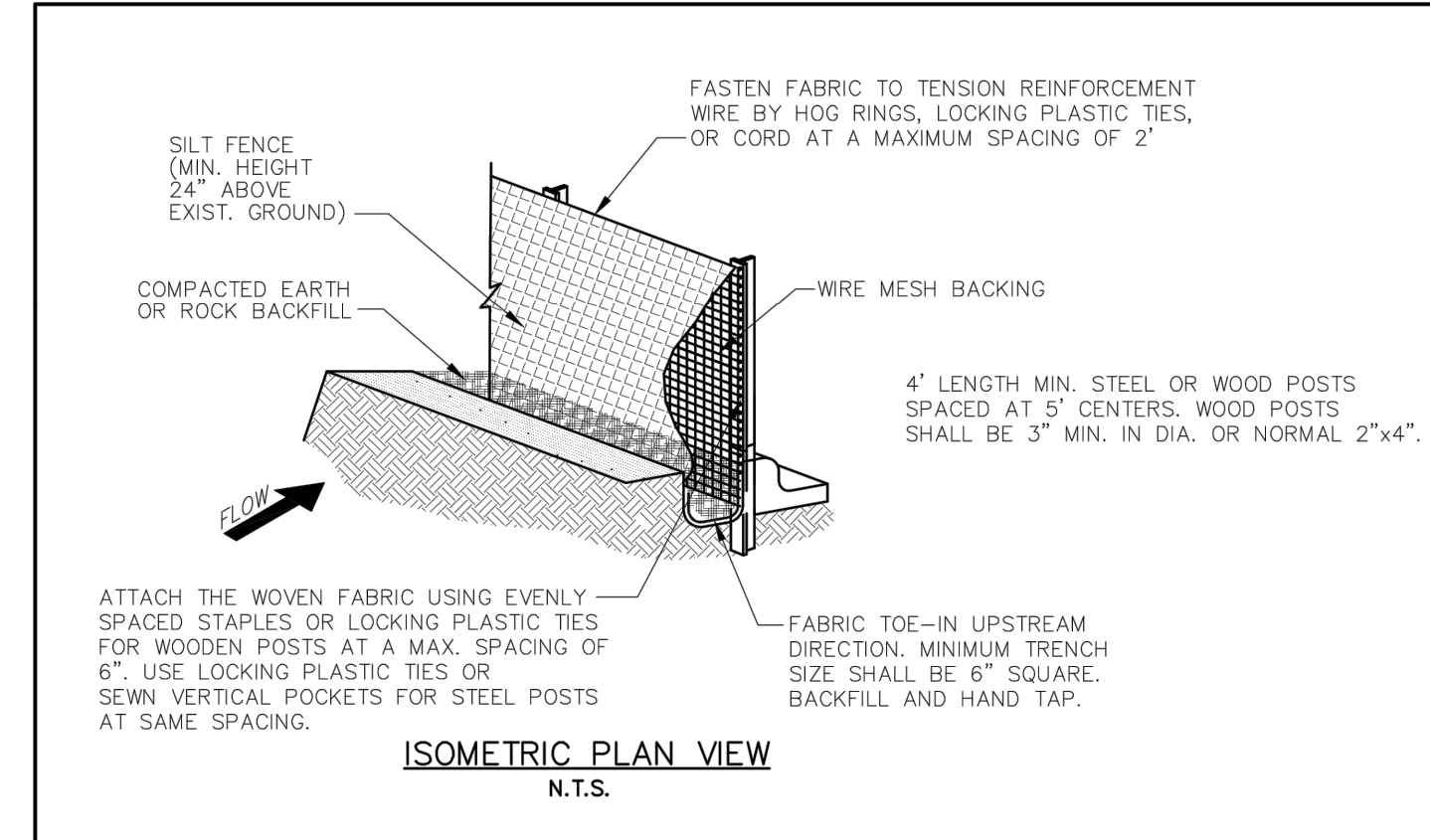
 PUBLIC WORKS DEPARTMENT	EROSION CONTROL & SILT FENCE NOTES	STANDARD CONSTRUCTION DETAILS EROSION CONTROL
	DATE: AUGUST, 2010	REV DATE: -



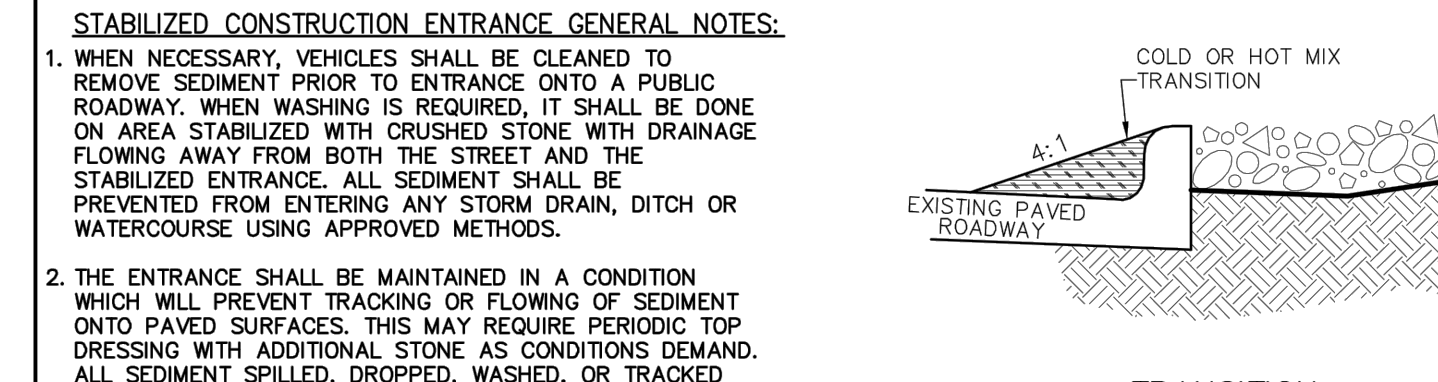
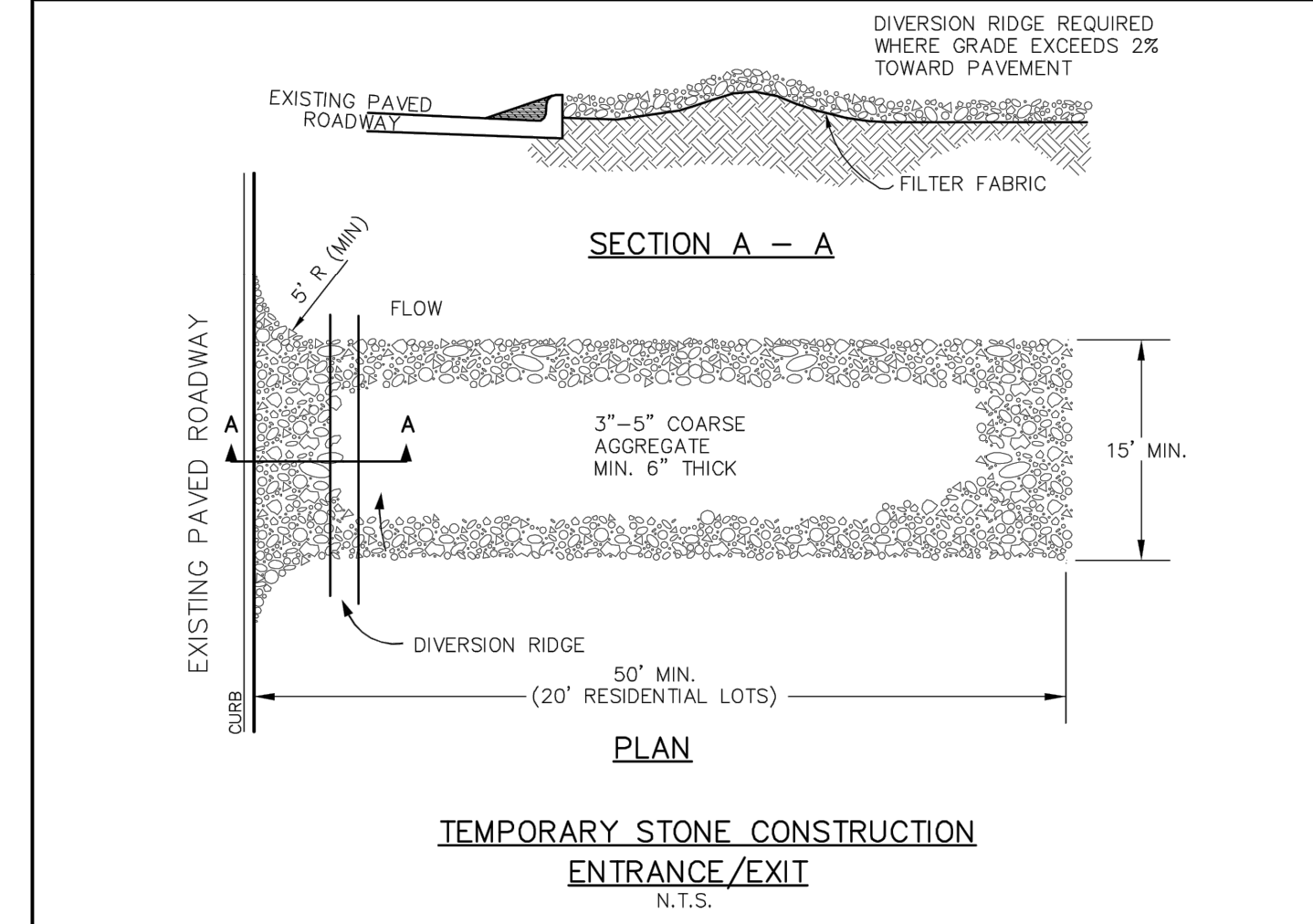
ROCK CHECK DAM NOTES:

