

Addison Urban District Plan Various Dept.
1995

W. Khan

**BLUEPRINTS AT ADDISON CIRCLE
CALENDAR FOR COMPLETION AND UNVEILING**

January 4, 2000	Sculpture erection begins, road closures begin
January 15, 2000	Enclosures printed
February 11, 2000	Printing of first 80 posters to be mailed out to media and art community
February 15, 2000	First mailing of posters and enclosures
February 25, 2000	Second mailing of posters and enclosures
March 6, 2000	Third mailing of posters and enclosures
March 15, 2000	Road closures are over
March 17, 2000	Fourth mailing, full poster and invitation to event, mailed to full mailing list of 430 people
March 25, 2000	Interpretive panels installed
March 30, 2000	Dedication plaque is installed
March 31, 2000	Sculpture is completed
April 13, 2000	Unveiling event

"Blueprints"

file

RECEIVED

JUN 29 1999

ADDISON

PANELS

1. **THE VISION:** A landmark sculpture for the Town of Addison that celebrates the history, development and future growth of this progressive community.
2. **THE ARTISTS:** The Town of Addison solicited concepts from select artists from around the world. Mel Chin and Michael Van Valkenburgh were awarded to help make the vision a reality.
3. **THE CRAFTSMEN:** The vision of the artists was equaled only by the resourcefulness and perfection of the engineers and craftsman selected to construct the sculpture.
4. **A MILLENNIUM EVENT:** As the Town of Addison prepared to jump into a new millennium, it is pleased to unveil a piece of public art that will serve as a landmark of the long and proud history of Addison in the making for generations to come.

Copy Mary wrote

Chris,

*COPY FOR TEXT BOXES
ON BLUEPRINTS POSTER.*

The Vision:

A landmark sculpture for the Town of Addison that celebrates the history, development, and future growth of this progressive community.

*I wordsmithed
per copy and
gave this to
the artist.*

The Artists:

The Town of Addison solicited concepts from select artists from around the world. Michael Van Valkenburgh and Mel Chin were awarded the commission to help make Addison's vision a reality.

Michael Van Valkenburgh
Landscape Architect

Mel Chin
Artist and Sculptor

The Craftsmen:

The vision of the artists was equaled by the resourcefulness and ingenuity of Le Messurier Structural Engineers, Westerchil Construction Company, and Big D Metalworks, the engineers and craftsmen selected to construct the sculpture.

A Millennium Event

As the Town of Addison prepares to leap into a new millennium, it is pleased to unveil a piece of public art that will serve as a landmark of the proud history of Addison, and the history it is making for

sounds haphazard
How about:
(1) moves in to
(2) marches toward

Budget for Blueprints Event

Event budget is based on attendance of 300 people

Catering	\$24.00 X 300 people	\$ 7,200.00
Conference Center Rental		\$ 1,275.00
Entertainment	Cindy Horstman	\$ 750.00
Flowers		\$ 300.00
Total		\$ 9,525.00

Schedule for Art Piece Construction and Unveiling

September 6, 1999	Construction yard is set up
September 7-10, 1999	Jeff and Carmen meet with Post Properties and retailers around the circle to explain dates and procedures for coming road closures
September 13, 1999	Big D moves onto the site and begins fabrication
September 20, 1999	Street closures begin, Addison Circle is closed to through traffic between 9:00 a.m. – 4:00 p.m., Monday through Friday
September 22, 1999	Posters are printed, rolled, and stuffed into tubes for mailing
September 27, 1999	First mailing of poster section, with enclosure, to art community and media
October 11, 1999	Second mailing of poster section, with enclosure, to art community and media
October 13, 1999	Fabrication begins on interpretive panels
October 14, 1999	Dedication plaque for center of piece is ordered from foundry in California
October 25, 1999	Third mailing of poster section, with enclosure, to art community and media
November 8, 1999	Full poster, with invitation to unveiling event, is mailed out
November 19, 1999	Big D completes fabrication
November 20, 1999	Street closures end, Addison Circle is re-opened
November 30, 1999	Dedication plaque is installed in center of circle
December 1, 1999	All site work, lighting, and irrigation completed
December 7, 1999	Interpretive panels installed on southwest corner
December 9, 1999	Art piece unveiling event, piece is lit, then turned off
December 12, 1999	Holiday Open House; piece is lit again for residents and remains lit

Budget for Design and Production of Posters

Design and Photography

Michael Morris Designs	\$ 5,040.00
Chris Kraft Photography	\$ 1,600.00
Subtotal	\$ 6,640.00

Production

Full Series of Mailings

80 Posters @\$1.50	\$ 120.00
240 tubes @.65	\$ 156.00
Postage @\$3.00	\$ 720.00
Printing of Enclosures	\$ 2,000.00
Subtotal	\$ 2,996.00

Poster Only Mailings

400 posters @\$1.53	\$ 612.00
400 tubes @.65	\$ 260.00
Postage for 400 @\$3.00	\$ 1,200.00
Mailing labels*	\$ 235.00
Subtotal	\$ 2,307.00

Total \$ 11,943.00

Amount budgeted: \$ 15,000.00

\$10,263, production, tubes, printing, and first mailing to be spent out of 1998-99 fiscal year budget.

\$1,680 for last three mailings, to be spent out of 1999-2000 fiscal year budget.

*Price quoted is for 1000, 1-color labels. Four color labels would be \$535.00.

6 photos

Budget for Design and Construction of Interpretive Panels

Design and Photography

Michael Morris Designs	\$ 13,650.00
Chris Kraft Photography	\$ 4,500.00
Subtotal	\$ 18,150.00

can use CF
calendar budget

Production

10 panels with 4-color photography on both sides	\$ 29,280.00
5 panel stanchions	\$ 25,000.00
Subtotal	\$ 54,280.00

\$ 5,000/ea

Site work: landscaping, irrigation and lighting modifications	\$ 3,000.00
Subtotal	\$ 3,000.00

Total \$ 75,430.00

Amount budgeted: \$ 50,000.00

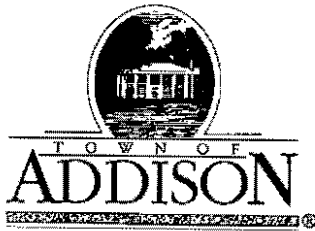
Budget for Blueprints Event

Event budget is based on attendance of 300 people

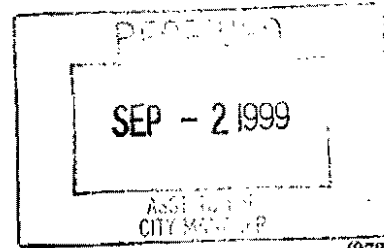
Antonio's

Catering	\$24.00 X 300 people	\$ 7,200.00
Catering to be done by Dallas-Addison Catering		
Conference Center Rental		\$ 1,275.00
Entertainment	Cindy Horstman	\$ 750.00
Flowers		\$ 300.00
Three arrangements, to be purchased at Mille Fleur		
Decorations		\$ 2,500.00
Decorations for conference center, and ceremonial light switch for Mayor and Council to use to light piece		
Total		\$ 12,025.00
Amount budgeted		\$ 15,000.00

All expenditures to come out of 99-2000 fiscal year budget.



Post Office Box 9010 Addison, Texas 75001-9010



5300 Belt Line Road

(972) 450-7000
FAX (972) 450-7043

MEMORANDUM

September 2, 1999

TO: Lea Dunn, Assistant City Manager
Chris Terry, Assistant to the City Manager

FROM: Carmen Moran, Director of Development Services

SUBJECT: Budget for art posters and art piece event

Please find attached the preliminary budgets for the poster to introduce the art piece, and the art piece dedication event on December 9, 1999

At this point, I have budgeted \$15,000 for each item. However, I may have some additional costs that exceed what I have anticipated. On the posters, the design fees with Michael Morris may exceed what I have budgeted. We added the design of the enclosures to his scope, and have not gotten an estimate from his as to his fees for that part of the design. On the event, we are basing our estimates on an attendance of 300 people. Since we haven't even sent out the invitations, we don't have any way of knowing what our attendance will be.

Therefore, I would like to budget \$35,000 in the hotel/motel fund to budget both of these items.

Please contact me if you need additional information. I will continue to give Chris new budget estimates as I get more costs nailed down.

Budget for Design and Production of Posters

Design and Photography

Michael Morris Designs	\$ 5,040.00
Chris Kraft Photography	\$ 1,600.00
Subtotal	\$ 6,640.00

Production

Full Series of Mailings

80 Posters @\$1.50	\$ 120.00
240 tubes @.65	\$ 181.32
Postage @\$3.00	\$ 720.00
Printing of Enclosures	\$ 2,000.00
Subtotal	\$ 3,021.32

Poster Only Mailings

400 posters @\$1.53	\$ 612.00
400 tubes @.65	\$ 494.50
Postage for 400 @\$3.00	\$ 1,200.00
Mailing labels*	\$ 280.00
Subtotal	\$ 2,586.50

Total \$ 12,247.82

Amount budgeted: \$ 15,000.00

\$10,263, production, tubes, printing, and first mailing to be spent out of 1998-99 fiscal year budget.

\$1,680 for last three mailings, to be spent out of 1999-2000 fiscal year budget.

*Price quoted is for 1000, 1-color labels. Four color labels would be \$720.00

Budget for Blueprints Event

Event budget is based on attendance of 300 people

Catering	\$22.00 X 300 people	\$ 6,600.00
Catering to be done by Antonio's and Kanpai Sushi		
Entertainment	Cindy Horstman	\$ 750.00
Flowers		\$ 300.00
Three arrangements, to be purchased at Mille Fleur		
Decorations used for lighting		\$ 2,500.00
Commemorative coins to be given to guests		\$ 1,050.00
Total		\$ 11,200.00
Amount budgeted		\$ 15,000.00

Most expenditures to come out of 99-2000 budget.

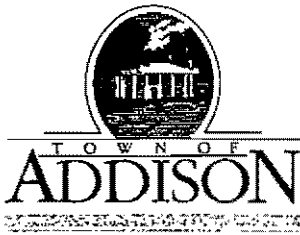
“BLUEPRINTS AT ADDISON CIRCLE” FACTS SHEET

- Addison Circle is the vision of the Town of Addison and Columbus Realty, which is now Post Properties.
- Columbus Realty and the Town realized the significance of the circle and sought ideas on how to create a center for the development. They knew it needed to be large enough to make a statement, and “Blueprints at Addison Circle” was the exclamation point that the traffic circle needed.
- Addison’s original vision was the result of an Addison 2020 visioning group that was made up of Addison business leaders, Councilmembers, P & Z Commissioners, and residents.
- “Blueprints at Addison Circle” is located in Addison Circle at Quorum Drive and Addison Circle Drive.
- Stands 45 feet high and 140 feet across.
- “Blueprints” art piece weighs 410,000 pounds, each pole weighs 9,000 pounds. It took more than 650-gallons of custom-mixed, Sherwin Williams “Sharpie Blue” paint for the piece.
- Poles were made in Houston and tapered cones at the top of the poles were made in New Jersey.
- Big D Metalworks of Texas and their subcontractors fabricated the sculpture.
- General contractors for the sculpture were Westerchil Construction.
- Artists: Michael Van Valkenburgh and Mel Chin.
 - Van Valkenburgh is a professor in the Graduate School of Design at Harvard University.
 - Chin is an artist, originally from Houston, now living in Burnsville, North Carolina and has been an artist in residence at University of Georgia and Stanford University.
- “Blueprints at Addison Circle” celebrates Addison’s history and its future.
- The five petals of “Blueprints at Addison Circle” contain detailed elements from the blueprints used to build many of the city’s buildings and parks.
- Grand “Unveiling” event: April 13, 2000 (6 – 8:30 p.m.) all Addison residents, businesses and employees invited.
- Total cost for the sculpture is 2.1 million dollars, of which Post Properties contributed \$450,000.

For more information regarding “Blueprints at Addison Circle,” please call Director of Development Services Carmen Moran at 972-450-7018.

Copies sent 11-27-95:

1. Carmen Moran
2. Bryant Nail
3. Paris Rutherford
4. Andy Oakley



ENVIRONMENTAL SERVICES

(214) 450-2821 Facsimile (214) 931-6643

16801 Westgrove Road

Post Office Box 144 Addison, Texas 75001

October 18, 1995

TO: John Baumgartner, Public Works Director
FROM: *Ng* Neil Gayden, Environmental Services Official
RE: Trash Management & Recycling at the Urban Center

In reviewing the proposed specifications from Community-Wide Systems for managing trash and recycling in the Urban Center, we are compelled to make the following observations:

- All trash receptacles and interfaces between trash compactors mechanisms and containers must be watertight.
- Proposed drains in trash handling areas shall be routed to the sanitary sewer and be protected from stormwater entrainment.
- Garbage grinders are not permitted for retail food tenants. Trash management consultant shall adjust retail trash specifications accordingly.
- Specifications for recycling areas should include provisions for handling liquid waste spills and residual contamination.
- In all areas where trash and recycling containers are serviced, truck pads should be as least as strong as compactor and receptacle pads and at least one-half the length of the expected service vehicle. This also applies to locations of four (4) yard dumpsters.

Thanks for the opportunity to review these specifications. I am available to discuss the contents of this memo at your convenience.

COMMUNITY-WIDE SYSTEMS

COLUMBUS REALTY TRUST

TRASH MANAGEMENT

Lead: Priscilla McKinney, Tom Wilkes

Vendors: Noel Whitwood
Industrial Disposal Supplies
423-1423

Waste Management
(Trash pick-up)

Debbie Ladd
Bluebonnet (Construction Material Disposal and
630-5222 Recycling)

System/Process:

COMMUNITY:

Residential -- 1 trash room (7'x12') per 70 units containing hose bib, mop sink, drain, recycling container(s), and motion detector to control lighting. 30" square 2-hour rated hatch leads to 30"x30" trash shoot. All shoots drop at 90 degrees to a 3/4 yard compactor and 4 yard receiver container at finish grade level. (All compactors adjacent to residential units are on automatic shut-off set for 9 pm.) Compacted trash is loaded on carts in sound-insulated, grade level trash room (7'x29') with double-door access to the sidewalk and interior corridor, and has overhead maintenance storage. Carts are loaded every other day and pulled by a small private truck with back lift gate to one central container with pre-crusher and high density 40-yard compactor. Central container area to include central recycling bins and wash area for carts. Phase one central container emptied twice a month by outside contractor.

Retail -- 1 trash room (7'x12') per 6500 s.f. of retail area containing hose bib, mop sink, drain, recycling container(s), motion detector to control lighting, and 1.5 cubic yard containers at 1 per 3000 s.f. for large food preparation tenant waste. Large tenants have industrial grinders connected to service sinks to dispose food waste to city sewer. 90-gallon containers are provided to each small tenant and transported with 1.5 cubic yard large tenant containers to central 40-yard compactor once a day.

CONSTRUCTION:

40-yard containers provided by outside contractor for separation of scrap wood, metal, and corrugated cardboard during the construction process. Containers transported to recycling center by outside contractor. Fees levied for containers, and pick-up. Land fill fees absorbed by contractor and returns for separated material shared by Columbus.

COMMUNITY-WIDE SYSTEMS

COLUMBUS REALTY TRUST

RECYCLING SYSTEM

Lead: Priscilla McKinney, Tom Wilkes

Vendors: Noel Whitwood
Industrial Disposal Supplies
423-1423

Kathy Hare
Balcones Recycling
638-2471

Debbie Ladd
Bluebonnet (Construction Material Disposal and
630-5222 Recycling)

System/Process:

COMMUNITY:

Residential -- 2 90-gallon containers for recyclable material (paper, aluminum, and cardboard) stored in each trash room. These containers are replaced with empty containers once a week and taken to the central collection area (adjacent to the 40 yard compactor) for weekly transport by an outside contractor to a recycling center. Corrogated cardboard to be deposited in collection bin adjacent to 90-gallon containers in trash room. Maintenance people collect, break down, and deliver corrogated material to one of two front-loading 6-yard containers in the central collection area for weekly transport.

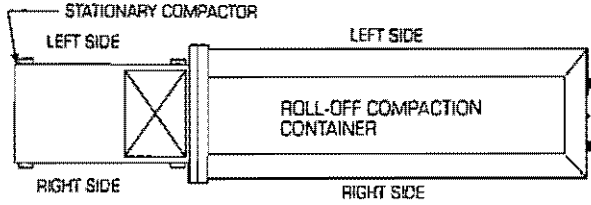
Retail -- 90-gallon containers are provided to each small tenant for recyclable material (paper, aluminum, and cardboard). These containers are replaced with empty containers once a week and taken to a 4-yard container in the central collection area for weekly transport by an outside contractor. Corrogated cardboard is deposited in a collection bin in each retail trash room. Maintenance people collect, break down, and deliver corrogated material to one of two front-loading 6-yard containers in the central collection area for weekly transport.

CONSTRUCTION:

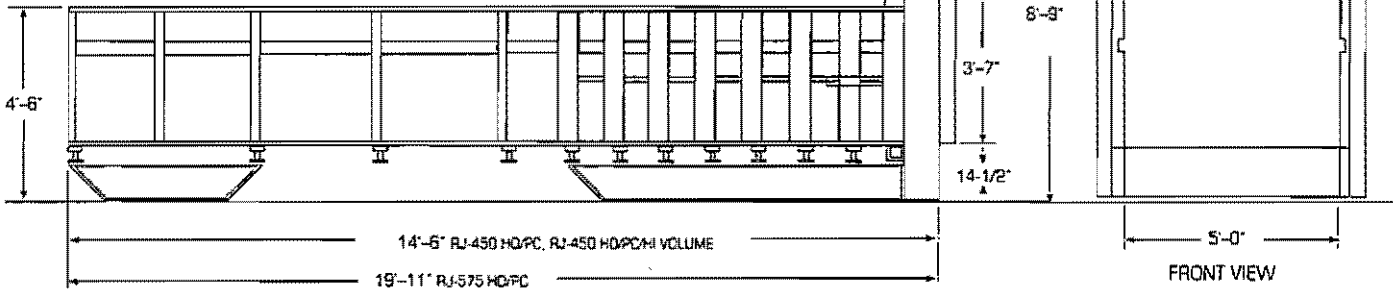
40-yard containers provided by outside contractor for separation of scrap wood, metal, and corrugated cardboard during the construction process. Containers transported to recycling center by outside contractor. Fees levied for containers, and pick-up. Land fill fees absorbed by contractor and returns for separated material shared by Columbus.



PRECRUSHER



NOTE: LEFTHAND OR RIGHTHAND IS DEFINED BY FACING THE REAR OF THE PACKER WHICH IS THE END OPPOSITE THE CHARGE BOX.



CONCRETE PAD REQUIREMENTS:
6" Thick Reinforced 3000 PSI Concrete
(4) 3/4" Anchor Bolts (Min.)

