

THE TOWN OF ADDISON, TEXAS

WATER, SANITARY SEWER, PAVING, GRADING, AND DRAINAGE IMPROVEMENTS

TO SERVE

LOTS 1 AND 2, BLOCK A, MERIDIAN SQUARE BUILDING 3/4, PHASE 3 TOWN PROJECT # 15-05



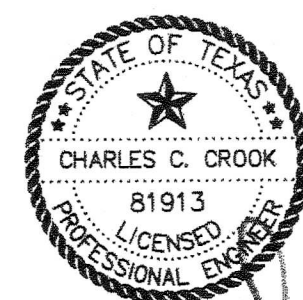
VICINITY MAP

SHEET INDEX

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	MERIDIAN SQUARE DRAINAGE AREA MAP (BY DOWDY ANDERSON & ASSOCIATES, INC., NOVEMBER 2008, FOR REFERENCE ONLY)
	LANDSCAPE, HARDSCAPE, AND IRRIGATION PLAN

NOTE:

- 1) ALL REFERENCES TO TOWN SHALL MEAN "TOWN OF ADDISON"
- 2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS.
- 3) THIS PROJECT SEEKS TO CONVERT UNDEVELOPED LAND INTO A RESIDENTIAL/CONDOMINIUM UNIT WITH ASSOCIATED WATER, SANITARY SEWER, PAVING, GRADING, AND DRAINAGE IMPROVEMENTS TO SERVE THAT PURPOSE.
- 4) THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA.



CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.CCrookConsulting.com

APPROVED FOR CONSTRUCTION

Town of Addison

Infrastructure Operations And Services Department

APPROVED BY: *[Signature]*

DATE: 4/20/16

16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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

Approved for Construction

Town of Addison Parks Dept.

See and adhere to notes below

Plantings: Use 1 gal. Liriope in lieu of 4" Mondo Grass
Irrigation:
1. Use Rain Master Evolution DX 2 controller with stainless steel pedestal, HD lightning protection, and phone communication and flow sensing boards
2. Install properly sized Data Industrial flow meter
3. Ball valves must be Spears
4. Use 90 degree elbows at valves, not 45s
5. Use standard rectangular valve boxes on all station and master valves
6. All irrigation products and installation must adhere to the Town of Addison Irrigation Specifications

TOWN OF ADDISON
STANDARD DETAIL
SHEETS INCORPORATED
HEREIN BY REFERENCE.

LINE	BEARING	LENGTH
T1	N78°07'57"W	26.58'
T2	S44°34'30"W	10.93'
T3	N89°55'24"E	20.00'
T4	S85°40'41"E	26.08'
T5	S44°34'30"W	14.06'
T6	N0°04'36"W	53.00'
T7	S89°55'24"W	20.00'
T8	N0°04'36"W	3.25'

PARKWAY BUSINESS CENTER I
VOLUME 98002, PAGE 0016
D.R.D.C.T.

HWK, INC.
VOLUME 96050, PAGE 06410
D.R.D.C.T.

SWGA, LTD.
VOLUME 96046, PAGE 3806
D.R.D.C.T.

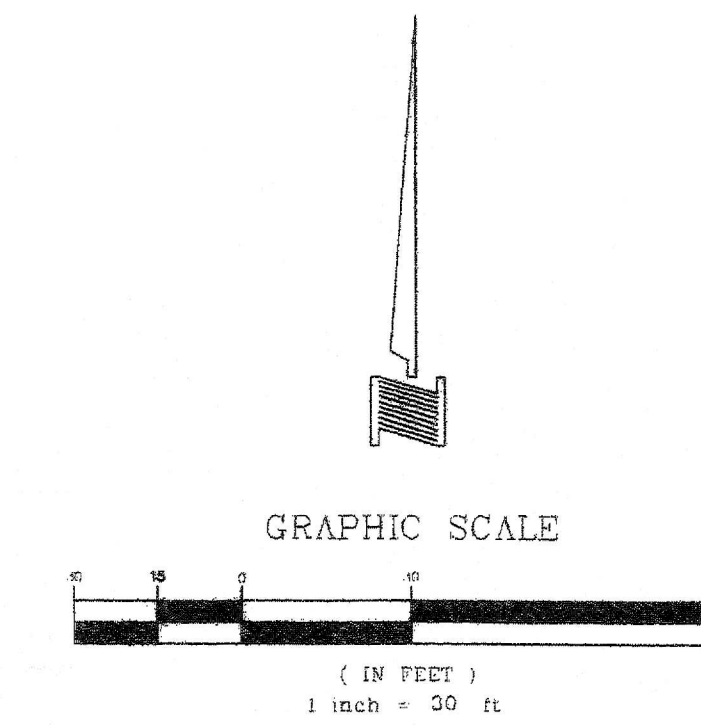
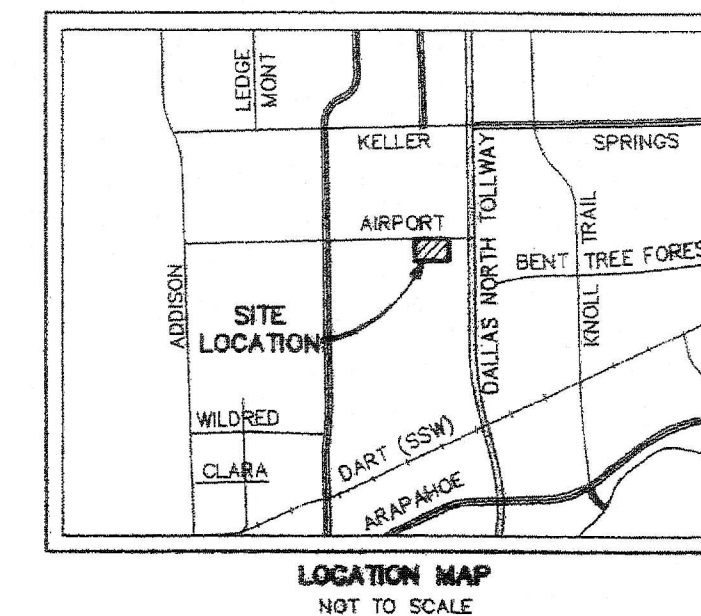
FAIRFIELD ADDISON CIRCLE, L.P.
DOCUMENT NO. 200600426816
D.R.D.C.T.

LEGEND

UE = UTILITY EASEMENT
PAE = PUBLIC ACCESS EASEMENT
BL = BUILDING LINE
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
⊙ = 5/8" IRON ROD FOUND W/ YELLOW PLASTIC CAP
STAMPED "DCA" (UNLESS OTHERWISE NOTED)
■ = "X" SET IN CONCRETE

REVISED:

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°41'50"	40.00'	40.49'	63.32'	N44°34'29"E 56.91'
C2	17°27'27"	15.00'	2.30'	4.57'	N09°30'09"W 4.55'
C3	17°27'27"	15.00'	2.30'	4.57'	S07°57'19"W 4.55'
C4	89°18'11"	10.00'	9.88'	15.59'	N45°25'30"W 14.06'
C5	15°27'58"	15.00'	2.04'	4.05'	S82°11'25"W 4.04'
C6	15°27'58"	15.00'	2.04'	4.05'	S82°20'37"E 4.04'



PLAT NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING OF N54°49'11"W AND A DISTANCE OF 808.39'.
2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DCA".
3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
4. THE BUILDING LINES ARE SET BY AMENDMENT TO THE UC ZONING.

45 LOTS ~ 4.019 ACRES FINAL PLAT MERIDIAN SQUARE A REPLAT OF QUORUM EAST ADDITION

AS RECORDED IN VOLUME 98001, PAGE 33
MAP RECORDS, DALLAS COUNTY, TEXAS
TOWN OF ADDISON
G.W. FISHER SURVEY ~ ABSTRACT NO. 482
DALLAS COUNTY, TEXAS

OCTOBER 2008 SCALE: 1"=30'
OWNERS
ADDISON URBAN DEVELOPMENT PARTNERS, LLC
500 W. LOOKOUT DRIVE
972-248-2147 RICHARDSON, TEXAS 75080

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 100 Plano, Texas 75093 972-931-0694

DOWDEY, ANDERSON & ASSOCIATES, INC.

QUORUM PARKWAY
(92' ROW)

AIRPORT PARKWAY
(60' ROW)

CITY OF ADDISON
VOLUME 99002, PAGE 00016
D.R.D.C.T.

SPECTRUM DRIVE
(VARIABLE WIDTH ROW)

15851 DALLAS NORTH PARKWAY ADDITION
VOLUME 95021, PAGE 1686
M.R.D.C.T.

CITY OF ADDISON
VOLUME 99002, PAGE 00016
D.R.D.C.T.

CALLOWAY DRIVE
(61' ROW)

BREEDLOVE PLACE

BLOCK E

LOT 2

LOT 1

BLOCK D

LOT 5

PARK VIEW AT ADDISON CIRCLE
VOLUME 2006032, PAGE 54
M.R.D.C.T.

LOT 4

LOT 1

DOC. NO. 201000132597

1 OF 2

070318 986

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ADDISON URBAN DEVELOPMENT PARTNERS, LLC is the owner of a tract of land located in the G.W. FISHER SURVEY, ABSTRACT NO. 482, Town of Addison, Dallas County, Texas and being part of Quorum East Addition, an Addition to the Town of Addison, Dallas County, Texas according to the Plat thereof recorded in Volume 98001, Page 33, Map Records, Dallas County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Addison Urban Development Partners, LLC, recorded in Document Number 20080228452, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner in the South right-of-way line of Airport Parkway, a 60 foot right-of-way, at the North end of a corner clip;

THENCE North 89 degrees 52 minutes 10 seconds East, with said South right-of-way line, a distance of 469.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "BURY & PARTNERS" found for corner at the North end of a corner clip;

THENCE South 45 degrees 22 minutes 20 seconds East, a distance of 28.47 feet to an "X" found for corner in the West right-of-way line of Spectrum Drive, a variable width right-of-way at the South end of a corner clip;

THENCE South 00 degrees 46 minutes 25 seconds East, with said West right-of-way line, a distance of 334.62 feet to an "X" found for corner in the North line of Calloway Drive, a 61 foot right-of-way;

THENCE South 89 degrees 55 minutes 24 seconds West, with said North right-of-way line, a distance of 496.67 feet to a "X" set in concrete for corner in the East line of Quorum Parkway, a 92 foot right-of-way;

THENCE North 00 degrees 05 minutes 46 seconds West, with said East right-of-way line, a distance of 351.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner at the South end of a corner clip;

THENCE North 44 degrees 47 minutes 48 seconds East, a distance of 4.23 feet to the POINT OF BEGINNING and containing 4.019 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ADDISON URBAN DEVELOPMENT PARTNERS, L.L.C. ("Owner") does hereby adopt this plat designating the herein above described property as MERIDIAN SQUARE, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon. The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service. Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

Witness my hand at Richardson, Texas this the 4th day of September, 2009.

ADDISON URBAN DEVELOPMENT PARTNERS, LLC

By: [Signature]

Name: STEVEN KING

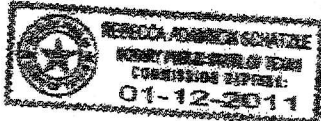
Title: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Steven King, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Addison Urban Development Partners, LLC, and that he executed the same as the act of said Limited Partnership for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of September, 2009.

Rebecca Odumson Schatzel
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Addison, Texas.

[Signature] 9/2/09
Sean Patton
Registered Professional Land Surveyor
No. 5660

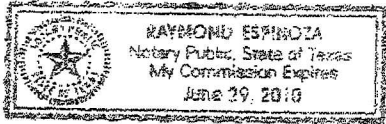


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of Sept, 2009.

[Signature]
Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, ON THE 12th DAY OF May, 2009.

MAYOR [Signature]

QTY SECRETARY [Signature]

LOT AREA TABLE	
LOT NUMBER	AREA
A-1	28059 SF
A-2	24006 SF
B-1	1403 SF
B-2	1210 SF
B-3	1210 SF
B-4	1211 SF
B-5	1211 SF
B-6	1326 SF
B-7	1278 SF
B-8	1166 SF
B-9	1166 SF
B-10	1166 SF
B-11	1166 SF
B-12	1352 SF
C-1	1439 SF
C-2	1320 SF
C-3	1320 SF
C-4	1320 SF
C-5	1320 SF
C-6	1320 SF

LOT AREA TABLE	
LOT NUMBER	AREA
C-7	1320 SF
C-8	2270 SF
C-9	2035 SF
C-10	1210 SF
C-11	1210 SF
C-12	1210 SF
C-13	1210 SF
C-14	1210 SF
C-15	1210 SF
C-16	1210 SF
C-17	1210 SF
C-18	1402 SF
C-19	1351 SF
C-20	1166 SF
C-21	1166 SF
C-22	1166 SF
C-23	1166 SF
C-24	1166 SF
C-25	1457 SF
C-26	1986 SF

LOT AREA TABLE	
LOT NUMBER	AREA
C-27	1658 SF
C-28	1166 SF
C-29	1166 SF
C-30	1271 SF
D-1	14739 SF

Conformed Copy
Official Public Records
John F. Harman, County Clerk
Dallas County, TEXAS
05/26/2010 10:05:54 AM
\$65.00



201000132597

45 LOTS ~ 4.019 ACRES
FINAL PLAT
MERIDIAN SQUARE
A REPLAT OF
QUORUM EAST ADDITION
AS RECORDED IN VOLUME 98001, PAGE 33
MAP RECORDS, DALLAS COUNTY, TEXAS
TOWN OF ADDISON
G.W. FISHER SURVEY ~ ABSTRACT NO. 482
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OCTOBER 2008
SCALE: 1"=30'
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972-248-2147 RICHARDSON, TEXAS 75080
ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

QUORUM PARKWAY
(92' R.O.W.)

AIRPORT PARKWAY
(60' R.O.W.)

MERIDIAN LANE

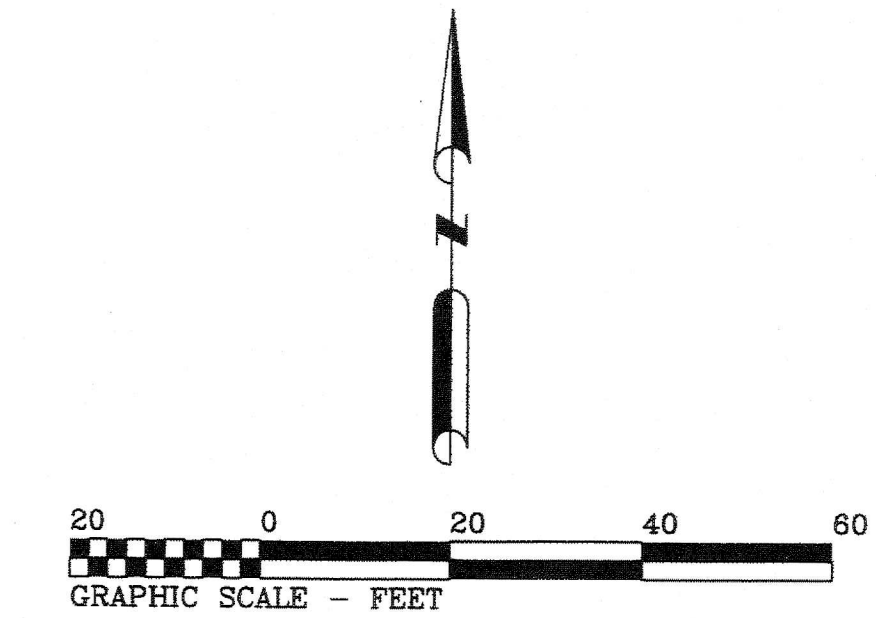
MERIDIAN LANE

BLOCK C

LOT 2

LOT 7

LOT 6



- NOTES:
- 1) THERE ARE NO SENSITIVE AREAS, e.g. STEEP SLOPES, ERODIBLE SOILS, OR WET AREAS, ON THIS SITE.
 - 2) EXISTING VEGETATION ON THE SITE CONSISTS OF NATIVE GRASSES
 - 3) FRANCHISE UTILITY LOCATIONS DETERMINED BY SAVANNAH DEVELOPERS BY ON-SITE INSPECTION.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *David E. White*
DATE: *4/20/16*
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

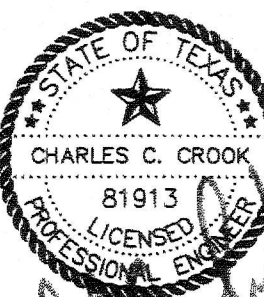
All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

- BENCHMARKS:
1. TOP OF CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 65 FEET SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY ELEV. 630.7'
 2. TOP OF CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF MERIDIAN LANE APPROXIMATELY 170 FEET SOUTH OF THE CENTERLINE INTERSECTION OF MERIDIAN LANE AND AIRPORT PARKWAY ELEV. 620.7'

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
ADDISON, TEXAS 75003
817-453-1210 FAX
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MERIDIAN SQUARE
PHASE 3
(Building 3/4)

SITE PLAN



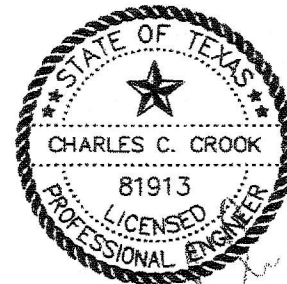
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SHEET No.