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

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

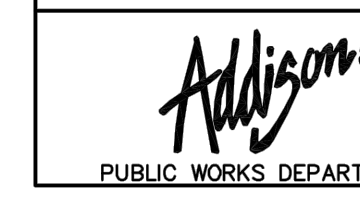


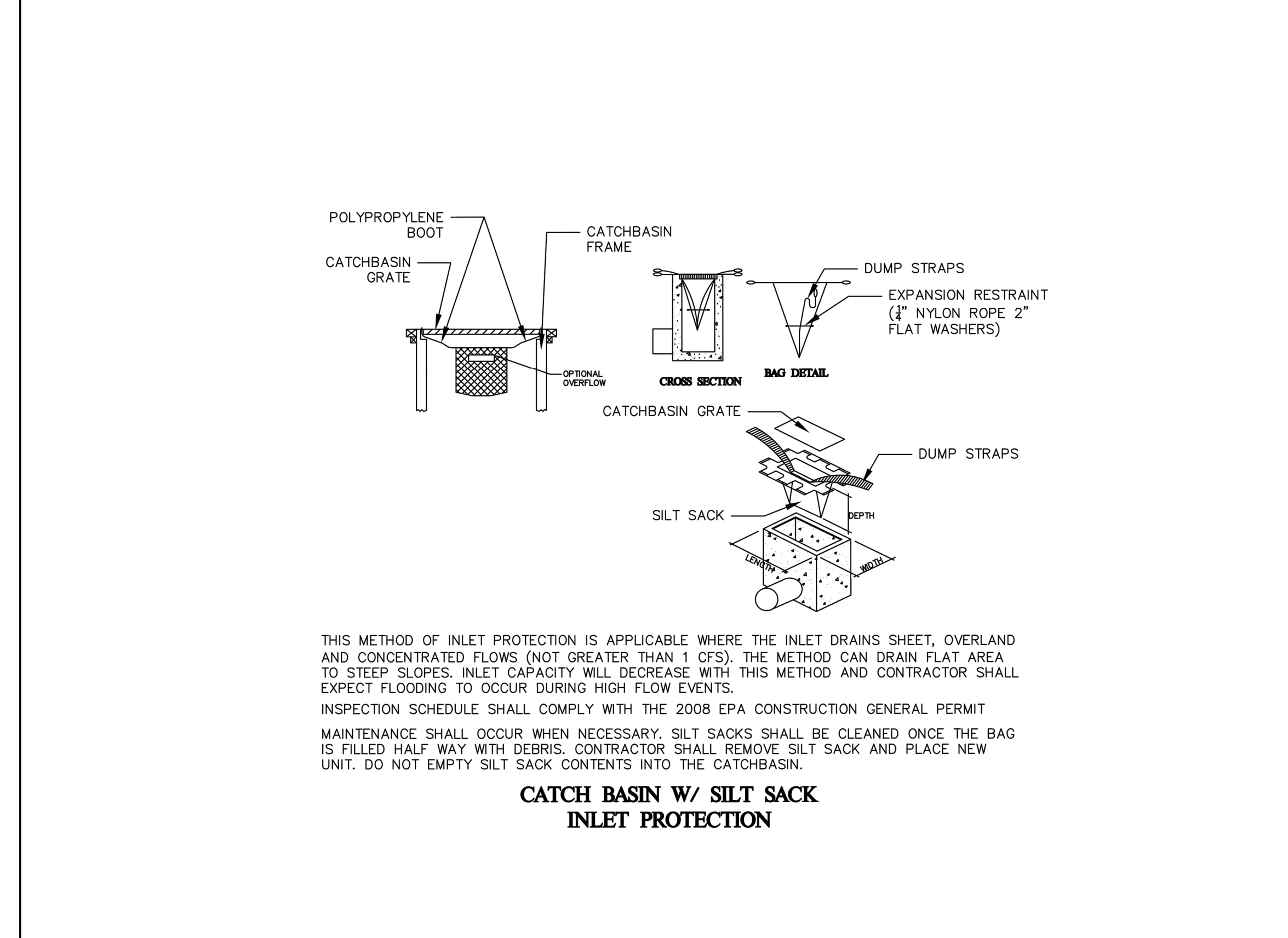
 PUBLIC WORKS DEPARTMENT	SILT FENCE DETAIL	STANDARD CONSTRUCTION DETAILS EROSION CONTROL
	DATE: AUGUST, 2010	REV DATE: -



STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

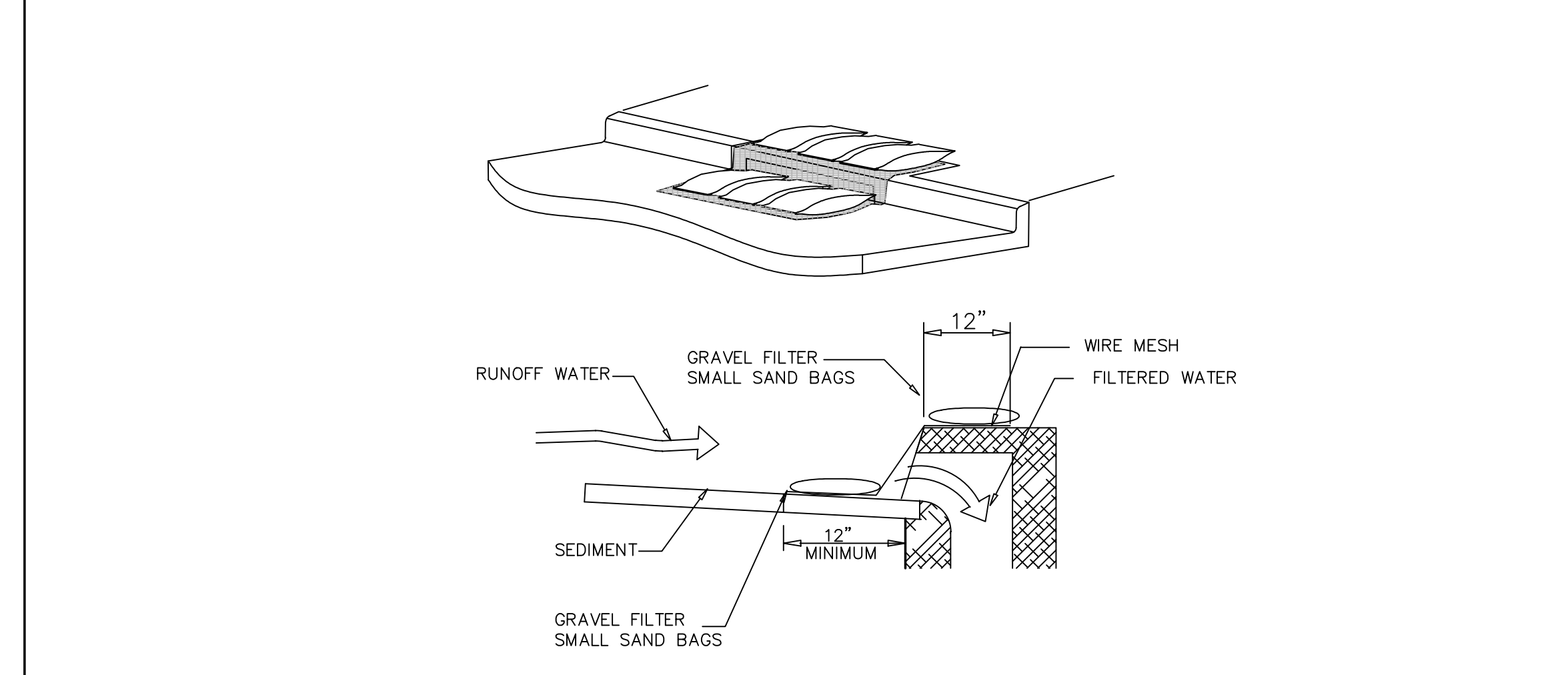
1. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING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

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



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.
INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

C3.3.1	GRATE INLET PROTECTION DETAIL SCALE: N.T.S.
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NOTES:

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

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

C3.3.2	CURB INLET PROTECTION DETAIL SCALE: N.T.S.
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Project Number: 222011532
File Name: 11532_c2_001_ud.dwg
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Drawing No. C3.4
Revision Sheet
C3.4

20' STORM SEWER, SANITARY SEWER &
TEXAS POWER & LIGHT COMPANY EASEMENT
VOL. 79220, PG. 2203
D.R.D.C.T.

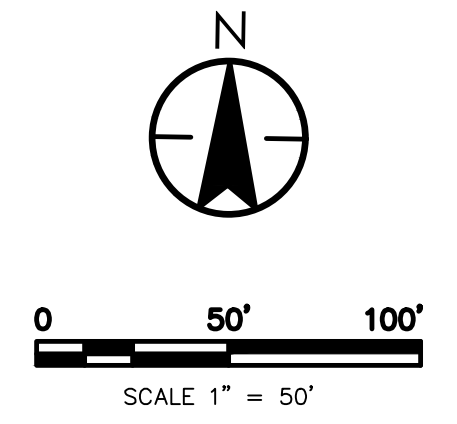
LOT 1, BLOCK 1
WELLINGTON SQUARE
VOL. 79220, PG. 2203,
D.R.D.C.T.

15' WATER EASEMENT
VOL. 79220, PG. 2203 D.R.D.C.T.

PRIVATE ACCESS EASEMENT
VOL. 84243, PG. 3391 D.R.D.C.T.

24' ACCESS EASEMENT
VOL. 62107, PG. 2218 D.R.D.C.T.

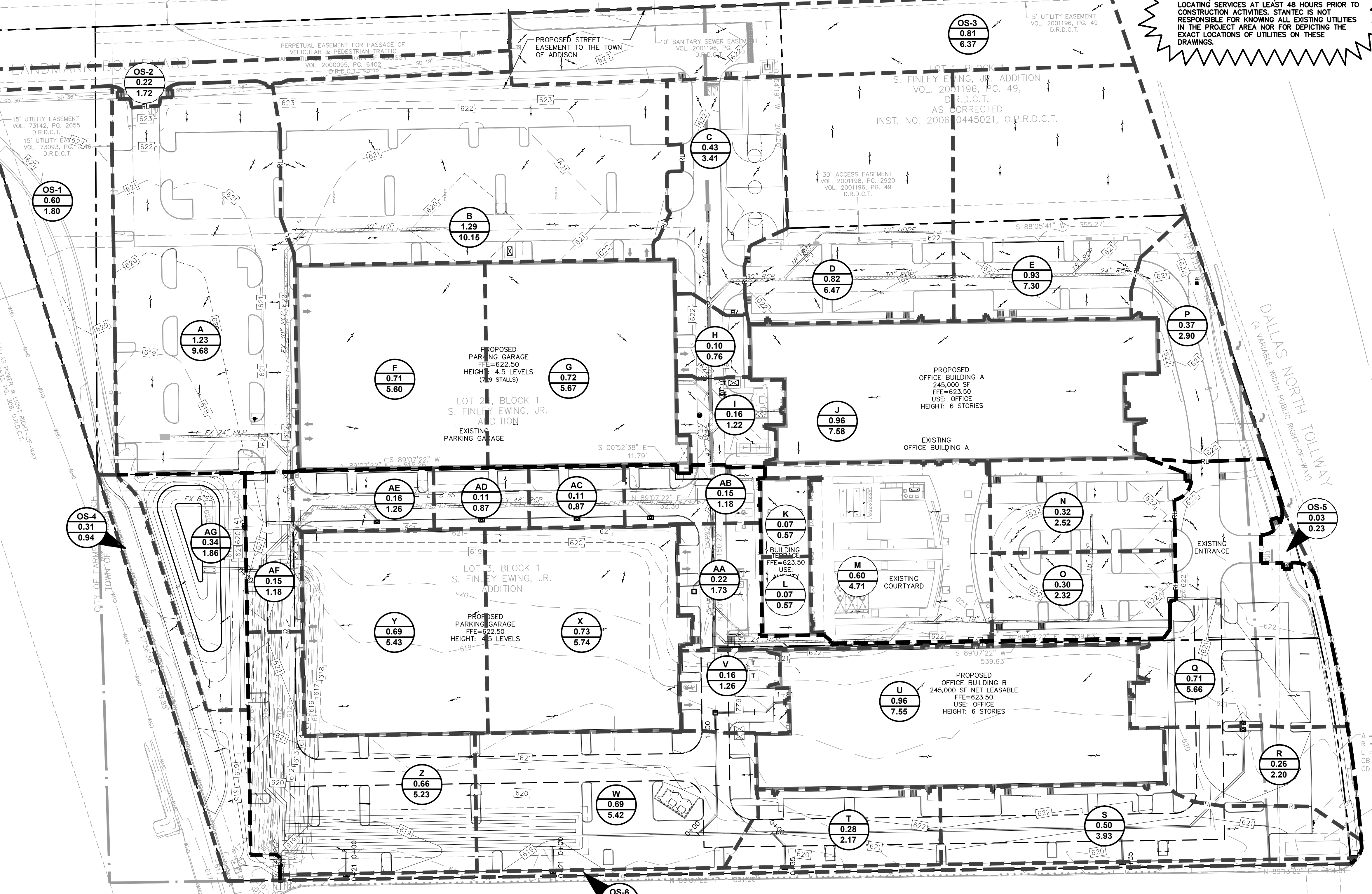
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EXACT LOCATIONS OF UTILITIES ON THESE
DRAWINGS.



Revision	By	Appd.	Y/M/MD

REMAINDER OF
LOT 2, BLOCK 1
ANDERSON AND
WHITE ADDITION
VOL. 953, PG. 895,
D.R.D.C.T.

V:\2220\cawley\cawley\phase_01\drawing\sheet\11532_c2_01_dwg.dwg
2017/02/28 11:50 AM JAW:RAC:RAC



DALLAS NORTH TOLLWAY
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

S. FINLEY
TRUSTEE
GRAND FW
C
L
CB = N 07°55'58" W, 1
CD = 203.52'
REMAIN
FRANCES M
VOL. 832
D.1

LOT 1, BLOCK B
DALLAS PARKWAY AT
INTERNATIONAL PLACE ADDITION
INST. NO. 200600102366,
O.P.R.D.C.T.