	RJ-450 HD/PC	RJ-450 HD/PC/H/Volume	RJ-575 HD/PC	RJ-575 EHD/PC		RJ-450 HD/PC	RJ-450 HD/PC/H/Volume	RJ-575 HD/PC	RJ-575 EHD/PC
--	--------------	-----------------------	--------------	---------------	--	--------------	-----------------------	--------------	---------------

SPECIFICATIONS:

Charge Box Capacity (Mfrs. Rating)	4 cu yd	4 cu yd	5.5 cu yd	5.5 cu yd
(Rated in accordance with NSAWMA criteria)	2.95 cu yd	2.95 cu yd	4.21 cu yd	4.21 cu yd
Clear Top Opening	56L x 57.5W	56L x 57.5W	65.5L x 57.5W	65.5L x 57.5W
Overall Height	105"	105"	105"	105"
Overall Length	174"	174"	239"	239"
Overall Width	69"	69"	69"	72.75"

HYDRAULIC EQUIPMENT:

Hydraulic Pump Capacity	13 gpm	16.5 gpm	52 gpm	62 gpm
Normal Pressure	2150 psi	2150 psi	2200 psi	2200 psi
Maximum Pressure	2450 psi	2450 psi	2500 psi	2500 psi
Main Hydraulic Cylinder Bore	5"	6"	7"	7"
Main Hydraulic Cylinder Rod	4"	4"	4"	4"
Main Hydraulic Cylinder Stroke	62"	62"	112"	112"
Precrush Cylinder Bore	4"	4"	4"	4"
Precrush Cylinder Rod	2"	2"	2"	2"
Precrush Cylinder Stroke	45"	45"	48"	45"

PERFORMANCE CHARACTERISTICS:

Cycle Time	92 sec.	65 sec.	51 sec.	51 sec.
Total Normal Force	60,600 lb	60,600 lb	84,700 lb	84,700 lb
Total Maximum Force	69,300 lb	69,300 lb	96,200 lb	96,200 lb
Normal Ram Face Force	30.3 psi	30.3 psi	42.2 psi	42.2 psi
Maximum Ram Face Force	34.5 psi	34.5 psi	48.0 psi	48.0 psi
Ram Penetration	13"	13"	13.5"	13.5"

CONSTRUCTION:

Ram Face	34H x 59W	34H x 59W	34H x 59W	34H x 59W
Ram Face Plate	3/4"	3/4"	3/4"	3/4"
Ram-Top	1/2"	1/2"	1/2"	1/2"
Ram-Bottom	3/4"	3/4"	3/4"	3/4"
Body-Sides	1/4"	1/4"	1/4"	3/8"
Body-Floor	1/2"	1/2"	1/2"	1/2"
Liner-Floor	1/2"	1/2"	1/2"	1/2"
Liner-Side	3/8"	3/8"	3/8"	3/8"
Precrusher Face	3/4"	3/4"	3/4"	3/4"

ELECTRICAL EQUIPMENT:

Electrical Motor	15 hp	20 hp	30 hp	30 hp
3/60 - 208/230/460	120VAC	120VAC	120VAC	120VAC
Electrical Control Voltage				
UL Label Panel Box				
NEMA Type				
All Circuit Fused				
Standard Controls: Key/lock				
On/Start/Mushroom Stop				
Ram Jog/Precrusher Jog				

WEIGHT:

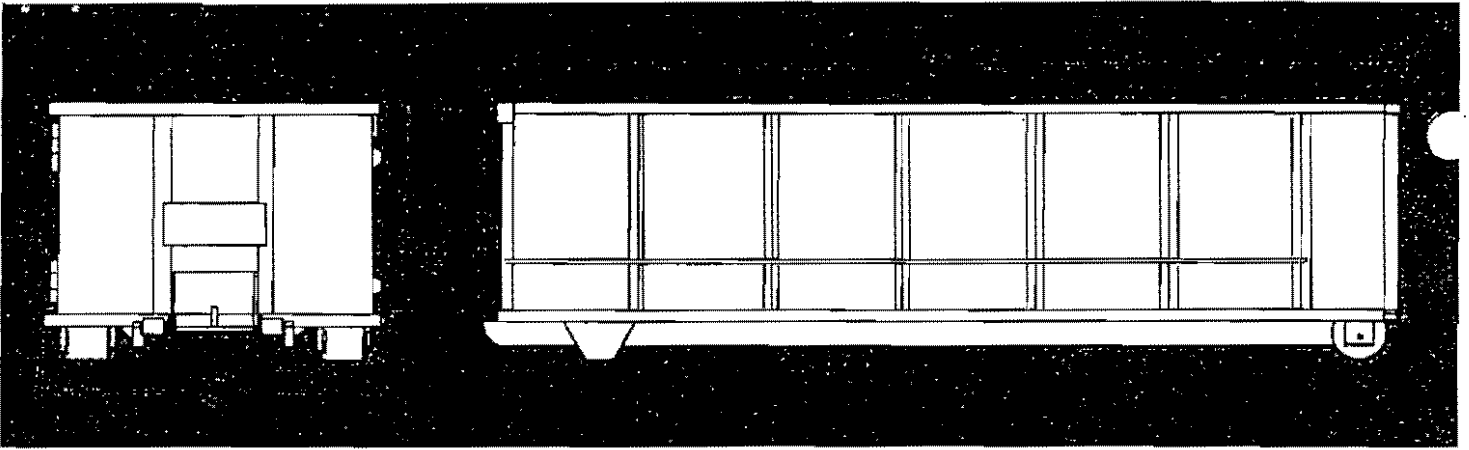
13,600 lb.	14,000 lb.	17,600 lb.	22,250 lb.
------------	------------	------------	------------

MARATHON EQUIPMENT COMPANY

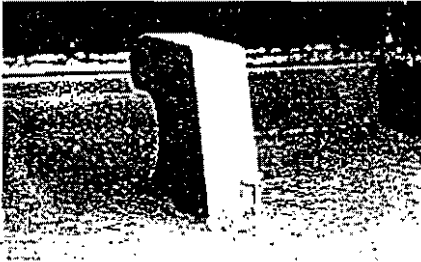


INDUSTRIAL DISPOSAL SUPPLY CO.
814-423-1423

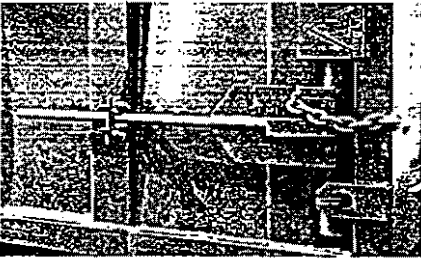
SALES • SERVICE • PLANO (DALLAS), TX
P.O. BOX 860707 • 75086
FAX #214-424-7203



OPEN TOP ROLL-OFF CONTAINERS



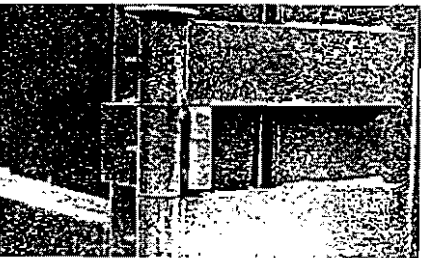
• Flame cut from 1-1/4" steel, the lift hook goes through 3/4" lift plate and full welds on both top and bottom of pull plate.



• IDS latch handle provides safety chain to control door during opening — provide "draw" leverage for tight closure. Door guides for positive alignment.



• To withstand abuse, lead roller is double braced. For strength, gussets go under crossmember and up front wall. Longer life is assured by lubrication through zerk fittings.



• To decrease maintenance, heavy duty three piece hinge has zerk fittings at each wear point. Hinge tongues on corner posts are welded on three sides for greater strength.

Design and specifications subject to change without notice.

HEAVY DUTY SPECIFICATIONS:

20 yard	22'	43"	56"	96"	23'
30 yard	22'	57"	69"	96"	23'
40 yard	22'	80"	93"	96"	23'

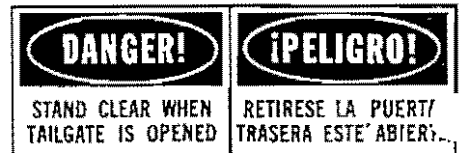
- Understructure • 3/16" formed channel on 16" centers
- Long sills • 3/16" X 2" X 6" rectangular tubing
- Floor • 3/16" high - tensile plate
- Front and Sides • 11 gauge sheet
- Rub rails • 3" 4.1 lb. structural channel
- Top rails • 3" X 4" X 1/8" rectangular tubing
- Side braces • 3 X 5" columns on 30" centers
- Wheels • 6" X 9" sand pads on front
 - 8" X 12" rollers on rear
- Tailgate • 11 gauge sheet
- Tailgate braces • 10 gauge
- Cable hook • 1-1/4" plate

Extra heavy duty specifications include:
 1/4" floor plate
 Side braces - 8 gauge - 26" centers
 1/4" push plate on front

AVAILABLE CUSTOM FEATURES:

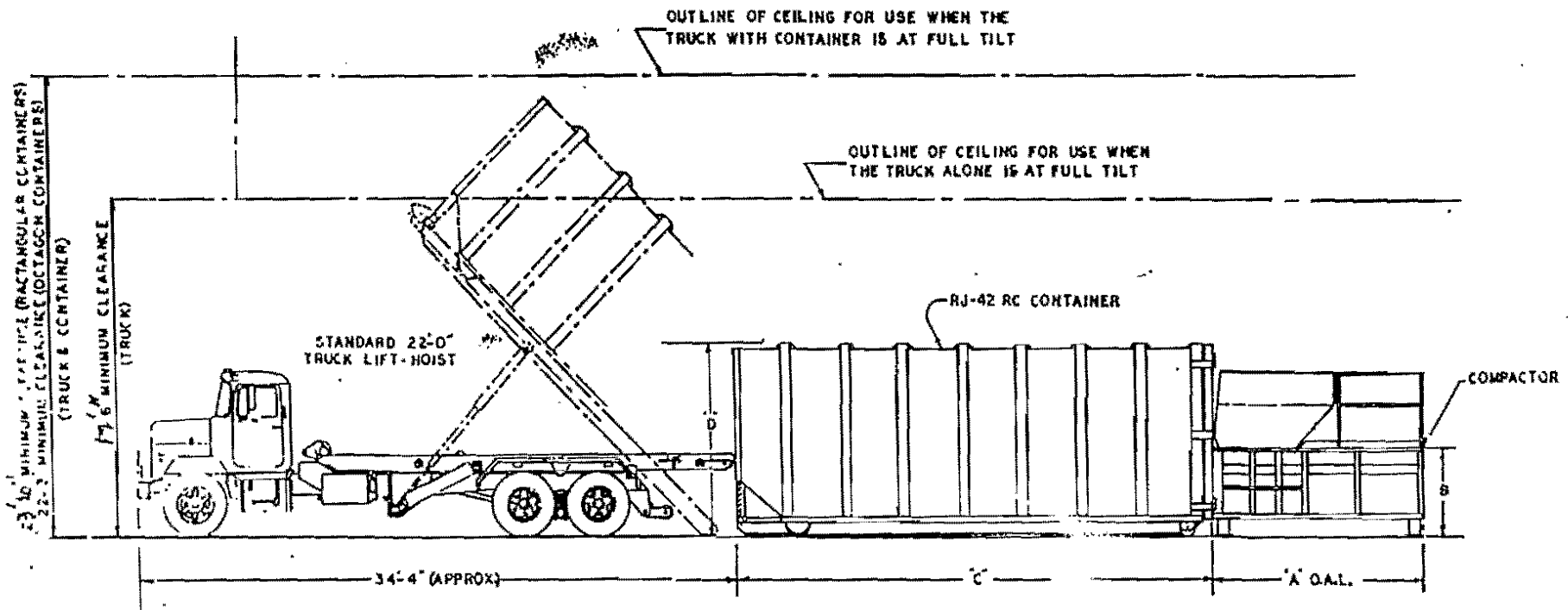
- Special Understructures.
- Lengths - 12 feet to 28 feet.
- Special Capacities — 10 cubic yard to 50 cubic yard.
- Sludge Containers — Liquid-tite.
- Compartmented Containers.
- Dust Containers.
- Top Doored Containers.
- Paper Drive Containers.

Bilingual safety decals are provided to meet current A.N.S.I. standards.

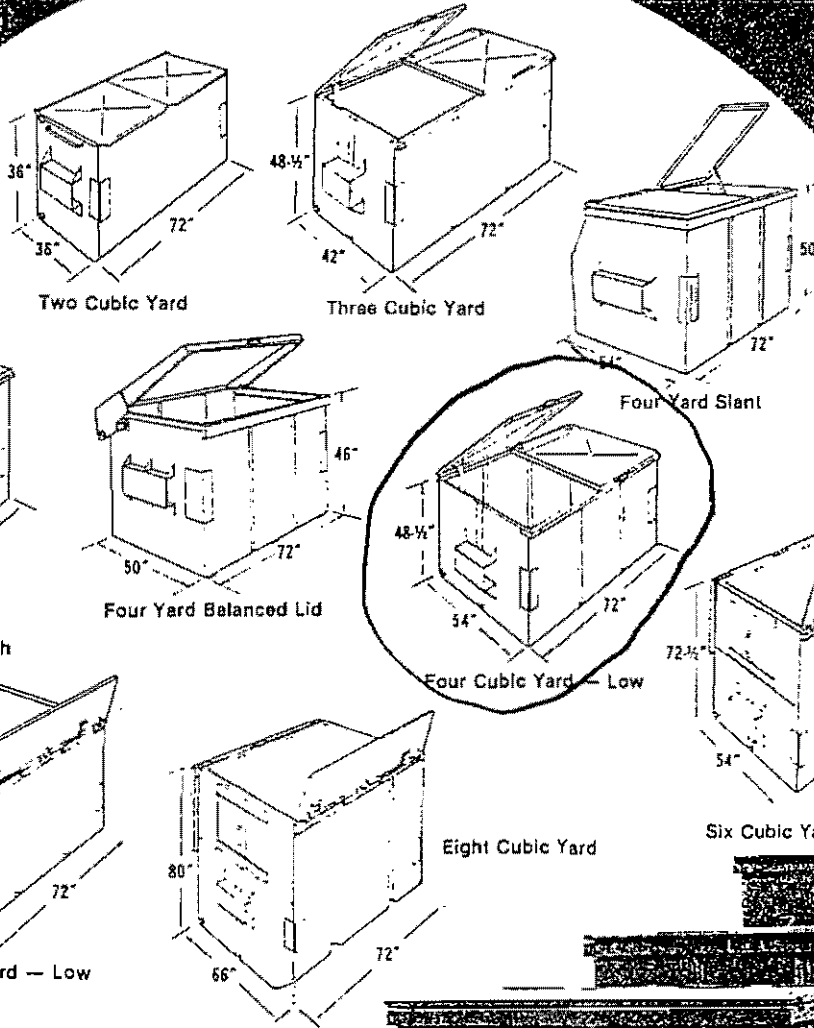


PAD REQUIREMENT

CONCRETE PAD TO BE 10'-0" WIDE AND A LENGTH OF 5'-0" GREATER THAN THE COMBINED LENGTH OF THE COMPACTOR AND CONTAINER. IT SHOULD BE A MINIMUM 3000 PSI CONCRETE, STEEL REINFORCED, 6" THICK.



Standard stock IDS compactors sizes are illustrated here. Unique requirements containers available on special order.



Design and specifications subject to change without notice.

CAUTION!	¡CUIDADO!
THIS COMPACTOR STARTS AND STOPS REMOTELY	ESTE COMPACTADOR IMPULSA Y PARA REMOTAMENTE

Singular safety decals are provided to meet current A.S.S. standards

IDS
INDUSTRIAL DISPOSAL SUPPLY COMPANY

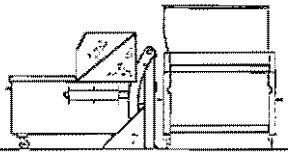
San Antonio
P.O. Box 8175
78208
812/227-3441

Houston
P.O. Box 924172
77016
713 980-7288

Piano (Dallas)
P.O. Box 700
75074
214 420-1403

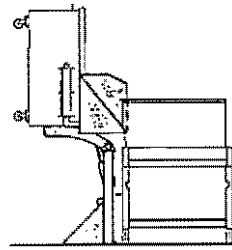
Oklahoma City
P.O. Box 26251
73143
405 677-1688

1.



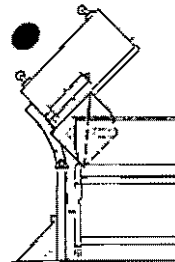
Container is rolled onto dumper arms. Global 3 or 10 hp power pack is activated from outside the railed area.

2.



Vertical position. Special guards prevent spillage or leakage. Operator has full control of cycle at all times.

3.



Container is tilted a full 45 degrees past vertical, assuring complete cleanout. Dumping cycle is 26 sec. for the HD and 36 sec. for the standard.

DOCK LEVEL

Push button ease for what could be a back-breaking job if handled manually. Ideal for industrial plants where waste is accumulated in many different locations. The Global dumper is powered by a separate 3 hp 3 gpm power pack (standard duty only) with it's own "on-off controls" and a "sustained manual pressure control." This gives complete control to the operator at any stage.

GROUND LEVEL

Helps extend the benefits of compaction to all areas of your operation (while keeping equipment investment to a minimum). For parking systems, shopping malls, large multi-building plants. Global's heavy duty Dumpers are designed to handle loads of up to 5,000 lbs. All equipment conforms to applicable ANSI Z245.1 standards.

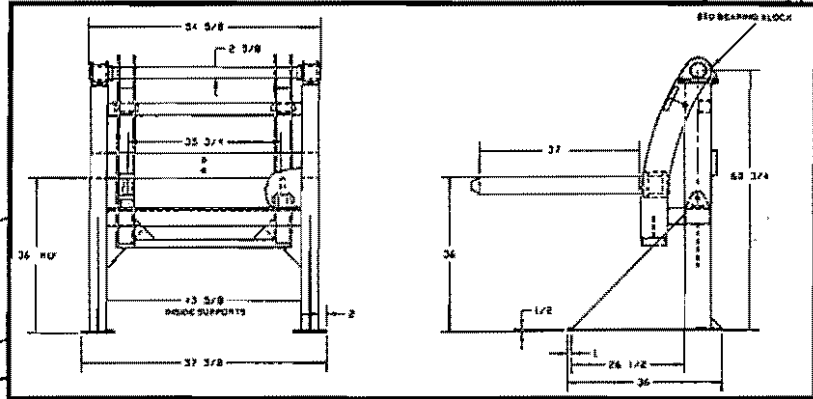
TILT TRUCK DUMPER...

Handles molded plastic tilt trucks of the Rubbermaid[®] variety. Designed to automatically capture and hold the tilt truck during dumping without mechanical locks to maintain.

IN-PLANT "TRAINABLE" CONTAINERS

Available in 2 cu. yd. capacity and ruggedly designed for in-plant use. Engineered to work with Global container dumpers, the carts come with standard 1,000 lbs capacity polyurethane-tired casters.*

"Trainable" Container options include:
- 1,600 lbs. polyurethane-tired caster;
- sleeves for interchangeable use with front loaders;
- tow bars for "training" containers ("trains" can be towed by forklift or similar unit).



Specifications

STD

HD

Cylinders (2)

Bore

3"

4"

Rod

1-1/4"

2-1/2"

Stroke

16"

25"

Hydraulic Pressure

2000 psi

1350 psi

Hydra.Pump Capacity

3 gpm

10 gpm

Motor Size

3 hp

10 hp

Controls

Manual

Electrical

Cycle Time

36 sec.

26 sec.

Weight Capacity (lbs.)

0-2,500

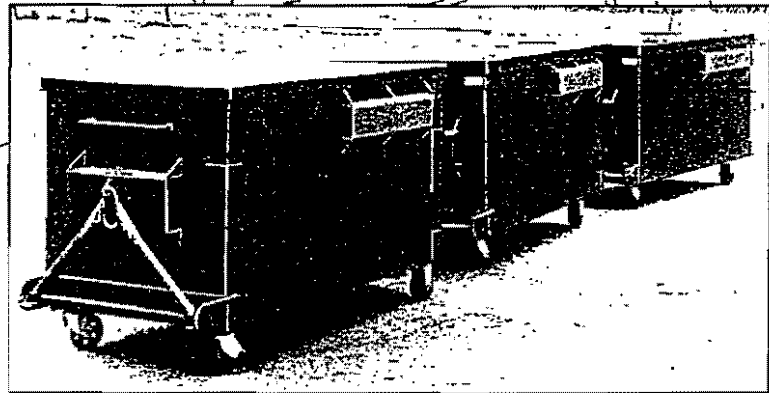
2,500-5,000

CUSTOM ENGINEERED CONTAINER DUMPERS

For applications with pre-existing, non-standard containers, Global can design a custom dumper to meet customer specifications. Contact Global for more information!

This equipment conforms to all applicable ANSI Z245.2 Safety Standards.