1 of 1

- UTILITY NOTES
1. THIS SECTION IS FOR SANITARY SEWER, WATER LINE AND STORM DRAINAGE CONSTRUCTION ONLY. DO NOT USE FOR GRADING CONSTRUCTION.
 2. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
 3. ALL WATER AND SANITARY SEWER BULKHEADS WITH THE EXCEPTION OF THE FIRE SERVICE LINE TO TERMINATE APPROXIMATELY FIVE FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING. FIRE SERVICE LINE SHALL TERMINATE AT TOP OF RISER.
 4. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY IOS DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF MAINS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
 5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND THE TOWN.
 6. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING MAINS.
 7. ALL FIRE HYDRANTS SHALL BE INSTALLED PER TOWN OF ADDISON STANDARD DETAILS AND SPECIFICATIONS (5 1/4" VALVE).
 8. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES ABOVE TOP OF PIPE, UNLESS NOTED OTHERWISE.
 9. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
 10. THRUST BLOCKS AND MECHANICAL JOINT RESTRAINTS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF NCTCOG 502.4 FOR EXISTING SOIL CONDITIONS.
 11. ALL GATE VALVES TO BE PROVIDED WITH CAST IRON BOXES. SIZE OF GATE VALVE (WHERE TAP IS MADE INTO EXISTING WATER LINE) WILL BE DETERMINED BY THE WATER DEPARTMENT.
 12. CONTRACTOR SHALL COMPLY WITH STANDARD TOWN EMBEDMENT DETAILS HOWEVER, SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
 13. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH OTHER CONTRACTORS ON THE SITE.
 14. ALL MANHOLES OVER FIVE FEET IN DEPTH SHALL HAVE A STANDARD CONE.
 15. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 16. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
 17. UTILITY CONTRACTOR SHALL VERIFY WITH LOCAL AND STATE AUTHORITIES THAT ALL EXISTING STREET LIGHT AND TRAFFIC SIGNAL WIRES HAVE BEEN LOCATED PRIOR TO CONSTRUCTION.
 18. NO THREE INCH PIPE IN ROW. FITTINGS SHALL BE BRONZE COMPRESSION COUPLINGS. ANY SOLDER JOINTS SHALL EMPLOY SILVER SOLDER. NO FLARE TUBE CONNECTIONS IN ROW.
 19. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 15 FEET HORIZONTALLY AND THREE FEET VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
 20. ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS.
 21. CONTRACTOR SHALL REFER TO SITE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON COMPACTING AND BACKFILLING TRENCHES. IF NO TRENCH COMPACTION RECOMMENDATIONS ARE PROVIDED, TRENCHES BENEATH OR WITHIN FIVE FEET OF PAVEMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM. TRENCHES OUTSIDE OF PAVED AREAS SHALL BE COMPACTED TO A MINIMUM 90% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM.
 22. TRENCHES SHALL BE TESTED FOR COMPACTION AT A MINIMUM OF ONE TEST PER 300 LINEAR FEET PER LAYER.
 23. TRENCHES ENTERING THE BUILDING SHALL BE BACKFILLED WITH CLAY SOIL MATERIAL WITH P.I. EXCEEDING 30 WITHIN FIVE FEET OF THE BUILDING.
 24. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET RIGHT-OF-WAY, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
 25. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *David B. White*
DATE: *4/24/16*
16801 Westgrove Dr, Addison, TX 75001 (972)450-2871

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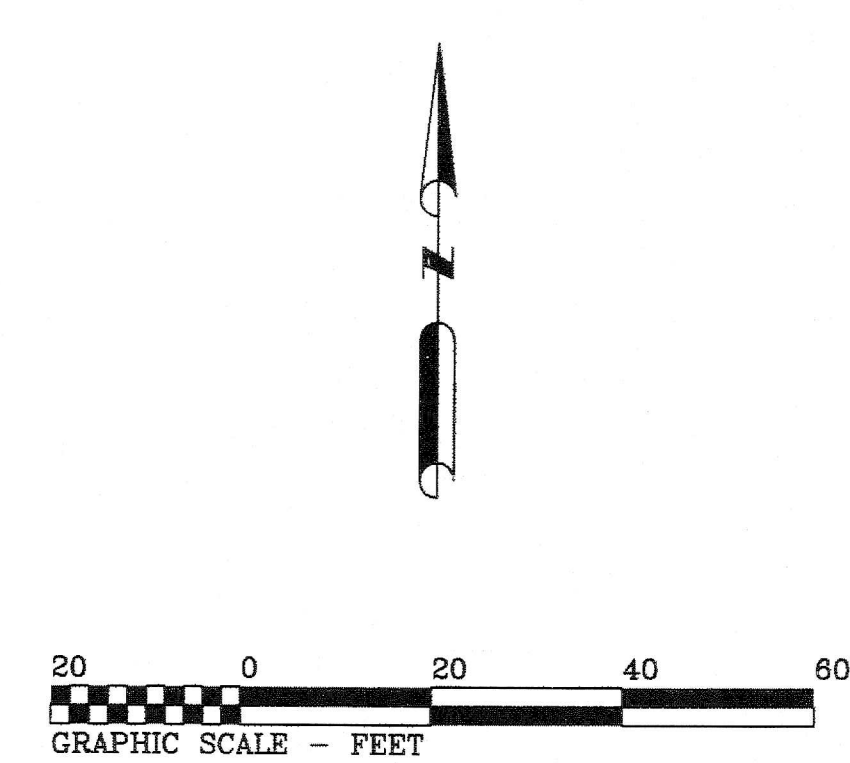
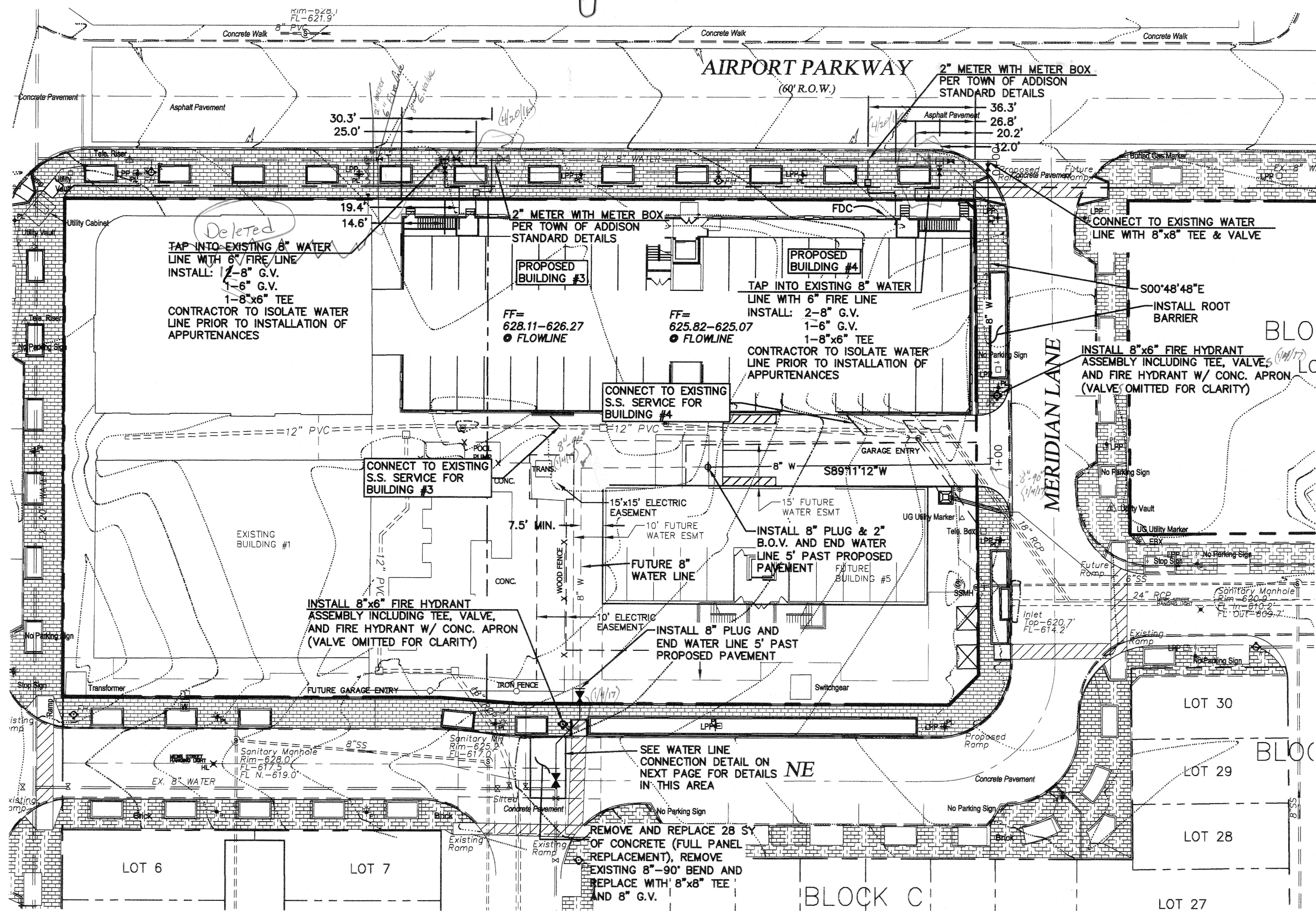
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CHARLES CROOK CONSULTING, INC.

SHEET No.

MERIDIAN SQUARE
PHASE 3
(Building 3/4)

PRIVATE WATER
AND SANITARY
SEWER NOTES

CHARLES CROOK
CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817-455-1200 OFFICE
817-455-1210 FAX
www.CCrookConsulting.com



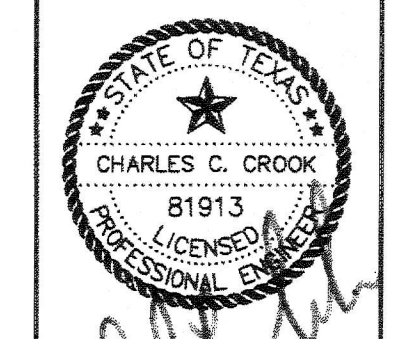
LEGEND

— 8" W —	PROPOSED WATER LINE
⊕	PROPOSED WATER VALVE
⊕	PROPOSED FIRE HYDRANT
— 8" W —	EXISTING WATER LINE
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
— 8" SS —	PROPOSED SANITARY SEWER LINE
⊕	PROPOSED SANITARY SEWER MANHOLE
— 8" SS —	EXISTING SANITARY SEWER LINE
⊕	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE

(1/4/17) *BLV*

APPROVED FOR CONSTRUCTION
AS NOTED
 Town of Addison
 Infrastructure Operations And Services Department
 APPROVED BY: *David E. H. Hulse*
 DATE: *4/29/16*
 16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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



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SHEET No.

- BENCHMARKS:**
1. TOP OF CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 65 FEET SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY ELEV. 630.7'
 2. TOP OF CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF MERIDIAN LANE APPROXIMATELY 170 FEET SOUTH OF THE CENTERLINE INTERSECTION OF MERIDIAN LANE AND AIRPORT PARKWAY ELEV. 620.7'

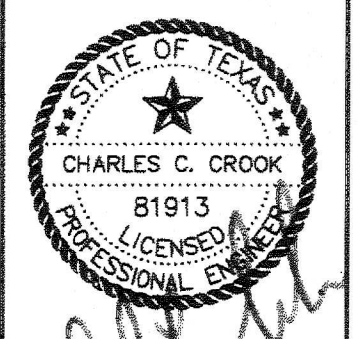
CAUTION!!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

- NOTES:**
- 1) FINAL CONNECTION LOCATIONS TO BE DETERMINED BY MEP
 - 2) ALL WATER LINES AND SEWER LINES INDICATED ON THIS SHEET ARE PRIVATE UNLESS INDICATED OTHERWISE.
 - 3) FIRE LINE: REFER TO FIRE SPRINKLER DRAWINGS FOR SIZE AND ROUTING OF THE LINE. FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE TO SPECIFY ALL EQUIPMENT REQUIRED FOR THE FIRE SPRINKLER SYSTEM. PROVIDE BACK-FLOW PREVENTER.