LOT 2, BLOCK B
DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
INST. NO. 200600102366,
O.P.R.D.C.T.

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

Client/Project
CAWLEY PARTNERS
CAWLEY - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
DRAINAGE AREA MAP

Permit-Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Stantec
Engineer
JOSHUA A. MILLSAP
P.E. No. 100118 Date: 02/12/2019

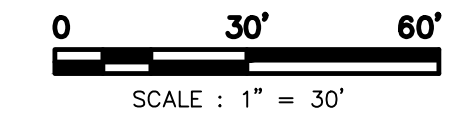
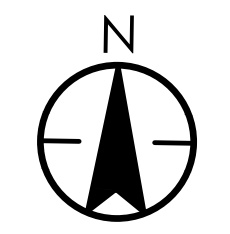
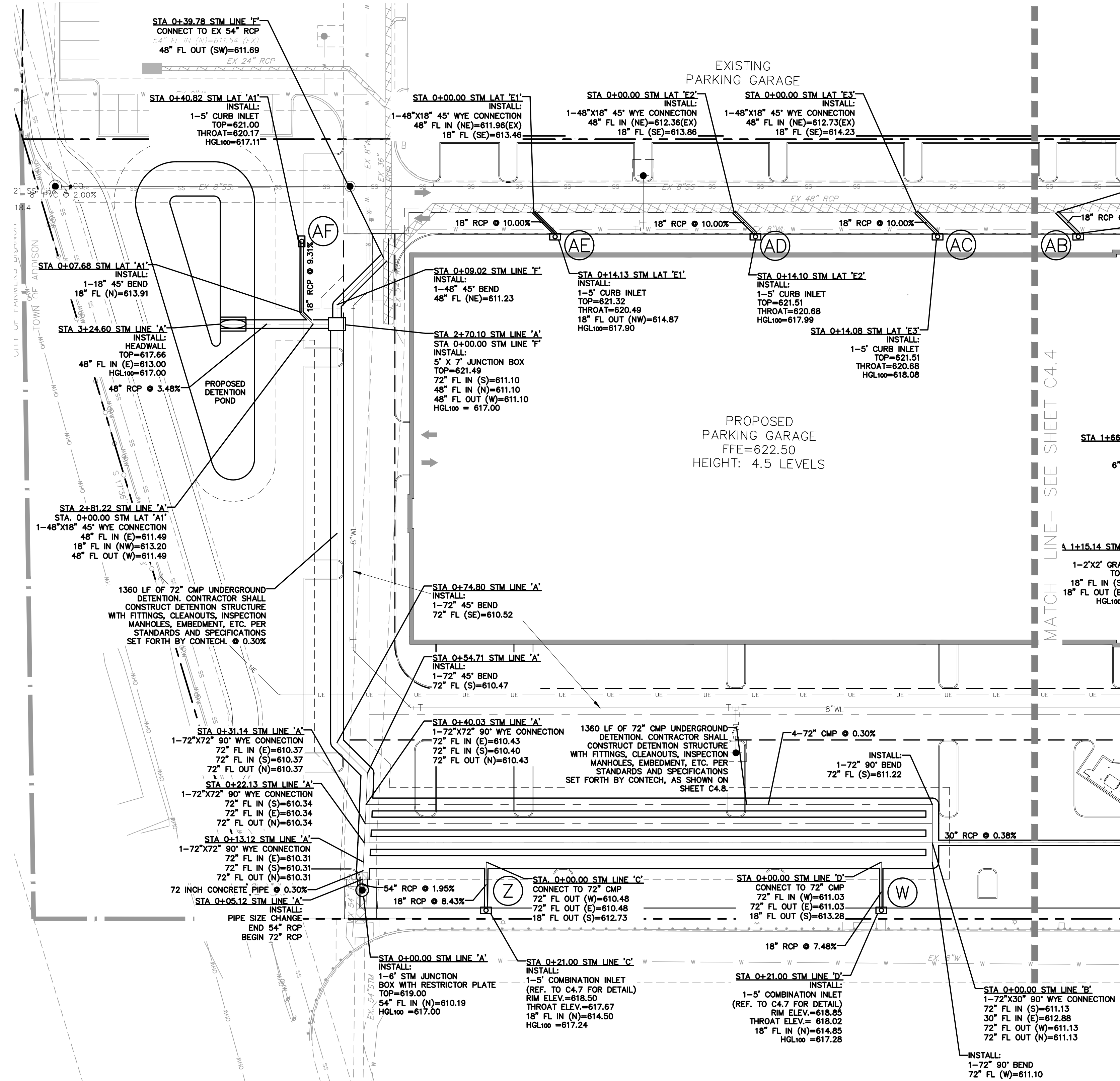
Project Number: 222011532
File Name: 11532_c2_01_dwg.dwg

JOB	JAW	JAW	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. C4.1
Revision Sheet
C4.1

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ORIGINAL SHEET - AN9 0



CAUTION !!

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

GENERAL NOTES - STORM DRAIN

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "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.
- PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
 - GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III
 - 15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
 - 4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
- 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 WATERTIGHT 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.
- ROOF DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 4' BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
- ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

NOTE:

- ALL ONSITE STORM IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE TOWN OF ADDISON.
- ALL STORM PIPE UNDER TOWN OF ADDISON FIRE LANE MUST BE RCP.
- DETENTION AND ORIFICE CALCULATIONS AND DETAILS PROVIDED ON SHEET C4.5

LEGEND

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

BENCHMARKS:

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

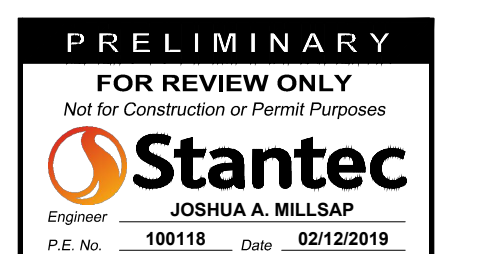
SITE BENCHMARK:
3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT.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

Revision	By	App'd.	Y/M/DD

Client/Project
CAWLEY PARTNERS

CAWLEY - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
STORM PLAN



Permit/Seal

Project Number: **222011532**
File Name: 11532_c2_01_dr.dwg

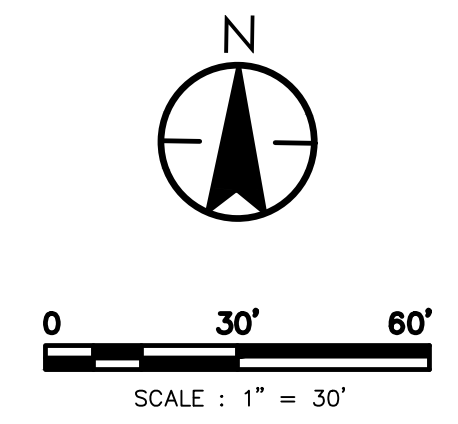
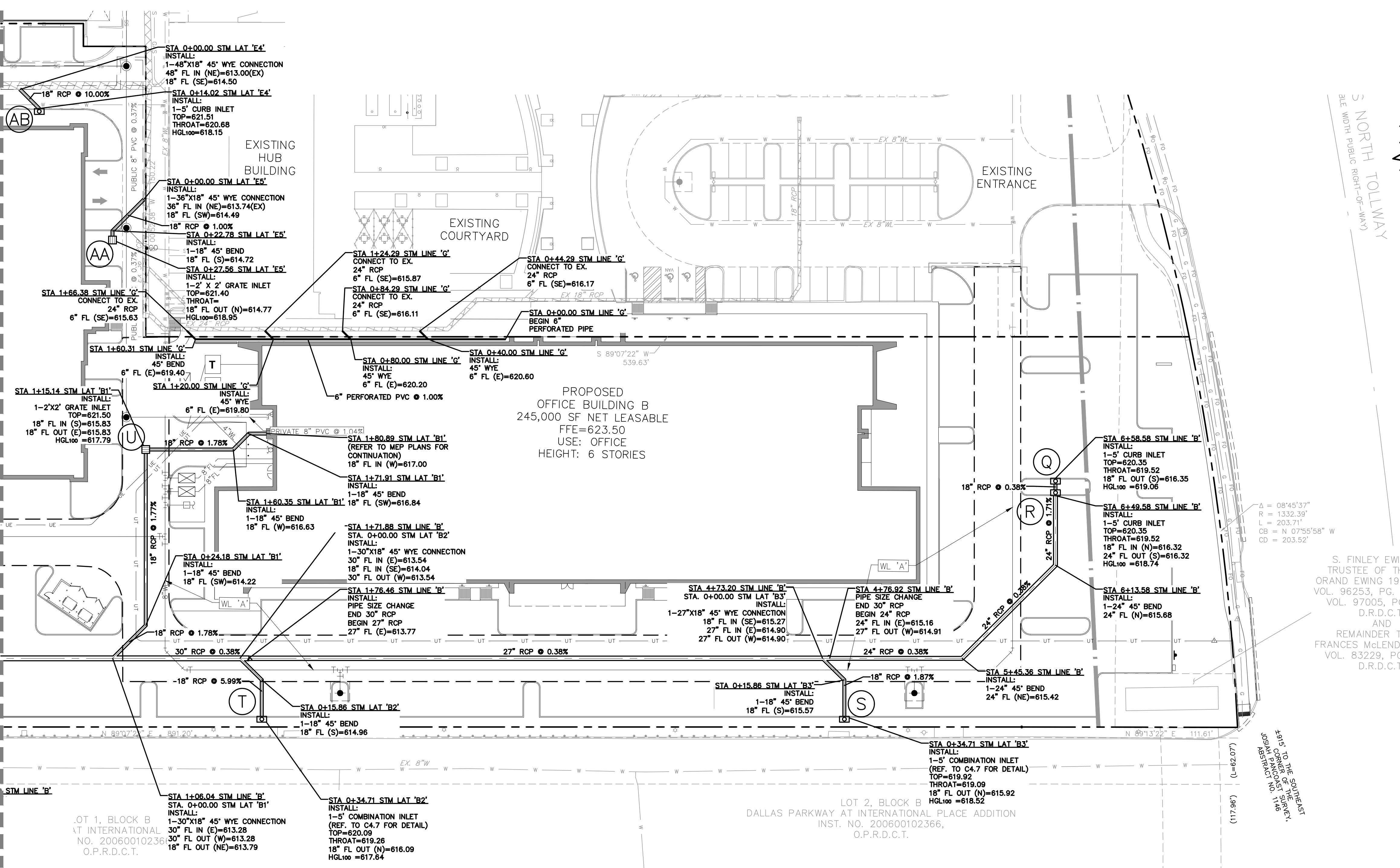
RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. **C4.3**

Revision Sheet

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MATCH LINE- SEE SHEET C4.3



CAUTION !!
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NORTH TOLLWAY
ALLE WIDTH PUBLIC RIGHT-OF-WAY

S. FINLEY EWING, II
TRUSTEE OF THE GA
GRAND EWING 1996 TF
VOL. 96253, PG. 4577
VOL. 97005, PG. 30
D.R.D.C.T.
AND
REMAINDER TRACT
FRANCES McLENDON E'
VOL. 83229, PG. 42
D.R.D.C.T.