* Container casters are designed for maximum towing speeds of 5 mph over smooth surfaces. Information on optional towing designs is available from Marathon.



Global's specifications are subject to change without notice to accommodate equipment improvements. Pictures on this brochure are illustrative only. Products must be installed in conformity with ANSI Z245.2 as well as applicable codes and regulations. Products must be used in accordance with the manufacturer's instructions and safety



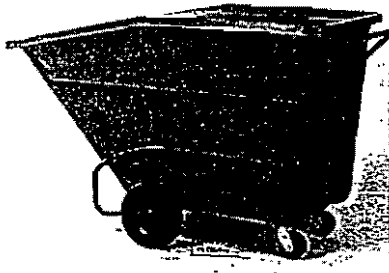
Global

INDUSTRIAL DISPOSAL SUPPLY CO. • SALES • SERVICE • PLANO (DALLAS), TX
P.O. BOX 860707

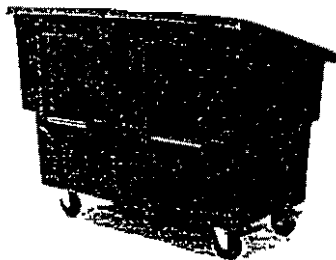
TOTER WORKSAVER SYSTEMS

COMBINE ERGONOMICALLY DESIGNED CONTAINERS
WITH TOTER AUTOMATED LIFTERS

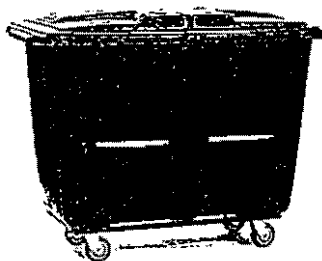
ERGONOMICS



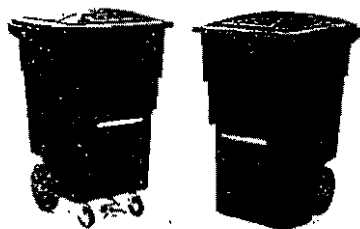
TILT TRUCKS
1/2, 1, & 1-1/2 CUBIC YARD
See pages 8 & 9



UTILITY TRUCKS
12, 16, & 20 BUSHEL
See pages 10 & 11



MOBILE TRUCKS
1, & 1-1/2 CUBIC YARD
See pages 12 & 13



CASTER & TWO-WHEEL CARTS
35, 60, 90 / 32, 64, 96 GALLON
See pages 14 & 15

TILT TRUCKS

UTILITY TRUCKS

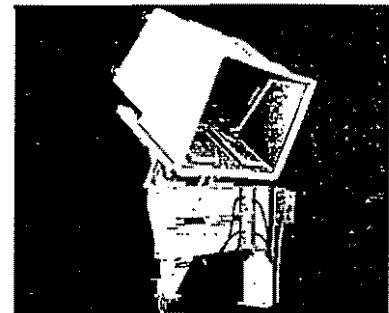
MOBILE TRUCKS

AUTOMATED CASTER CARTS AND TWO-WHEEL CARTS

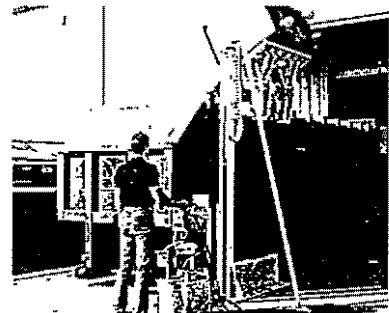
AUTOMATION



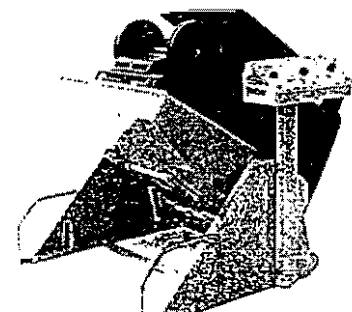
AUTO-TILT TRUCK LIFTER
Dumps up to 2500 lbs
See page 18



SWING-AWAY LIFTER
Offers unparalleled flexibility
See page 17



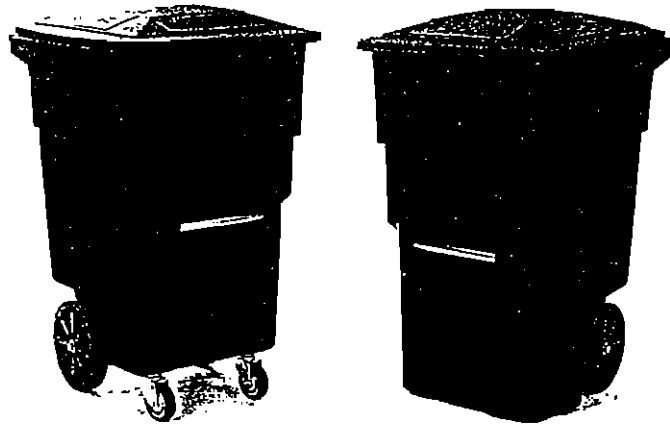
GROUND LEVEL LIFTER
Dumps up to 96" high
See page 17



ECONOMY LIFTER
Various styles to fit every budget
See page 19

AUTOMATED CARTS & TWO-WHEEL CARTS

- Rugged construction and mobility offer ideal service for handling of wastes, recyclables, confidential documents, foods, and in-plant materials.
- 96 gallon cart is equivalent to a 1/2 cubic yard truck at a fraction of the cost.
- Caster Carts have two large wheels and two swivel casters for maximum maneuverability and easy handling, and do not require tilting to roll.
- Available in USDA acceptable and FDA approved materials and colors; meets OSHA and sanitary requirements.
- Rugged, one-piece, seamless polyethylene body.
- Optional, permanent lids cannot be lost and are available with a wide variety of recycling options, as well as lid locks and locking hasps.
- Both caster and two-wheel carts are nestable fully assembled with wheels and lids.

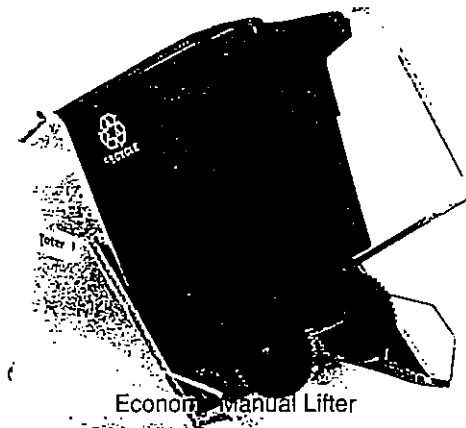


AUTO CASTER CART SIZES: 35, 60, 90 GALLONS
AUTO TWO-WHEEL CART SIZES: 32, 64, 96 GALLONS

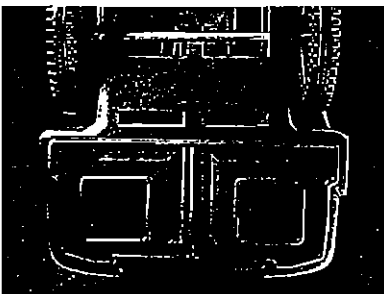


Superior ergonomics = more user friendly

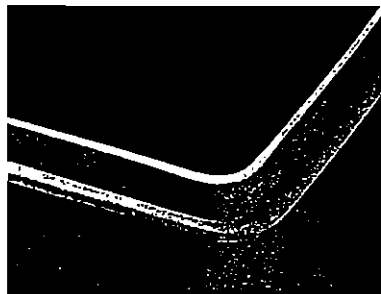
← MANUAL UNLOADING OR AUTOMATED DUMPING →
COMPATIBLE LIFTERS:
GROUND LEVEL LIFTER
VERTICAL LIFTER
& SWING-AWAY LIFTER
See Page 17
MOBILE LIFTER
STAND MOUNTED LIFTER
& ECONOMY LIFTERS
See Pages 18 & 19



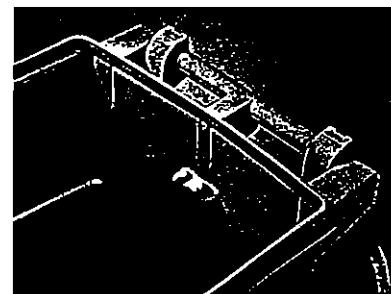
Automation = greater safety & productivity



Multiple bottom chimes (wear strips) protect against dragging and extend cart life.



Molded top rim for added cart strength and rigidity.



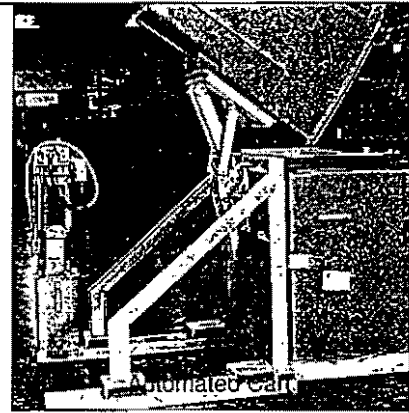
One-piece molded-in handle for easier handling and sealed cart interior.

NOTE: For manual handling applications Toter recommends the user refer to OSHA regulations and other appropriate industry guidelines for manual weight lifting limits.

LIFTERS

MOBILE LIFTER

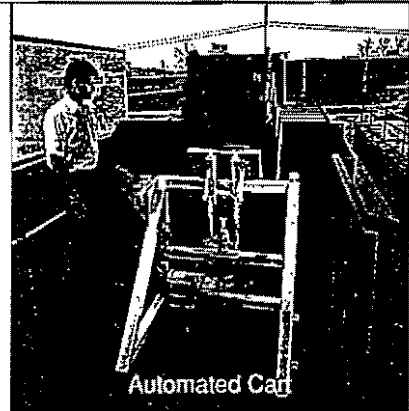
- Forklift transportable for dumping WorkSaver® containers in multiple locations, eliminating the need to install numerous fixed lifters.
- Safer and more efficient than manual lifting and dumping.
- Available in USDA acceptable and FDA approved materials.
- Dumps WorkSaver containers from 32 to 96 gallons (1/2 cubic yard).
- 1.5 H.P. lifter dumps up to 350 pounds in seconds.
- Heavy duty steel frame counterbalances the weight during dumping.
- Ships completely assembled, ready for connection to power source.
- Container compatibility: Automated Caster Carts (see pgs 14 & 15).
Automated Two-Wheel Carts (see pgs 14 & 15).



Part No.	Description	Dimensions			Overhead Clearance	Load Rating	Electrical Package	Ship Weight
		L	W	H				
3061-M1-3000	Mobile Lifter - Single Phase	48.0"	56.0"	44.0"	96.0"	350 lbs	115/230V	574 lbs
		121.9 cm	142.2 cm	111.8 cm	243.8 cm	158.8 kg	Single Phase	260.4 kg
3061-M3-3000	Mobile Lifter - Three Phase	48.0"	56.0"	44.0"	96.0"	350 lbs	208/230/460 V	574 lbs
		121.9 cm	142.2 cm	111.8 cm	243.8 cm	158.8 kg	Three Phase	260.4 kg

STAND MOUNTED LIFTER

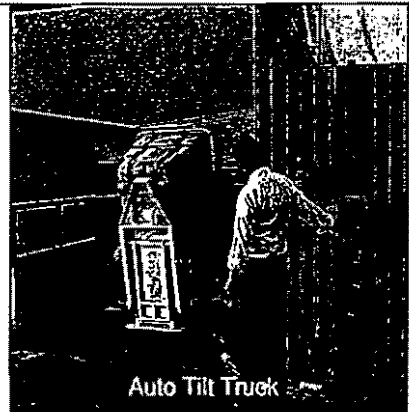
- Designed for dependable, economical dumping of small containers in a fixed location.
- Safer and more efficient than manual lifting and dumping.
- Available in USDA acceptable and FDA approved materials.
- Dumps WorkSaver containers from 32 to 96 gallons (1/2 cubic yard).
- Adjustable dump height for operating flexibility.
- 1.5 H.P. lifter dumps up to 350 pounds in seconds.
- Fast, easy installation.
- Container compatibility: Automated Caster Carts (see pgs 14 & 15).
Automated Two-Wheel Carts (see pgs 14 & 15).



Part No.	Description	Dimensions			Overhead Clearance	Load Rating	Electrical Package	Ship Weight
		L	W	H				
3063-M1-2024	Stand Mounted Lifter - Single Phase	48.0"	58.0"	46.0"	96.0"	350 lbs	115/230V	650 lbs
		121.9 cm	147.3 cm	116.8 cm	243.8 cm	158.8 kg	Single Phase	294.8 kg
3063-M3-2024	Stand Mounted Lifter - Three Phase	48.0"	58.0"	46.0"	96.0"	350 lbs	208/230/460V	650 lbs
		121.9 cm	147.3 cm	116.8 cm	243.8 cm	158.8 kg	Three Phase	294.8 kg

AUTO-TILT TRUCK LIFTER

- Ideal solution for dock level dumping of heavy, large volume containers.
- Dumps all WorkSaver Automated Tilt Trucks - 1/2, 1, & 1-1/2 cubic yards.
- Safer and more efficient than manual lifting and dumping.
- Available in USDA acceptable and FDA approved materials.
- Patented 3 H.P. lifter dumps up to 2500 pounds in seconds. (U.S. Patent No. 4,948,324 and 5,006,039).
- Durable dumper is inexpensive to operate.
- Steep dump angle empties container completely.
- Weather resistant for outdoor use.
- Container compatibility: Automated Tilt Trucks (see pgs 8 & 9).



Part No.	Description	Dimensions			Overhead Clearance	Load Rating	Electrical Package	Ship Weight
		L	W	H				
3072-00-1000	Auto-Tilt Truck Lifter	72.5"	25.0"	24.25"	92.0"	2500 lbs	208 230/460V	768 lbs
		184.1 cm	63.5 cm	61.6 cm	233.7 cm	1134.0 kg	Three Phase	348.4 kg

Joseph McBee
4104 Cedarview Road
Dallas, Texas 75287

A-
Send a copy to
Ron-FKI

30 July 1996

MR. John Bomgartner
City Engineer- Town of Addison
Service Center
16801 Westgrove
Addison, Texas 75248

Dear Sirs:

Please consider my application of
Research and Development for Cross . on.

The imminent completion of Addison Circle, Bryant ...
excellent development, will create a need for local cross-town
transportation that will not be satisfied by the existing DART
system. Some (or many) of the residents will not own autos; and,
since there are no supermarkets in Addison, they will need
access to a convenient "trolley" system that will take them
either east to Beltline and Preston Road or west to Midway and
Trinity Mills. These two loops would give not only them but also
many hotel guests and office employees access to many markets,
shops, and restaurants. These special purpose vehicles should be:
self propelled, quiet, flexible, environmentally friendly; and,
most of all, enjoyable.

If I were given the opportunity to research and develop a viable
solution that would satisfy the need for these special purpose
vehicles I would take the following steps:

1. Obtain a \$500,000 gr
2. Do a trade study to Local Transit System is
 - A. Identify the ex
 - B. Determine the c
 - C. Examine the adv
of power plant
 - o Fu
 - o Ga
 - o Na
 - o So
 - o So
 - D. Develop an acceptable exterior configuration that
the people will enjoy. The vehicles that people
have historically welcomed from this "enjoyable"
point of view include, but are not necessarily

limited to: A surrey "with a fringe on top", hansom cabs, horse-drawn open carriages, London's double-deckers, and most popular, San Francisco's cable cars. There is nothing more cheerful than the sound of a cable car's bell. Addison would do well to incorporate at least some of the gaiety features of these vehicles.

- E. Prepare a procurement specification for the final baseline of these vehicles.
- F. Solicit bids from the Industry and award a contract to the lowest qualified bidder.
- G. Coordinate the building, testing and acceptance of this local transit system.

As an experienced applied scientist I know of the effort, attention, and patience required to satisfy the requirements of this project. I have confidence that my experience and education have prepared me to work well with others and to respond creatively to changes, crises, and added responsibilities.

I am very excited about the potential benefits this project would provide to the Town of Addison. I would be pleased to meet with you, to discuss this possibility further, at your earliest convenience.

Respectfully,



Joseph McBee
(214) 250-2606

Enclosure

Copy w/o enclosure To:

Betty Salem - Director of Personnel
Carmen Moran - City Secretary, Planning & Zoning
Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway Ste 855
Addison, Texas 75248

JOSEPH MCBEE
4104 CEDARVIEW ROAD
DALLAS, TX 75287
(214) 250-2606

FORMAL EDUCATION: AS-93 GPA-3.51 CCCC-Plano, Texas
110 hours toward BSCE,
12 hours Computer Science

WORK SUMMARY

Applied Scientist Research and Analysis 11 yrs
Research and Development Special Ground Vehicles 21 yrs
Architectural design: plans & specification preparation
Engineering estimating, marketing, contract negotiation
Jr. Programmer: Basic, Visual Basic, Turbo Pascal
Data Processor: C/PM & MS-DOS WORDSTAR 4.1: 10 + yrs
Literate in Lotus123, DBase II, Windows 3.1

Engaged in research and development of special purpose ground vehicles, engineering, drafting, design, scheduling, planning, marketing and production tasks that have included laminated polymer plastic products, systems engineering, design, planning, scheduling, and production of special purpose ground vehicles, radar antenna production, and mobile missile program manager staff assignments.

PROFESSIONAL EXPERIENCE

Self Employed and College Student (1990-1996)

Science Applications International Corporation, La Jolla, CA
Principal Investigator Applied Science and Technology
Division: (September 1980 to September 1990).

Developed design & performance requirements and program plans for special vehicle support of major weapons system platforms.

Vought Corporation, a LTV CO. Dallas, Texas (1967 to 1980)

Performed design engineering studies and technical analyses for special ground vehicle equipment requirements for both the US Airforce and Naval Air Services.

Goodyear Aerospace Corporation, Litchfield Pk, AZ (1952 to 1965)

Senior Design Engineer Responsibilities ranged from design, planning and scheduling to production engineer.

PERSONAL

Member National Honor Society. Graduated 34th of a class of 481 Phoenix Union High School-43, Phoenix, Arizona.

Hobby: Golf and reading (Historical and Western novels).

References Available if requested.

H. W. K., Inc.

Asset Management Services
Post Office Box 427
Addison, Texas 75001
(214) 239-1324

February 22, 1995

Mr. Carmen Moran
Town of Addison
Post Office Box 144
Addison, TX 75001-0144

450-7018 d
960-7684

RE: Comprehensive Plan Amendment impact on land on the south side of Airport Parkway

Dear Carmen:

Thank you for discussing the referenced request with me this morning. I would like to reduce my concerns to writing for your record. It is my understanding the land on the south side of Airport Parkway is not to be in the Urban Center/Special Events District and therefore high density residential use would not be permitted on same. I was very glad to hear that you and I were in agreement on the following:

1. The currently permitted commercial uses and development rights on the land on the south side of Airport Parkway would not be affected by the adjoining residential uses or Urban Center District.

2. Being outside of the district, the subject land should not contribute land or money for roads to service the district. The subject property has already contributed land and money for Airport Parkway, Addison Road and Quorum Drive. The subject land does not need and would not benefit from additional road frontages.

For the record, as the district road system is currently proposed, we are not in favor of the Comprehensive Plan amendment.