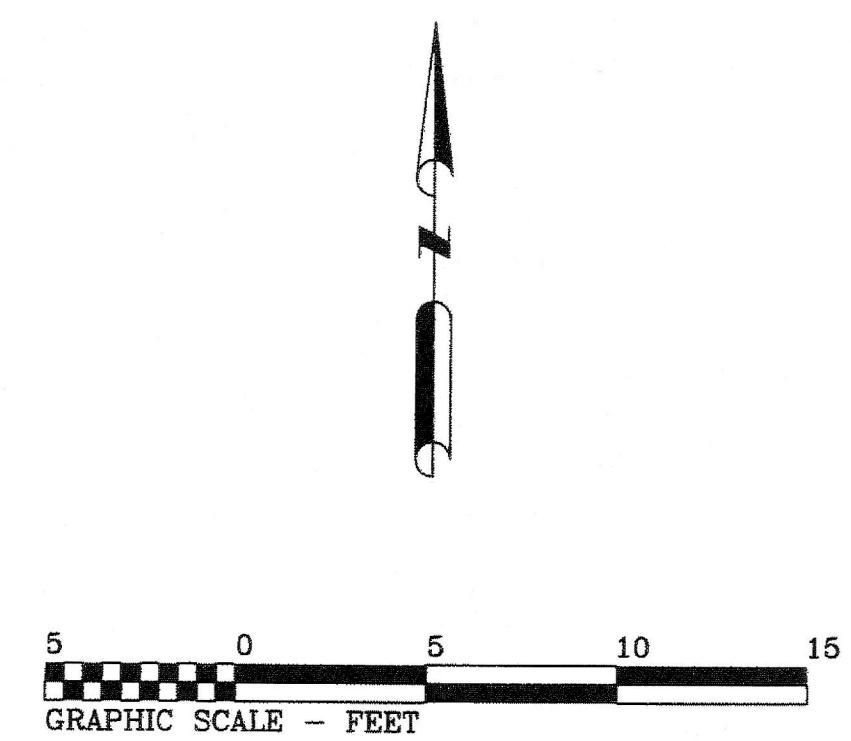
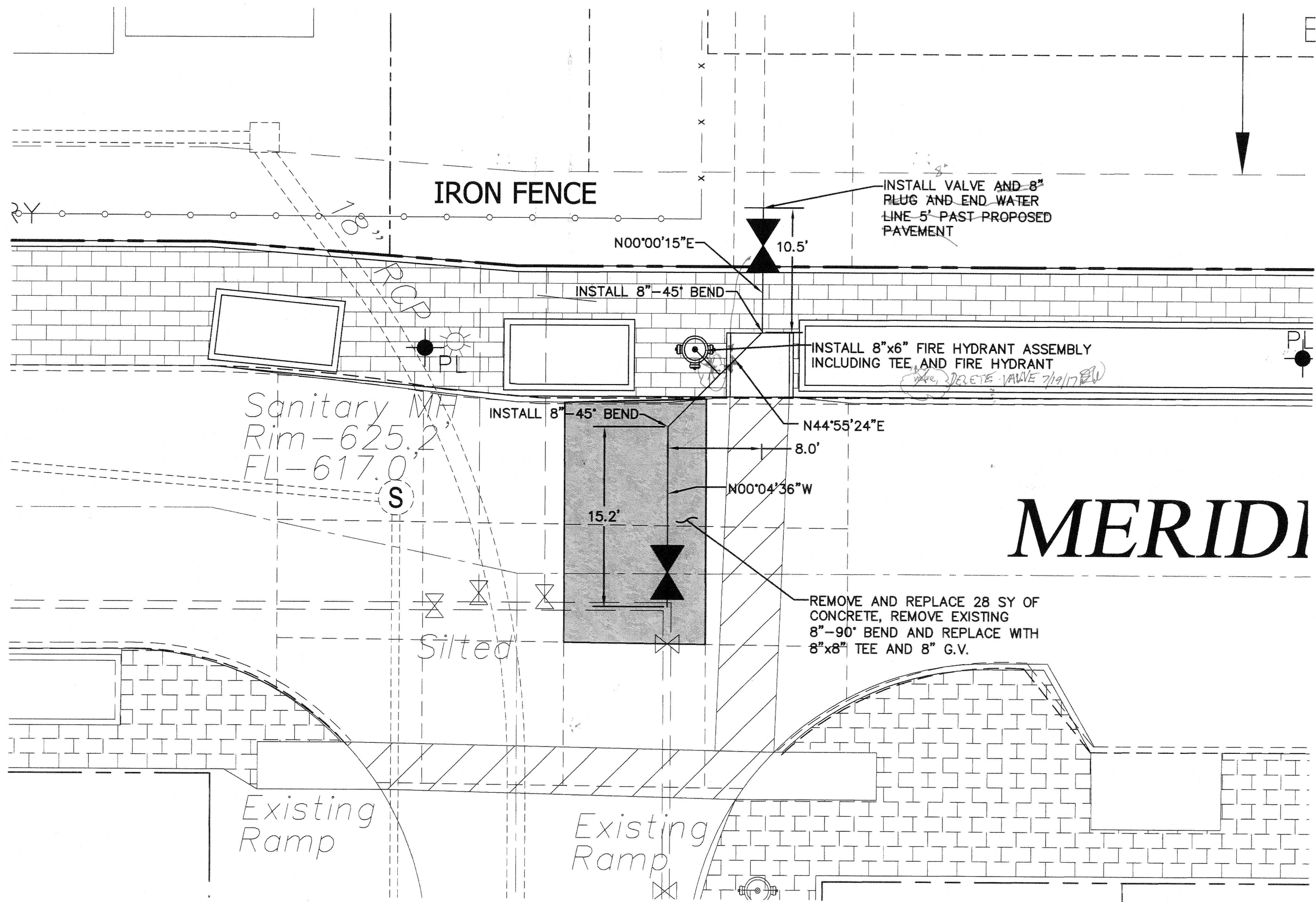
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 817.453.1200 OFFICE
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**MERIDIAN SQUARE
 PHASE 3
 (Building 3/4)**

**WATER AND
 SANITARY SEWER
 LINE PLAN**



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SHEET No.



LEGEND	
— 8" W —	PROPOSED WATER LINE
⋈	PROPOSED WATER VALVE
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— 8" W —	EXISTING WATER LINE
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====	EXISTING STORM DRAIN LINE

APPROVED FOR CONSTRUCTION
As-Noted
 Town of Addison
 Infrastructure Operations And Services Department
 APPROVED BY: *[Signature]*
 DATE: *4/29/16*
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BENCHMARKS:

1. TOP OF CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 65 FEET SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY ELEV. 630.7'
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BY	REVISION	NO.

MERIDIAN SQUARE
PHASE 3
(Building 3/4)

WATER LINE CONNECTION
DETAIL

Chit 116
3/10/16

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SHEET No.

2B

PAVING NOTES

PAVEMENT & JOINT SEALING NOTES

- ALL CONCRETE FOR PAVEMENT SHALL HAVE A MINIMUM 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH 4 TO 6 PERCENT AIR ENTRAINMENT UNLESS OTHERWISE NOTED. PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE LATEST EDITION OF THE "PUBLIC WORKS CONSTRUCTION STANDARDS" PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS. SLIP FORMED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF THREE INCHES. HAND-PLACED CONCRETE SHALL HAVE A MAXIMUM FIVE-INCH SLUMP.
- THE JOINTING SHALL CONFORM TO THE LOCATIONS AND DETAILS SHOWN ON THESE PLANS. SPECIFIC SAWED CONTRACTION OR CONSTRUCTION JOINT LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL SUBMIT A LAYOUT INDICATING THE SAWED JOINT LOCATIONS TO BE REVISED AND APPROVED BY THE ENGINEER. ISOLATION JOINTS SHALL BE PROVIDED AT ALL MANHOLE RIMS, LIGHT STANDARDS AND OTHER SIMILAR INSTALLATIONS.
- PROVIDE SAWED JOINTS AT MAXIMUM 20-FOOT SPACING FOR 8-INCH CONCRETE, MAXIMUM 15 FEET FOR SIX-INCH CONCRETE AND MAXIMUM 12-FOOT SPACING FOR FIVE-INCH CONCRETE. DO NOT PLACE SAWED JOINT LONGITUDINALLY ALONG LOW POINT OR AT GUTTER LINE. SAWING OF JOINTS SHALL BEGIN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. COMPLETE ALL SAWED JOINTS BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
- DO NOT PLACE SAND OR SELECT FILL BENEATH CONCRETE PAVEMENT, SIDEWALKS, DRIVE APPROACHES OR HANDICAP RAMPS FOR LEVEL UP COURSE. UTILIZE COMPACTED NATIVE MATERIALS.
- BACKFILL ALL CURBS TO EDGE OF SUBGRADE WITH ON-SITE CLAY SOILS. COMPACT TO 95% TO 100% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT.
- CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY TO INSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)
- ALL EXPANSION, CONTRACTION AND CONSTRUCTION JOINTS IN PAVED AREAS SHALL BE SEALED IN ACCORDANCE WITH THE PROJECT SPECIFIC DETAILS AND SPECIFICATIONS, THE JOINT SEALING MANUFACTURER'S RECOMMENDATIONS, AND THE SPECIFICATIONS SET OUT IN THE LATEST EDITION OF THE "PUBLIC WORKS CONSTRUCTION STANDARDS" BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
- CLEAN ALL JOINTS PRIOR TO PLACEMENT OF JOINT SEALING MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE BACKER RODS FOR JOINTS WITHOUT PRE-MOLDED JOINT MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- EXPANSION AND ISOLATION JOINT MATERIAL TO BE PRE-MOLDED EXPANSION JOINT MATERIAL AS RECOMMENDED BY JOINT SEALING MANUFACTURER WITH JOINT CAP OR BOND BREAKER TAPE TO PROTECT SEALANT RESERVOIR.
- TYPICALLY, JOINT SEALING MATERIAL IS PLACED BELOW SURFACE OF CONCRETE TO NEAR FULL LEVEL. CERTAIN PRODUCTS ARE RECOMMENDED TO BE PLACED TO FULL LEVEL. REFER TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR MAY ELECT TO USE DOWELED CURB OR MONOLITHIC CURB.
- DOWEL BARS PLACED INTO EXISTING PAVEMENT SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE. SECURE DOWEL BARS INTO EXISTING PAVING WITH EPOXY GROUT.
- BACKER RODS SHOULD NOT SIT ON THE BOTTOM OF THE SAW-CUT JOINT. PROVIDE A GAP BETWEEN THE BACKER ROD AND THE BOTTOM OF THE SAWCUT JOINT AS SHOWN ON THE DETAILS.
- IF SEALANT PROTRUDES ABOVE THE SURFACE OF THE PAVEMENT, IT SHALL BE REMOVED AND REPLACED.
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE FOR THE SEALANT. LITERATURE SHALL SHOW THAT PRODUCT COMPLIES WITH ASTM SPECIFICATIONS. CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURER'S RECOMMENDATIONS FOR THE USE OF THE SEALANT.
- A CONSTRUCTION JOINT SHALL BE USED BETWEEN SEPARATE CONCRETE POURS OF PROPOSED PAVEMENT. REINFORCEMENT SHALL BE EXTENDED THROUGH THE FORM TO TIE TO THE NEXT POUR. A BUTT JOINT SHALL BE USED BETWEEN EXISTING CONCRETE PAVEMENT AND PROPOSED PAVEMENT UNLESS A HEADER IS PROVIDED OR AN EXPANSION JOINT IS CALLED FOR.
- THE CONTRACTOR SHALL CONSTRUCT ALL DRIVEWAY APPROACHES IN CONFORMANCE WITH APPLICABLE TOWN STANDARD ORDINANCES AND REQUIREMENTS. CONTRACTOR SHALL CONFIRM APPLICABLE DRIVEWAY OR ACCESS PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- ALL STANDARDS REFERENCED IN THE PLANS, NOTES, DETAILS AND SPECIFICATIONS SHALL REFER TO THE MOST CURRENT EDITION OF THAT STANDARD OR REPLACEMENT STANDARD IF APPLICABLE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.

PARKING LOT GRADING NOTES

- THIS GRADING PLAN DOES NOT INCLUDE CONSTRUCTION OF THE FOUNDATION FOR THE BUILDING PAD AND THE AREAS ADJACENT TO THE BUILDING. THE OWNER SHALL SELECT THE FOUNDATION DESIGN OPTION WHICH WILL ESTABLISH THE CONSTRUCTION TO BE USED FOR THE FOUNDATION PAD AND AREAS OF THE BUILDING. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR FOUNDATION CONSTRUCTION RECOMMENDATIONS.
- CONSTRUCTION OF SITE GRADING EMBANKMENT SHALL MEET OR EXCEED THE RECOMMENDATION PROVIDED IN THE PROJECT GEOTECHNICAL REPORT.
- AREAS A MINIMUM FIVE FEET HORIZONTALLY OF THE PARKING PAVEMENT AND EMBANKMENT SLOPES ADJACENT TO PARKING AREA SHALL BE CONSTRUCTED AS PER THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE BELOW SPECIFICATIONS ARE MINIMUM REQUIREMENTS AND SHALL BE SUPERSEDED BY THE PROJECT GEOTECHNICAL RECOMMENDATIONS IF IN CONFLICT. THE SPECIFICATIONS ARE AS FOLLOWS:
 - THE AREA SHALL BE STRIPPED OF VEGETATION A MINIMUM SIX INCHES OR DEEPER AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER TO STABLE SUBGRADE AND PROOFROLLED. PROOFROLLING CONSISTS OF ROLLING THE ENTIRE SUBGRADE WITH A HEAVILY-LOADED TANDEM AXLE DUMP TRUCK OR OTHER APPROVED EQUIPMENT CAPABLE OF APPLYING SIMILAR WHEEL LOADS. ANY SOFT, WET OR WEAK FILL OR NATURAL SOILS WHICH DO NOT COMPACT BY PROOFROLLING SHALL BE REMOVED AND RECOMPACTED AS OUTLINED HEREIN. THE PROOFROLLING OPERATION MUST BE PERFORMED UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE AND DENSITY CONTROL TESTED.
 - ON-SITE SOILS WITH PLASTICITY INDEX ANTICIPATED TO BE GREATER THAN 15, WHICH INCLUDES ANY DARK COLORED SURFACE CLAY SOILS, CAN BE ALSO USED AS GRADE RAISE FILL OUTSIDE THE PROPOSED BUILDING AREA. THESE CLAY SOILS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF STANDARD PROCTOR DENSITY AND NOT EXCEEDING 100 PERCENT. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHALL BE BETWEEN OPTIMUM AND FOUR (4) PERCENTAGE POINTS ABOVE OPTIMUM.
 - COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN SIX TO EIGHT-INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. IT IS IMPERATIVE THAT THE FILL PARTICLE SIZE BE LESS THAN SIX INCHES IN DIAMETER. IF LARGER CLOUDS ARE ENCOUNTERED DURING GRADING, THESE CLOUDS MUST BE BROKEN DOWN PRIOR TO FINAL PLACEMENT IN THE FILL. THIS MAY REQUIRE PLACEMENT OF THE MATERIAL, AN INITIAL COMPACTIVE EFFORT TO BREAK THE CLOUDS DOWN, SCARIFYING, WETTING AND RECOMPACTING.
 - IN ORDER FOR THE FILL MATERIALS TO PERFORM AS INTENDED, THE FILL MATERIAL MUST BE PLACED IN A MANNER WHICH PRODUCES A GOOD UNIFORM FILL COMPACTED WITHIN THE DENSITY AND MOISTURE RANGES OUTLINED IN THE PRECEDING PARAGRAPHS. FIELD DENSITY TESTS SHALL BE PERFORMED ON FILL SOILS TO CONFIRM THIS PERFORMANCE AS CONSTRUCTION PROGRESSES. FOR THE PROPOSED PARKWAY AND DRIVEWAY AREAS, TESTING AT A FREQUENCY OF NO LESS THAN ONE (1) TEST PER LIFT PER EACH 5,000 SQUARE FEET SHALL BE PROVIDED FOR FILL AND PROOFROLLING.
- THESE SPECIFICATIONS DO NOT INCLUDE GRADING AND PREPARATION OF THE BUILDING FOUNDATION AREA. THE CONTRACTOR SHALL CONFIRM CONSTRUCTION COMPACTION, MOISTURE CONTROL, SELECT FILLS AND/OR TREATMENT WITH THE OWNER, THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