LEGEND
A DRAINAGE AREA DESIGNATION REFER TO SHEET C4.2 & C4.3 FOR PROPOSED DRAINAGE AREA MAP

NOTE:
 • ALL ONSITE STORM IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE TOWN OF ADDISON.
 • ALL STORM PIPE UNDER TOWN OF ADDISON FIRE LANE MUST BE RCP.
 • DETENTION AND ORIFICE CALCULATIONS AND DETAILS PROVIDED ON SHEET C4.5

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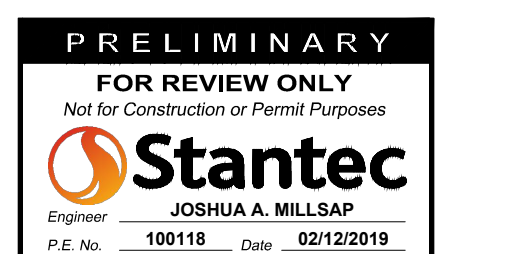
Revision	By	Appd.	Y/M/D

Client/Project
CRAWLEY PARTNERS

Title
STORM PLAN

Permit/Seal
CRAWLEY PARTNERS

14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS



Project Number: 222011532
File Name: 11532_c2_001_dr.dwg

RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No. C4.4			
Revision Sheet			

Station Range Designation	Runoff Collection Collection Point		Distance Between Collection Points (feet)	Incremental Drainage						Time at Upstream Station	Design Storm Frequency	Intensity "I"	Storm Water Runoff "Q"	Storm Water Runoff "Q"	Selected Storm Sewer Size	Storm Sewer Type	Slope of Pipe	Capacity	Flowline of Pipe Downstream	Top of Pipe Downstream	Slope of Hydraulic Gradient "S"	Velocity In Sewer Between Collection Points "V"	TYPE OF STRUCTURE AT UPSTREAM STATION	Headloss Calculations			Flow Time in Sewer	Time of Downstream Station	Partial Flow	Hydraulic Grade Line Elevation Upstream	Hydraulic Grade Line Elevation Downstream			
	Upstream Station	Downstream Station		Area No.	Drainage Area "A"	Runoff Coeff.	Incremental	Accumulated	Head Loss Coeff. "K"															Downstream of Structure "v ² /2g"	Upstream of Structure "K" x v ² /2g"	Distance V x 60								
LAT A1																																		
1	0+40.82	0+07.68	33.14	AF	0.15	0.90	0.14	0.14	10.00	100-Year	8.74	1.18	1.18	18"	RCP	0.0931	32.05	613.91	615.41	0.0001	0.67	Inlet or Manhole at Beginning of the Line	1.25	0.01	0.00	0.83	10.83	FULL	617.11	617.10				
2	0+07.68	0+00.00	7.68	-	0.00	0.90	0.00	0.14	10.83	100-Year	8.54	0.00	1.15	18"	RCP	0.0925	31.95	613.20	614.70	0.0001	0.65	45° Bend	0.35	0.01	0.00	0.20	11.02	FULL	617.00	617.00				
LINE B																																		
1	6+58.58	6+49.58	9.00	Q	0.72	0.90	0.65	0.65	10.00	100-Year	8.74	5.66	5.66	18"	RCP	0.0038	6.48	616.32	617.82	0.0029	3.20	Inlet or Manhole at Beginning of the Line	1.25	0.16	0.00	0.05	10.05	FULL	619.06	618.84				
2	6+49.58	6+13.58	36.00	R	0.28	0.90	0.25	0.90	10.05	100-Year	8.73	2.20	7.86	24"	RCP	0.0038	13.95	616.18	618.18	0.0012	2.50	Inlet on Main Line	1.25	0.10	0.20	0.24	10.29	FULL	618.74	618.69				
3	6+13.58	5+45.36	68.22	-	0.00	0.00	0.00	0.90	10.29	100-Year	8.67	0.00	7.80	24"	RCP	0.0038	13.95	615.42	617.42	0.0012	2.48	45° Bend	0.35	0.10	0.03	0.46	10.74	FULL	618.59	618.51				
4	5+45.36	4+76.92	68.44	-	0.00	0.00	0.00	0.90	10.74	100-Year	8.56	0.00	7.70	24"	RCP	0.0038	13.95	615.16	617.16	0.0012	2.45	45° Bend	0.35	0.09	0.03	0.47	11.21	FULL	618.41	618.33				
5	4+76.92	4+73.20	3.72	-	0.00	0.00	0.00	0.90	11.21	100-Year	8.44	0.00	7.60	27"	RCP	0.0038	19.09	614.90	617.15	0.0006	1.91	Pipe Size Change	0.50	0.06	0.05	0.03	11.24	FULL	618.23	618.23				
6	4+73.20	1+76.46	296.74	S	0.50	0.90	0.45	1.35	11.24	100-Year	8.44	3.80	11.39	27"	RCP	0.0038	19.09	613.77	616.02	0.0014	2.86	45° Wye or Cut-In	0.75	0.13	0.04	1.73	12.97	FULL	618.13	617.73				
7	1+76.46	1+71.88	4.58	-	0.00	0.00	0.00	1.35	12.97	100-Year	8.02	0.00	10.82	30"	RCP	0.0038	25.28	613.54	616.04	0.0007	2.20	Pipe Size Change	0.50	0.08	0.06	0.03	13.00	FULL	617.63	617.63				
8	1+71.88	1+06.04	65.84	T	0.28	0.90	0.25	1.60	13.00	100-Year	8.01	1.98	12.80	30"	RCP	0.0038	25.28	613.28	615.78	0.0010	2.61	45° Wye or Cut-In	0.75	0.11	0.06	0.42	13.42	FULL	617.53	617.46				
9	1+06.04	0+00.00	106.04	U & V	1.12	0.90	1.01	2.61	13.42	100-Year	7.90	7.97	20.60	30"	RCP	0.0038	25.28	612.98	615.38	0.0025	4.20	45° Wye or Cut-In	0.75	0.27	0.08	0.42	13.85	FULL	617.27	617.00				
LAT B1																																		
1	1+15.14	0+24.18	90.96	U & V	1.12	0.90	1.01	1.01	10.00	100-Year	8.74	8.81	8.81	18"	RCP	0.0178	14.01	614.22	615.72	0.0070	4.99	Inlet on Main Line	1.25	0.39	0.00	0.30	10.30	FULL	618.40	617.76				
2	0+24.18	0+00.00	24.18	-	0.00	0.00	0.00	1.01	10.30	100-Year	8.67	0.00	8.74	18"	RCP	0.0178	14.01	613.79	615.29	0.0069	4.94	45° Bend	0.35	0.38	0.14	0.08	10.39	FULL	617.63	617.46				
LAT B2																																		
1	0+34.71	0+15.86	18.85	T	0.28	0.90	0.25	0.25	10.00	100-Year	8.74	2.17	2.17	18"	RCP	0.0599	25.71	614.96	616.46	0.0004	1.23	Inlet or Manhole at Beginning of the Line	1.25	0.02	0.00	0.26	10.26	FULL	617.77	617.73				
2	0+15.86	0+00.00	15.86	-	0.00	0.00	0.00	0.25	10.26	100-Year	8.68	0.00	2.15	18"	RCP	0.0580	25.30	614.04	615.54	0.0004	1.22	45° Bend	0.35	0.02	0.01	0.22	10.47	FULL	617.63	617.63				
LAT B3																																		
1	0+34.71	0+15.86	18.85	S	0.50	0.90	0.45	0.45	10.00	100-Year	8.74	3.93	3.93	18"	RCP	0.0187	14.36	615.57	617.07	0.0014	2.23	Inlet or Manhole at Beginning of the Line	1.25	0.08	0.00	0.14	10.14	FULL	618.48	618.35				
2	0+15.86	0+00.00	15.86	-	0.00	0.00	0.00	0.45	10.14	100-Year	8.71	0.00	3.92	18"	RCP	0.0187	14.36	615.27	616.77	0.0014	2.22	45° Bend	0.35	0.08	0.03	0.12	10.26	FULL	618.25	618.23				
LINE C																																		
1	0+21.00	0+00.00	21.00	Z	0.66	0.90	0.60	0.60	10.00	100-Year	8.74	5.23	5.23	18"	RCP	0.0843	30.50	612.73	614.23	0.0025	2.96	Inlet or Manhole at Beginning of the Line	1.25	0.14	0.00	0.12	10.12	FULL	617.22	617.00				
Line D																																		
1	0+30.00	0+00.00	30.00	W	0.69	0.90	0.62	0.62	10.00	100-Year	8.74	5.42	5.42	18"	RCP	0.0748	28.73	613.28	614.78	0.0027	3.07	Inlet or Manhole at Beginning of the Line	1.25	0.15	0.00	0.16	10.16	FULL	617.26	617.00				
LAT E1																																		
1	0+14.13	0+00.00	14.13	AE	0.16	0.90	0.14	0.14	10.00	100-Year	8.74	1.26	1.26	18"	RCP	0.0100	10.50	613.46	614.96	0.0001	0.71	Inlet or Manhole at Beginning of the Line	1.25	0.01	0.00	0.33	10.33	FULL	617.90	617.89				
LAT E2																																		
1	0+14.10	0+00.00	14.10	AD	0.11	0.90	0.10	0.10	10.00	100-Year	8.74	0.87	0.87	18"	RCP	0.0100	10.50	613.86	615.36	0.0001	0.49	Inlet or Manhole at Beginning of the Line	1.25	0.00	0.00	0.48	10.48	FULL	617.99	617.98				
LAT E3																																		
1	0+14.08	0+00.00	14.08	AC	0.11	0.90	0.10	0.10	10.00	100-Year	8.74	0.87	0.87	18"	RCP	0.0100	10.50	614.23	615.73	0.0001	0.49	Inlet or Manhole at Beginning of the Line	1.25	0.00	0.00	0.48	10.48	FULL	618.08	618.07				
LAT E4																																		
1	0+14.02	0+00.00	14.02	AB	0.15	0.90	0.14	0.14	10.00	100-Year	8.74	1.18	1.18	18"	RCP	0.0100	10.50	614.17	615.67	0.0001	0.67	Inlet or Manhole at Beginning of the Line	1.25	0.01	0.00	0.35	10.35	FULL	618.15	618.14				
LINE E5																																		
1	0+27.56	0+22.78	4.78	AA	0.22	0.90	0.20	0.20	10.00	100-Year	8.74	1.73	1.73	18"	RCP	0.0100	10.50	614.51	616.01	0.0003	0.98	Inlet or Manhole at Beginning of the Line	1.25	0.01	0.00	0.08	10.08	FULL	618.95	618.93				
2	0+22.78	0+00.00	22.78	-	0.00	0.90	0.00	0.20	10.08	100-Year	8.72	0.00	1.73	18"	RCP	0.0010	3.32	614.49	615.99	0.0003	0.98	30° Bend	0.00	0.01	0.00	0.39	10.47	FULL	618.83	618.82				

ESTIMATED DETENTION POND SIZE FOR 100 YEAR STORM

Present Conditions			
C = 0.95	A = 13.70	CxA = 13.02	
C = -	A = -	CxA = -	
T = 10 min		Total = 13.02	
I ₁₀₀ = 8.00 in/hr			
Q ₁₀₀ = 104.16 cfs			
*Max Release Rate = 85.80 cfs			

Future Conditions (To Detention Pond)			
C = 0.90	A = 9.08	CxA = 8.17	
**C = 0.87	A = 7.07	CxA = 6.15	
T = 10 min			
I ₁₀₀ = 8.74 in/hr			
Q ₁₀₀ = 125.18 cfs			