Sincerely,

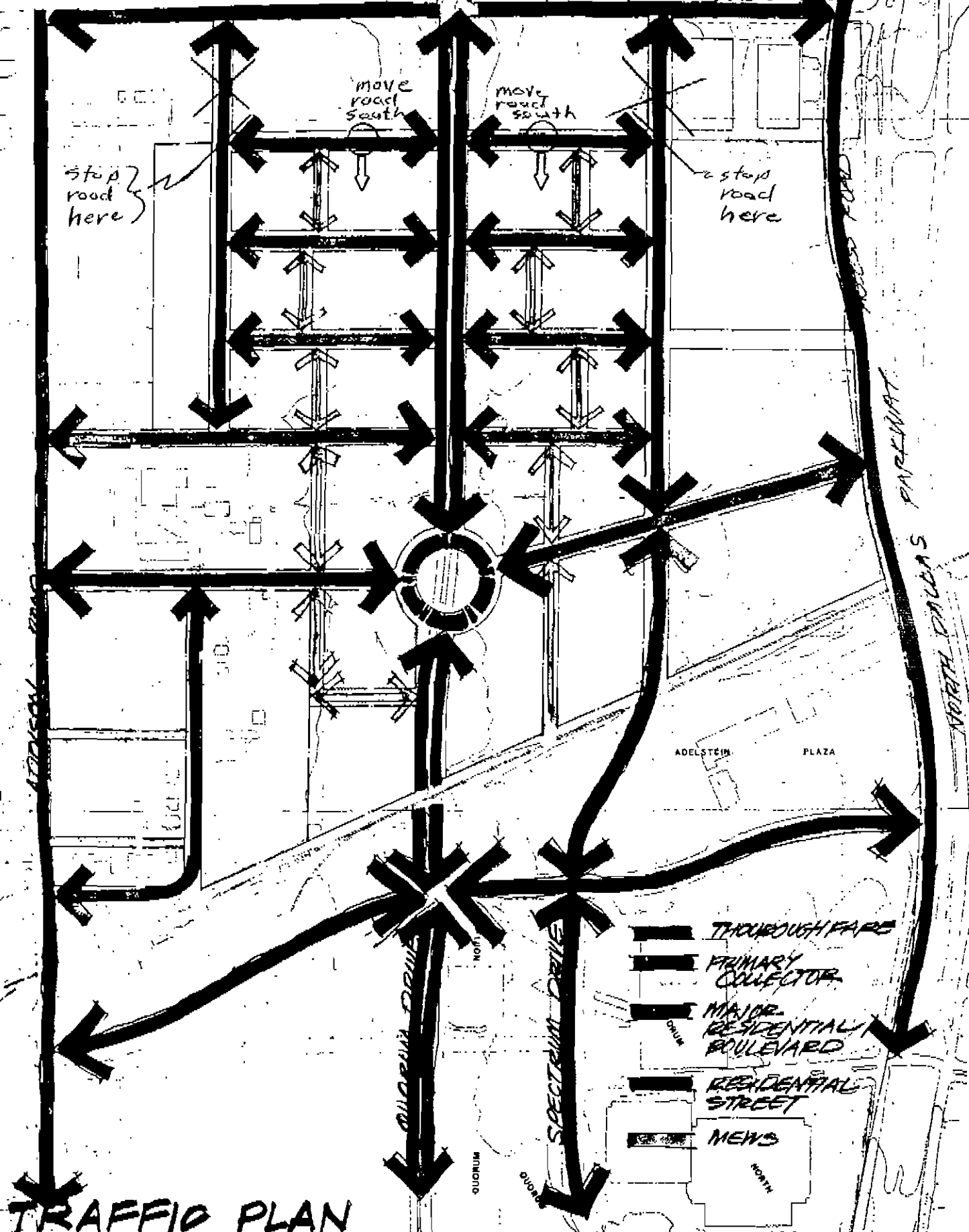


S. Kent Hope

CC: John Baumgardner
Town of Addison
450-2886

skhfiles\hrcorres\addison.001

Post-It [®] Fax Note	7671	Date	2-22	# of pages	3
To	John B.	From	Kent		
Co./Dept.		Co.			
Phone #		Phone #	239-1326		
Fax #	931-6643	Fax #	239-0026		

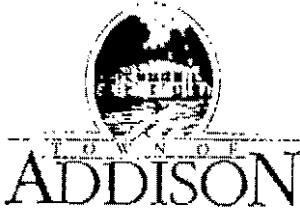


Annual Budget



Town of Addison, Texas

1994
1995



Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

(214) 450-7000
FAX (214) 960-7684

PLANNING AND ZONING COMMISSION
NOTICE OF HEARING

CASE NO: Comprehensive Plan Amendment

LOCATION: Approximately 106 acres bounded by Dallas Tollway on the east, a line 300 feet south of Airport Parkway on the north, Addison Road on the west, and the St. Louis and Southwestern Railroad line on the south.

APPLICANT: Town of Addison

REQUESTING: Amendments to the Comprehensive Plan, Section 4.8., Special Districts, and Section 5.4, Private Use of Land, so as to provide for an Urban Center and Special Events District, replacing provisions for the Old Addison Special District, establishing policies for land uses and design that enables integration of higher density residential uses, retail and office uses, and special events (public) uses within the district, and setting boundaries on the comprehensive plan land use map for such districts.

A public hearing to consider the above noted case has been scheduled before the PLANNING AND ZONING COMMISSION:

at: 7:30 P.M.
on THURSDAY, FEBRUARY 23, 1995.

The hearing will be held in the Council Chambers of Town Hall at 5300 Belt Line Road, Addison, Texas.

Plans, drawings, and reports submitted by the applicant are available for public inspection at the Addison Town Hall at 5300 Belt Line Road. Please call Carmen Moran (450-7018) if you have questions about the district.

The Commission desires that all persons interested in the matter be informed of the public hearing. Even if you do not wish to testify on this matter, you and your neighbors are invited to attend.

PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN
DO NOT CHANGE ZONING OF PROPERTY WITHIN THE URBAN CENTER
AND SPECIAL EVENTS DISTRICT.

H. W. K., Inc.

Real Estate Management Services
1001 Old Orchard Road
Suite 200, Cary, NC 27513
(919) 239-1376

June 20, 1995

Mr. James Adams
Town of Addison
Post Office Box 144
Mills, TN 37001-0144

450-7018 dd
960-7684 fb

RE: Impact of Zoning Case No: 1213-Z/Johnobus Realty Trust on land on the south side of Airport Parkway from Addison Road to the Madison parking garage.

Dear Curmish:

Please give a copy of this letter to the members of the Planning Commission and Town Council. The owners of the reference property oppose the zoning change and concept plan unless the following statements will be true and correct about their property after the proposed zoning change:

1. The currently permitted commercial uses and development rights on the land on the south side of Airport Parkway would not be affected by the adjoining residential uses in Urban Center district including height, setbacks, etc.

2. The subject property will not be required to contribute land or money for roads to service the Urban Center district. The subject property has already contributed land and money for Airport Parkway, Addison Road and Quorum Drive. The subject property does not need and would not benefit from additional road frontages. Therefore, we request a specific note in the zoning ordinance and in the concept plan that the streets shown outside the district will not be an obligation on the City or the private property owners, i.e., proposed streets outside the district may never get built and the plan should accommodate their continuation.

3. The north boundary of the district and the proposed east-west oriented road will not encroach on the south boundary of the subject property.

4. The owners plan to orient buildings on the subject property to Quorum Drive, Airport Parkway or Addison Road. The subject property does not need or want access to the proposed east-west oriented road adjacent to its south boundary. Therefore, the subject property will not be burdened with a front yard or side yard buildings setback and/or landscape zones from the proposed east-west oriented road adjacent to its south boundary.

Sincerely,

S. Kent Clark

cc: Mr. Baumgardner
Town of Addison

150-2653 dd
931-6643 fb

CLYDE JOHNSON, C.P.M.

PURCHASING MANAGER

FACSIMILE TRANSMISSION

FAX: (214) 386-0938

OFFICE: (214) 456-7090

Date: April 19, 1995

To: John, Randy, & Slade

Subject: Procedure for procurement of professional services

With this is my initial effort at writing a purchasing procedure. I have attempted to follow the format of the previous 19 chapters in the manual and get the meaning of our discussions yesterday.

Please feel free to make any suggestions you care to make and return to me.

4/20 note to: John & Slade

Please destroy the procedure sent on 4/14 and replace with the following pages (3). In the rush to get the procedure to you, I left out a paragraph

*T. Krantz,
Clyde*

**CHAPTER XX
PROCUREMENT OF PROFESSIONAL SERVICES**

SECTION 1. DEFINITION OF PROFESSIONAL SERVICES

Professional Services are those services performed by an individual or group of individuals where education, degrees, certification, license and/or registration is required for qualification to perform the service. The service is usually based on intellectual qualification as opposed to craftsmanship.

Certain Professions are specifically named in the Professional Services Procurement Act (Article 664-4, Vernon's Texas Civil Statutes).

SECTION 2. PROFESSIONAL SERVICES PROCUREMENT ACT (VTCS Article 664-4)

- A. This act states that contracts for the procurement of defined professional services may not be awarded on the basis of bids. Instead, they must be awarded on the basis of demonstrated competence and qualifications, so long as the professional fees are consistent with, and not higher than the published recommended practices and fees of the various professional associations and do not exceed any maximums provided by state law.
- B. Professional services are defined as those performed by a certified public accountant, licensed architect, physician, optometrist, surgeon, registered surveyor, engineer or any group or association thereof.

SECTION 3. PROCUREMENT OF ARCHITECTURAL OR ENGINEERING SERVICES (VTCS Article 644-4)

- A. When procuring architectural or engineering services, the entity shall use a two-step selection process. First, the entity shall select an individual or firm capable of performing the service, on the basis of demonstrated competence and qualifications. The entity shall then enter into negotiations on a contract at a fair and reasonable price.
- B. If the entity is unable to negotiate a satisfactory contract with the most highly qualified individual or firm, it shall formally end negotiations with that person or firm, and then proceed to the next most highly qualified and repeat the process. Negotiations are carried on in this sequence until a contract is made.
- C. If any agreement or contract is entered into with one of the above mentioned professional on the basis of a competitive bid, it is contrary to public policy and is void.

SECTION 4. PROCUREMENT OF ARCHITECTURAL OR ENGINEERING SERVICES - FEES ESTIMATED TO BE UNDER \$15,000 PER YEAR.

The Town's staff shall solicit proposals from qualified professionals and the director of the using department will select an individual or firm capable of performing the service, on the basis of demonstrated competence and qualifications. The department director will enter negotiations with the selected individual or firm and follow the procedures established by the ACT, above.

SECTION 5. PROCUREMENT OF ARCHITECTURAL OR ENGINEERING SERVICES - FEES ESTIMATED TO BE \$15,000, OR MORE, PER YEAR.

- A. An advertisement shall be placed with a newspaper, normally used for legal advertising,

CHAPTER XX
PROCUREMENT OF PROFESSIONAL SERVICES (cont'd)

soliciting Statements of Qualifications from all qualified professionals interested in providing the needed services. The advertisement shall be run in one edition of the selected newspaper, at least one week prior to the date Statements of Qualifications are due.

- B. The Request for Qualifications (RFQ) shall contain sufficient information to inform potential architects and/or engineers as to the type of project, scope of services to be performed, and the selection criteria to be used. The RFQ will give the relative importance, or weighting, assigned to each of the criteria to be used in the selection process. The following criteria shall be used, but the RFQ is not necessarily limited to these criteria:
1. The firm's experience in successfully performing similar assignments, scope and size, for others.
 2. The firm's current staff, both size and related experience, is qualified to provide the desired services.
 3. Sufficient finances and other resources are available to accomplish the assignment, within the time to be allowed by the Town, and the firm will be able to provide continuing service.
 4. Previous clients, for similar projects, express satisfaction with the firm's work.
 5. The firm's response, as perceived by the Town's staff, is complete and of acceptable quality.
- C. An engineer or architect may be selected after the evaluation of Statements of Qualifications or it may be necessary to interview several of the firm's and further evaluate them on the basis of the interview or a presentation, narrowing the field until one firm is selected for negotiations.
- D. When negotiations are successfully concluded, a recommendation will be made to the City Council that a contract be awarded to the chosen firm.

SECTION 6. PROCUREMENT OF PERSONAL AND PROFESSIONAL SERVICES, OTHER THAN THOSE EXEMPTED FROM COMPETITIVE PRICING

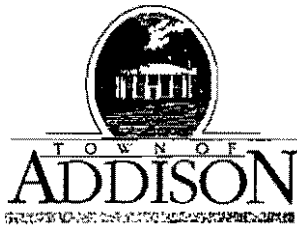
- A. Professional services, other than those named in the ACT, may be contracted through the use of Request for Proposals (RFP) and selection should be made on the basis of criteria similar to those for Engineers and Architects; however, cost should be an additional criteria, in addition to those criteria used for Engineers and Architects.
- B. Services with fees under \$15,000 per year may be solicited, evaluated, and awarded by the Town's staff and the using department's director, similar to the selection process for Engineers and Architects.
- C. Services with fees of \$15,000 or more shall be advertised in two editions of the newspaper, one week apart, the last advertisement to run at least one week prior to the due date for RFP's.

**CHAPTER XX
PROCUREMENT OF PROFESSIONAL SERVICES (cont.)**

The selection process will be similar to that used for Engineers and Architects, and after negotiations are successfully concluded the City Council shall be asked to award a contract.

- D. Below are some of the services held to be professional services in Texas cases or Attorney General Opinions, according to the LBJ School of Public Affairs, Advance Public Purchasing course:

Abstracters, Appraisers, Artists, Attorneys, Auditors, Construction Manager Consultants, Coordinators of Criminal Investigation, Financial Services Advisors, Fiscal Agents, Law Enforcement Consultants, Map Makers, Models, Plat Book Preparers, Private Consultants, Property Tax Consultants, Scientists, Supervisors of Public Construction Projects, Teachers, and Third Party Administrators.



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

January 24, 1997

Mr. David Meyers, P.E.
Huitt-Zollars, Inc.
3131 McKinney Ave., Suite 600
Dallas, Texas 75204

RE: Bosque Park Plan Review - Number 2

Dear David:

The following comments apply to the second preliminary set of plans for Bosque Park. The attached memo from Carmen Moran summarizes the changes we want to see on the perimeter fence. I have spoken with Paul Shaw regarding our fence concerns, and we will reach a decision next week on an acceptable fence height. Also enclosed are comments from David Nighswonger.

1. Place the Town of Addison Parks Department phone number on the cover sheet - 450-2851 as primary contact.
2. **Sheet C1** - What type of cover is planned for the area drains? Is the soil saver the right solution for the drain areas to permanently control erosion and debris collection at the drain?
3. **Sheet C2** - The backflow prevention shall be Febco DCA #805Y.

Who is installing the 3/4" water service for the drinking fountains? The water service must be installed inside the park and shown on the plans as such.

Show a separate DCA valves fountain, drinking fountain and irrigation.

Is there a separate water tap located on the northeast corner of the park? If so, consider providing irrigation on a separate meter.

4. **Sheet C3** - Change contact in notes to Ron Lee at (972) - 450-2851
5. **Sheet E1** - Delete the last sentence in the notes section. Confirm service point access by city personnel for maintenance. How will access be provided to the photocell on the roof?
6. **Sheet E4** - Add bollard lights © to the entry walks at the northwest, southwest and northeast entry walks (total of 4).

Connect the lighting and fountain to the Rainmaster controller for central control from the Service Center.

Is the system design to accommodate additional lights and load?

Coordinate installation of the conduit simultaneously with the drainage, irrigation and sewer trenching to prevent unnecessary trenching across tree roots. Note this on the plans.

Show a location of the suspended light poles on the west side of the park and provide a section drawing.

7. **Sheet E5** - Change note 12 to read "receptacle boxes" instead of light switches.
8. **Sheet LC.1** - Show the primary fencing closer to the trail and walkways.

Change note #3 and #4 to read "no equipment or building materials to be stored anywhere in the park."

Place a bold print note instructing the contractor that staging and storage shall be located on the east side of Quorum Drive.

Change root pruning to occur along the line of construction instead of 1' behind the line of construction. Root prune to a depth of 6" instead of 12".

Add a note to mechanically aerify the entire park when completed with a walk-behind core-pulling aerifier.

9. **Sheet LC.2** - Specify how the trees are to be removed and clearly mark on the plan those trees proposed for removal. Specify stumps to be ground below the soil surface.
10. **Sheet LC.4** - What is the footing depth of the stone entry column - section 5?
11. **Sheet LC.7** - Delete "Hours" and "No Swimming" from the park rules sign. Reduce the size of the sign accordingly.

Install filter fabric layer under the crushed granite.

Permanently mount the furniture on the fountain area. We may want to consider a different type of furniture.

12. **Sheet LP.2** - We need a dispenser for pet waste scoopers.

IRRIGATION

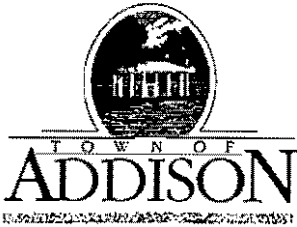
Ron Lee met today with Steve Berkenbile on final irrigation design issues. Ron will be contacting Gene Newman to make a final revision to the Rainmaster specifications on sheet I2.

We can review these comments at the meeting scheduled Monday, January 27, 1997 at 3:30 p.m.

Sincerely,


Slade Strickland

cc: John Baumgartner
David Nighswonger
Paul Shaw
Ron Lee
Carmen Moran



MEMORANDUM

January 22, 1997

TO: Slade Strickland, Director of Parks and Recreation

FROM: Carmen Moran, Director of Development Services

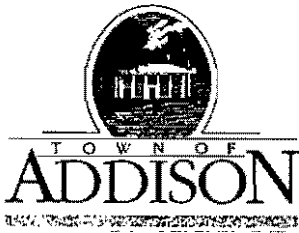
SUBJECT: Review of plans for Bosque Park

I appreciate the opportunity to review the plans for the Bosque Park. It will be a beautiful park. Although it looked pretty much as we had discussed, I was surprised to see such a massive fence around the north, east, and west sides (I hope I have read the plans correctly and there is not a fence against the south side).

I have two concerns about the height and mass of the fence:

1. A six-foot tall fence seems to separate the park from the neighborhood. It is not the kind of fence I envisioned when we were discussing the park concept. I thought we were talking about a fence that would be 3 ½ to 4 feet high. I expected it to be similar to the fence around Town Park, and I feel a fence of that scale is more in keeping with the concept of making the park an extended front yard for the people who live around it.
2. I have concerns about the way the fence, as designed, limits visibility into the Park. A six-foot tall fence almost meets the bottom of the tree canopy the Cedars and other trees will provide. That means that there are not clear, unobstructed views from the streets into the park. I feel that visibility into and out of the park is important in helping the park "self-police."

I have no other comments. I did not mark up my plan set, and if you don't need it back, we can use it to send to Mel Chin. If you do need it back, let me know.



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-2871

16801 Westgrove

January 24, 1997

MEMORANDUM

TO: Slade Strickland, Director of Parks and Recreation
FROM: David Nighswonger, Assistant City Engineer *DN*
SUBJECT: Review of plans for Bosque Park

We have reviewed the plans for the park and have the following comments:

Sheet C.1 - Storm Sewer Plan:

1. Specify in note #1 that the SDR-35 pipe for the storm sewer shall be white in color.
2. Confirm that the proposed storm lines and sanitary lines for the park won't conflict vertically with M.T.S's 4" conduit which lies along the east side of the park.
3. Call for a concrete collar at the connection of the 12" PVC line to the existing 21" RCP.
4. Provide a chart identifying the degree of each bend.
5. Is it possible to eliminate the bends at the following points: 2,22,30,33,36,38,51,55,60,64, and 71?
6. Provide points of access along the storm sewer mains. It can be in the form of a catch basin or hand hole. This will allow the remove of debris from the line without having to flush or push the material all the way to the 21" RCP.
7. The minimum pipe size for the storm sewers shall be 8-inch.

Sheet C.2 - Water & Sanitary Sewer Plan:

1. Specify in note #1 that the SDR-35 pipe for the sewer shall be green.
2. Eliminate the bends at points 212, 213, and 214 in the sewer line by shifting the water fountain to the west to line up with the projection of the line between points 211 and 212.