WALKWAY, MARKING, AND SIGNAGE NOTES

- ALL PEDESTRIAN WALKWAYS UTILIZED FOR DISABLED ACCESS ROUTE SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE "STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS", "TEXAS ACCESSIBILITY STANDARDS" (TAS) AND THE "AMERICANS WITH DISABILITIES ACT" (ADA) INCLUDING 2010 ADA AND 2012 TAS AND ANY AMENDMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED TOWN PERMITS AND NOTIFY THE TOWN PRIOR TO CONSTRUCTING PUBLIC SIDEWALKS.
- UNLESS REQUIRED OTHERWISE BY TOWN REGULATIONS, ALL WALKWAYS SHALL BE CONSTRUCTED OF MINIMUM 3000 PSI CONCRETE AND A MINIMUM CEMENT CONTENT OF 5.0 SACKS PER CUBIC YARD. ALL SIDEWALKS SHALL BE REINFORCED WITH A MINIMUM OF #3 BARS AT 18-INCH CENTERS EACH WAY LOCATED AT THE CENTER OF THE THICKNESS. THE STEEL SHALL BE PLACED ON CHAIR SUPPORTS BEFORE CONCRETE PLACEMENT. IF NECESSARY DURING CONCRETE PLACEMENT, THE STEEL SHALL BE PULLED UP TO INSURE THE PROPER LOCATION OF REINFORCEMENT.
- WALKWAYS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE PLANS OR THE TYPICAL LOCATIONS SHOWN ON THE PAVING PLANS IN RELATION TO PROPOSED CURB. SEE PAVEMENT NOTE #1 ABOVE.
- PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON NATIVE MATERIALS. DO NOT PLACE SAND UNDER PRIVATE SIDEWALKS OR HANDICAP RAMPS FOR LEVEL UP COURSE. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO TOWN DETAILS.
- FORMS SET FOR SIDEWALKS SHALL BE TRUE TO LINE AND GRADE AND SHALL PROVIDE A SLOPE OF 1/4 INCH PER FOOT ACROSS THE SIDEWALK UNLESS INDICATED OTHERWISE ON THE PLANS. FORMS SHALL BE SET TO PROVIDE FOR A FULL DEPTH OF CONCRETE INDICATED ON THE PLANS AND FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS. UPON REMOVAL OF THE FORM WORK, THE CONTRACTOR SHALL IMMEDIATELY BACKFILL THE EDGES OF THE WALK FOR A MINIMUM OF ONE FOOT (1') EACH SIDE OF THE WALK.
- 24-INCH BY 3/4-INCH DIAMETER ASPHALT-COATED DOWELS WITH FIVE INCH BY 13/16-INCH DOWEL SLEEVE SHALL BE INSTALLED ON 16-INCH CENTERS, ALONG WITH REDWOOD EXPANSION BOARD AND SEALING COMPOUND AS PER STANDARD EXPANSION JOINT DETAIL SHEET ALONG PERIMETER OF WHEELCHAIR RAMP AND SIDEWALK.
- PROVIDE 15-INCH MINIMUM LAP BETWEEN REINFORCING STEEL IN STREET AND REINFORCING STEEL IN WHEELCHAIR RAMP.
- SUBGRADE FOR WALKWAYS ABUTTING CURBS, WITHIN PARKING ISLAND AREAS OR BETWEEN THE PARKING AREA AND BUILDING, SHALL BE PLACED ON COMPACTED FILL OR FIRM COMPACTED EXCAVATED GRADE. FILLS FOR SIDEWALKS SHALL CONFORM TO THE SAME REQUIREMENTS AS CONTROLLED DENSITY FILLS IN PARKING AREAS WITH THE COMPACTED MATERIAL EXTENDING A MINIMUM 18 INCHES BEYOND THE WALKWAY.
- ALL JOINT SEALING MATERIAL TO BE UTILIZED IN WALKWAY AREAS BETWEEN THE PARKING AREA AND THE BUILDING FOR EXPANSION JOINTS SHALL BE EITHER HOT APPLIED OR READY MIXED COLD APPLIED MATERIAL MEETING MCTCOG SPECIFICATION 302.2.14.1.
- FOR WALKWAYS SIX FEET IN WIDTH OR LESS, GROOVED OR SAWED CONTRACTION JOINTS SHALL BE MADE AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ON WALKWAYS GREATER THAN SIX FEET IN WIDTH, CONTRACTION JOINTS SHALL BE SAWED. CONTRACTION JOINTS SHALL ONLY BE FILLED WHERE CONCENTRATED RUNOFF OCCURS IN PARKING AREAS, ENTRANCES AND WALKWAYS AT THE BUILDING. SEAL PARKING LOT CONCENTRATED RUNOFF AREAS SAME AS PARKING PAVEMENT.
- CONCRETE FINISH SHALL BE BROOMED FOR ALL WALKWAYS LESS THAN SIX FEET IN WIDTH AND MINOR ACCESS ROUTES GREATER THAN EIGHT FEET IN WIDTH. ALL HANDICAP ACCESS RAMPS SHALL HAVE A TRUNCATED DOME FINISH COMPLYING WITH TAS GUIDELINE 705.
- CLEAN ALL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION PRIOR TO SEALING.
- ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR INCHES WIDE COLOR WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STRIPING TO BE TWO COATS OF PAINT. SECOND COAT TO BE APPLIED IMMEDIATELY PRIOR TO THE BUILDING OPENING.
- A MINIMUM CLEARANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE AND ADDISON INFRASTRUCTURE DEPARTMENT.
- FIRE LANE STRIPING WIDTH AND RADIUS TO BE COORDINATED WITH FIRE MARSHAL WHERE FIRE LANE IS INDICATED ON PLANS. FIRE LANE SHALL BE PER TOWN OF ADDISON STANDARD DETAILS. PAINT TYPE AND COLOR SHALL BE APPROVED BY TOWN TRAFFIC ENGINEER.
- ALL SIDEWALKS SHALL CONFORM TO THE LATEST EDITION OF THE PROPOSED RIGHT OF WAY ACCESS GUIDELINES.

TESTING

- REFER TO PROJECT GEOTECHNICAL RECOMMENDATIONS FOR FREQUENCY OF CONCRETE TESTING AND TEST METHODS. ALL CONCRETE SHALL BE TESTED. IF TESTING IS NOT ADDRESSED IN GEOTECHNICAL RECOMMENDATIONS PROVIDE AS PER MCTCOG ITEM 303.2.1.1.3, 303.2.3.3, AND 303.8.

NOTE:

- ALL REFERENCES TO "TOWN" SHALL MEAN "TOWN OF ADDISON".
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON AND NORTH TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS.

GENERAL GRADING AND DRAINAGE NOTES

- EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON IN-FIELD SURVEY PREPARED BY BRITAIN AND CRAWFORD, INC. ON FEBRUARY 14, 2012, (EXCLUDES BELOW GRADE PUBLIC UTILITY LOCATIONS PROVIDED BY UTILITY COMPANY AS DESCRIBED ABOVE.)
- NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
- AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED SHALL RECEIVE MINIMUM FOUR (4) INCHES OF TOPSOIL (OR TO DEPTH INDICATED ON LANDSCAPE ARCHITECT PLANS). THIS TOPSOIL TO BE PLACED AND LEVELED BY THE GRADING CONTRACTOR. THIS MATERIAL MAY BE STOCKPILED DURING STRIPPING OPERATIONS.
- ROUGH GRADING ELEVATIONS SHALL BE AS FOLLOWS:

FOUR INCHES BELOW FINISHED CONTOURS IN SEEDED AREAS.
SIX INCHES BELOW FINISHED CONTOURS IN PAVED AREAS, UNLESS OTHERWISE NOTED.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES IN CONFORMANCE WITH TOWN STANDARDS.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
- THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY SMALL TEMPORARY SEDIMENT PONDS, SILT FENCES OF STEEL WIRE AND BURLAP OR BARRIERS OF CEDAR TREES AND/OR BALES OF STRAW. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND/OR TATAM ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
- FOR THE WORK ON THE STATE OR TOWN RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
 - NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT, IN CASE OF MULTI-LANE HIGHWAYS, IN THE MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
 - SHALL PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHTS, BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE TEXAS DEPARTMENT OF TRANSPORTATION, THE TOWN, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES OR TO THE TRAVELING PUBLIC.
 - SHALL COMPLETE THE WORK TO THE SATISFACTION OF THE TOWN PUBLIC WORKS DEPARTMENT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK UNDER PUBLIC JURISDICTION IS ACCEPTABLE.
 - POST NECESSARY BONDS AS REQUIRED BY THE TOWN AND/OR STATE.
- GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
- REFER TO PAVING DETAILS FOR TYPE OF PAVING AND BASE TO BE USED.
- GRADING CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS OR TREES REMAINING ON SITE, UNLESS NOTED OTHERWISE ON PLANS AND SHALL COORDINATE WITH GENERAL CONTRACTOR.
- GRADING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
- A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
- UNSUITABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY GRADING CONTRACTOR.
- ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- ALL AREAS NOT COVERED BY BUILDING, PAVING OR PLANNED LANDSCAPING, SHALL BE GRASSED ON THIS LOT INCLUDING ADJACENT PARKWAYS.
- BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN, CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. NO EXTENSION OF TIME WILL BE GRANTED FOR THE ABOVE.
- TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT FROM BERM DITCHES, SILT DAMS AND SILT FENCES AS NEEDED.
- ALL DISTURBED AREAS SHALL BE HYDROMULCH SEEDED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PREVENT SOIL STABILIZATION TREATMENT FROM LEAVING THE SITE BY WAY OF STORMWATER RUNOFF WHICH MAY DAMAGE DOWNSTREAM WATER COURSES, LAKES OR PONDS. ANY DAMAGE TO WILDLIFE OR FISH KILLS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
- MAINTAIN AS MUCH EXISTING VEGETATION AS POSSIBLE AS WELL AS RE-ESTABLISHING THE GROUND COVER AS EARLY AS POSSIBLE. GRASS BUFFER STRIPS SHALL BE LEFT AROUND THE PERIMETER TO AID IN FILTERING SEDIMENTATION. A DENSITY OF TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO PREVENT EROSION SHALL BE ESTABLISHED ON ALL BERMS, SWALES AND SLOPES.

APPROVED FOR CONSTRUCTION

Town of Addison

Infrastructure Operations And Services Department

APPROVED BY: *[Signature]*

DATE: 4/20/16

16801 Westgrove Dr, Addison, TX 75001 (972)450-2371

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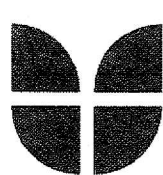
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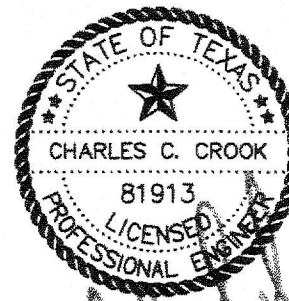
BY

REVISION

NO.

MERIDIAN SQUARE
PHASE 3
(Building 3/4)

PAVING AND
DRAINAGE NOTES



[Signature]
3/10/16

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SHEET No.

NOTES SHOWN ON THIS PAGE ARE FOR PRIVATE AND PUBLIC ON-SITE PAVING AND DRAINAGE IMPROVEMENTS. ALL PUBLIC PAVING AND DRAINAGE SHALL CONFORM TO TOWN STANDARD DETAILS.

LEGEND

- PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED PAVER STONE SIDEWALK PAVEMENT
- PROPOSED VEHICULAR BRICK PAVERS
- EXISTING CURB AND GUTTER
- PROPOSED PAVEMENT EDGE
- EXPANSION JOINT

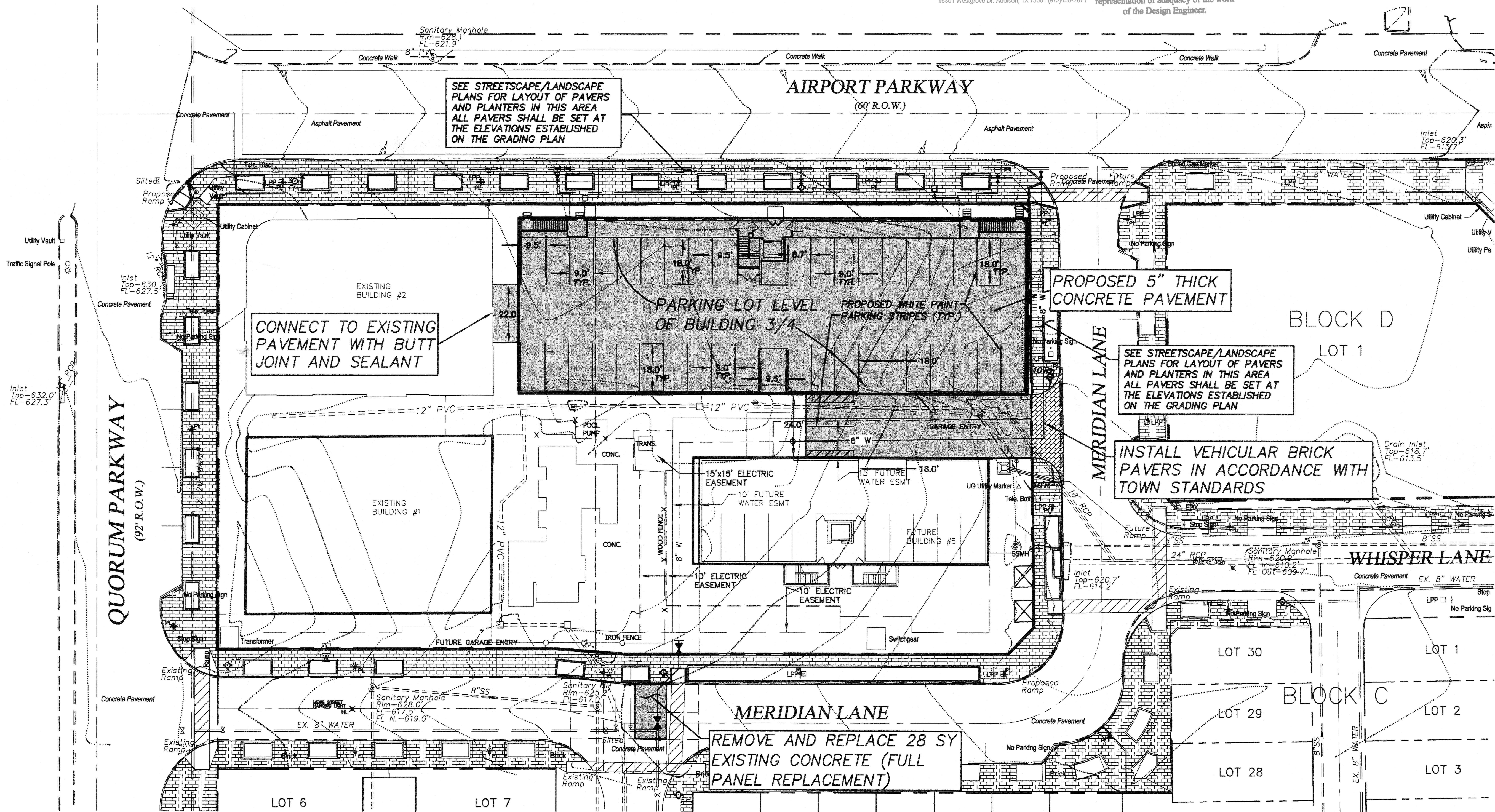
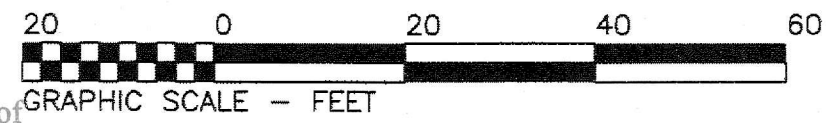
- NOTES**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS INDICATED OTHERWISE.
 - ALL PROPOSED CURB RADII ARE 5.0' UNLESS INDICATED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
 - SEE SHEET 9 FOR PAVING DETAILS

CAUTION!!!
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- BENCHMARKS:**
- TOP OF CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 65 FEET SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY
ELEV. 630.7'
 - TOP OF CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF MERIDIAN LANE APPROXIMATELY 170 FEET SOUTH OF THE CENTERLINE INTERSECTION OF MERIDIAN LANE AND AIRPORT PARKWAY
ELEV. 620.7'

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations and Services Department
APPROVED BY: *David E. Weller*
DATE: 4/20/14
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