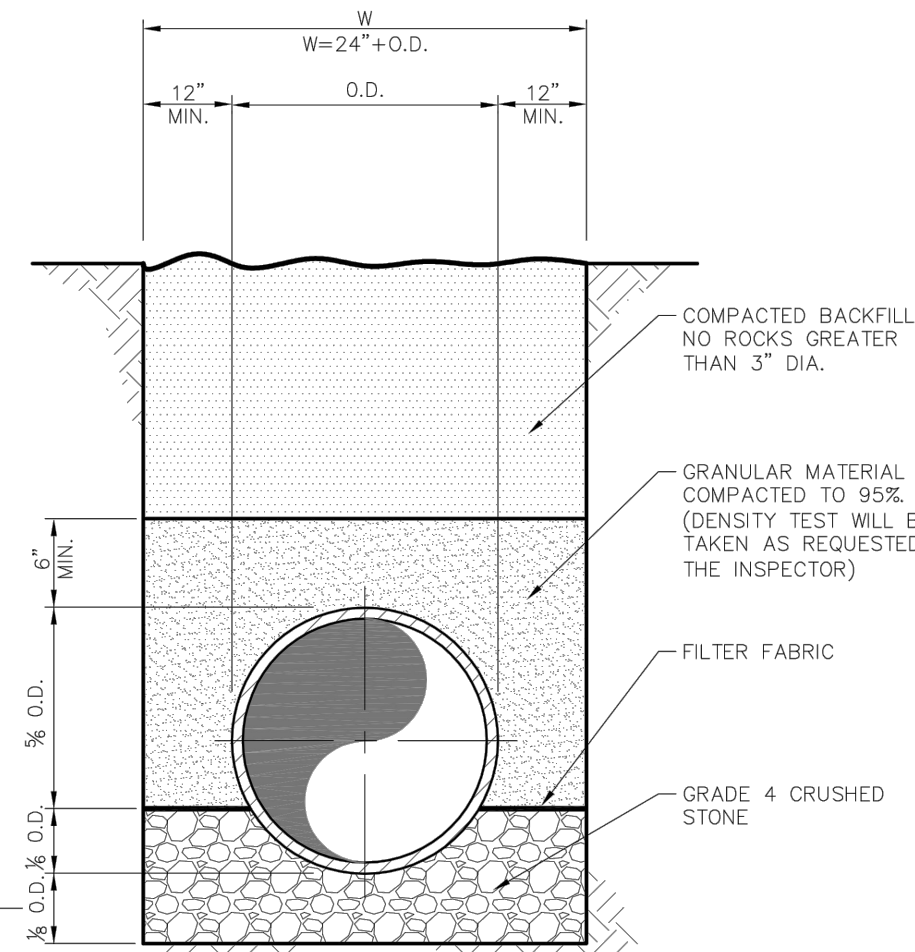
*Max 100-year release rate per plans prepared by BDD dated 9/8/2000.
 **C is a weighted value (Refer to Storm Water Runoff Calculations)

Time (Min)	Rainfall Intensity	C*A	Q =	Discharge	Inflow	Outflow	Volume
5	I = 10.49 in/hr	C*A = 14.32	Q = 150.2 cfs	150.2 cfs	5 * 150.2 * 60 = 45,074 cf	0.5 * 15 * 85.80 * 60 = 38,610 cf	6,464 cf
10	I = 8.74 in/hr	C*A = 14.32	Q = 125.2 cfs	125.2 cfs	10 * 125.2 * 60 = 75,109 cf	0.5 * 20 * 85.80 * 60 = 51,480 cf	23,629 cf
15	I = 7.52 in/hr	C*A = 14.32	Q = 107.7 cfs	107.7 cfs	15 * 107.7 * 60 = 96,937 cf	0.5 * 25 * 85.80 * 60 = 64,350 cf	32,587 cf
20	I = 6.80 in/hr	C*A = 14.32	Q = 97.4 cfs	97.4 cfs	20 * 97.4 * 60 = 116,875 cf	0.5 * 30 * 85.80 * 60 = 77,220 cf	39,655 cf
25	I = 6						

STORM SEWER – GENERAL NOTES:

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

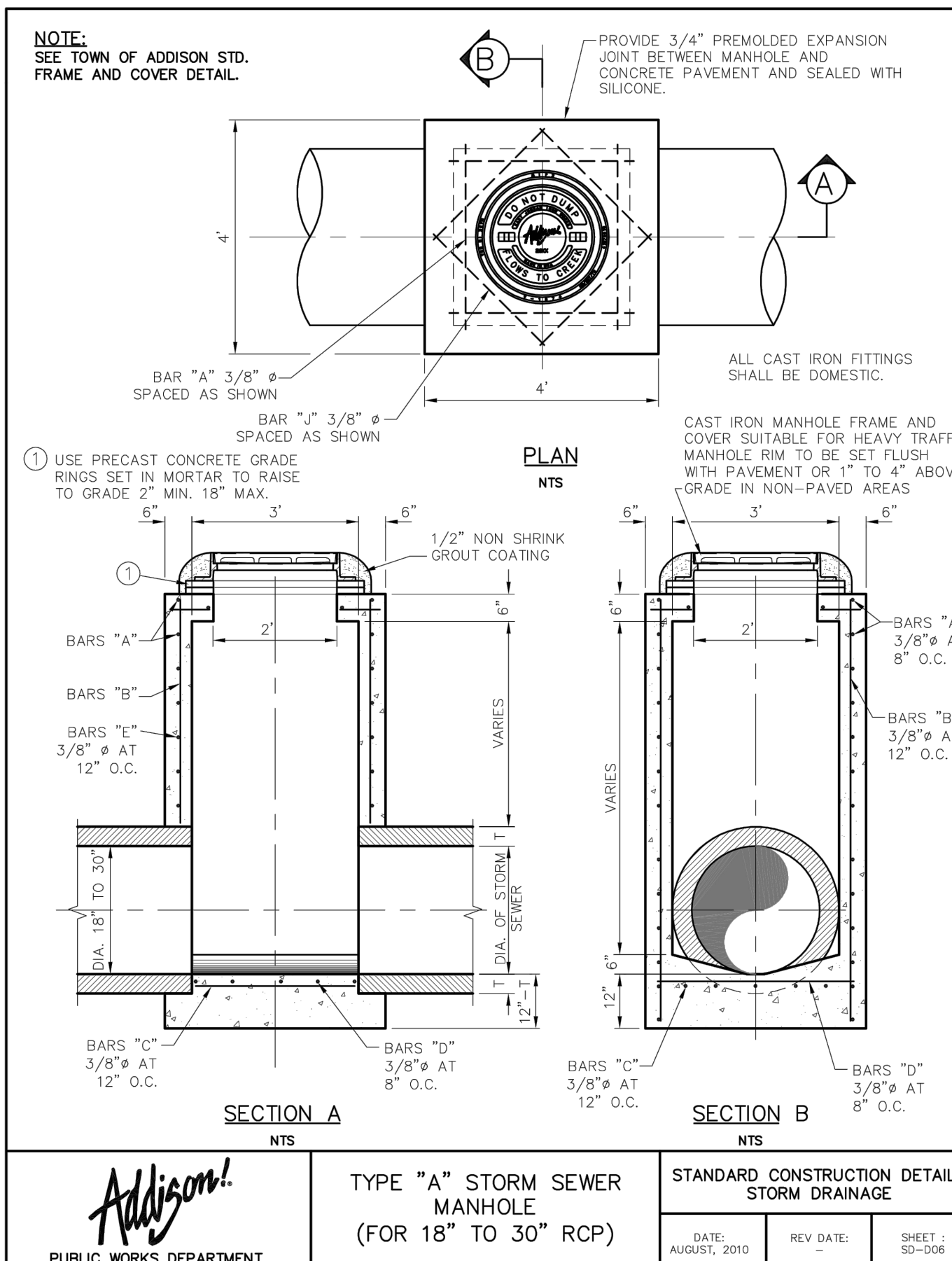
	STORM SEWER GENERAL NOTES	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV. DATE: —	SHEET: SD-001