3. Eliminate bends at points 207 and 208 by using 45 degree and 22 ½ degree bends in conjunction at points 209 and 206.
4. The water meters assemblies need to be part of this package.
5. The copper line serving the drinking fountain at the park's southeast corner shall be placed within the limits of the park. The drinking fountains and the copper waterlines serving them shall be part of this package.
6. The water meters for the domestic and irrigation lines shall be bullheaded off of the 2-inch line under Morris Avenue at the park's north entrance. A 1 ½" meter followed by a backflow prevention device should be installed on one side of the bullhead tee. A 3/4" meter followed by a tee with two backflow prevention devices on each side of the tee. One side will go to serve the drinking fountains and the other line will go to the center fountain.
7. The minimum pipe size for the sanitary sewer shall be 6-inch.

Sheet C-3 - Details, General Notes:

1. In note # 13, Ron Lee, 972-450-2863, shall be the main contact.
2. In note # 15, first line, delete the words "for approval".
3. In note # 21, last line, delete the word "general".

Sheet E.4- Park Conduit and Power Plan:

1. It would be helpful to show the proposed water, wastewater, and storm drainage lines.

Sheet LC.2 - Park Layout:

1. Show the dimension between the fence columns and the edge of the street in Witt Mews. The minimum distance shall be 5-feet from the west face of the column and the edge of the road. Also, show the dimension from the wall to the property line along Witt Mews.

Sheet LC.3- Grading Plan:

1. Review the grades at the northwest entrance to minimize runoff from the park into the street, and potential ponding in the corners along the wall.
2. It would be helpful to show the storm drains lines.

Other Comments:

1. Include details as to how the poles supporting the street lights along Witt Mews will be incorporated into the wall.
2. In the bid proposal separate the electrical work associated with the streetscape from the electrical work in the park and have a separate bid schedule for each. The streetscape work has a different funding source than the park.
3. In the contract documents, Special Provisions, Section 49, the dates for Taste of Addison were left out. Those dates are May 17 & 18.

File



Post Office Box 144

Addison, Texas 75001-0144

5300 Belt Line Road

(214) 450-7000
FAX (214) 450-7043

December 4, 1996

Mr. Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway Suite 855
Dallas, TX 75248

RE: Shared Parking Study for Addison Circle Phase II

Dear Bryant:

We asked Gary Jost and Kathleen Mullins at Barton-Aschman to review the shared parking analysis you submitted. A copy of their comments is attached. Kathleen noted that she could not arrive at the same numbers the study arrived at using the methodology it stated. She would like to see additional data.

We feel that some allowance is appropriate, but are not comfortable with a 20% reduction. We have the following thoughts:

-We are not comfortable with a shared parking arrangement that crosses Spectrum Drive. However, we would consider shared parking across Spectrum if a pedestrian bridge was provided over the street.

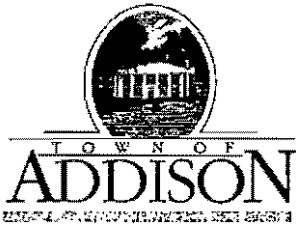
-We do not believe that shared parking works in buildings 2-O and 2-N because there is not enough of the two components needed (time and synergy). However, we would look at a reduced demand for the retail space, as we believe that most of the retail business will come from residents, and the on-street spaces are beyond parking demand.

With regard to building 2-Q, we will consider a shared parking allowance, but believe a 20% reduction is too great. We also have a concern about how the gates work and what kind of turn-around is provided for cars that come upon the closed gates.

Sincerely

Carmen Moran
Director of Development Services

Post-It® Fax Note	7671	Date	12-5	# of pages	1
To	JB	From	C. MORAN		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	06	Fax #			



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

December 19, 1996

Mr. David Meyer
Huitt-Zollars, Inc.
3131 McKinney Ave., Suite 600
Dallas, TX 75204

Re: Bosque Park Preliminary Plan Review

Dear David:

The following are our comments on the preliminary set of Bosque Park plans. It is our understanding that Paul Shaw will incorporate these into another set of final preliminary plans for our review before proceeding with the construction documents. Also, we are working with Southwestern Bell to coordinate the phone line for the irrigation system so it can be installed now.

GENERAL COMMENTS:

1. The park fence along the west side is shown to extend 4' beyond the park property line on the electrical vault plans, while the Bosque Park plans show the fence located on the property line. This gap needs to be closed.
2. The Bosque Park plans do not show poles or columns along the west side for connecting the suspended street lights. What is the plan?
3. The park plans need to show all adjacent utilities including a designated phone line for the central control Rainmaster controller. The Town staff is working on coordinating this with Southwestern Bell. Identify natural gas lines, storm drainage connections and sanitary sewer connections for the fountain.
4. Show water meter locations for the irrigation system and drinking fountains. All water meters must be accessible by the water department maintenance staff.

ELECTRICAL PLANS:

1. Confirm final locations of service points for access by the Town's parks maintenance personnel.
2. Identify the type of material for the outlet box support stake.
3. Change the Tork #T900 to an Intermatic type timer.

BOSQUE PARK PLANS

1. Is a service gate necessary for the electrical vault?
2. The Town will approve removal of existing trees.
3. Provide an elevation drawing of the perimeter wall/fence.
4. The 3 inches of crushed granite does not seem adequate. Specify 4" thick per standard sidewalk thickness and use fabric underneath to prevent weeds and mixing with the subgrade.
5. The lighting appears to be inadequate. Eliminate the ground mounted and tree mounted

Bosque Park, Cont'd

lights. Consider pole lighting for the fountain area and more lighting along the park perimeter, particularly the south side next to the sidewalk and building.

6. How durable is the tempered glass for the well cover?
7. Provide a minimum of 4 electrical outlets in the fountain area.

PLANTING

1. We want to do more research regarding maintenance, etc. on the Dwarf Palmetto, Evergreen Sumac and Needle Palm before making a final decision.
2. Reconsider use of the Prairie Flameleaf Sumac, Adams Needle and Prickly Pear.
3. Use more Ophiopogon as ground cover versus the Vinca Minor.
4. Use Oklahoma or Texas Redbud.
5. What is the maximum mature height of the Dwarf Wax Myrtle? Will they eventually block the view into the fountain area and through the park? The same question applies to the Mountain Laurel.
6. The Wax Myrtle shown along the south side of the park will block the view from the south sidewalk. Views need to be opened in this area for security reasons.
7. What is planned for the edge restraint for all the planting beds adjacent to the natural needle mulch areas, if any? Stone edging might be considered.
8. Sump pipes are not necessary for the trees, however, leave the sump pits.

FOUNTAIN/SITE FURNITURE

1. We need to do more research on the vault package shown. Our conversations have led us to believe that these are difficult to access for maintenance purposes.
2. Provide details for the fountain furniture.
3. Provide a design for park rule signs and show them on the plan.
4. Provide larger waste receptacles for the fountain area similar to the type specified for North Addison Park.

IRRIGATION

1. Include the Addison irrigation specifications on the irrigation plans and in the project manual.
2. Are the natural mulch areas going to be irrigated or will fittings be placed in these areas for future head installation?
3. Provide head-to-head coverage.
4. Note on the plans that the contractor shall provide 1 1/2" meter and 2" tap with all materials and installation per Addison Water Department standards.
5. Use rectangular valve boxes for valves.
6. Set a separate water meter and DCA for the park.

cc: John Baumgartner
Ron Lee



TOWN OF
ADDISON

CLYDE JOHNSON, C.P.M.
PURCHASING MANAGER

FINANCE DEPARTMENT / PURCHASING DIVISION

(214) 450-7091 - Facsimile (214) 386-0938

5350 Belt Line Road

Post Office Box 144 Addison, Texas 75001

March 27, 1996

Mr. A.J. Johnston
Gibson and Associates, Inc.
1210 Ryliecrest
Balch Springs, TX 75180

**RE: NOTICE TO PROCEED: Addison Circle - Phase I - Public Infrastructure Bid
No. 96-28.**

Dear Mr. Johnston:

This Notice to Proceed is being hand delivered to you, by John Baumgartner, on March 28, 1996. Receipt of this document authorizes your company to provide all labor and materials as outlined in the specifications, and under the terms and conditions of the contract documents.

With this notice is a conforming set of documents for your file, including a signed copy of the contract. If you have any questions, or if I can be of assistance to you, please call me at 450-7090.

We look forward to the successful execution of this project and working with you and your people.

Sincerely,

Encl: Contract

copy: John Baumgartner, Director of Public Works

Let's Go Round and Round

John F. I.

An idea that's worth copying.

By Georges Jacquemart, AICP

All over Europe, there has been an explosion of the modern version of an old idea: the roundabout. France is converting intersections to roundabouts at the rate of about 1,000 a year. Within a year or two Switzerland expects to have 2,000 roundabouts. Even tiny Luxembourg has about 50 roundabouts. Great Britain is sold on the idea, as are Australia and New Zealand.

The U.S. already has plenty of roundabouts—typically in the form of traffic circles, or rotaries, that allow traffic to spin around intersections. But the old traffic circles were generally built without benefit of design guidelines or consistent traffic control rules.

In contrast, the modern roundabout is engineered to allow traffic to flow freely and safely. Unlike the old versions that gave entering traffic the right-of-way, entering vehicles must yield to vehicles already in the circle. In addition, a deflection at the entrance forces cars to slow down, and short flares at the entrance and wider circles are used to increase capacity.

Because the primary goal is to slow entering traffic, modern roundabouts tend to be smaller than the old traffic circles. Traffic signals are generally not used. Instead, pedestrians cross the streets at a zebra-striped crosswalk.

Safety first

For years, tourists have returned from France with horror stories about being yelled at while they were stuck in a Parisian traffic circle. Because of the "priority to the right" rule, the Parisian circles often needed several police officers to keep traffic moving.

In contrast, a study of 181 recently built roundabouts in the Netherlands (most of them single-lane) showed a 51 percent reduction in total accidents and a 72 percent reduction in injury-causing accidents. Similar results have turned up in studies in Germany and Australia. In addition, the number of pedestrian injuries in the Dutch roundabouts decreased by 89 percent.

Modern roundabouts are safer because all drivers—including cyclists—are forced

to slow down and pay attention as they pass through the intersection. Entering drivers check for pedestrians before reaching the circle. At the entrance they need only to look to the left for an acceptable gap before merging into the traffic flow. Stopping is necessary only if there is no gap in the traffic. In fact, the average delay at a roundabout is estimated to be less than half of that at a typical signalized intersection. That means less air pollution, fuel consumption, and noise.

Less waiting time also means that fewer lanes are needed. Signalized intersections often require multiple approach lanes and multiple receiving lanes on either side of the intersection, which very quickly leads to a wider road.

Even less paving is required by a "mini-roundabout," which is most often installed for traffic-calming purposes. A mini-roundabout may include a center island that large trucks can drive onto, if necessary; its outside diameter is typically 50 to 100 feet. Single-lane roundabouts with non-mountable central islands usually have

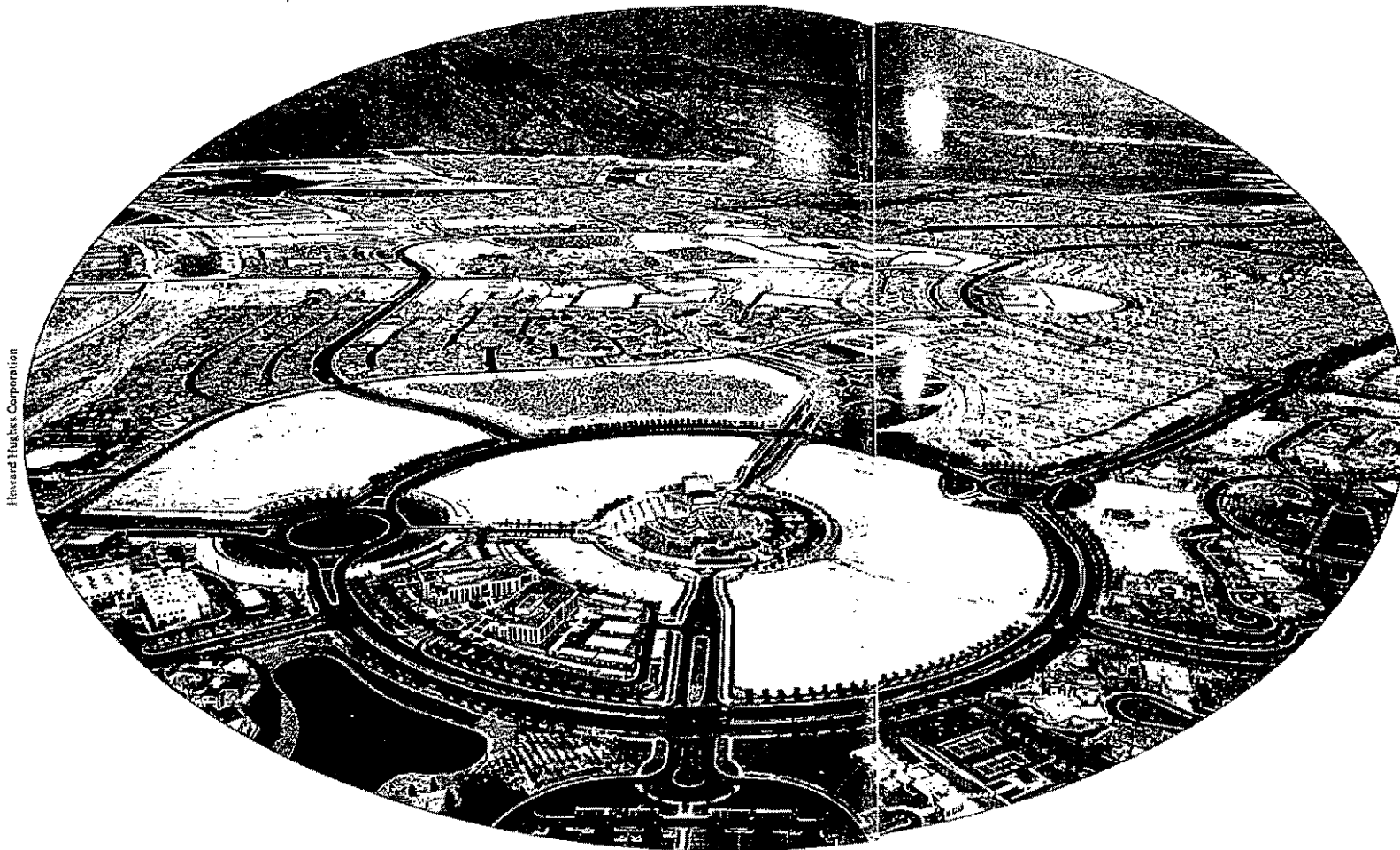
an outside diameter of 100 to 140 feet. Multiple-lane roundabouts have an outside diameter of 120 to 200 feet.

Modern roundabouts may be built within a developed area or at the edge, where they often mark the entrance to a community. They make an ideal intersection for a location where a bypass road peels off an existing highway to avoid the center of a community. The roundabout forces drivers to make a deliberate decision about whether they want to drive through the center of the community or bypass it. Roundabouts are also useful at intersections with awkward angles and multiple branches, and at diamond freeway interchanges.

A major advantage of the modern roundabout is that it tends to be self-regulating. When traffic is light, cars may enter without stopping and take advantage of the full width of the circle, even cutting across lanes. When traffic is heavy, vehicles in the circle keep circulating while

Two roundabouts border this village center at Summerlin, a master planned

community being built in Las Vegas by the Howard Hughes Corporation.



vehicles at the entries wait for the first available gap. Every single gap gets used and, unlike at signalized intersections, no time is lost.

At signalized intersections, drivers tend to operate more or less on automatic pilot and, in fact, tend to accelerate when they see the green light. In contrast, at a roundabout they are asked to look around and make some simple decisions. Experience in Europe and at the few modern roundabouts in the U.S. suggests that these drivers become safer drivers.

The absence of signals also makes roundabouts easier and less expensive to operate and maintain. Construction costs vary, depending on size and configuration of the central island.

Perhaps the greatest advantage is the urban design one. Roundabouts eliminate the clutter of overhead wires and signal poles, and allow signage to be reduced. Most important, the roundabouts can be distinctive entry points into a community, a symbol of a special

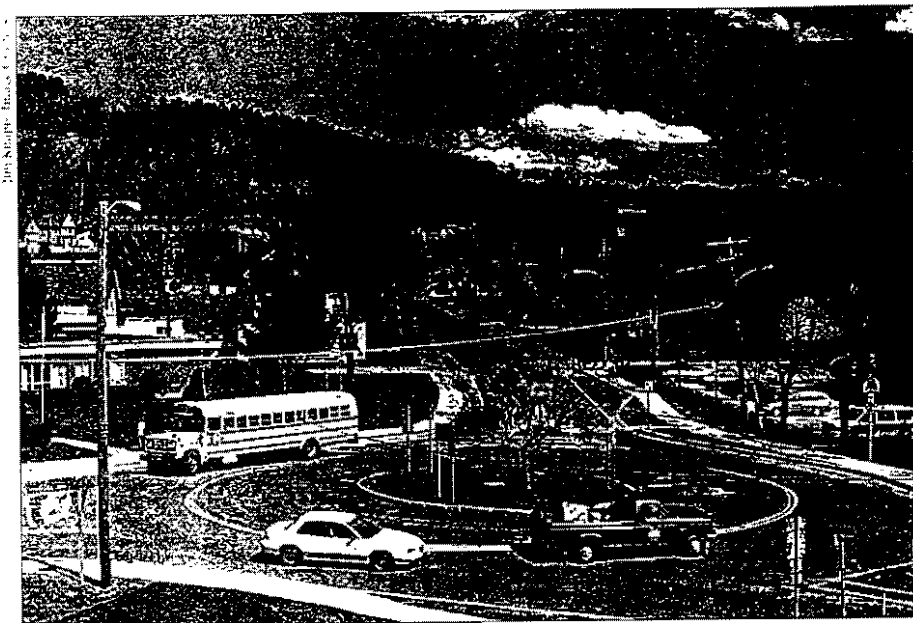
place. The central island offers an opportunity for a variety of landscaping features.

Recognizing such advantages, a small group of traffic engineers is trying to introduce the modern roundabout to the U.S. A few have been built in California, Colorado, Nevada, Maryland, Vermont, and Florida. Many traffic engineers remain resistant to the idea, however, contending that roundabouts are too confusing for drivers who are not used to them. Yet the experience of other countries with different driving cultures (Great Britain, France, and Switzerland, for instance) shows that drivers quickly overcome any initial confusion. France has even changed its basic "priority to the right" law to accommodate modern roundabouts.

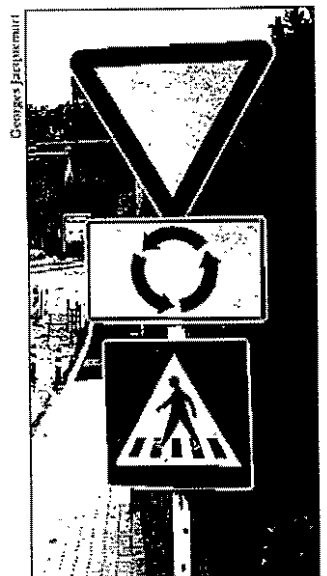
The modern roundabout represents a departure from the basic highway design principle that is applied—often stubbornly—in the U.S. The modern roundabout is designed for a maximum speed rather than the minimum speed that is the rule in highway design. The fact that the roundabout appears to be safer than other intersections raises doubts about the practice of uniformly imposing a minimum design speed on all roadways, especially residential streets. No wonder many traffic engineers are disconcerted.

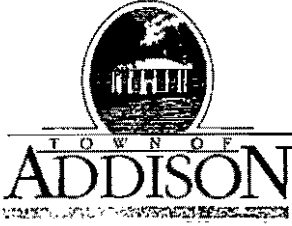
The fact remains that the few modern roundabouts built in the U.S. so far show the same safety benefits that have been seen in other countries. That's a good reason to pay more attention to this type of intersection. I urge our professional transportation organizations and relevant government agencies to disseminate information about modern roundabouts and to begin to establish design guidelines.