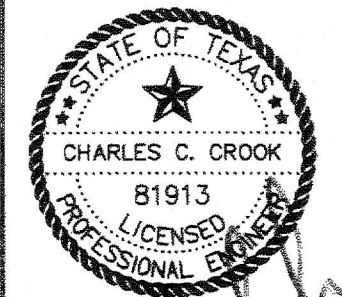
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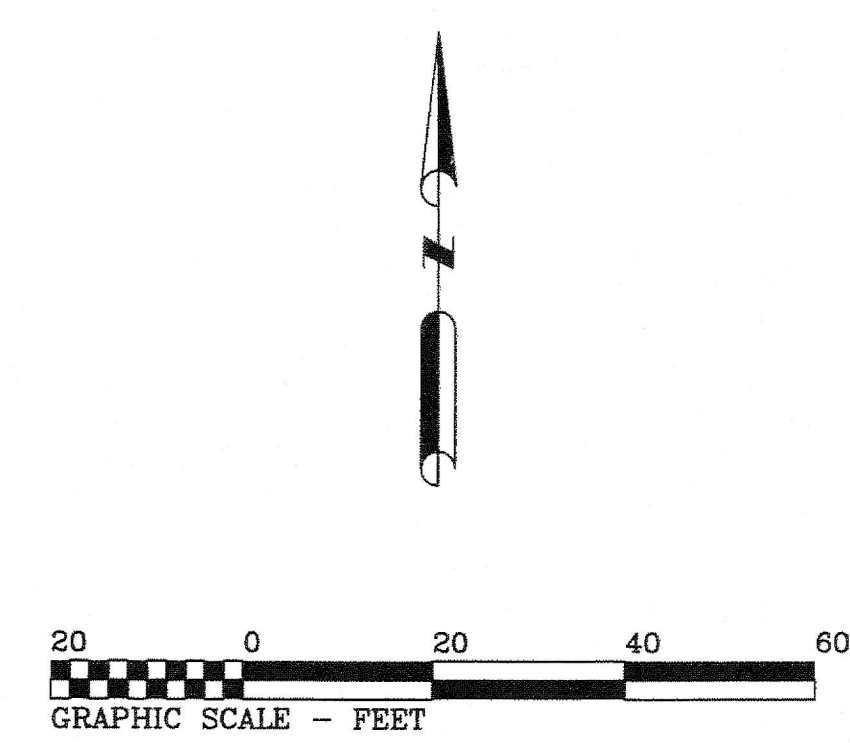
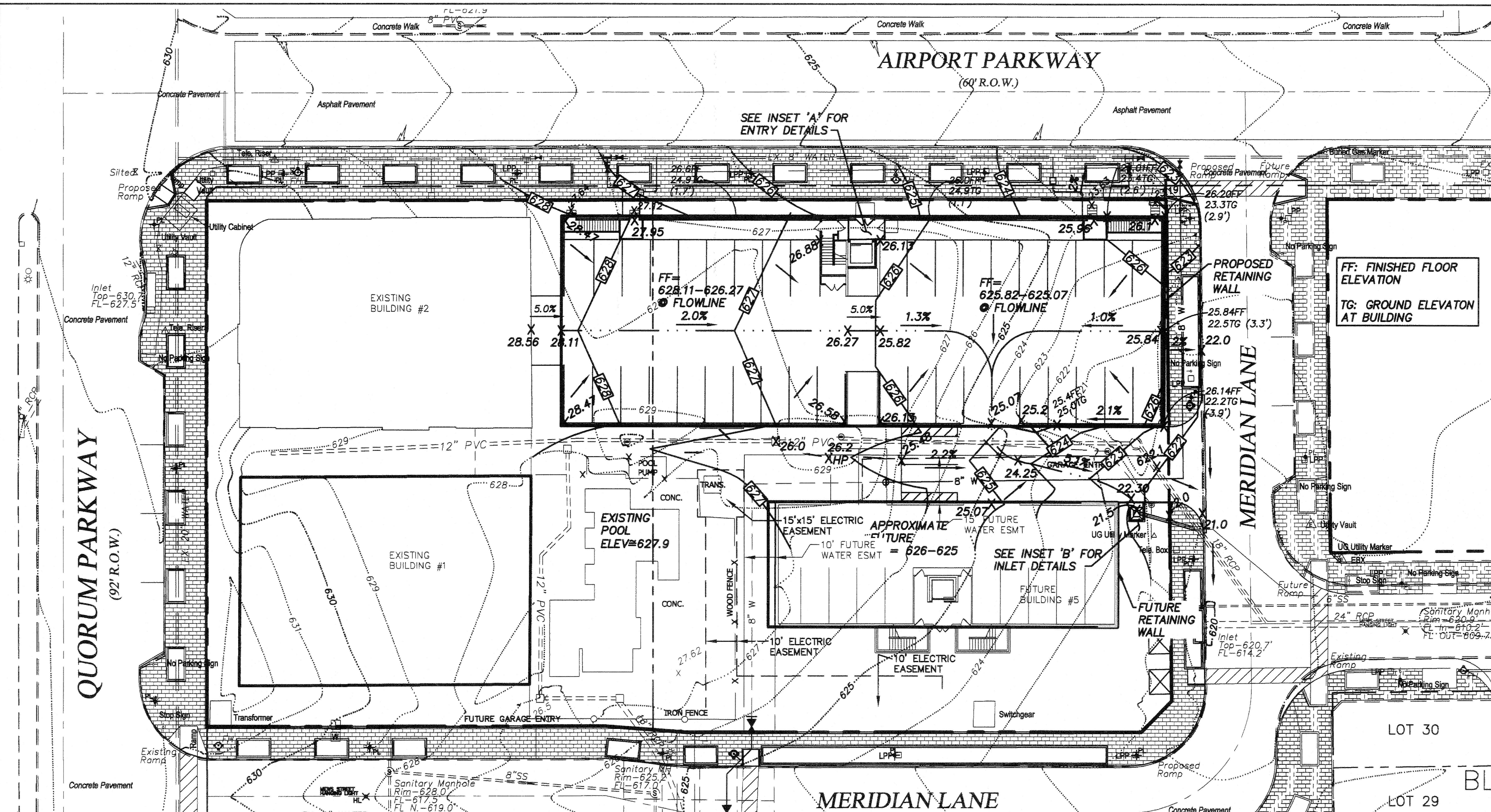
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**MERIDIAN SQUARE
PHASE 3
(Building 3/4)**

PAVING PLAN



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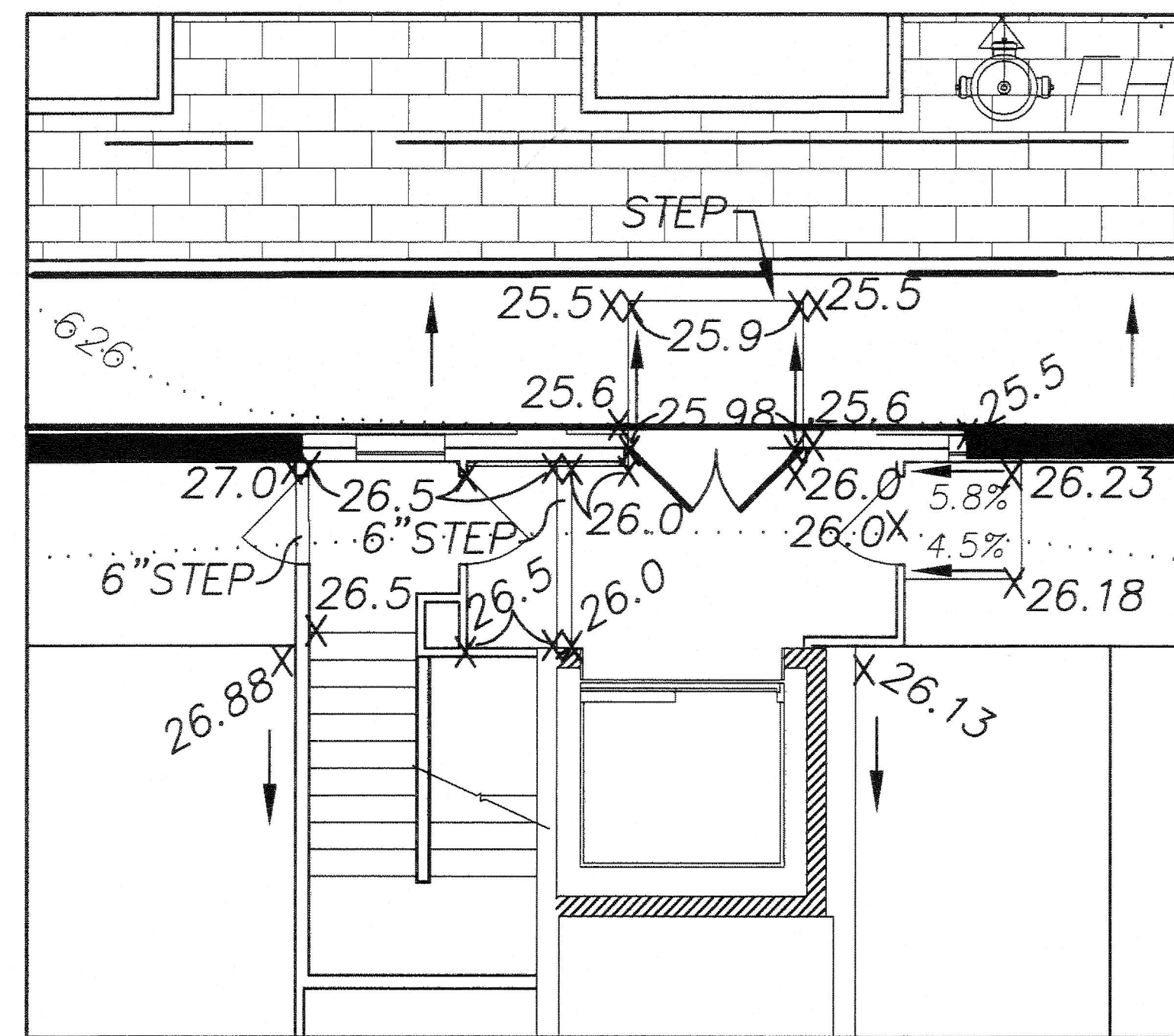


LEGEND

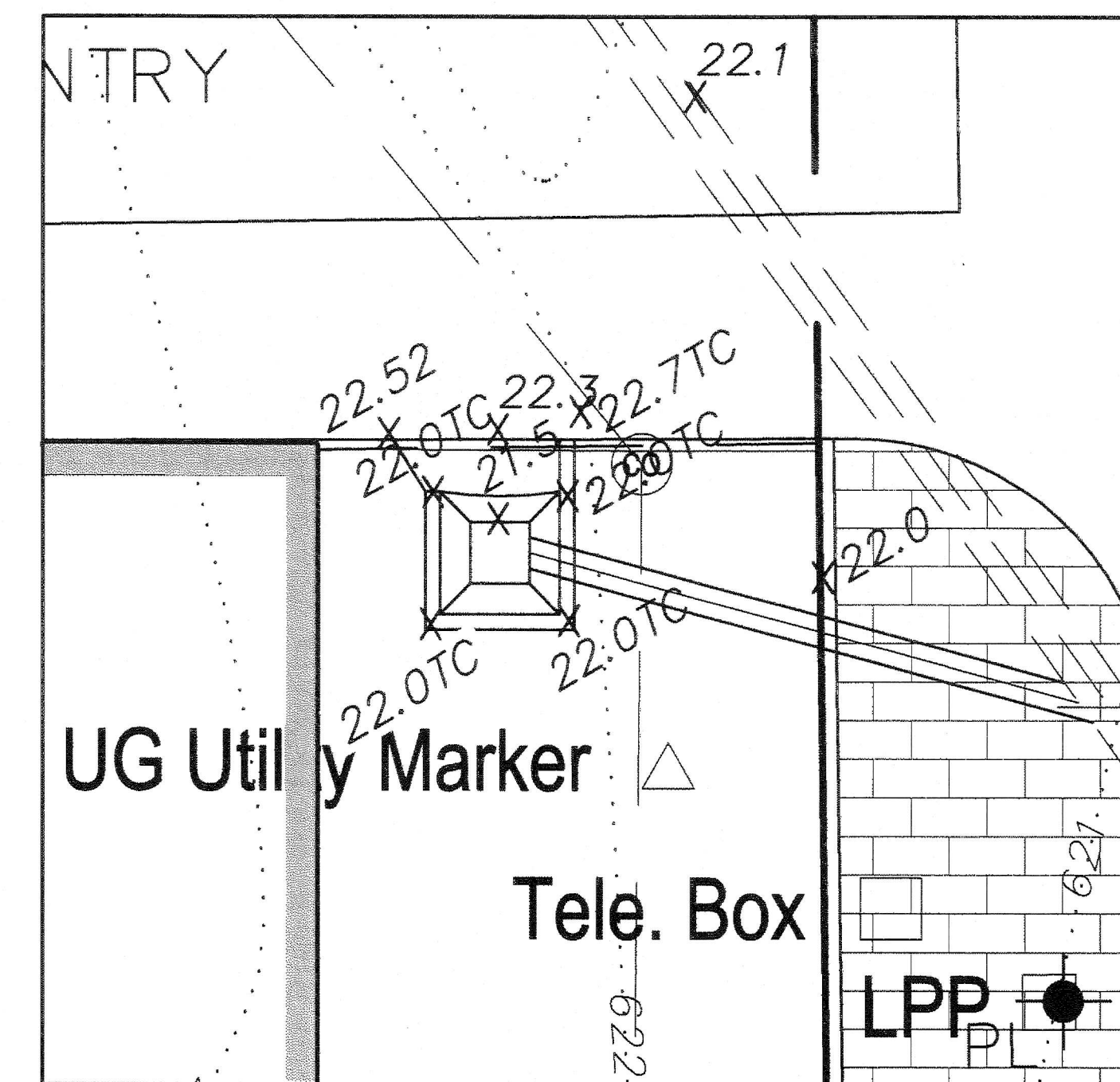
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPOT ELEVATION
	FLOW ARROW
	GRADE BREAK

- NOTES**
- 1) TOPSOIL STOCKPILES, STAGING AREAS, EQUIPMENT STORAGE, MAINTENANCE AREAS, AND DISPOSAL AREAS SHALL BE LOCATED GENERALLY IN THE LOCATION OF FUTURE BUILDING 5
 - 2) THERE ARE NO SEASONAL LIMITATIONS ON THE GRADING FOR THIS PROJECT
 - 3) CONSTRUCTION FOR THIS PROJECT WILL BEGIN AS SOON AS POSSIBLE
 - 4) WINTER STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH NCTCOG STANDARD SPECIFICATIONS

CAUTION!!!
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INSET 'A'
1" = 5'



INSET 'B'
1" = 5'

APPROVED FOR CONSTRUCTION
 Town of Addison
 Infrastructure Operations And Services Department
 APPROVED BY: *[Signature]*
 DATE: 4/20/16
 16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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- BENCHMARKS:**
1. TOP OF CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 55 FEET SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY ELEV. 630.7
 2. TOP OF CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF MERIDIAN LANE APPROXIMATELY 170 FEET SOUTH OF THE CENTERLINE INTERSECTION OF MERIDIAN LANE AND AIRPORT PARKWAY ELEV. 620.7