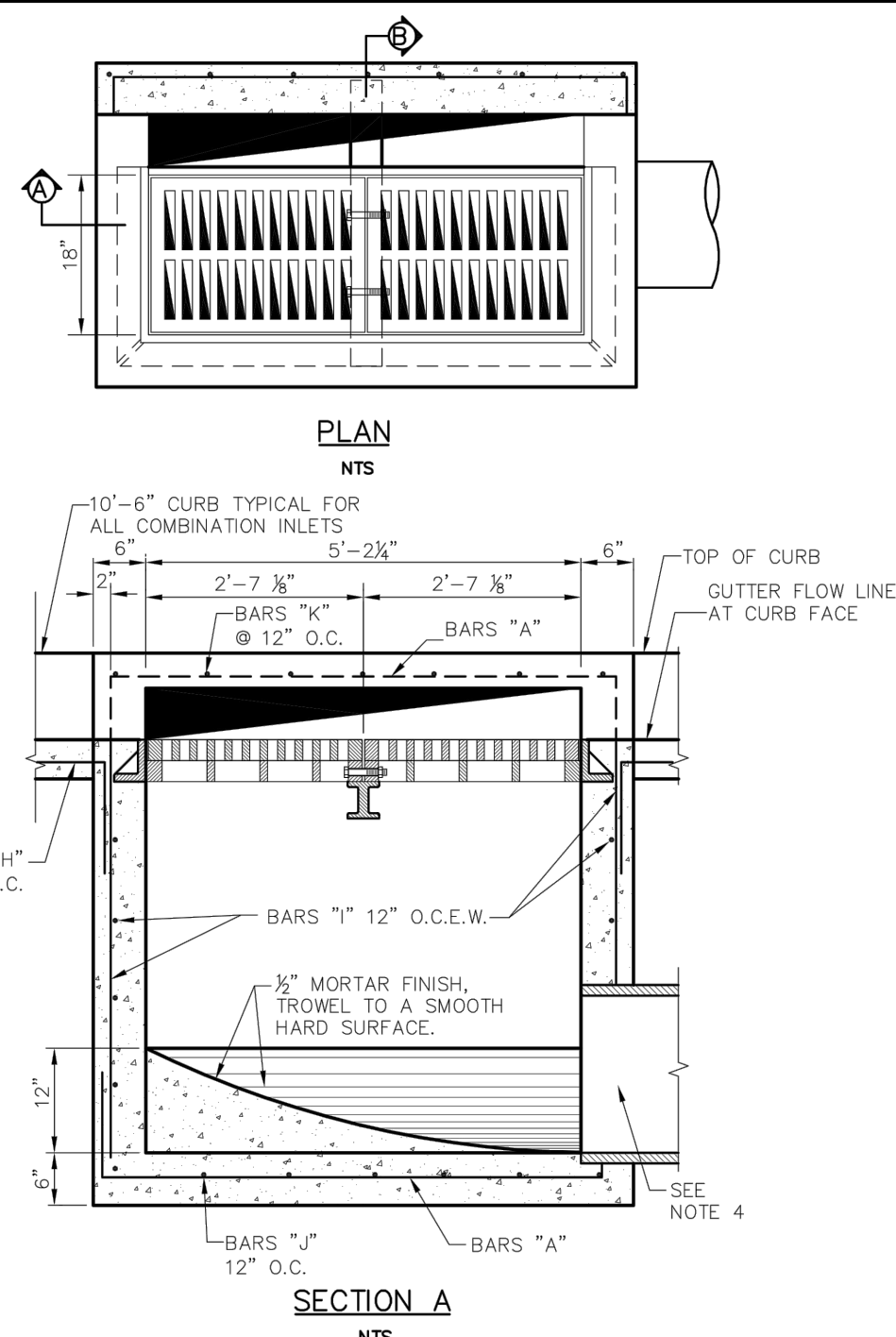
RCP STORM SEWER PIPE BEDDING
NTS

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

	RCP STORM SEWER PIPE BEDDING	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV. DATE: —	SHEET: SD-003

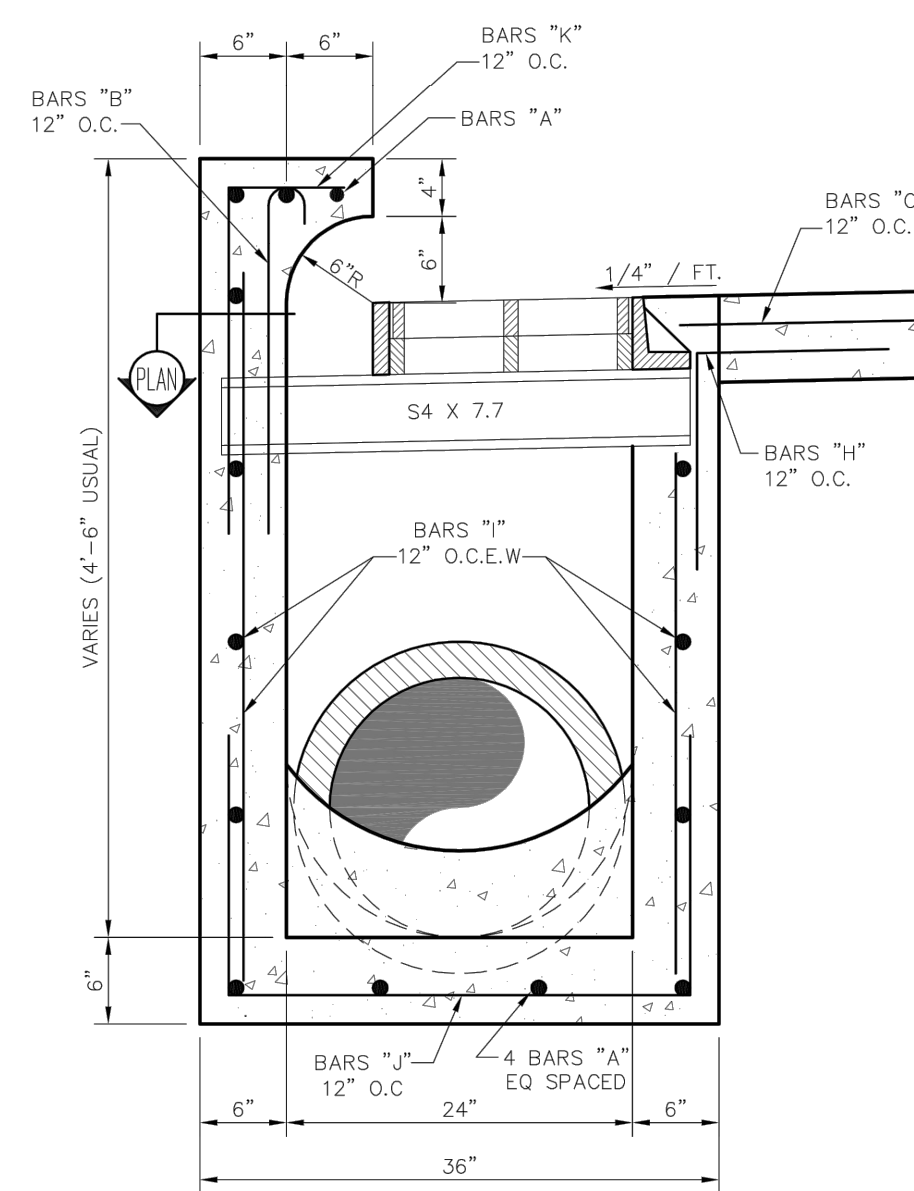


	TYPE "A" STORM SEWER MANHOLE (FOR 18" TO 30" RCP)	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV. DATE: —	SHEET: SD-006



- NOTES:
 1. COMBINATION INLETS TO BE USED IN ALL ALLEYS WHERE INLETS ARE REQUIRED.
 2. ALL LAPS AND EXTENSION OF REINFORCING BARS SHALL BE 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.
 3. TACK WELD GRATES IN PLACE.
 4. PIPE MAY BE PLACED IN ANY WALL, BUT SHALL NOT ENTER ANY CORNER OR BOTTOM.
 5. ALL CAST IRON FITTINGS SHALL BE DOMESTIC.
 6. ALL FASTENERS SHALL BE GALVANIZED.

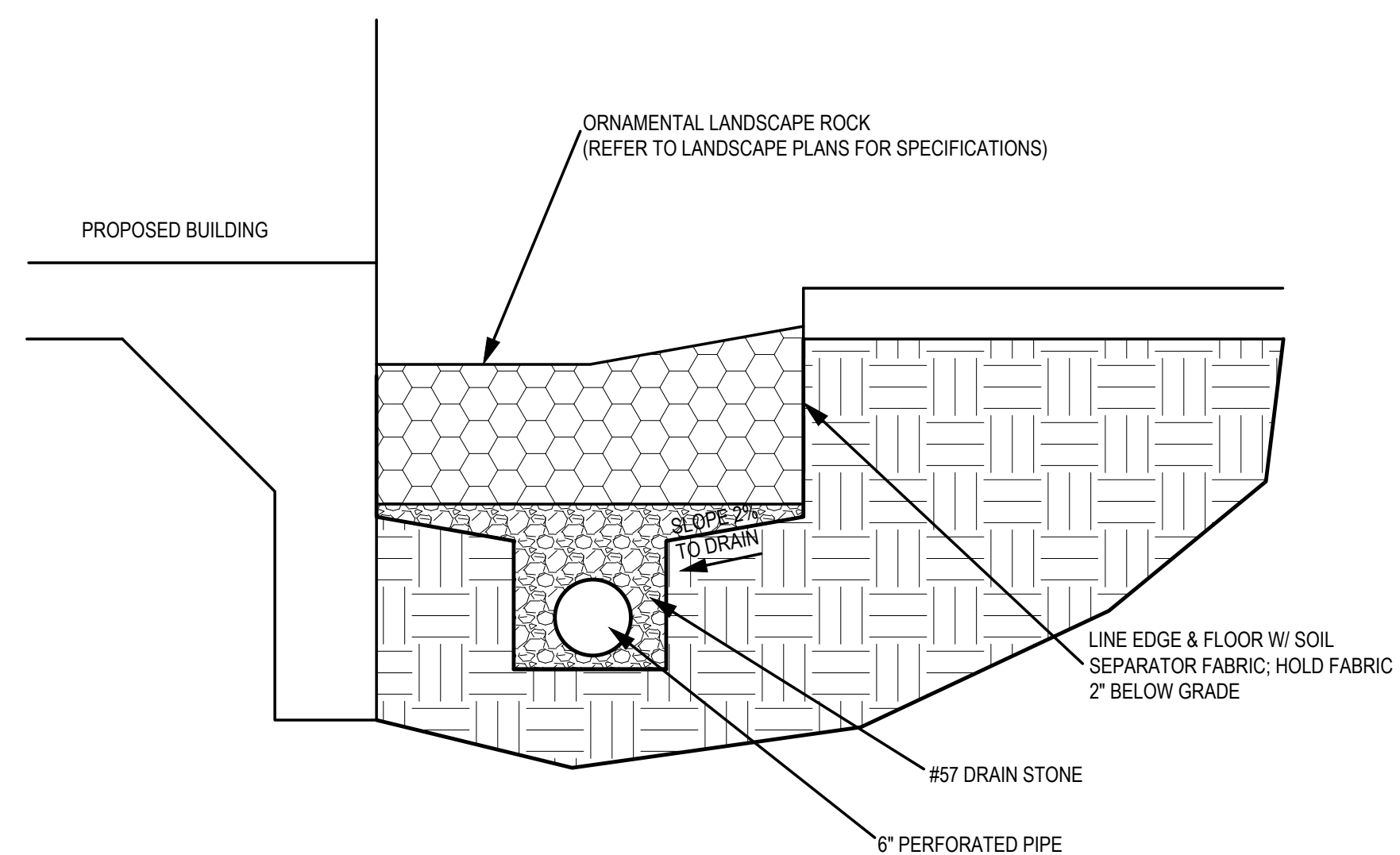
	COMBINATION INLET TWO GRATE INLET	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV. DATE: —	SHEET: SD-025



TYPICAL SECTION "B" COMBINATION INLET
TWO, THREE & FOUR GRATE INLETS
NTS

- NOTES:
 1. COMBINATION INLETS TO BE USED IN ALL ALLEYS WHERE INLETS ARE REQUIRED.
 2. ALL LAPS AND EXTENSION OF REINFORCING BARS SHALL BE 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.
 3. TACK WELD GRATES IN PLACE.
 4. PIPE MAY BE PLACED IN ANY WALL, BUT SHALL NOT ENTER ANY CORNER OR BOTTOM.
 5. ALL CAST IRON FITTINGS SHALL BE DOMESTIC.
 6. ALL FASTENERS SHALL BE GALVANIZED.

	TYPICAL SECTION "B" COMBINATION INLET TWO, THREE & FOUR GRATE INLETS	STANDARD CONSTRUCTION DETAILS STORM DRAINAGE		
		DATE: AUGUST, 2010	REV. DATE: —	SHEET: SD-028



FRENCH DRAIN DETAIL
SCALE: N.T.S.

Revision	By	Appd.	YY/MM/DD

ISSUED

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 ORIGINAL SHEET - ANG 0

STUB INFORMATION

PRICE	STUB HEIGHT	SYSTEM HEIGHT
1/8" R18L R1	612.33	616.88
1/8" R18L R1	615.28	619.83
1/8" R18L R2	615.28	619.83

RISER INFORMATION

PRICE	RM ELEV.	SYSTEM HEIGHT
1/8" R18L R1	TSD	619.38
1/8" R18L R2	TSD	615.13

ASSEMBLY
SCALE: 1" = 4'-0"
PIPE STORAGE: 34,919 CF
LOADING: 160
PIPE INV. = VARIOUS

CONTECH ENGINEERED SOLUTIONS LLC
1313 N. Mc COMBS STREET, POKOKA, OR 97220
503.446.4877 503.246.580 503.611.1717 FAX

72"Ø UNDERGROUND DETENTION SYSTEM - 609224-010
CAWLEY FOURTEENS - ADDISON
DALLAS, TX
SITE DESIGNATION: UDS

REVISION: C4 of 5

TYPICAL SECTION VIEW
NOT TO SCALE

TYPICAL BACKFILL DETAIL
NOT TO SCALE

TYPICAL MANWAY DETAIL
NOT TO SCALE

CONTECH ENGINEERED SOLUTIONS LLC
1313 N. Mc COMBS STREET, POKOKA, OR 97220
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72"Ø UNDERGROUND DETENTION SYSTEM - 609224-010
CAWLEY FOURTEENS - ADDISON
DALLAS, TX
SITE DESIGNATION: UDS

REVISION: C2 of 5

PLAIN END CMP RISER PIPE
NOT TO SCALE

12" RISER BAND DETAIL
NOT TO SCALE

H-12 HUGGER BAND DETAIL
NOT TO SCALE

CONTECH ENGINEERED SOLUTIONS LLC
1313 N. Mc COMBS STREET, POKOKA, OR 97220
503.446.4877 503.246.580 503.611.1717 FAX

72"Ø UNDERGROUND DETENTION SYSTEM - 609224-010
CAWLEY FOURTEENS - ADDISON
DALLAS, TX
SITE DESIGNATION: UDS

REVISION: C3 of 5

CONSTRUCTION LOADING
NOT TO SCALE

REINFORCING TABLE

Ø CMP RISER	A	B Ø	REINFORCING	*BEARING PRESSURE (PSF)
24"	4'0"	20"	#4 @ 10" OC CW	2,800
30"	4'0"	20"	#4 @ 10" OC CW	1,900
36"	4'0"	32"	#4 @ 10" OC CW	2,800
42"	4'0"	32"	#4 @ 10" OC CW	1,900
48"	4'0"	44"	#4 @ 10" OC CW	2,800
54"	4'0"	44"	#4 @ 10" OC CW	1,900
60"	4'0"	56"	#4 @ 10" OC CW	2,800
66"	4'0"	56"	#4 @ 10" OC CW	1,900

CONCRETE OPTION PLAN VIEW

SQUARE OPTION PLAN VIEW

MANHOLE CAP DETAIL
NOT TO SCALE

CONTECH ENGINEERED SOLUTIONS LLC
1313 N. Mc COMBS STREET, POKOKA, OR 97220
503.446.4877 503.246.580 503.611.1717 FAX

72"Ø UNDERGROUND DETENTION SYSTEM - 609224-010
CAWLEY FOURTEENS - ADDISON
DALLAS, TX
SITE DESIGNATION: UDS

REVISION: C4 of 5

STANDARD LADDER DETAIL
NOT TO SCALE

RISER LADDER DETAIL
NOT TO SCALE

CONTECH ENGINEERED SOLUTIONS LLC
1313 N. Mc COMBS STREET, POKOKA, OR 97220
503.446.4877 503.246.580 503.611.1717 FAX

72"Ø UNDERGROUND DETENTION SYSTEM - 609224-010
CAWLEY FOURTEENS - ADDISON
DALLAS, TX
SITE DESIGNATION: UDS

REVISION: C5 of 5

30"x44" REVERSIBLE FRAME & SOLID COVER

30"x44" REVERSIBLE FRAME & GRATE

COVER SECTION

FRAME SECTION

CONTECH ENGINEERED SOLUTIONS LLC
1313 N. Mc COMBS STREET, POKOKA, OR 97220
503.446.4877 503.246.580 503.611.1717 FAX

TEXAS-DFW CMP DETENTION STANDARD DETAIL

Revision	By	App'd.	Issued
	YYMMDD		
	YYMMDD		

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Stantec
Engineer
P.E. No. 100118 Date: 02/12/2019