Georges Jacquemart is a planner and engineer; he is a principal of Buckhurst Fish & Jacquemart in New York.



One of the nation's newest roundabouts is located four blocks from the state capitol in Montpelier, Vermont. About 10,000 vehicles a day have passed through the 106-foot-wide circle since it opened last August. Right: signs at an entrance to a temporary roundabout outside the city of Luxembourg.





PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

January 6, 1997

Mr. David Meyers, P.E.
Huitt-Zollars
3131 McKinney Avenue, Suite 600
Dallas, Texas 75204-2489

**RE: Addison Circle - Bosque Park
Irrigation Specifications**

Dear David:

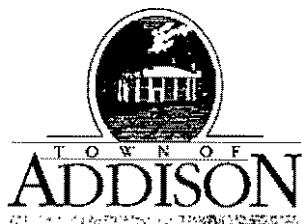
Enclosed is an updated version of the Town of Addison Irrigation Specifications. These need to be incorporated into the plans for the irrigation system design for Bosque Park.

Please call me if you have any questions.

Sincerely,

Slade Strickland, Director
Parks and Recreation

cc: Ron Lee, Town of Addison
John Baumgartner - Town of Addison
Paul Shaw - Newman, Jackson, & Bieberstein



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

April 4, 1997

Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, Texas 75248

RE: Reconciliation of the Bosque Park Budget

Dear Bryant:

In an effort to better understand the costs related to Bosque Park, I analyzed the items listed on Huitt-Zollar's cost breakdown for the park and the design contract for the Public Infrastructure Phase I Improvements.

Huitt-Zollars listed seven schedules with probable costs as well as additional Bosque Park budget items. Schedule VI includes the costs associated with pulling wire and providing the control panels to provide power to the electrical receptacles on Quorum Drive and Addison Circle Drive. This should be a pay item charged to the Phase I streetscape budget, not the park. Also, the paving outside of the park on the north side of building 'A' is a questionable park expense. The sidewalk is not an integral part of the park as public space, and it fundamentally serves as building access.

Some of the design items listed, except for the NJB fees, do not appear to be appropriate costs and should have already been included in Huitt-Zollar's design contract for the Phase I improvements. The summary below lists the budget items I believe to be legitimate park related costs and those that fall outside the scope of the park.

RELATED BOSQUE PARK BUDGET ITEMS

Bosque Park Budget as per the Master Facilities Agreement	\$500,000
1. Vault Construction	(109,746)
Vault Design	(8,500)
2. (2) Drinking Fountains installed by Gibson Construction at the park entries as part of the Phase I Public Infrastructure Project	(11,800)
3. Design Fees: NJB's portion of the Huitt-Zollars Phase I Public Infrastructure design fee of \$232,500	(30,200)
\$29,000 - Lump Sum	
1,200 - Reimbursables	
\$30,200	
4. Electrical Vault Bidding and Miscellaneous Park Task	(1,500)
TOTAL AVAILABLE FUNDS FOR BOSQUE PARK	\$338,254

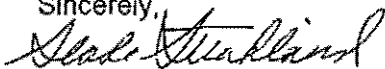
UNRELATED BOSQUE PARK BUDGET ITEMS

1.	Sidewalk Construction (3426 S.F.) along south edge of Bosque Park north of Building 'A' PHASE I STREETScape EXPENSE OR BUILDING SITE EXPENSE	\$20,520
2.	Schedule VI - Electrical Improvements - Streetscape (Wiring run and electrical service for light receptacles in tree wells along Quorum and Addison Circle Drive) PHASE I STREETScape EXPENSE	48,173
3.	Tree Lighting Electrical Design for Tree Well Receptacles on Quorum and Addison Circle Drive PHASE I STREETScape EXPENSE	9,500
4.	Bosque Park Civil/Structural/Electrical Design INCLUDED IN NJB'S LUMP SUM DESIGN FEE	9,500
5.	Electrical Vault Bidding and Miscellaneous Park Tasks INCLUDED IN \$1500 IN RELATED BOSQUE PARK BUDGET ITEMS	6,000
6.	Construction Administration - Landscape (NJB) INCLUDED IN HZI'S LUMP DESIGN FEE	6,000
7.	Construction Administration - Civil (HZI) INCLUDED IN HZI'S LUMP SUM DESIGN FEE	2,000
8.	Construction Administration - Structural (HZI) INCLUDED IN HZI'S LUMP SUM DESIGN FEE	5,000
9.	Construction Administration - Electrical (HZI) INCLUDED IN HZI'S LUMP SUM DESIGN FEE	1,500
10.	HZI Miscellaneous Staking Allowance (Walls, Walks, Features) INCLUDED IN HZI'S LUMP SUM DESIGN FEE	<u>5,000</u>
	TOTAL UNRELATED COSTS	\$113,193

The budget of \$338,254 is short of Gibsons park bid by \$187,074. The two options available to us now are to significantly reduce the design scope, primarily focusing on the wall and drainage. The other option is to consider borrowing funds from one of the future phase park projects to offset the shortfall. This will allow us to build a park with the detail and quality the Town expects, instead of scaling back the original design to a less appealing option.

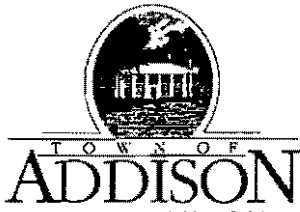
Please call me at 450-2869 so we can discuss this before our meeting on Thursday, April 10, 1997.

Sincerely,



Slade Strickland

cc: Lea Dunn, Assistant City Manager
John Baumgartner, Director of Public Works



PARKS & RECREATION

(972) 450-2851 • FAX (972) 450-2834

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

August 20, 1997

Bryant Nail
Columbus Realty Trust
15851 Dallas Parkway, Suite 855
Dallas, Texas 75248

Dear Bryant:

Enclosed is an invoice for \$45,583 to reconcile Columbus's participation in the cost of the Bosque park project. The Town has \$357,500.35 available for the project.

Jim Bowman has executed and returned the contract documents to begin the work. Once the Town receives payment from Columbus, the notice to proceed will be issued to Bowman.

Please call me at 450-2869 if you have any questions.

Sincerely,

Slade Strickland, Director
Parks and Recreation

cc: Ron Whitehead
Lea Dunn
John Baumgartner
Randy Moravec

Town of Addison Public Works

To: David Meyers

Company: Huitt-Zollars

Fax #: 871-0757

Date: 3/28/96

of pages, including cover: 6

From: John Baumgartner

Original in mail Per your request FYI Call me

Comments:

Bryant Nail
Andy Oakley

I N T E R

MEMO

O F F I C E

To: John Baumgartner, Director of Public Works, City Engineer
From: Lieutenant Bob McKittrick *R.C.M.#44*
Subject: Preliminary Signage Recommendation for Phase I Urban District
Date: January 5, 1996

The following is a list of recommendations for signage and traffic markings for the Urban District Phase I.

1. Signage to warn motorists of the traffic circle placed at the following locations:
 - A. Morris and S/B Quorum
 - B. McKamy and S/B Quorum
 - C. N/B Quorum (near DART right-of-way)
 - D. W/B Mildred (proposed street)
 - E. E/B Mildred at Witt

2. Pavement markings at entrance and interior of circle to facilitate a natural flow to traffic entering and exiting the circle.

3. Speed limit signs with recommended speeds due to the integration of brick pavers and its unknown performance versus a concrete roadway.
 - A. Quorum 30 mph
 - B. Mildred 30 mph
 - C. Witt 20 mph
 - D. Paschal 20 mph
 - E. Morris 20 mph
 - F. McKamy 20 mph

4. Signage placement and street markings for pedestrian crosswalks at the following locations:
 - A. Traffic circle
 - B. Mildred at Witt
 - C. Morris at Paschal
 - D. McKamy at Paschal

John Baumgartner
Page 2
January 5, 1996

5. No parking signs at the following locations:

- A. Morris at Witt
- B. McKamy at Paschal

Let me know if you have any questions concerning these recommendations.

RM/af

Attachment - Preliminary Signage Plan

32 TRANSACTION REPORT FOR HP FAX-700 SERIES

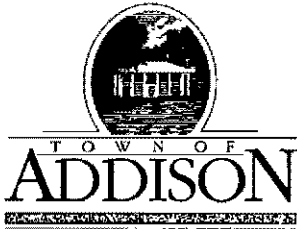
VERSION: 01.00

AX NAME: SERVICE CENTER
 AX NUMBER: 9316643

DATE: 05-JAN-96
 TIME: 16:58

DATE	TIME	REMOTE FAX NAME AND NUMBER	DURATION	PG	RESULT	DIAGNOSTIC
4-JAN	18:12 R	2142428203	0:00:58	1	OK	653813001100
5-JAN	03:01 R		0:02:14	1	OK	553113001100
5-JAN	06:27 R		0:00:36	1	OK	563113001100
5-JAN	08:53 R	214 490 9261	0:05:06	13	OK	6A3813001100
5-JAN	09:48 R	214 745 7806	0:00:49	2	OK	663813001100
5-JAN	09:58 R	2146703154	0:00:54	2	OK	663813001100
5-JAN	10:44 R	2146703154	0:01:44	5	OK	663813001100
5-JAN	11:15 S	214 423 2917	0:00:43	1	OK	55314010016A
5-JAN	13:10 S	2144507208	0:00:44	2	OK	65384010016A
5-JAN	13:12 S	2144507208	0:00:44	2	OK	65384010016A
5-JAN	13:29 R		0:01:12	1	OK	553113001000
5-JAN	13:37 R	2149607684	0:01:41	3	OK	653813001100
5-JAN	13:41 S	2149316011	0:01:31	3	OK	563140100170
5-JAN	13:45 R	817 871 8116	0:05:20	7	OK	553113001100
5-JAN	13:55 R	214 991 0704	0:00:55	2	OK	663813001100
5-JAN	13:58 S	PD UPSTAIRS 7020643	0:00:42	2	OK	65384010006A
5-JAN	15:06 S	2149607684	0:01:46	4	OK	65384010016A
5-JAN	15:09 S	855 0219	0:01:49	4	OK	563340100198
5-JAN	15:29 R		0:00:55	1	ERROR	502553113000100
5-JAN	15:31 S	214+770+5129	0:01:41	4	OK	663840100192
5-JAN	15:33 S	817 752 0050	0:00:32	1	OK	663840100188
5-JAN	15:34 S	TU ELEC 7916706	0:01:02	1	OK	664840100098
5-JAN	15:35 R		0:01:31	2	OK	553113001100
5-JAN	15:39 S	817 752 0050	0:00:32	1	OK	663840100188
5-JAN	15:52 R	214 466 3535	0:03:40	6	OK	663813001100
5-JAN	16:03 S	386 0938	0:00:30	1	ERROR	031A7384010016C
5-JAN	16:06 S	386 0938	0:00:29	1	STOP	A7384010216C
5-JAN	16:08 S	386 0938	0:00:30	1	OK	A7384010016C
5-JAN	16:10 S	FINANCE UP 4507065	0:03:04	7	OK	553340100192
5-JAN	16:51 S	855 0219	0:01:08	3	OK	563340100198
5-JAN	16:55 S	214+770+5129	0:00:58	3	OK	663840100192
5-JAN	16:57 S	2149607684	0:01:07	3	OK	65384010016A

 S=FAX SENT
 R=FAX RECEIVED
 I=POLL IN(FAX RECEIVED)
 O=POLLED OUT(FAX SENT)



MEMORANDUM

Date: March 27, 1996
To: John Baumgartner
From: Slade Strickland 
Subject: Construction Plan Review - Urban Center/Public Infrastructure Improvements

The following comments need to be made part of the final set of plans issued for construction for the Urban Center phase I public infrastructure improvements.

Planting and Furniture Plan

1. The issue of who maintains the pots and the planters adjacent to the buildings is unresolved. There is no irrigation shown on the plans for the pots, but it is shown for the planters as part of the public irrigation system. If Columbus wants potted plants and vines to grow on the buildings from the planters, they need to connect the irrigation to their sprinkler system and provide the ongoing maintenance.

Additionally, 12 pots are shown on the plans, but 22 are listed on the plans under the furniture schedule. Where are the other 12?

2. One water fountain is shown and 2 are listed in the Bid Schedule IX.
3. The plan needs to show the trees on Quorum Road to be removed instead of transplanted and held. This is according to our last conversation with Paul Shaw and Huitt-Zollars.
4. Where is the clock located?
5. All park benches need to be centered between the tree wells to allow adequate pedestrian walk space.
6. The number of 'Nellie R. Stevens' Holly shown (0) is incorrect. It should be 80.

Irrigation

The majority of the previous comments on necessary irrigation revisions are not reflected in the plan (see attached). Most of the changes can be accomplished in the field, however, the contractor needs to be aware them up front.

Irrigation Revisions - Urban Center Public Infrastructure Improvements-Phase I

1. Delete all 45 degree elbows on pipe larger than 3/4".
2. Indicate sleeve sizes on irrigation plans.
3. Avoid fittings under hardscape, but if necessary, house in a concrete traffic control box with metal lid.
4. All irrigation water meters shall be 1 1/2 inch, but DCA can be 2". Include approved master valve, flow meter, and necessary wiring at each water source.
5. Wherever possible, avoid placing mainline and valves underneath hardscape.
6. Connect new irrigation system to existing system on Quorum medians south of the circle.
7. Install extra wire to end of all mainline runs in every direction.
8. Some heads require arcs are not shown on the legend.
9. Some sleeves are not shown.
10. Some nozzles are too large for given landscape area and over spray too much.
11. Eliminate all crosses.
12. Some piping is not sized.
13. There is only single head coverage in some areas.
14. Water turf zones and bed zones separate.
15. Provide 8 extra wires to circle area and use ball valve as main cap. Plans say gate valve.
16. Some head symbols are not shown in the proper location.

The attached Town of Addison Irrigation Specifications apply to this project and are made part of the construction plans.

TOWN OF ADDISON
IRRIGATION SPECIFICATIONS

Revision 01/11/96

1. Design head to head with no single head coverage. Use appropriate size nozzles for a given landscape area so as not to spray onto or over paved surfaces or structures. Do not exceed manufacturer's recommendations.
2. All main-line pipe 2 " and smaller is to be Schedule 40 belled PVC; larger sizes are to be Class 200. Put not more than two (2) pipes in any one trench. Class 200 belled PVC lateral piping is subject to prior approval by the Town.
3. Fittings: No crosses are permitted. Separate tees and/or elbows by at least 12". Reduction tees are preferred over use of reducer bushings. Only Spears and/or Lasco are permitted. Allow 18" outside of sleeve before first fitting. Prefer no 45 degree elbows on 1" and larger pipe.
4. Wiring: 14 ga. UF. Red - Control sires. White - Ground. Anytime wiring changes direction, such as at an elbow or tee, allow a loop at least one hand width (10 inches) alongside the fitting at that location. Only continuous wire runs are permissible unless otherwise approved. Wire should follow mainline where possible and lay along a single side not crossing over lateral lines.
5. Use King connectors for all wire splices. Allow at least 36" of pigtailed wire at each splice. All valve splices are to be housed in standard (large) rectangular plastic valve boxes. All field splices are to be in 10" round plastic valve boxes.
6. Only Weathermatic 11000 Series plastic valves are permitted. They are to be located within standard (large) rectangular plastic valve boxes with 4"-6" of pea gravel placed underneath the valve in such a manner as to prevent soil infiltration into the box.
7. Only Buckner Model 30A single lug ¾" QCV's are permitted. They are to be connected to a threaded fitting. Teflon paste and appropriate length gray Schedule 80 nipples and Schedule 40 fittings are to be used. House QCV in a 10" round plastic valve box.
8. All heads are to be attached to threaded fittings via 6" Lasco polyethylene nipples cut to the appropriate length. All nozzle sizes will be designated on the plans.

Pop-ups: Only Toro 570C Series are permitted, unless otherwise noted. Install ¾" above finished grade. Turf - 4" (includes tree bubblers within turf areas, use Toro SB-PC nozzles). Very low ground cover (<6" mature height) - 6" HP. Ground cover and low growing shrubs - 12" HP. Funny pipe for 12" HP installations with owner approval is acceptable if conditions warrant.

Bubblers: Bed areas only. Use Toro 500 Series stream or flood bubblers.

Rotaries: Only Hunter PGP Series are permitted, unless otherwise noted. Install ¼" above finished grade.

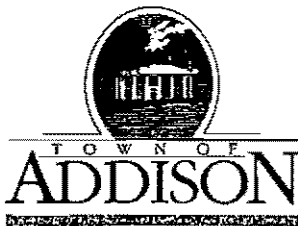
Risers: Use Type-M copper with soldered male ends for Toro 570-S shrub adapters and female ends to attach to short polyethylene nipples screwed into threaded fittings. Owner reserves the right to determine placement of risers versus pop-ups.

9. Only Hersey MVR meters and three (3) brass flanges are acceptable. Meter lay lengths must be in accordance with Town of Addison's Public Works Department specifications. Stainless steel bolts and nuts must be used in the installation along with neoprene gaskets. House in appropriate size, (to be determined by Owner), concrete box with lid. To bring box to ground level use bricks or pavers, and backfill inside below meter base with at least 6" of pea gravel. Connection to main must be approved and inspected by the Town's Utilities Department and all tap materials are to be purchased at the expense of the contractor and must comply with the Town's specifications. A permit is also required.
10. Only Febco 805-Y Double Check assemblies are to be used. Connect to meter flange using Teflon paste and gray Schedule 80 nipple at least 12" in length. House in appropriate size, (to be determined by Owner), rectangular plastic valve box. See above meter installation instructions and follow same with the exception of using plastic valve box extensions for increased height. Connect irrigation mainline to DCA using Teflon paste and PVC male adapter.
11. Female threaded plastic ball valves with positive T-handle cut off must be installed. House in standard (large) rectangular plastic valve box and follow meter box installation instructions for DCA assembly.
12. Only an appropriate size Rain Master Evolution stainless steel controller with sensor and communication board and transient protection along with a stainless steel free-standing pedestal is permitted. Controller must include all necessary hardware to ensure communication and operation with the Town's central control located at 16801 Westgrove. Installation must also include, but not be limited to, additional Rain Master hardware such as: phone modem, flow meters, Weathermatic master valves, etc. Any additional direct burial wiring going to a device other than a station valve must have a separate solid color assigned to it. It is the contractor's responsibility to entail the cost of and work in conjunction with Southwestern Bell Telephone to establish a dedicated phone service and install an interface within the pedestal at each controller location via approved direct burial cable. Controllers are to be affixed to a Town-approved permanent concrete pad via four (4) 7/16" or larger stainless steel bolts, nuts and washers. All wiring is to enter the pedestal via approved size gray PVC sweep elbows extending at least 1" through the pad. Control wiring, 120-volt service, and phone cables are to be separated with each having its own access elbow. All local and national codes must conform to any and all aspects of the installation. All

controllers are to be wired for remote operation with Irritrol RVC units; to achieve this utilize appropriate size universal pig tail adapters. The entire installation must conform to Rain Master specifications and be approved by the Town prior to and be inspected during installation. Such specifications will include grounding and pad configurations and distances of separation from water meter to master valve to flow meter and first fitting. Additional Rain Master hardware will be needed to control remote devices such as lighting, fountains, or booster pumps; these will also be the responsibility of the contractor to supply, install and ensure proper operation. The Town of Addison may also specify the installation of a Rain Master ET Tracker and any related equipment to make it a functional component of the computer-controlled system. A mini-click freeze sensor must be installed at every controller in an approved location and by an approved method.