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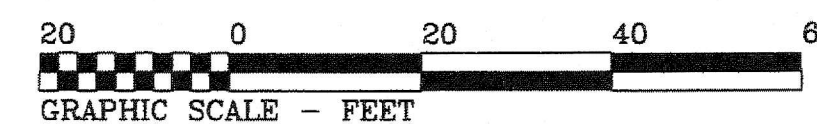
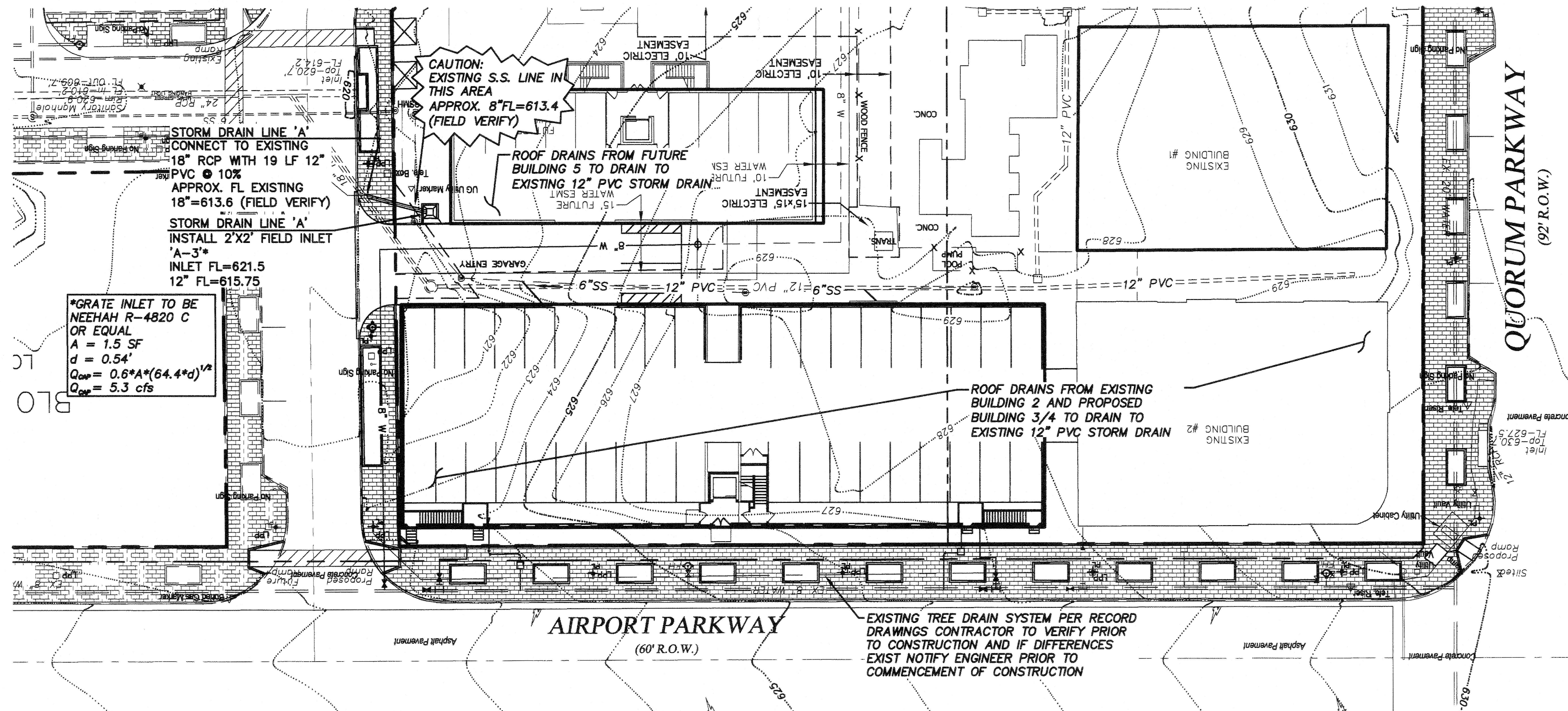
MERIDIAN SQUARE

PHASE 3

(Building 3/4)

GRADING PLAN

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SHEET No. 5



LEGEND	
— 8" W —	PROPOSED WATER LINE
✕	PROPOSED WATER VALVE
✕	PROPOSED FIRE HYDRANT
— 8" W —	EXISTING WATER LINE
✕	EXISTING WATER VALVE
✕	EXISTING FIRE HYDRANT
— 6" SS —	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
- - - 8" SS - - -	EXISTING SANITARY SEWER LINE
●	EXISTING SANITARY SEWER MANHOLE
==	PROPOSED STORM DRAIN LINE
- - -	EXISTING STORM DRAIN LINE

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APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *David E. White*
DATE: *4/20/14*
16801 Westgrove Dr. Addison, TX 75001 (872)450-2871

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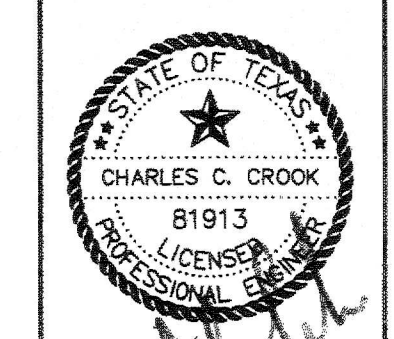
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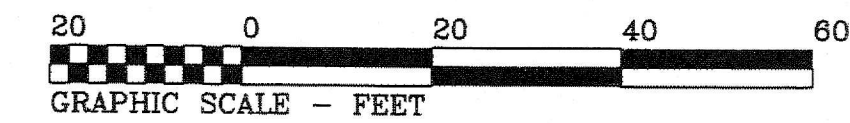
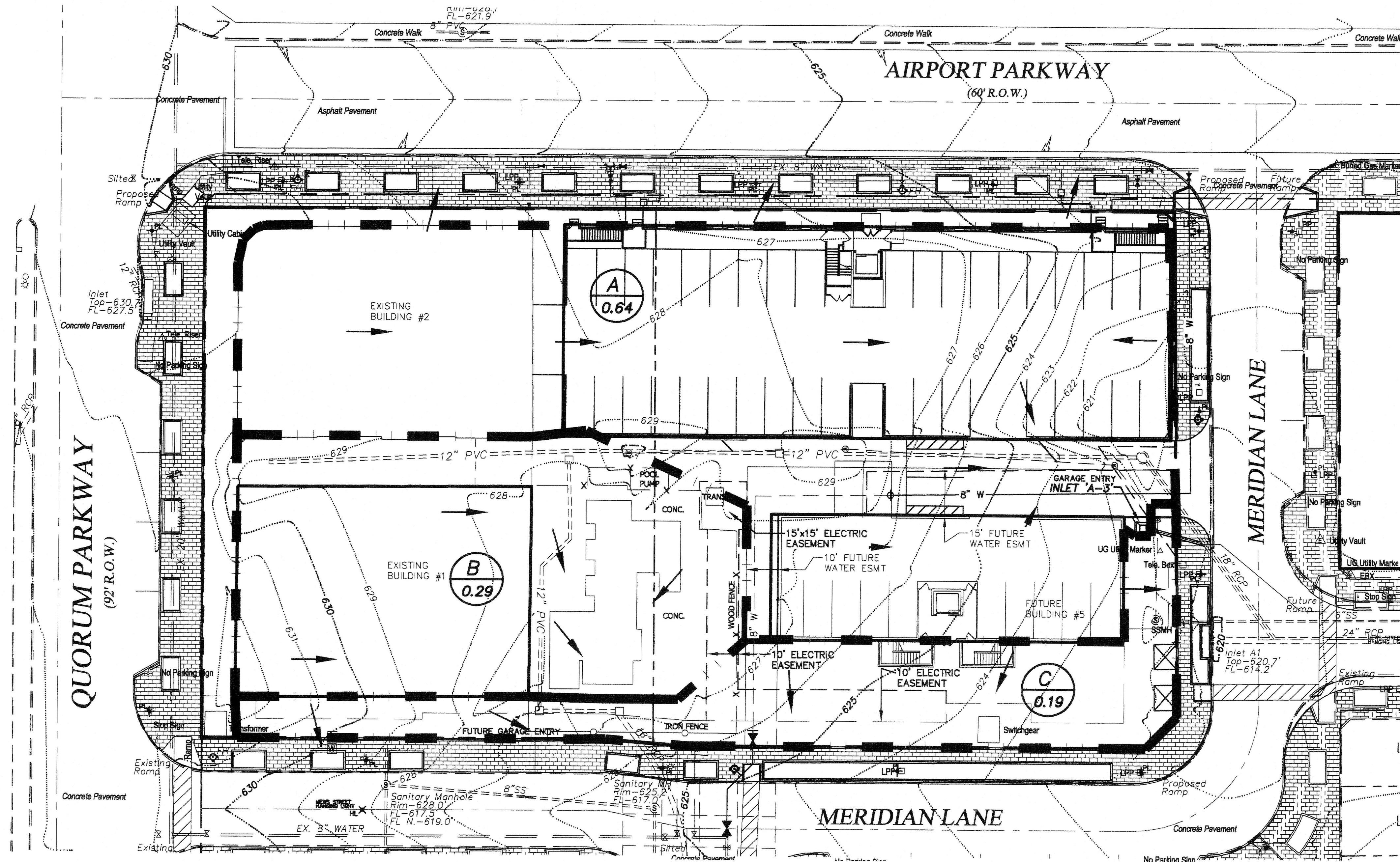
**MERIDIAN SQUARE
PHASE 3
(Building 3/4)**

**STORM DRAIN
PLAN**



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SHEET No.



LEGEND

- A1** 1.14 DRAINAGE AREA ACRES
- DRAINAGE DIVIDE
- DRAINAGE SUBDIVIDE
- FLOW ARROW
- DESIGN POINT

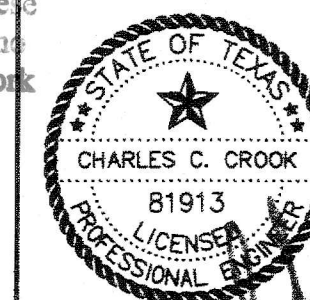
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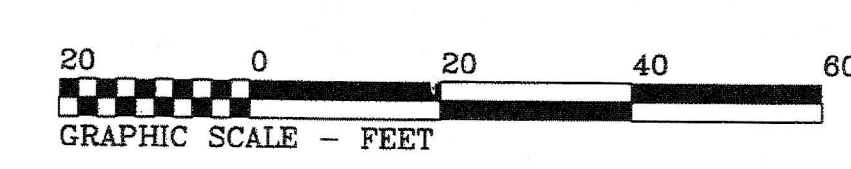
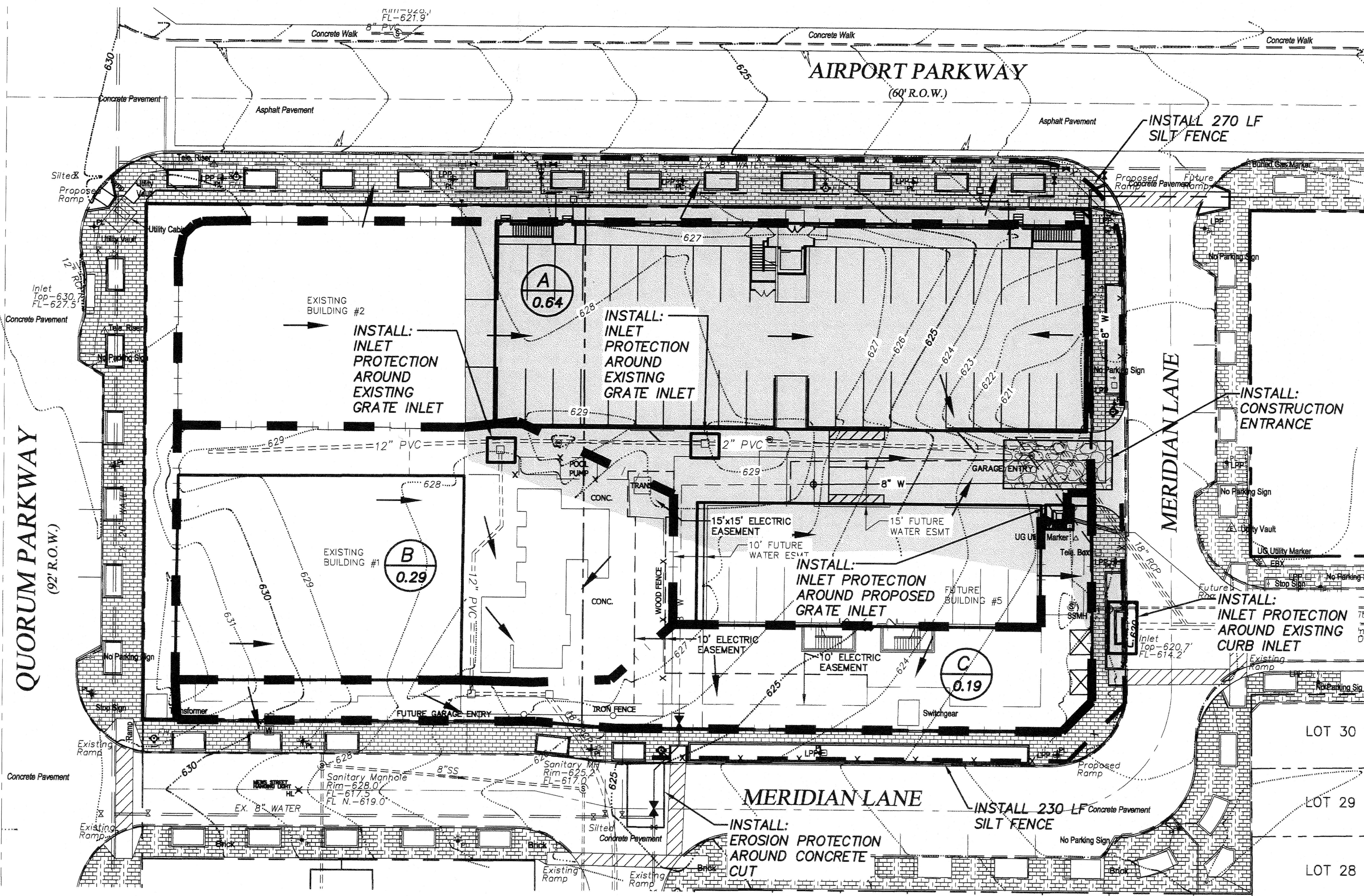
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Infrastructure Operations And Services Department
APPROVED BY: *[Signature]*
DATE: 4/20/16
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POST-DEVELOPMENT										REFERENCE	COMMENTS
AREA NAME	AREA (acres)	Tc	C	I ₁	Q ₁	I ₁₀	Q ₁₀	I ₁₀₀	Q ₁₀₀		
A	0.64	10	0.90	4.11	2.4	6.54	3.8	9.27	5.3	12" PVC STORM DRAIN LINE, PHASE 1 AND PROPOSED STORM DRAIN LINE 'A' (SHEET 6)	COLLECTS ROOF DRAINAGE AND DRAINS TO LINE A2 PER PLANS FOR MERIDIAN SQUARE* VIA STORM DRAIN (Q _{DESIGN} OF INLET A3 = 5.4 cfs)
B	0.29	10	0.90	4.11	1.1	6.54	1.7	9.27	2.4	EXISTING STORM DRAIN AROUND POOL AREA, EAST OF BLDG #1 (STORM DRAIN LINES B & C, MERIDIAN SQUARE PHASE 1)	DRAINS TO INLET C1 PER PLANS FOR MERIDIAN SQUARE* (Q _{DESIGN} OF INLET = 2.6 cfs)
C	0.19	10	0.90	4.11	0.7	6.54	1.1	9.27	1.6		SHEET FLOW TO MERIDIAN LANE (Q _{DESIGN} OF INLET A1=9.6 cfs)

* PLANS FOR MERIDIAN SQUARE COMPLETED BY DOWDEY, ANDERSON & ASSOCIATES, INC., DATED 11/17/08





LEGEND

A1
1.14
DRAINAGE AREA
ACRES

— | —
DRAINAGE DIVIDE

— x —
SILT FENCE

▨
DISTURBED AREA

→
FLOW ARROW

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- NOTES:**
- 1) ALL DISTURBED AREAS SHALL BE SEEDED OR MULCHED AT THE END OF CONSTRUCTION
 - 2) SITE IS GRASSED AND SOILS CONSIST OF DALCO-URBAN LAND COMPLEX AND STEPHEN-URBAN LAND COMPLEX ACCORDING TO THE USDA WEB SOIL SURVEY
 - 3) ALL BMP'S DESCRIBED ON THIS PROJECT ARE WIDELY ACCEPTED AS THE INDUSTRY STANDARD IN THE PROTECTION OF NATURAL WATER RESOURCES
 - 4) CONSTRUCTION SCHEDULE SHALL BE CREATED AND PUBLISHED BY GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
 - 5) KEVIN MURPHREE WITH SAVANNAH DEVELOPERS SHALL BE THE RESPONSIBLE PARTY FOR THIS PROJECT.
 - 6) SEE DETAIL SHEET 4 OF 4 FOR A SAMPLE INSPECTION SHCHEDULE

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations and Services Department
APPROVED BY: *[Signature]*
DATE: 4/20/16
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ELEV. 630.7'
 2. TOP OF CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF MERIDIAN LANE APPROXIMATELY 170 FEET SOUTH OF THE CENTERLINE INTERSECTION OF MERIDIAN LANE AND AIRPORT PARKWAY
ELEV. 620.7'

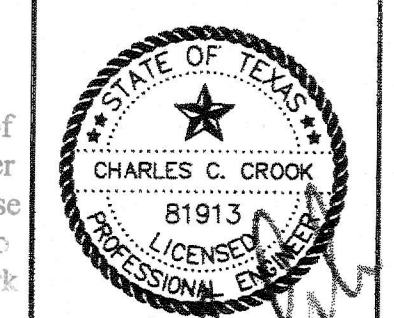
BMP DESIGN CALCULATION SHEET			
BMP NO.	AREA (acres)	BMP PROVIDED	DESIGN CRITERIA
1	0.64	SILT FENCE	0.25 AC. PER 100 LF OF SILT FENCE PER SECTION 3.10 OF THE ISWM TECHNICAL MANUAL - 270 LINEAR FEET OF SILT FENCE PROVIDED
2	--	INLET PROTECTION	
3	0.62	CONSTRUCTION ENTRANCE	15'x20' CONSTRUCTION ENTRANCE REQUIRED PER 3.11 OF THE ISWM TECHNICAL MANUAL BECAUSE SITE IS LESS THAN 1.0 Ac.