JOSHUA A. MILLSPAP

Project Number: 2220111532

File Name: 11532_c2_01_pv.dwg

RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. C6.8

Revision Sheet

C4.8

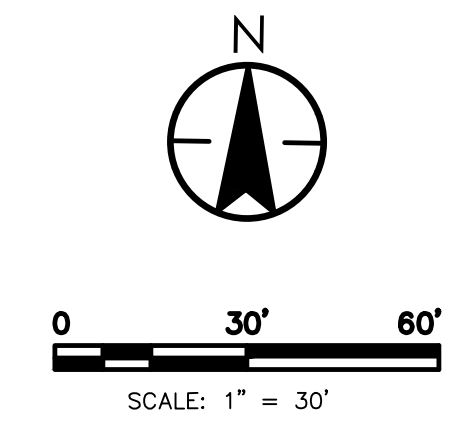
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SITE UTILITY NOTES

- 51 CONTRACTOR SHALL PROVIDE AND CONSTRUCT CONCRETE TRANSFORMER PAD PER ONCOR ELECTRIC STANDARDS AND SPECIFICATIONS. ONCOR TO PROVIDE PAD MOUNTED TRANSFORMER WITH 277V/480V, 3 PHASE, 4 WIRE SECONDARY. VERIFY EXACT LOCATION WITH ONCOR AND OWNER PRIOR TO ROUGH-ON. CONTRACTOR SHALL CONTACT ONCOR FOR ALL SPECIFICATIONS AND STANDARDS.
- 52 PROPOSED ROUTING OF ELECTRICAL SECONDARY. CONTRACTOR SHALL PROVIDE AND INSTALL (3) 4" SCHEDULE 40 PVC CONDUITS WITH CONDUCTORS FROM TRANSFORMER TO PROPOSED METER CAN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND REQUIREMENTS WITH ONCOR AND OWNER PRIOR TO ROUGH IN.
- 53 ONCOR SHALL PROVIDE AND INSTALL (2) METER CANS. METERS WILL BE LOCATED ON TRANSFORMERS. CONTRACTOR SHALL VERIFY EXACT LOCATION AND REQUIREMENTS WITH ONCOR AND OWNER PRIOR TO ROUGH IN. ONCOR WILL SET METER ONCE REQUIREMENTS HAVE BEEN MET.
- 54 CONTRACTOR SHALL PROVIDE AND INSTALL (4) 4" PRIMARY CONDUITS WITH PULL STRINGS FROM EXISTING POWER POLE TO TRANSFORMER PRIMARY COMPARTMENT. PRIMARY CONDUIT SHALL BE INSTALLED AT A DEPTH OF 48" BELOW FINISHED GRADE. ALL 90° BENDS SHALL BE STEEL SWEEPING ELBOWS. ONCOR TO PROVIDE PRIMARY CONDUCTORS AND TERMINATIONS. CONTRACTOR SHALL CONTACT ONCOR FOR ALL SPECIFICATIONS AND STANDARDS.
- 55 CONTRACTOR SHALL PROVIDE AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FROM PROPERTY LINE TO WITHIN 5'0" OF BUILDING WALL FOR UNDERGROUND TELEPHONE SERVICES. ALL 90° BENDS SHALL BE SWEEPING ELBOWS. CAP, STAKE, AND LABEL END OF CONDUIT. TO BE EXTENDED TO INTERIOR TERMINAL BOARD DURING BUILDING CONSTRUCTION BY CONTRACTOR. AT&T TO PROVIDE CABLE AND TERMINATIONS. REFER TO SHEET 0201.01 "ELECTRICAL SITE PLAN" FOR CONDUIT AND SLEEVE ROUTING.
- 56 CONTRACTOR SHALL PROVIDE AND INSTALL PRIVATE 4" PVC DOMESTIC WATER SERVICE.
- 57 CONTRACTOR SHALL PROVIDE AND INSTALL 8" FIRE LINE (DR-14). SIZE OF LINE SHALL BE VERIFIED AND/OR MODIFIED BY SPRINKLER CONTRACTOR HYDRAULIC CALCULATIONS PRIOR TO INSTALLATION.
- 58 CONTRACTOR SHALL PROVIDE FIRE DEPARTMENT CONNECTION ON BUILDING.

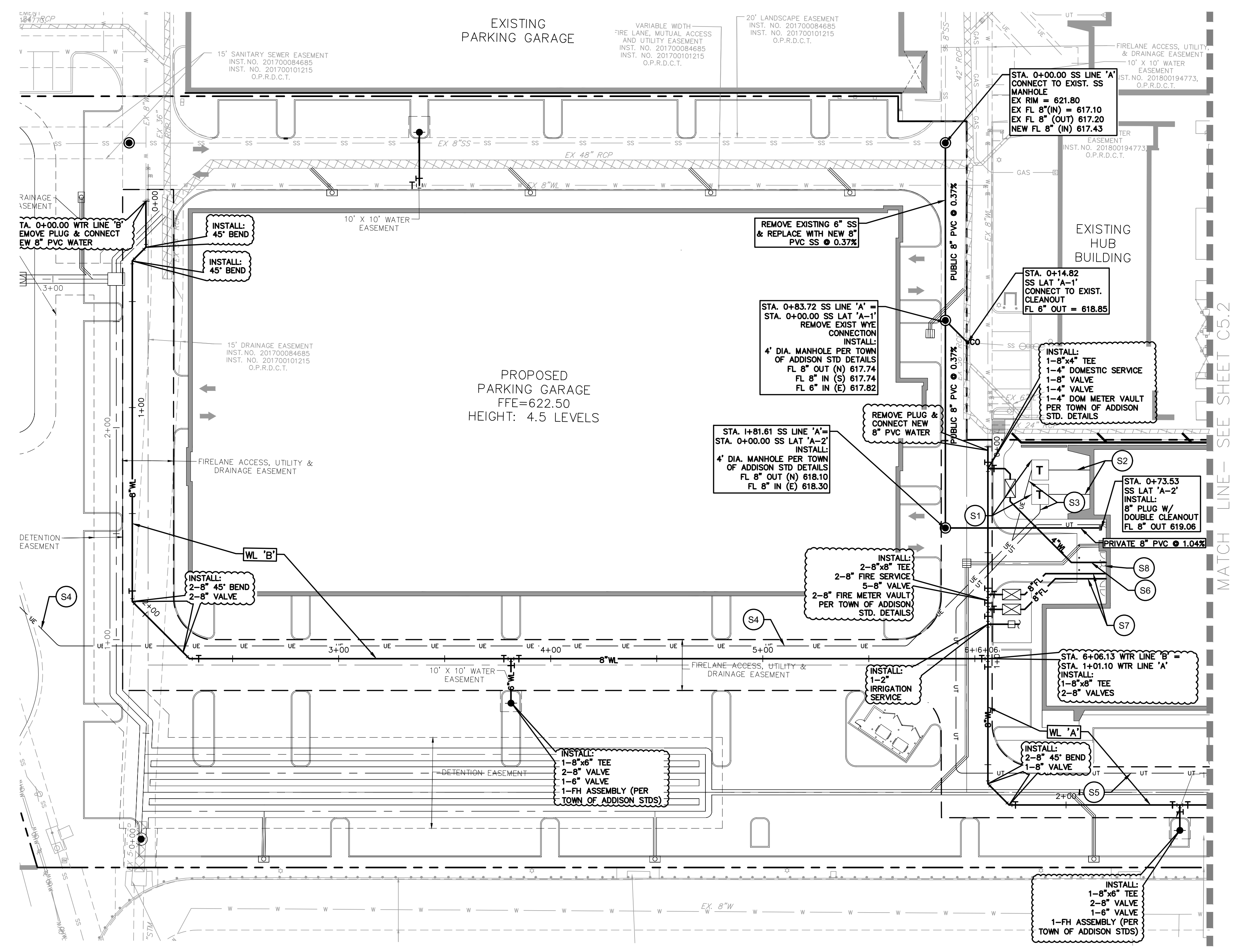
CAUTION !!

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



GENERAL NOTES - UTILITIES

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



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

BENCHMARKS:

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

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

Revision	By	Appd.	Y/M/MD

Client/Project
CAWLEY PARTNERS
CAWLEY - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Permit/Seal
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer
JOSHUA A. MILLSAP
P.E. No. 100118 Date: 02/12/2019

Title
UTILITY PLAN

Project Number: 222011532
File Name: 11532_c2_001_up.dwg

RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. **C5.1**

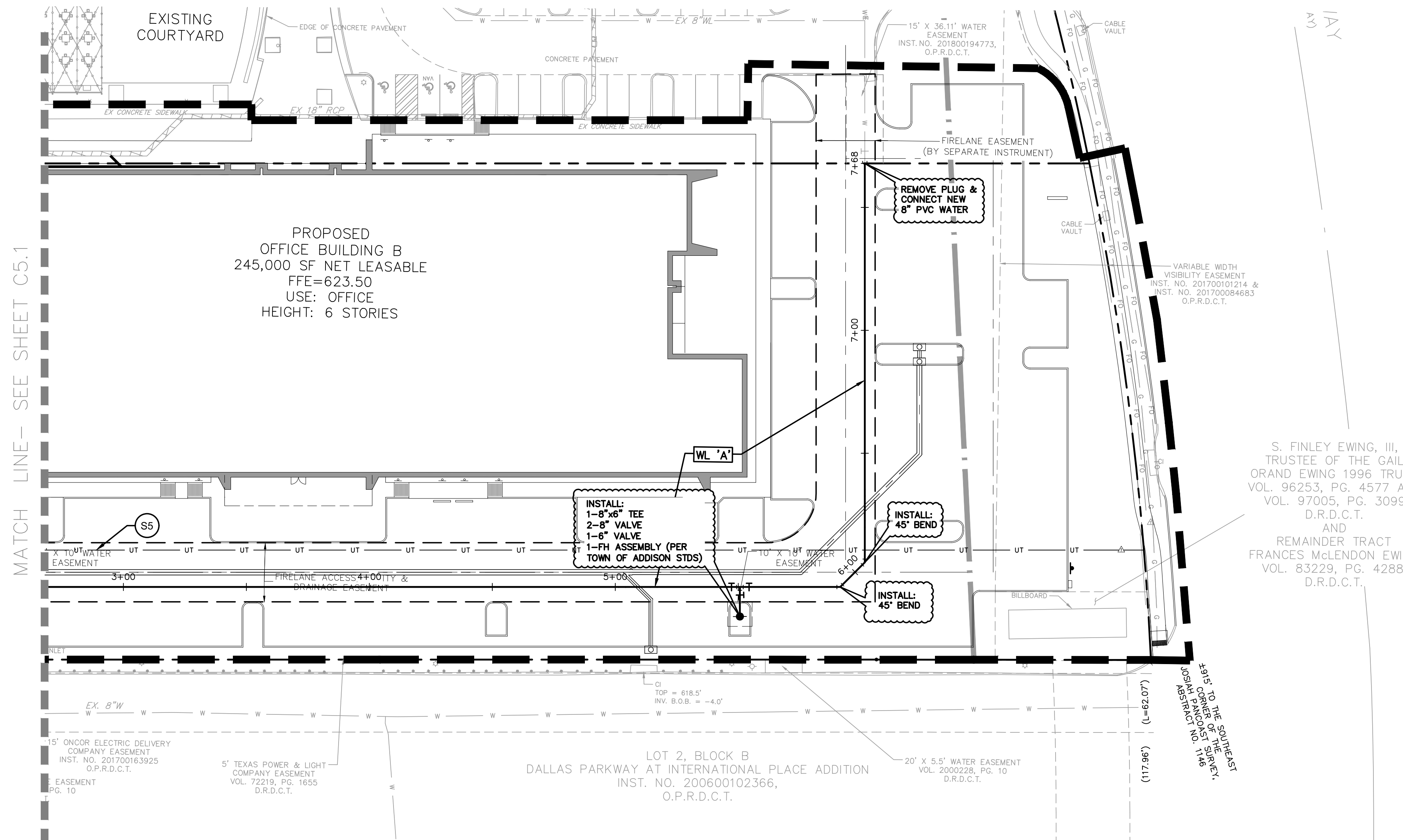
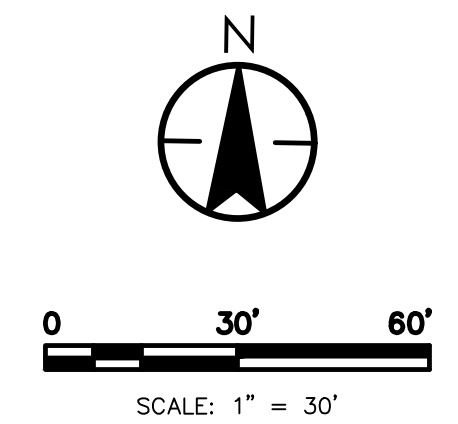
Revision Sheet
C5.1