13. Use clean and approved loam to backfill all pipe to a depth of at least 6" above top of pipe. All heads and boxes are to be backfilled to grade with loam. Remainder of trench may be filled using clean and approved soil. No rocks greater than 1" are allowed. Compact trenches to alleviate settling. Minimal depth of coverage is 12".
14. All sleeves 2" and smaller will be Schedule 40 PVC with size and approximate location noted on the plan. Larger sizes will be Class 200. All piping underneath paving, including sidewalks, must be sleeved. All sleeves are to be belled PVC pipe.
15. Use appropriate and approved PVC solvent. Avoid excessive use and wipe all joints and fittings clean.
16. The installer is responsible for resetting head and/or box height due to settling. Contractor must supply a workmanship warranty for (1) year from date of completion.
17. All work is to be accomplished by or directly supervised by an on-site irrigator licensed by the State of Texas.
18. Prior to any backfilling of trenches, an inspection by the Town's representative must take place and implement any necessary changes; otherwise, manual excavation to enable proper inspection will be necessary.
19. Valve sequencing must be performed by the contractor and in an order approved by the Town's representative. At least 6" of extra station wiring within the bottom of the pedestal is necessary for each zone and must be of neat and orderly appearance.
20. Plans are diagrammatic and field adjustments are often necessary. For this reason, prior to trenching, head layout with flags needs to be done and locations approved by Town's representative. Not doing so may result in the relocation of heads at the contractor's expense.
21. Communication is the key. **If you are unsure - CALL!**

*Copied by fax
Carmen Moran
Andy Oakley
Bryant Nail*



FIRE DEPARTMENT

(214) 450-7200 FAX (214) 450-7208

Post Office Box 144 Addison, Texas 75001

4798 Airport Parkway

MEMORANDUM

January 4, 1996

TO: John Baumgartner, Director/City Engineer
FROM: Gordon C. Robbins, Fire Prevention Chief
SUBJECT: Addison Circle - suspended lighting over mews

Several weeks ago I attended a meeting at which the possibility of suspended lighting was discussed. My understanding at the time was that cables with light fixtures would be suspended over the mews between the buildings at 75-foot intervals and at a height greater than 20-feet above the street.

Yesterday I learned the proposed design also calls for cables to be suspended longitudinally down the middle of the mews, connecting each cable suspended between the buildings.

As you know, we have serious concerns about access to the buildings in the area due to the narrow width (24') of the mews and the possibility of parked cars and other obstructions. And, while we are prepared to work within a 24' x 75' "box" as I originally understood it; we believe the proposed design with the additional cable (a 12' x 75' box) would render our aerial firefighting equipment virtually unusable. We are therefore opposed to it.

If you have any questions, please contact me at ext. 7220

Thank you.

Gordon



TOWN OF
ADDISON

2100 WINDYBROOK LANE, SUITE 100, ADDISON, TEXAS 75001

DRAFT

PARKS & LEISURE SERVICES

(214) 450-2851 • FAX (214) 248-7814

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

January 11, 1996

Mr. Paul Shaw
Newman, Jackson, Bierberstein, Inc.
12770 Coit #210
Dallas, Texas 75251

DR

**RE: Plan Review - Urban Center Phase I
(Sleeving, Paving, Streetscape, Landscaping, Irrigation)**

Sheet #	Comments
SLEEVING PLAN	
42/137	Provide (2) 4" sleeve from intersection for irrigation/fo
42/137	Provide sleeves for propos development. Private devi watering.
SURFACE PATTERNING PLAN	
42/137	Determine limit of project o
42/137	Submit proposed brick paver for approval.
47/137	Will the pedestrian walkway on the north side of Building "A" be used by vehicles? If not, does a bollard need to be placed at the Witt Mews end (northwest corner of Building "A"). Will concrete/paver specifications support vehicle load?
47/137	What is the schedule for the Bosque Park and how will the north side of Building "A" interface with raw park land in terms of project sequencing?
47/137	Will the park wall be constructed as part of Phase I? If so, plans need to be included.
43/137	Provide concrete curb/ribbon restraint along south side of paver sidewalk on south side of Mildred Street.
PLANTING AND FURNITURE PLAN	
123/137	Is water fountain shown in Bosque Park part of Phase I? Should be part of park development.

*Paul Shaw
NJB
233-2033*

DRAFT

- 123/137 Red Oaks proposed for narrow Quorum left hand turn median are too large for this location. Consider substitute planting or paver.
- 123/137 Center all park benches between tree wells.
- 123/137 Lawn Type "A" on Quorum median shall be 'TexTurf 10' bermuda sod.
- 123/137 Red Oaks on Quorum crosswalk at Morris Avenue intersection are too close to the crosswalk curbs.
- 125/137 Bike racks and water fountain located at Morris Avenue park entrance is awkward. It appears that one bike rack and the litter receptacle are inside the park wall.
- 126/137 Why are the bike rack and litter receptacle shown inside the park?
- 127/137 All trash receptacles shall be maintained by Columbus Property Management.
- 127/137 All pots shall be irrigated, planted, and maintained by Columbus Property Management.
- 127/137 All Live Oaks shall be 200 gallon, container grown, 14'-16' height, 6' spread, full.
- All trees shall be inspected and field tagged on the designated nursery sites by the Town of Addison.**
- 127/137 'Nellie R. Stevens' holly are not listed on the plant schedule.
- 127/137 Holly are shown on sidewalk. Revise to show behind paved edge.
- 127/137 Add 'Tex Turf 10' solid sod on plant schedule to be placed on Quorum medians.

IRRIGATION PLAN

IN GENERAL

Cannot locate controller "A".
For maintenance ease, avoid 45 degree elbows on pipe larger than ¾".
Sleeve sizes need to be written in on the plans.
If possible, no fittings under hardscape, but if necessary, they must be housed in concrete traffic control box with metal lid.
Water meters need to be 1½", but DCA can be 2". Include approved master valve, flow meter, and necessary wiring at each water source.
Wherever possible, avoid putting mainline under hardscape.
Do not place valves in hardscape.
Quorum center medians have existing landscape and irrigation. Following construction, these need to be inspected for damage and implement repairs to Town's satisfaction.
Existing irrigation on the Quorum medians should be substantially salvageable. Rework design to incorporate these sections.
Scale in all title boxes is wrong.

DRAFT

Install extra wire to end of all mainline runs in every direction.
No QCU's are shown. Space every 200'.
Install isolation ball valves on main every 400'.

130/137

Some heads require arcs not shown in legend.
Some sleeves not shown.
Relocate valves and main to turf areas.
Some head symbols not drawn in proper location.
Some nozzles too large for given landscape area and overspray too much.
Eliminate crosses.
Coverage falls short or only single head coverage in some areas.
Some piping not sized.

131/137

Relocate valves and main into turf area.
Some sleeves not shown,
Some tree wells on turf zone and are being overwatered by additional turf heads. Redesign to keep turf water in turf zones.
Some heads require arcs not shown in legend.
Eliminate crosses.
Some piping not sized.
Coverage insufficient in some areas.
Provide 8 extra wires to Rond and use ball valve as main cap.

132/137

Some sleeves not shown.
Some heads omitted.
Eliminate crosses.
Some heads require arcs not shown in legend.
Some nozzles too large for landscape area and overspray too much.
No valves or fittings under paving.
Coverage insufficient in some areas.
Some pipe not sized.
Questionable design few areas.

133/137

Relocate valves to turf.
No fittings under paving.

134/137

Some areas have poor coverage or overspray onto hardscape.
Some sleeving not shown.
Some piping not sized.
Some head symbols not shown in proper location.
No valves under paving.
Label controllers with letter and change type.

135/137

Some sleeving not shown.

136/137

Some sleeving not shown.
Some nozzles too large for landscape area and overspray too much.
Questionable design few areas.

137/137

Rework details and notes to conform to Town's specifications.

ADDENDUM #1
IRRIGATION SPECIFICATIONS

1. Town of Addison Irrigation Specifications dated 1/11/96 supersede any and all others. However, any discrepancies between those of the approved construction plans and those of the Town must be brought to the attention of the Town's designated representative for a final determination.
2. Water taps will be 2" in size. All parts must conform to Town of Addison Water Department specifications and are the responsibility of the contractor to provide. Inspection of taps by Water Department representative must occur. Excavation and tap permits are required. Unless noted and approved, meters are to be 1½" in size and again conform to Water Department specifications for type and installation along with meter boxes and backfilling procedures. Contact: Keith Thompson (214) 450-2873 or Dave Wilde (214) 450-2872.
3. All paving must have Town-approved sleeve sizes and quantities present. It is the responsibility of the contractor to notify the Town of any area where sleeving should be present but is not and provide such materials at his cost. Any paving installed without sleeving will necessitate a bore and subsequent sleeving at the contractor's expense.
4. RainMaster controllers and associated hardware will be utilized on the job. Reference Town's Irrigation Specifications for this aspect of the job. Note: separate stations will be necessary for operation of lights, fountains, etc.; additional hardware is also needed and is to be purchased and installed by the contractor. For part numbers and pricing contact Matt Swor of Longhorn Supply at (214) 406-0222. For technical questions, contact Don Thompson of TNT at (214) 530-6789 or John Terosian of RainMaster at (800) 777-1477.

TOWN OF ADDISON
IRRIGATION SPECIFICATIONS

Revision 01/11/96

1. Design head to head with no single head coverage. Use appropriate size nozzles for a given landscape area so as not to spray onto or over paved surfaces or structures. Do not exceed manufacturer's recommendations.
2. All main line pipe 2 " and smaller is to be Schedule 40 belled PVC; larger sizes are to be Class 200. Put not more than two (2) pipes in any one trench. Class 200 belled PVC lateral piping is subject to prior approval by the Town.
3. Fittings: No crosses are permitted. Separate tees and/or elbows by at least 12". Reduction tees are preferred over use of reducer bushings. Only Spears and/or Lasco are permitted. Allow 18" outside of sleeve before first fitting. Prefer no 45 degree elbows on 1" and larger pipe.
4. Wiring: 14 ga. UF. Red - Control wires. White - Ground. Anytime wiring changes direction, such as at an elbow or tee, allow a loop at least one hand width (10 inches) alongside the fitting at that location. Only continuous wire runs are permissible unless otherwise approved. Wire should follow mainline where possible and lay along a single side not crossing over lateral lines.
5. Use King connectors for all wire splices. Allow at least 36" of pigtailed wire at each splice. All valve splices are to be housed in standard (large) rectangular plastic valve boxes. All field splices are to be in 10" round plastic valve boxes.
6. Only Weathermatic 11000 Series plastic valves are permitted. They are to be located within standard (large) rectangular plastic valve boxes with 4"-6" of pea gravel placed underneath the valve in such a manner as to prevent soil infiltration into the box.
7. Only Buckner Model 30A single lug ¾" QCV's are permitted. They are to be connected to a threaded fitting. Teflon paste and appropriate length gray Schedule 80 nipples and Schedule 40 fittings are to be used. House QCV in a 10" round plastic valve box.
8. All heads are to be attached to threaded fittings via 6" Lasco polyethylene nipples cut to the appropriate length. All nozzle sizes will be designated on the plans.

Pop-ups: Only Toro 570C Series are permitted, unless otherwise noted. Install ¾" above finished grade. Turf - 4" (includes tree bubblers within turf areas, use Toro SB-PC nozzles). Very low ground cover (<6" mature height) - 6" HP. Ground cover and low growing shrubs - 12" HP. Funny pipe for 12" HP installations with owner approval is acceptable if conditions warrant.

Bubblers: Bed areas only. Use Toro 500 Series stream or flood bubblers.

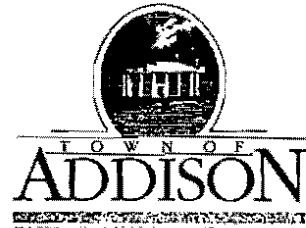
Rotaries: Only Hunter PGP Series are permitted, unless otherwise noted. Install $\frac{3}{4}$ " above finished grade.

Risers: Use Type-M copper with soldered male ends for Toro 570-S shrub adapters and female ends to attach to short polyethylene nipples screwed into threaded fittings. Owner reserves the right to determine placement of risers versus pop-ups.

9. Only Hersey MVR meters and three (3) brass flanges are acceptable. Meter lay lengths must be in accordance with Town of Addison's Public Works Department specifications. Stainless steel bolts and nuts must be used in the installation along with neoprene gaskets. House in appropriate size, (to be determined by Owner), concrete box with lid. To bring box to ground level use bricks or pavers, and backfill inside below meter base with at least 6" of pea gravel. Connection to main must be approved and inspected by the Town's Utilities Department and all tap materials are to be purchased at the expense of the contractor and must comply with the Town's specifications. A permit is also required.
10. Only Febco 805-Y Double Check assemblies are to be used. Connect to meter flange using Teflon paste and gray Schedule 80 nipple at least 12" in length. House in appropriate size, (to be determined by Owner), rectangular plastic valve box. See above meter installation instructions and follow same with the exception of using plastic valve box extensions for increased height. Connect irrigation mainline to DCA using Teflon paste and PVC male adapter.
11. Female threaded plastic ball valves with positive T-handle cut off must be installed. House in standard (large) rectangular plastic valve box and follow meter box installation instructions for DCA assembly.
12. Only an appropriate size Rain Master Evolution stainless steel controller with sensor and communication board and transient protection along with a stainless steel free-standing pedestal is permitted. Controller must include all necessary hardware to ensure communication and operation with the Town's central control located at 16801 Westgrove. Installation must also include, but not be limited to, additional Rain Master hardware such as: phone modem, flow meters, Weathermatic master valves, etc. Any additional direct burial wiring going to a device other than a station valve must have a separate solid color assigned to it. It is the contractor's responsibility to entail the cost of and work in conjunction with Southwestern Bell Telephone to establish a dedicated phone service and install an interface within the pedestal at each controller location via approved direct burial cable. Controllers are to be affixed to a Town-approved permanent concrete pad via four (4) 7/16" or larger stainless steel bolts, nuts and washers. All wiring is to enter the pedestal via approved size gray PVC sweep elbows extending at least 1" through the pad. Control wiring, 120-volt service, and phone cables are to be separated with each having its own access elbow. All local and national codes must conform to any and all aspects of the installation. All

controllers are to be wired for remote operation with Irritrol RVC units; to achieve this utilize appropriate size universal pig tail adapters. The entire installation must conform to Rain Master specifications and be approved by the Town prior to and be inspected during installation. Such specifications will include grounding and pad configurations and distances of separation from water meter to master valve to flow meter and first fitting. Additional Rain Master hardware will be needed to control remote devices such as lighting, fountains, or booster pumps; these will also be the responsibility of the contractor to supply, install and ensure proper operation. The Town of Addison may also specify the installation of a Rain Master ET Tracker and any related equipment to make it a functional component of the computer-controlled system. A mini-click freeze sensor must be installed at every controller in an approved location and by an approved method.

13. Use clean and approved loam to backfill all pipe to a depth of at least 6" above top of pipe. All heads and boxes are to be backfilled to grade with loam. Remainder of trench may be filled using clean and approved soil. No rocks greater than 1" are allowed. Compact trenches to alleviate settling. Minimal depth of coverage is 12".
14. All sleeves 2" and smaller will be Schedule 40 PVC with size and approximate location noted on the plan. Larger sizes will be Class 200. All piping underneath paving, including sidewalks, must be sleeved. All sleeves are to be belled PVC pipe.
15. Use appropriate and approved PVC solvent. Avoid excessive use and wipe all joints and fittings clean.
16. The installer is responsible for resetting head and/or box height due to settling. Contractor must supply a workmanship warranty for (1) year from date of completion.
17. All work is to be accomplished by or directly supervised by an on-site irrigator licensed by the State of Texas.
18. Prior to any backfilling of trenches, an inspection by the Town's representative must take place and implement any necessary changes; otherwise, manual excavation to enable proper inspection will be necessary.
19. Valve sequencing must be performed by the contractor and in an order approved by the Town's representative. At least 6" of extra station wiring within the bottom of the pedestal is necessary for each zone and must be of neat and orderly appearance.
20. Plans are diagrammatic and field adjustments are often necessary. For this reason, prior to trenching, head layout with flags needs to be done and locations approved by Town's representative. Not doing so may result in the relocation of heads at the contractor's expense.
21. Communication is the key. If you are unsure - CALL!



ENVIRONMENTAL SERVICES

(214) 450-2821 Facsimile (214) 931-6643

16801 Westgrove Road

Post Office Box 144 Addison, Texas 75001

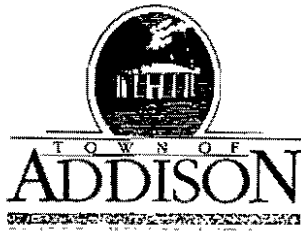
Copies to:
Bryant Nail
Jeff Nigh
Andy Oakley

January 8, 1996

TO: *Jg* John Baumgartner, Director Public Works
FROM: Neil Gayden, Environmental Services Official
RE: Grease traps for retail food lease spaces at the Urban Center

Be advised that each lease space to be occupied by food and beverage retailers must be equipped with a separate and distinct grease trap. Each trap must be located outdoors accessible to vacuum truck cleaning and be sized according to the Food Products and Plumbing codes. Due to building configurations, sewer location, restrictive clearances, etc., installing grease traps after infrastructure and buildings are completed may be a logistical nightmare if not altogether impossible. Therefore, we strongly recommend that properly sized and suitably located grease traps be installed at any and all lease spaces projected for foodservice facilities during building construction OR verify that traps can be installed to code as spaces are leased and being readied for occupancy. Situations cannot be created or allowed that renders a lessee unable to install a proper grease trap.

I am available to discuss these matters with you or anyone representing the project.



ENVIRONMENTAL SERVICES

(214) 450-2821 Facsimile (214) 931-6643

16801 Westgrove Road

Post Office Box 144 Addison, Texas 75001

January 8, 1996

Copies to: Bryant Nail, Jeff Nigh, Andy Oakley

TO: *Jg* John Baumgartner, Director Public Works

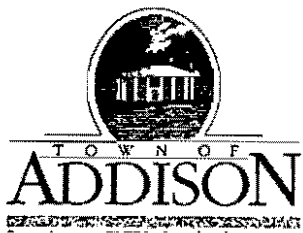
FROM: Neil Gayden, Environmental Services Official

RE: Grease traps for retail food lease spaces at the Urban Center

Be advised that each lease space to be occupied by food and beverage retailers must be equipped with a separate and distinct grease trap. Each trap must be located outdoors accessible to vacuum truck cleaning and be sized according to the Food Products and Plumbing codes. Due to building configurations, sewer location, restrictive clearances, etc., installing grease traps after infrastructure and buildings are completed may be a logistical nightmare if not altogether impossible. Therefore, we strongly recommend that properly sized and suitably located grease traps be installed at any and all lease spaces projected for foodservice facilities during building construction OR verify that traps can be installed to code as spaces are leased and being readied for occupancy. Situations cannot be created or allowed that renders a lessee unable to install a proper grease trap.

I am available to discuss these matters with you or anyone representing the project.

*Copies to: (written records)
Bryant Nail
Jeff Nigh
Andy Oakley*



ENVIRONMENTAL SERVICES

16801 Westgrove Road

(214) 450-2821 Facsimile (214) 931-6643

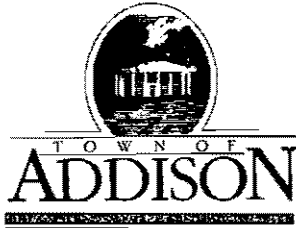
Post Office Box 144 Addison, Texas 75001

January 8, 1996

TO: *Jg* John Baumgartner, Director Public Works
FROM: Neil Gayden, Environmental Services Official
RE: Grease traps for retail food lease spaces at the Urban Center

Be advised that each lease space to be occupied by food and beverage retailers must be equipped with a separate and distinct grease trap. Each trap must be located outdoors accessible to vacuum truck cleaning and be sized according to the Food Products and Plumbing codes. Due to building configurations, sewer location, restrictive clearances, etc., installing grease traps after infrastructure and buildings are completed may be a logistical nightmare if not altogether impossible. Therefore, we strongly recommend that properly sized and suitably located grease traps be installed at any and all lease spaces projected for foodservice facilities during building construction OR verify that traps can be installed to code as spaces are leased and being readied for occupancy. Situations cannot be created or allowed that renders a lessee unable to install a proper grease trap.