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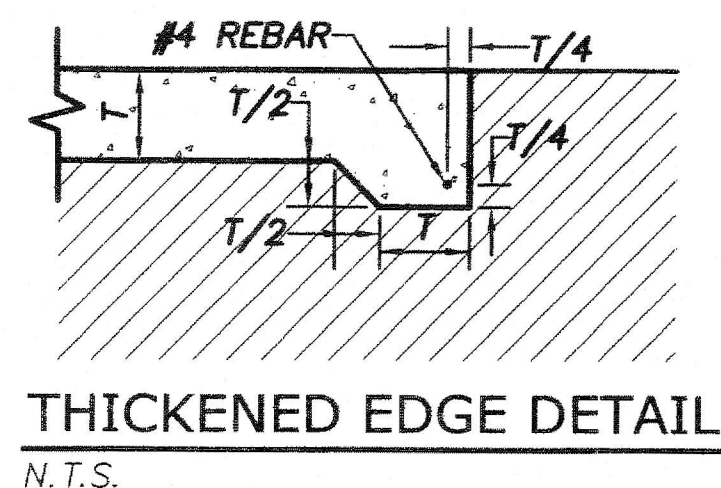
MERIDIAN SQUARE
PHASE 3
(Building 3/4)

EROSION CONTROL PLAN

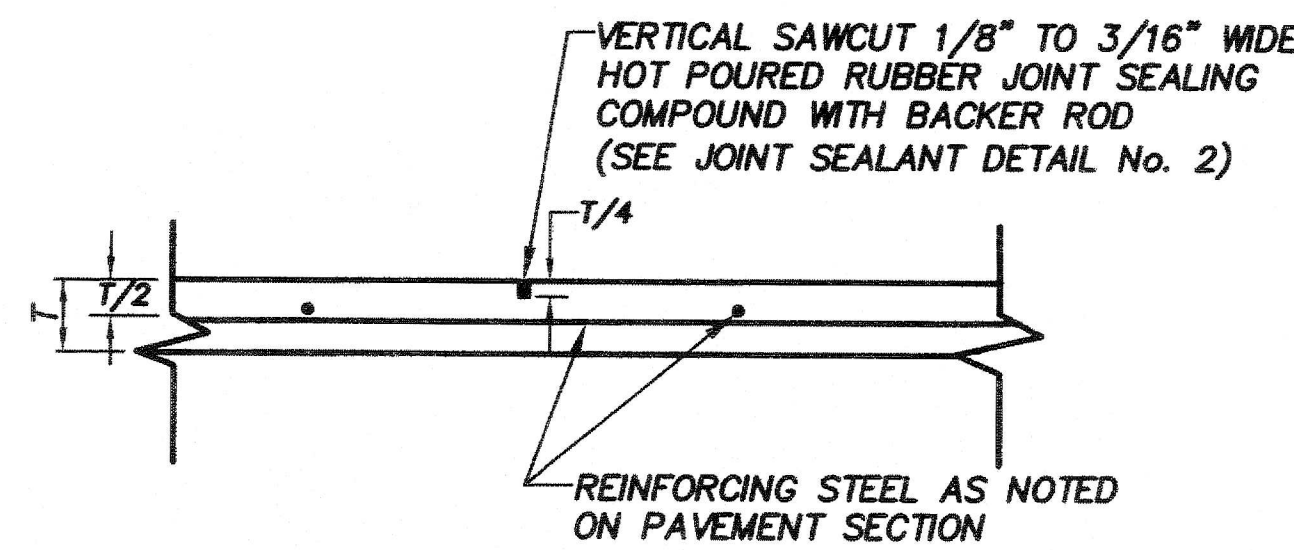


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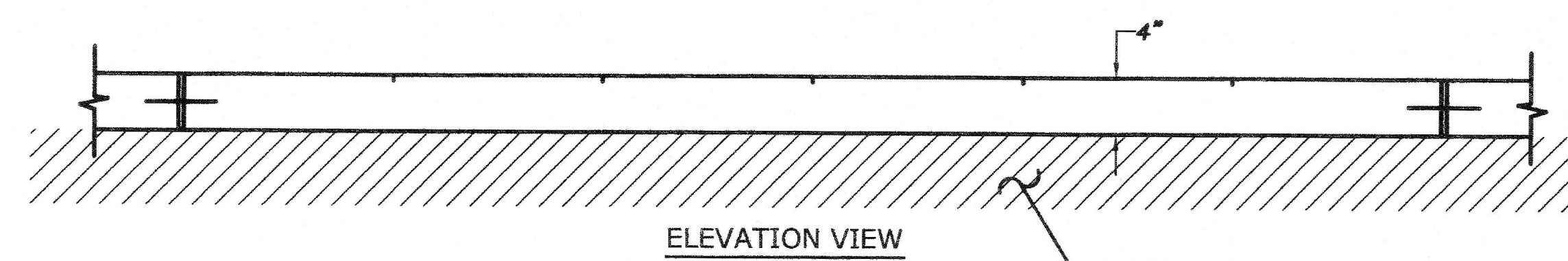
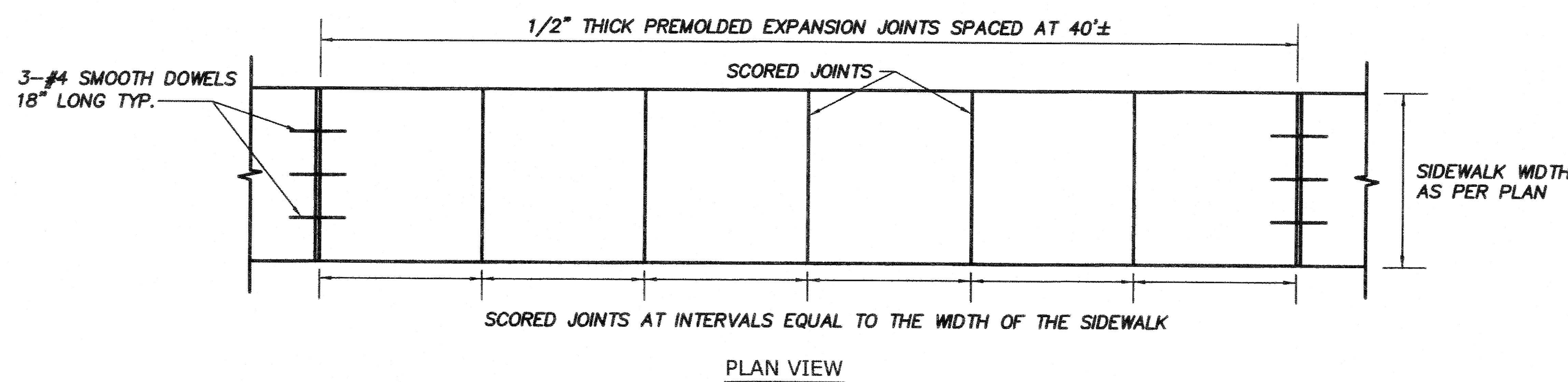
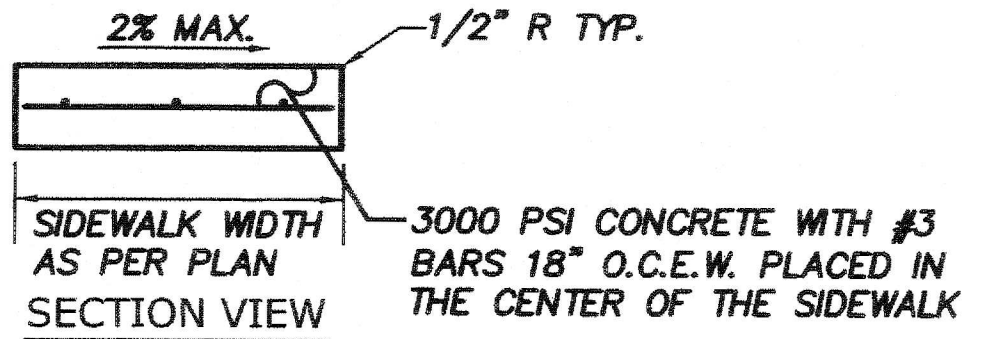


- NOTES:
- 1) THICKENED EDGE TO BE PLACED AT ALL EDGES OF CONCRETE WHERE THERE IS NO CURB AND GUTTER
 - 2) REINFORCING STEEL OMITTED FOR CLARITY BUT SHALL BE AS PER PAVING SECTION



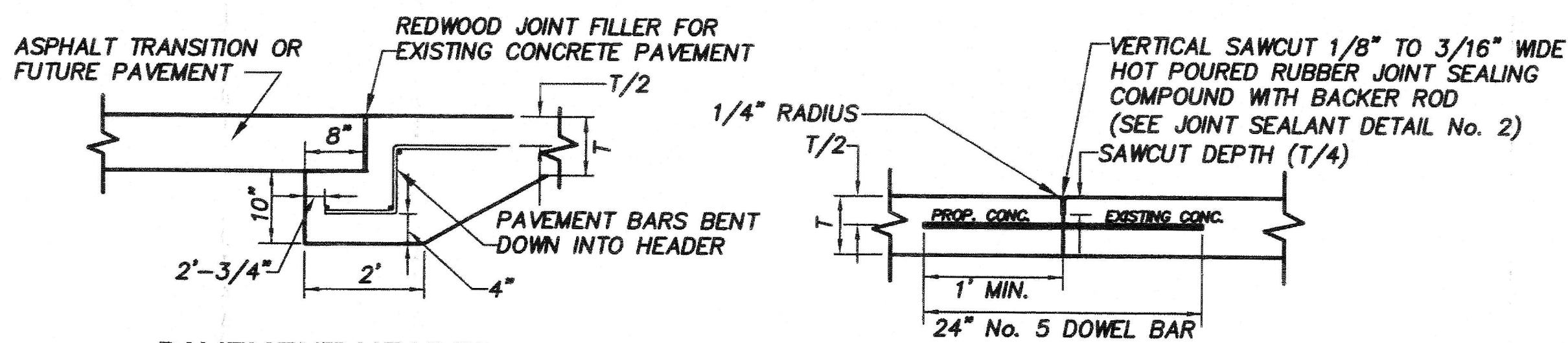
SAWED CONTRACTION JOINT
N.T.S.

- NOTES:
- SAWED CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS AS STATED IN THE PAVING NOTES



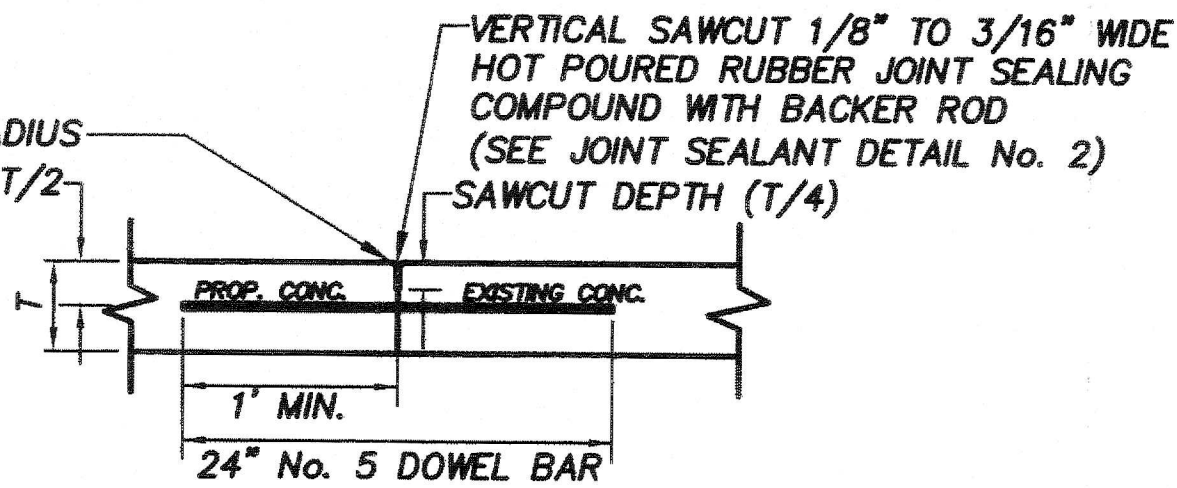
TYPICAL SIDEWALK DETAIL
N.T.S.

- NOTES:
- 1) CONTRACTOR SHALL TIE SIDEWALK TO CURBS WHERE POSSIBLE WITH 6" LONG DEFORMED DOWELS AT 24" SPACING.



PAVEMENT HEADER
N.T.S.

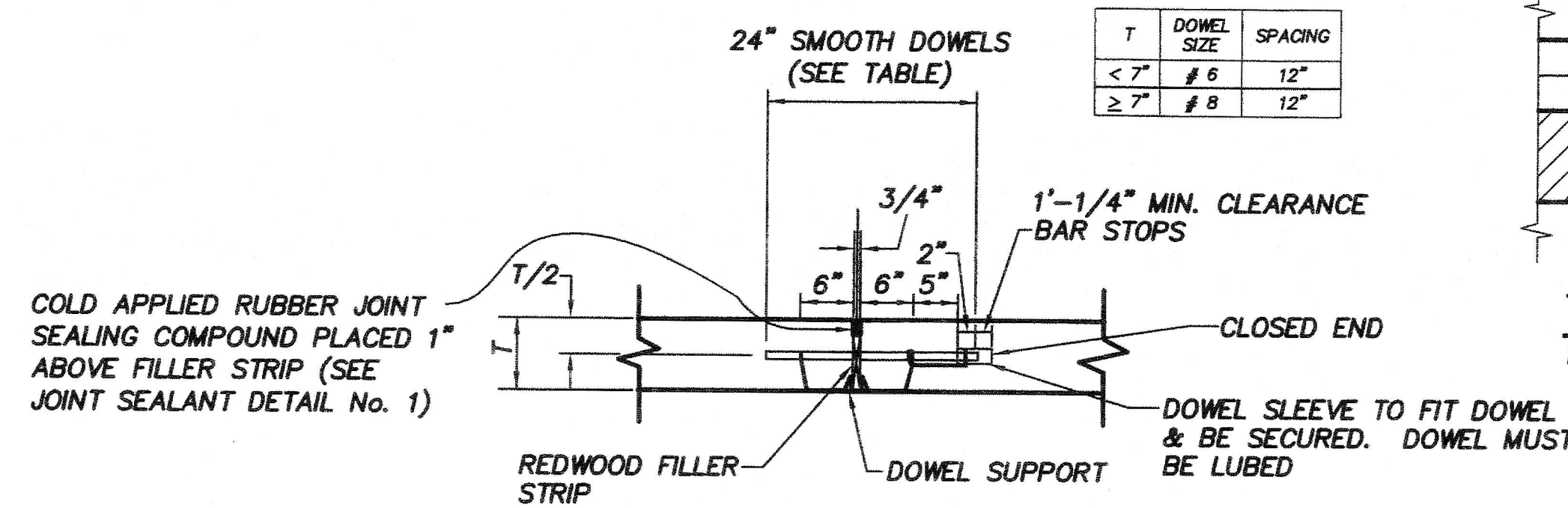
- NOTES:
- PAVEMENT AND HEADER TO BE POURED MONOLITHICALLY



BUTT JOINT
N.T.S.