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SITE UTILITY NOTES

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CAUTION !!
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S. FINLEY EWING, III,
 TRUSTEE OF THE GAIL
 ORAND EWING 1996 TRUS
 VOL. 96253, PG. 4577 AN
 VOL. 97005, PG. 3099
 D.R.D.C.T.
 AND
 REMAINDER TRACT
 FRANCES MCLENDON EWING
 VOL. 83229, PG. 4288,
 D.R.D.C.T.

LOT 2, BLOCK B
 DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION
 INST. NO. 200600102366,
 O.P.R.D.C.T.

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

BENCHMARKS:
REFERENCE BENCHMARK:
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 Dallas TX
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TRF # 14324
 TRLS # 1019429

Revision	By	Appd.	Y/M/D

Client/Project
CAWLEY PARTNERS
CAWLEY - FOURTEEN555 PHASE 2
14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
UTILITY PLAN

Permit-Seal

PRELIMINARY
 FOR REVIEW ONLY
 Not for Construction or Permit Purposes

JOSHUA A. MILLSAP
 Engineer
 P.E. No. 100118 Date: 02/12/2019

Project Number: 222011532
 File Name: 11532_c2_001_up.dwg

RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

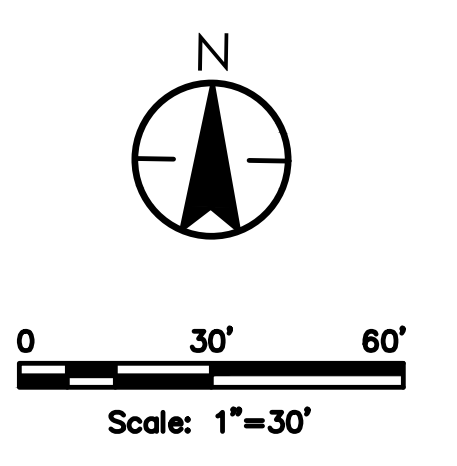
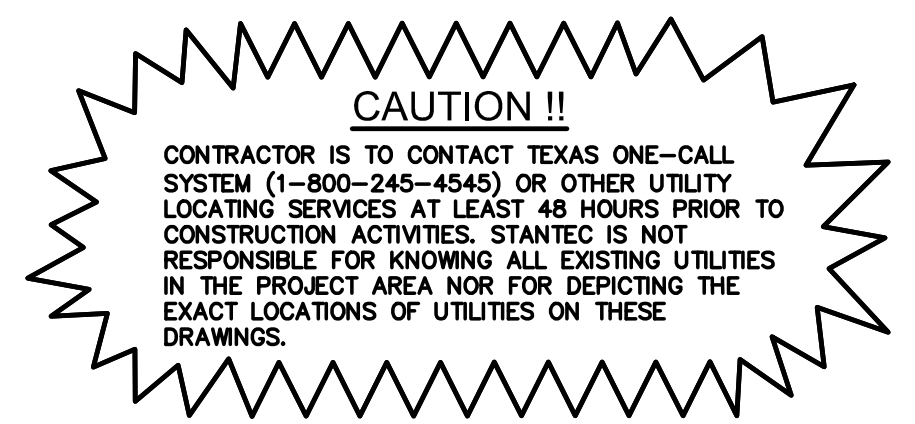
Drawing No. **C5.2**

Revision Sheet
 --- C5.2

GENERAL NOTES- PAVING

- 1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. PROTECTION OF EXISTING IMPROVEMENTS: THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING UTILITIES, BUILDING FOUNDATION OR OTHER SITE STRUCTURES DURING PAVING OPERATIONS.
3. SUBGRADE PREPARATION: SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (8") AND SHALL BE RECOMPACTED TO A (MIN.) OF 98% OF THE STANDARD PROCTOR (ASTM -D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN -1 TO +2% ABOVE OPTIMUM MOISTURE CONTENT.

- 7. REINFORCING BARS: ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE DETAILS, PAVING LEGEND AND CITY OF PLANO STANDARDS.
8. BAR CHAIRS: ALL REINFORCING STEEL AND DWEL 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 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.

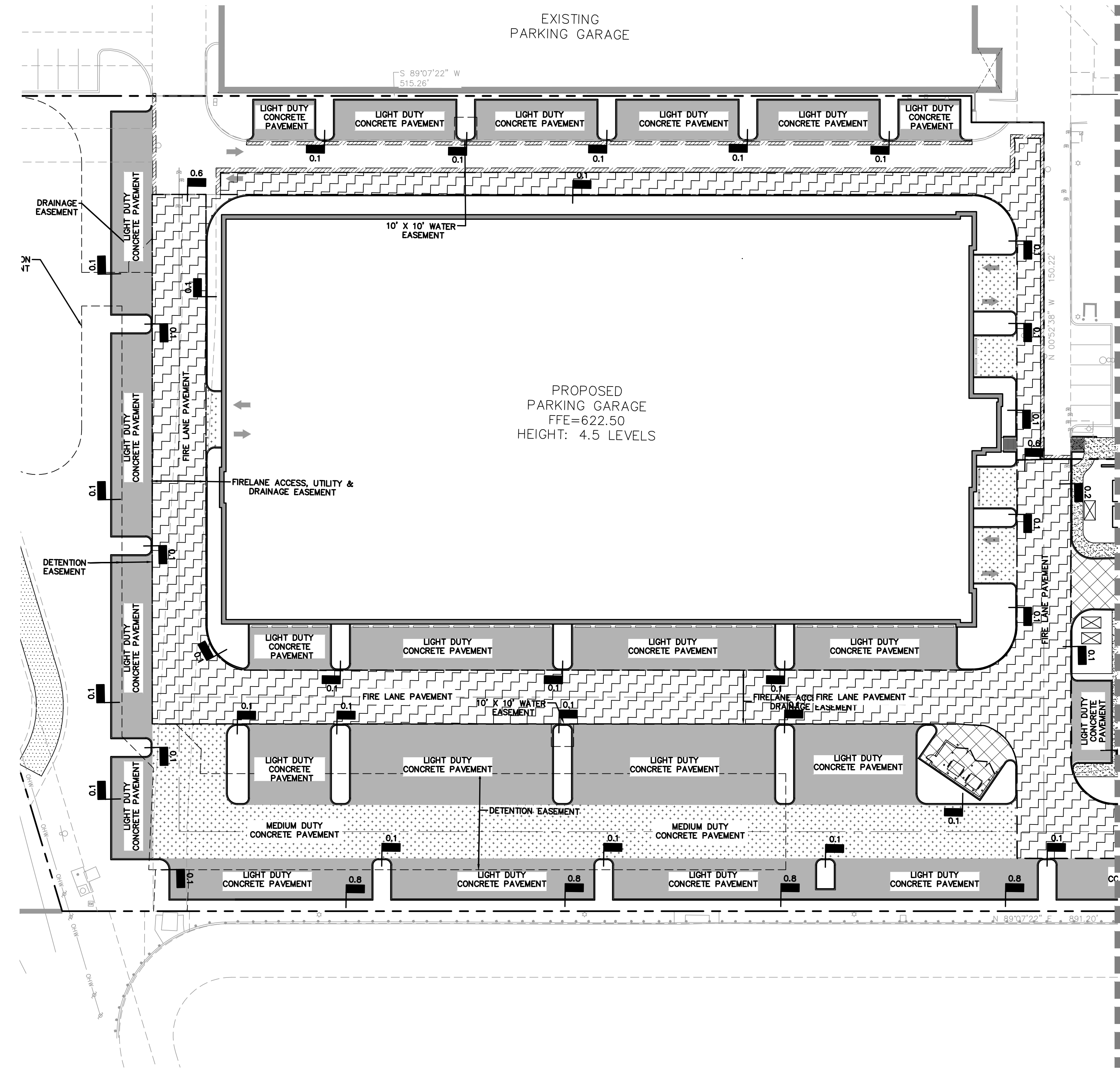


GENERAL NOTES- PAVEMENT JOINTING

- 1. PAVEMENT JOINT LAYOUT: THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
2. SAW CUTTING: SAW CUTTING SHALL BE DONE WITHIN EIGHT (8) HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE JOINT LENGTH DURING HIS PAVING OPERATIONS.

GENERAL NOTES- CONDUIT AND SLEEVING

- 1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "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".



MATCH LINE - SEE SHEET C6.2

LEGEND
MEDIUM DUTY PAVEMENT: 7" 4,000 PSI REINFORCED CONCRETE PVMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
DUMPSTER PAVEMENT: 7" 4,000 PSI REINFORCED CONCRETE PVMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
PARKING AREAS: 5" 3,600 PSI REINFORCED CONCRETE PVMT. W/#3 BARS @ 18" O.C.E.W. ON 8" SCARIFIED AND COMPACTED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
PUBLIC SIDEWALK (DNT. FRONTAGE): 6" WIDE, 5" REINFORCED CONCRETE SIDEWALK FLATWORK (3,000 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 98% AT -1% TO +2% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)
FIRE LANE PAVEMENT: 7" 4,000 PSI REINFORCED CONCRETE PVMT. W/#3 BARS @ 18" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE AT A MINIMUM OF 98% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN -1% TO +2% OF OPTIMUM MOISTURE CONTENT.
SIDEWALK & FLATWORK (PRIVATE): 4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,000 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 98% AT -1% TO +2% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)
FARMERS BRANCH HIKE & BIKE TRAIL: 4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,000 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 98% AT -1% TO +2% OF OPTIMUM MOISTURE CONTENT. (ASTM D 698)
SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB, GUTTER & PAVEMENT REFER TO SHEET C6.2 FOR SECTION DETAILS.

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

BENCHMARKS:
REFERENCE BENCHMARK: TOWN OF ADDISON CONTROL POINT NO. C0A-14 LOCATED 1,730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'
SITE BENCHMARK: 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

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Revision table with columns for Revision, By, Appd., and Issued.
Permit/Project: CAWLEY PARTNERS
Title: PAVING PLAN
Address: CAWLEY - FOURTEEN555 PHASE 2, 14555 DALLAS PARKWAY, TOWN OF ADDISON, DALLAS COUNTY, TEXAS
PRELIMINARY FOR REVIEW ONLY
Stantec logo with name JOSHUA A. MILLSAP, P.E. No. 100118, Date 02/12/2019
Project Number: 222011532
File Name: 11532_c2_001_px.dwg
Revision Sheet C6.1