I am available to discuss these matters with you or anyone representing the project.



STREET DEPARTMENT

Post Office Box 144, Addison, Texas 75001

(214) 450-2841 FAX (214) 931-6648

16801 Westgrove

M E M O R A N D U M

To: John Baumgartner
From: Robin Jones *RT*
Date: March 2, 1995
Subject: Addison Urban Center

I have reviewed the preliminary plans submitted for the Addison Urban Center and have confined my comments to street related issues.

All bricks being used as a paving material for streets, alleys and sidewalks should be interlocking concrete pavers. Street pavers should be placed on eight inches of concrete over a six inch lime stabilized base. Pavers used as sidewalks should be placed on four inches of concrete over one inch of cushion sand.

All street, alley and driveway radiuses should be increased. Streets and alleys should have minimum 30 foot radiuses and driveways should have minimum 15 foot radiuses. Concrete under sidewalk pavers at all intersections should be thickened to eight inches to support trucks driving over curbs.

A traffic plan detailing all street signs and markings should be included with any final plans submitted for this development.

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

901 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-3793

TELEPHONE (214) 672-2000

FAX (214) 672-2020

CHARLES SORRELLS
(1925-1982)

JOHN M. HILL
(214) 672-2170

307 W. WASHINGTON, SUITE 100
P.O. BOX 1127
SHERMAN, TEXAS 75091-1127
TELEPHONE (903) 893-8999

NCNB TEXAS NATIONAL BANK BLDG, SUITE 321
100 WEST ADAMS AVENUE
P.O. BOX 785
TEMPLE, TEXAS 76503-0785
TELEPHONE (817) 771-2800

ONE AMERICAN CENTER, SUITE 777
909 E.S.E. LOOP 323
TYLER, TEXAS 75701-9684
TELEPHONE (903) 581-5588

January 15, 1996

VIA TELECOPY AND U.S. MAIL

Mr. John Baumgartner
City Engineer
Town of Addison
P.O. Box 144
Addison, Texas 75001

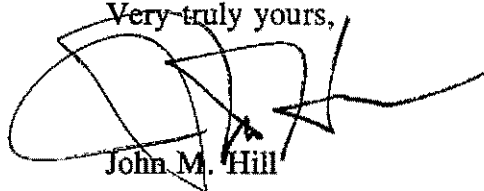
Re: Addison Circle Phase I - Assignment and Construction Services Agreement

Dear John:

Enclosed is a proposed Assignment and Construction Services Agreement regarding the assignment of the Addison Circle construction contract to Gaylord and Columbus. The Master Facilities Agreement provides that, after the award and execution of the construction contract, the City's rights and obligations in the contract are to be assigned to Gaylord and Columbus. Gaylord and Columbus is thereafter to act and serve as the owner and construction manager under the construction contract.

After you have had an opportunity to review the Assignment, please let me know if you have any questions or comments.

Very truly yours,



John M. Hill

JMH:wn
Enclosure

cc: Mr. Kenneth C. Dippel

STATE OF TEXAS

§
§
§
§

**ASSIGNMENT AND CONSTRUCTION
SERVICES AGREEMENT**

COUNTY OF DALLAS

This Assignment and Construction Services Agreement ("Assignment") is made and entered into this ___ day of _____, 1996 by and between the Town of Addison, Texas, a Texas home rule city (the "City"), Gaylord Properties, Inc., a Texas corporation ("Gaylord"), and Columbus Realty Trust, a Texas real estate investment trust ("Columbus").

WHEREAS, Gaylord and Columbus hold interests in certain real property located in the City and generally described as all of the land lying within the Residential Subdistrict of the Urban Center District, as described in City Ordinance No. 095-____ and as depicted on the Concept Plan attached thereto, which real property is now generally referred to as the "Addison Circle"; and

WHEREAS, in accordance with the planned development zoning on the property, the Addison Circle is to be a mixed use development, which includes multi-family residential, retail, office, and civic uses, with the development to occur in phases over a period of up to 12 years; and

WHEREAS, to encourage the development of the property, the City Council by Resolution 095-___ heretofore approved the expenditure of public funds in the amount of \$9 million in order to participate in the costs of public improvements to serve the Addison Circle; and

WHEREAS, in order to establish a process for the allocation of those public funds and to coordinate the construction of the Addison Circle public and private improvements, the City, Gaylord and Columbus entered into a Master Facilities Agreement dated July 17, 1995 (a true and correct copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference), which Agreement provides that the City initially enter into a contract with a construction contractor for the construction of the public infrastructure improvements, and thereafter assign all of its rights, powers, duties and obligations under the construction contract to Gaylord and Columbus; and

WHEREAS, Gaylord and Columbus expressed to the City their desire to initiate the development of Phase I of the Addison Circle and, in accordance with law and the Master Facilities Agreement, the City solicited sealed bids for the construction of the Phase I public improvements and a portion of the public improvements for Phase II (which improvements are described in those construction contract documents entitled "Town of Addison, Construction Specifications and Contract Documents, Addison Circle Phase I" dated December, 1995 (the "Construction Contract"), a true and correct copy of which is on file with the City Engineer and is incorporated herein by this reference); and

WHEREAS, the City, following the receipt and opening of the sealed bids and upon recommendation from Huitt-Zollars Engineering, engineers for the Addison Circle Phase I public improvements, awarded the bid for such construction to _____ ("Contractor") and has now executed the Construction Contract with the Contractor; and

WHEREAS, the City desires to assign to Gaylord and Columbus all of its rights, powers, duties and obligations in and to the Construction Contract and to recognize Gaylord and Columbus as the construction manager for the Addison Circle Phase I construction project.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, and other good and valuable consideration, the CITY, GAYLORD and COLUMBUS do hereby contract and agree as follows:

Section 1. Assignment. The City does hereby assign and transfer all of its rights, powers, duties and obligations under the Construction Contract to Gaylord and Columbus. Gaylord and Columbus shall hereafter act and serve as the owner and construction manager under the Construction Contract for all purposes, including inspection, material testing, staking, supervision and coordination of all construction work.

Section 2. Construction Management.

A. Inspection of Work. Gaylord and Columbus shall use its best efforts to insure that the Work (as that term is defined in the Construction Contract) to be performed under the Construction Contract is completed in a timely manner in accordance with the Construction Contract documents, plans and specifications. Gaylord and Columbus shall thoroughly inspect the Work of the Contractor to guard the City against defects and deficiencies in the Work without assuming responsibility for the means and methods used by the Contractor.

B. Contractor Claims. Except as provided in paragraph C of this Section 2, Gaylord and Columbus shall fully and completely pay or settle, by litigation or otherwise, any claims of the construction contractor arising out of the performance of the construction contract without involving the City.

C. Payment to Contractor; City's Wrongful Failure to Make Payments.

1. Gaylord and Columbus shall review all invoices or pay estimates received from the Contractor and forward the same to the City for payment with such supporting documentation as the City may require. All payments for Work performed under the Construction Contract shall be made by the City to Gaylord and Columbus for forwarding to the Construction Contractor. The City shall not make a payment under any such invoice or pay estimate unless Gaylord and Columbus has provided to the City a certification regarding the invoice or pay estimate and Gaylord and Columbus has reviewed and approved the same. Gaylord's and Columbus' certification shall be by affidavit sworn to by the appropriate official of Gaylord and Columbus authorized to submit the same, and shall certify that the estimate of Work completed for the relevant period is true and correct to the best of Gaylord's and

Columbus' information and belief, has been measured and verified in accordance with the Construction Contract documents, and that all Construction Contract preconditions to payment have been met. Copies of all material testing results shall be furnished with the certification.

2. In the event that claims from the Contractor under the Construction Contract result from the wrongful failure by the City to make construction payments in accordance with the terms of the Master Facilities Agreement and the Construction Contract, Gaylord and Columbus may seek reimbursement in accordance with this paragraph C. In the event Gaylord and Columbus intend to seek reimbursement from the City for the expense incurred by Gaylord and Columbus in resolving any claim caused directly by the City's wrongful failure to make such construction payments, Gaylord and Columbus shall notify the City in writing of the claim and any proposed settlement or resolution. The City reserves the right upon such notice, and at the City's sole election, to make an audit of all books, records, accounts and other data of the construction contractor relating to the claim and overall performance of the construction contract before approving payment of such claim.

D. Insurance; Indemnity. Until such time that the Work has been finally completed and accepted by the City, Gaylord and Columbus shall:

1. Acquire and maintain comprehensive general liability insurance in the amount of \$ (the Construction Contract amount or \$1,000,000, whichever is greater) . Such insurance shall cover any and all claims which might arise out of the Construction Contract, whether by the Contractor, a subcontractor, materialman or otherwise. All such insurance shall: (a) be issued by a carrier which is rated "A-1" or better by A.M. Best's Key Rating Guide and licensed to do business in the State of Texas, and (b) name the City as an additional insured. Certified copies of all of such policies shall be delivered to the City upon the execution of a construction contract; provided, however, that the City, in its sole discretion and in lieu of certified copies of such policies, may permit the delivery of certificates of insurance together with the declaration page of such policies, along with the endorsement naming the City as an additional insured. Each such policy shall provide that, at least 30 days prior to the cancellation, non-renewal or modification of the same, the City shall receive written notice of such cancellation, non-renewal or modification; and

2. Indemnify the City, its officers and employees against, and hold the City, its officers and employees harmless from, at Gaylord's and Columbus' cost, any and all liability, actions, causes of action, lawsuits, judgments, claims, damages, costs or fees, including reasonable attorney's fees (including claims for contractual damages, or claims for injury to person or property or death of any person) resulting from or based, in whole or in part, any act or omission of Gaylord and Columbus acting as the construction manager pursuant to this Assignment and the Master Facilities Agreement. The provisions of this paragraph shall survive the termination of this Agreement.

Section 3. Texas Law to Apply; Venue. The validity of this Assignment and of any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Venue under this Assignment lies in Dallas County, Texas.

Section 4. Entire Agreement. This Assignment represents the entire and integrated agreement between the City and Gaylord and Columbus relative to the matters contained herein and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Assignment may be amended only by written instrument signed by both the City and Gaylord and Columbus.

Section 5 Severability. If any clause, paragraph, section or portion of this Assignment shall be found to be illegal, unlawful, unconstitutional or void for any reason, the balance of the Assignment shall remain in full force and effect and the parties shall be deemed to have contracted as if said clause, section, paragraph or portion had not been in the Assignment initially.

Section 6. Notices. Where the terms of this Agreement require that notice in writing be provided, such notice shall be deemed delivered three (3) days following the deposit of the notice in the United States mail, postage prepaid, and sent by certified mail, return receipt requested and properly addressed as follows:

TO TOWN OF ADDISON:

P.O. Box 144
Addison, Texas 75001

Attn: City Manager

TO GAYLORD PROPERTIES, INC.:

1011 N. Central Expressway
Dallas, Texas 75231

Attn: Glenn Stinchcomb

TO COLUMBUS REALTY TRUST:

15851 Dallas Parkway
Suite 855
Dallas, Texas 75248

Attn: Bryant Nail

Section 7. Incorporation of Recitals. The recitals set forth herein are intended, and are hereby deemed, to be a part of this Agreement.

Section 8. Authority to execute. The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Assignment on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

Section 9. Binding effect. This Assignment shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

EXECUTED at Dallas County, Texas on the day and year first written above.

TOWN OF ADDISON, TEXAS

GAYLORD PROPERTIES, INC.

By: _____
Ron Whitehead, City Manager

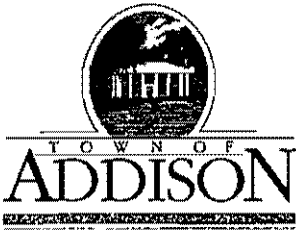
By: _____

ATTEST:

COLUMBUS REALTY TRUST

By: _____
Carmen Moran, City Secretary

By: _____



FIRE DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(214) 450-7200 FAX (214) 450-7208

4798 Airport Parkway

MEMORANDUM

December 27, 1995

TO: John Baumgartner, Director of Public Works
FROM: Gordon C. Robbins, Fire Prevention Chief
SUBJECT: Addison Circle - Street and Water plans

I have received and reviewed the above plans and have the following comments:

STREET PLAN

The Fire Department finds no issues of concern with this submittal.

WATER PLAN

Hydrant locations are not shown on this submittal. In order to make an appropriate review of the proposed water supply system, fire hydrant locations and main sizes must be available.

Please contact me if you require additional information.

c: Carmen Moran, Director of Development Services

JOHN:

IF YOU HAVE A SET
WITH HYDRANT LOCATIONS,
LET ME KNOW + I'LL
COME LOOK AT THEM.

THANKS

TOWN OF
ADDISON

PUBLIC WORKS

To: Andy Oakley

From: John Baumgartner, P.E.
Director

Company: Huitt-Zollars

Phone: 214/450-2886

FAX #: 871-0757

FAX: 214/931-6643

Date: 1/5/96

16801 Westgrove
P.O. Box 144
Addison, TX 75001

of pages (including cover): 3

Original in mail Per your request FYI Call me

Comments:

TOWN OF
ADDISON

PUBLIC WORKS

To: Bryant Nail

From: John Baumgartner, P.E.
Director

Company: Columbus Realty Trust

Phone: 214/450-2886

FAX #: 770-5129

FAX: 214/931-6643

Date: 1/5/96

16801 Westgrove
P.O. Box 144
Addison, TX 75001

of pages (including cover): 3

Original in mail Per your request FYI Call me

Comments:

TOWN OF
ADDISON

PUBLIC WORKS

To: Carmen Moran

From: John Baumgartner, P.E.
Director

Company: _____

Phone: 214/450-2886

FAX: 214/931-6643

FAX #: _____

Date: 1/5/96

16801 Westgrove

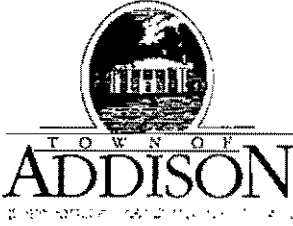
P.O. Box 144

Addison, TX 75001

of pages (including cover): 3

Original in mail Per your request FYI Call me

Comments:



DRAFT

PARKS & LEISURE SERVICES

(214) 450-2851 • FAX (214) 248-7814

Post Office Box 144 Addison, Texas 75001

16801 Westgrove

January 11, 1996

Mr. Paul Shaw
Newman, Jackson, Bierberstein, Inc.
12770 Coit #210
Dallas, Texas 75251

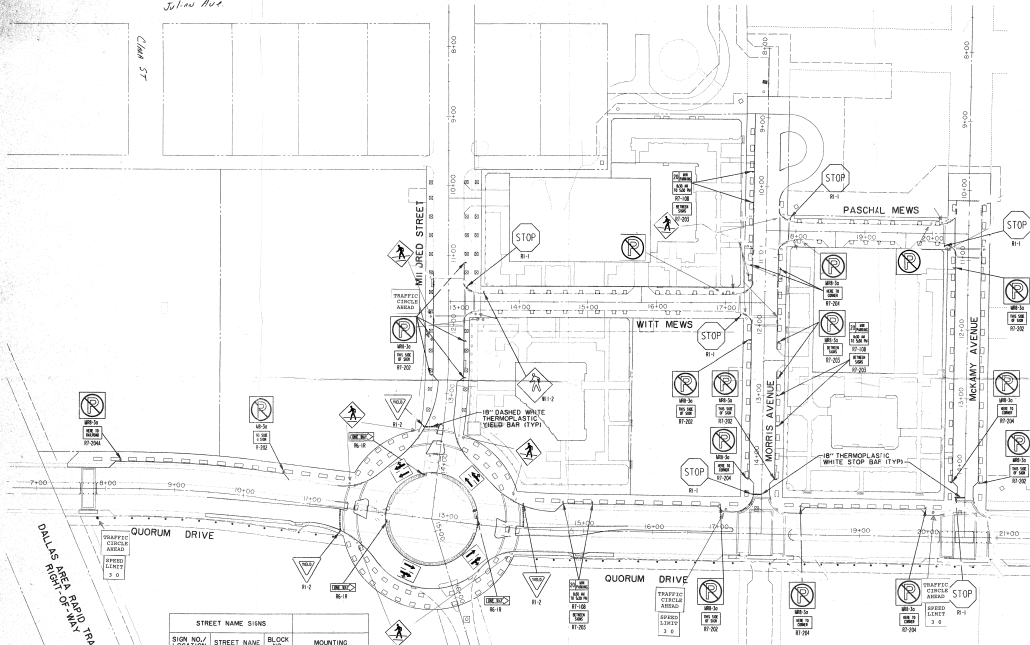
*Paul Shaw
NJB
233-2033*

**RE: Plan Review - Urban Center Phase I
(Sleeving, Paving, Streetscape, Landscaping, Irrigation)**

Sheet #	Comments
SLEEVING PLAN	
42/137	Provide (2) 4" sleeve from Rond Point to northwest side of intersection for irrigation/fountain water supply.
42/137	Provide sleeves for proposed planter pot from private development. Private development shall maintain pots including watering.
SURFACE PATTERNING PLAN	
42/137	Determine limit of project on east and west side of Quorum.
42/137	Submit proposed brick paver for approval.
47/137	Will the pedestrian walkway on the north side of Building "A" be used by vehicles? If not, does a bollard need to be placed at the Witt Mews end (northwest corner of Building "A"). Will concrete/paver specifications support vehicle load?
47/137	What is the schedule for the Bosque Park and how will the north side of Building "A" interface with raw park land in terms of project sequencing?
47/137	Will the park wall be constructed as part of Phase I? If so, plans need to be included.
43/137	Provide concrete curb/ribbon restraint along south side of paver sidewalk on south side of Mildred Street.
PLANTING AND FURNITURE PLAN	
123/137	Is water fountain shown in Bosque Park part of Phase I? Should be part of park development.

Julius Ave

CRAW ST

DALLAS AREA RAPID TRANSIT
RIGHT-OF-WAY

QUORUM DRIVE

QUORUM DRIVE

STREET NAME SIGNS		
SIGN NO./LOCATION	STREET NAME	BLOCK NO. MOUNTING
1	MORRIS AVE. XXXX	LIGHT POLE
2	QUORUM DR. XXXX	NEW SIGN POLE
3		TRAFFIC SIGN POLE

NOTES:

- ALL TRAFFIC SIGN DESIGN, FABRICATION AND PLACEMENT SHALL CONFORM TO THE LATEST ISSUE OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- STREET NAME SIGNS ARE TO BE MOUNTED ON STOP SIGNS AND YIELD SIGNS, MOST SHOULD BE ON LIGHT POLES IF POSSIBLE.
- BEFORE TO FINAL INSTALLATION OF SIGNS, CONTRACTOR SHALL REVIEW PLACEMENT WITH THE DIRECTOR OF PUBLIC WORKS TO ENSURE PROPER VISIBILITY RELATIVE TO COMPLETION OF OTHER IMPROVEMENTS.

PRELIMINARY

NOT FOR CONSTRUCTION
BIDDING OR PERMITS PURPOSES
FOR REVIEW ONLY
IN-PROGRESS SET
MULTI-ZONING, INC.
10001 W. HIGHTWAY 175, BOX 10000
DALLAS, TEXAS 75243

SIGNAGE PLAN
ADDISON CIRCLE
PHASE I PUBLIC INFRASTRUCTURE

DESIGN	DRAWN	APPR.	SCALE	DATE	PROJECT NO.	NO.
H21	H21	KAR	1/30'	DEC-95	HE2-04	11/12

MULTI-ZONING, INC./Engineering/Architecture

DESIGN: FOR NORTH INTERSECTION OF ADDISON CIRCLE AND QUORUM DRIVE

DATE: 12/15/95

PROJECT NO.: HE2-04

SHEET NO.: 11/12

SCALE: 1/8" = 1'-0"