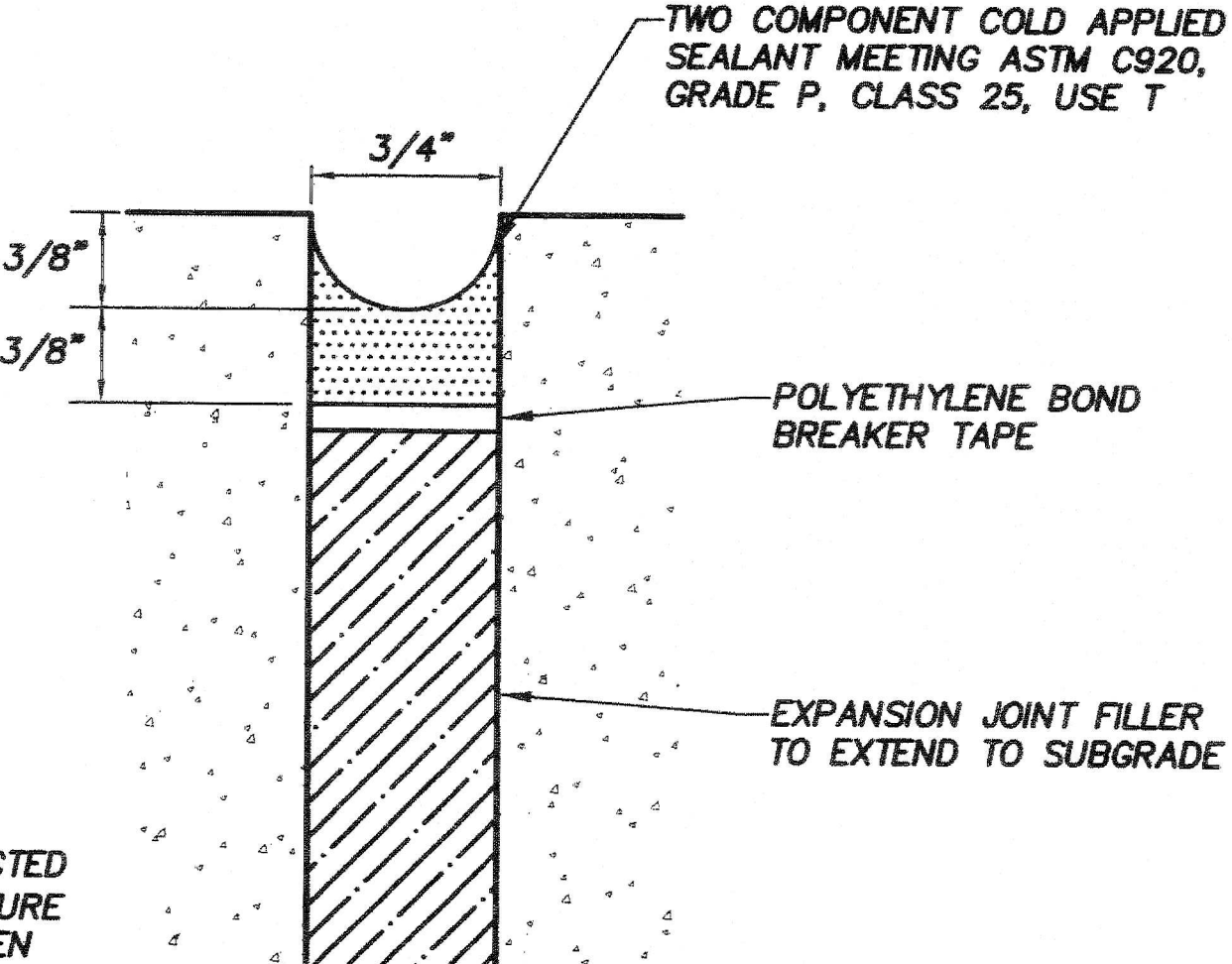
- NOTES:
- 1) REINFORCEMENT OMITTED FOR CLARITY BUT SHALL BE AS PER PAVEMENT SECTION
 - 2) DOWEL BARS TO BE SPACED AS PER PAVEMENT SECTION

- NOTES:
- 1) A 5" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS
 - B 8" PROPERLY SCARIFIED AND RECOMPACTED NATURAL SUBGRADE TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR) THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE IN THE RANGE OF OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM. IF MATERIALS HAVING A PLASTICITY INDEX GREATER THAN 20 ARE ENCOUNTERED THEN THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AND PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONTINUATION OF SUBGRADE CONSTRUCTION.
 - C PLACE ALL REINFORCING STEEL ON CHAIRS AT A HEIGHT OF HALF THE THICKNESS OF THE CONCRETE. THE CHAIRS SHALL BE SPACED AT A SUFFICIENT DISTANCE TO PREVENT SAGGING.
 - 2) MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE PUBLIC WORKS CONSTRUCTION STANDARDS PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
 - 3) DO NOT PLACE SAND OR SELECT FILL BENEATH PAVEMENT FOR LEVEL UP COURSE. UTILIZE ONLY RECOMPACTED NATURAL SUBGRADE OR LIME STABILIZED SUBGRADE.
 - 4) COMPACTION OF THE PAVEMENT SUBGRADES, BASES, AND NEW FILL SHALL BE VERIFIED BY FIELD MOISTURE AND DENSITY TESTS MADE AT A FREQUENCY OF ONE TEST PER LIFT PER 5000 S.F. OF COMPACTED AREA. FOR SMALL AREAS OR CRITICAL AREAS THE FREQUENCY SHALL BE INCREASED TO ONE TEST PER LIFT PER 2500 S.F. THERE SHALL BE A MINIMUM OF TWO TESTS PER LIFT.
 - 5) ON-SITE FILL OR SCARIFIED MATERIAL SHALL BE COMPACTED IN LOOSE LIFTS NOT EXCEEDING 8" UNCOMPACTED THICKNESS.



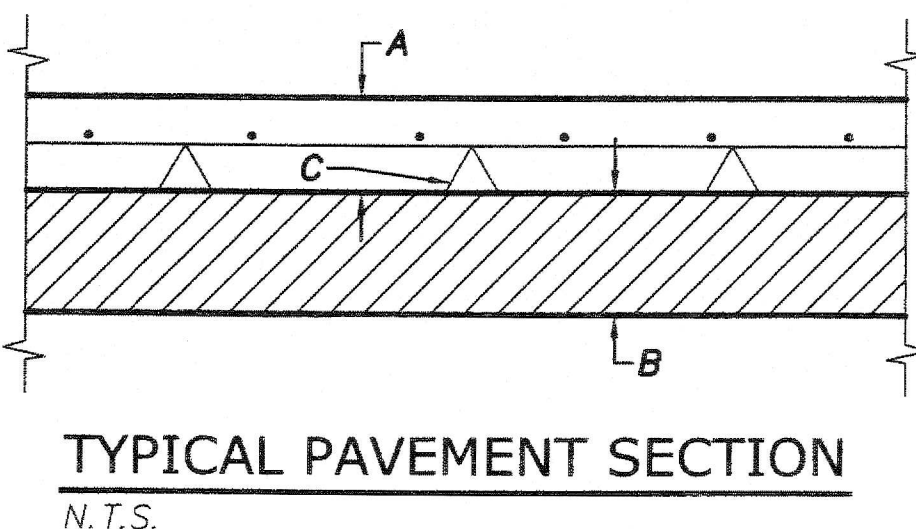
TRANSVERSE EXPANSION JOINT
N.T.S.

- NOTES:
- 1) PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
 - 2) EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.

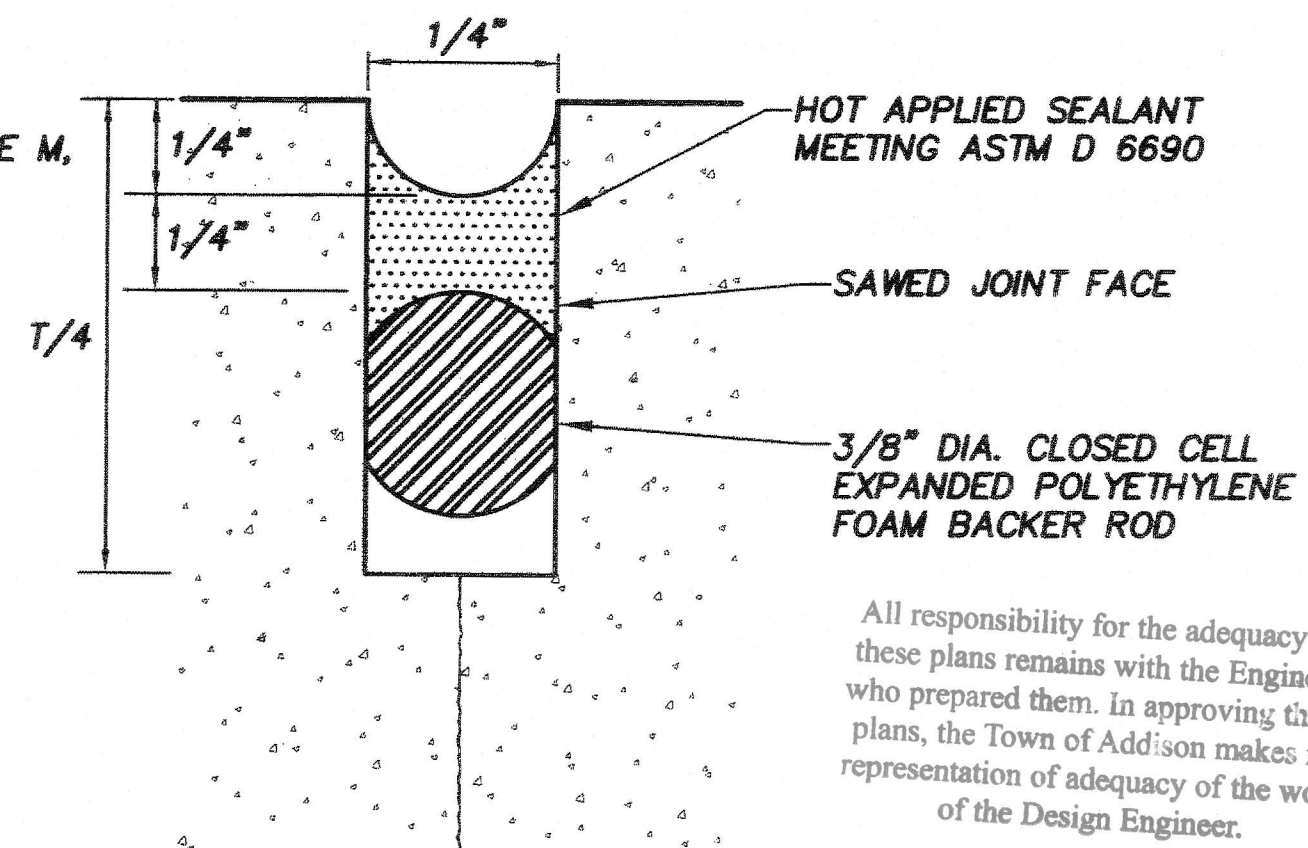


JOINT SEALANT DETAIL No. 1
N.T.S.

- NOTES:
- 1) THIS JOINT SHALL BE USED FOR EXPANSION JOINTS.



TYPICAL PAVEMENT SECTION
N.T.S.



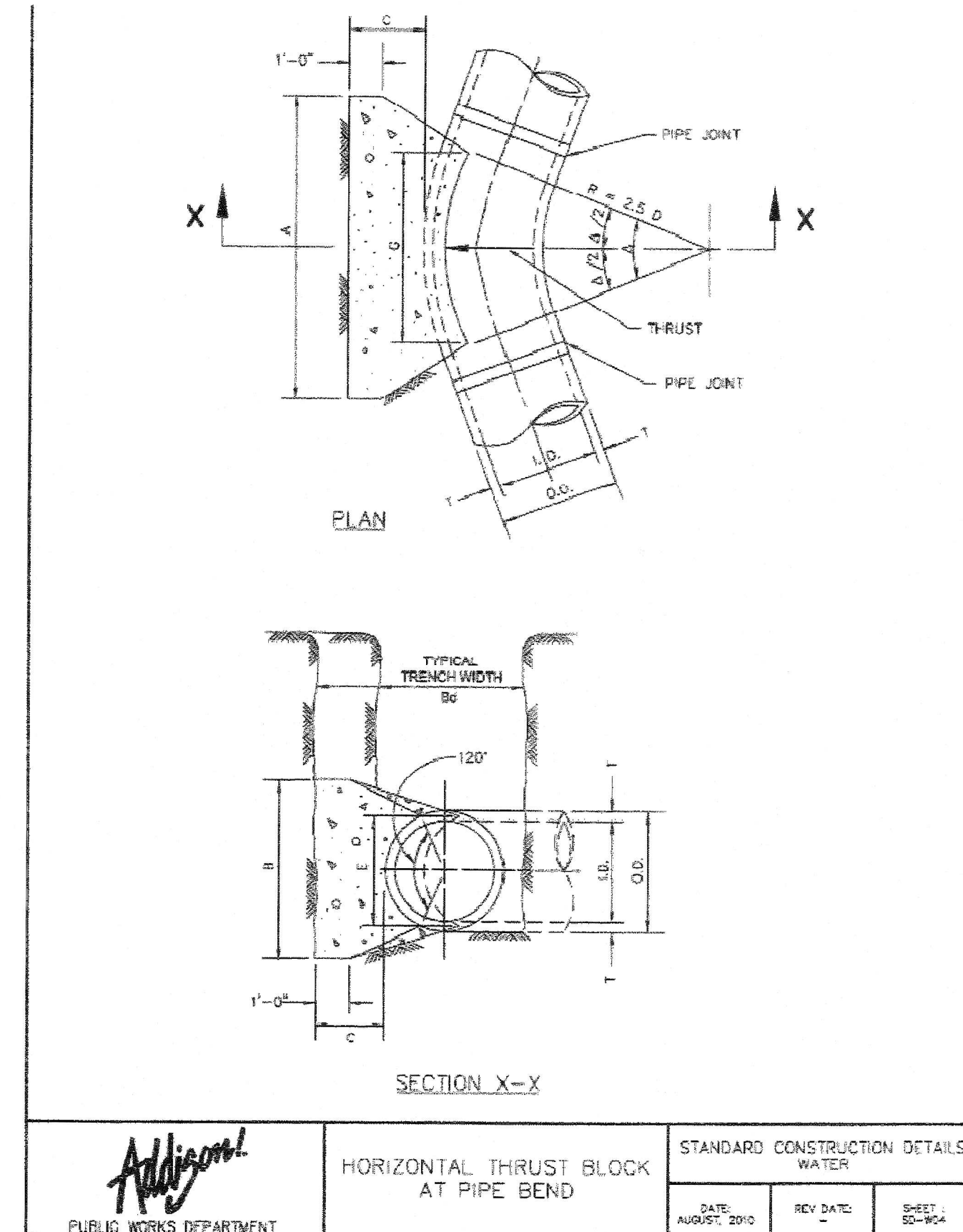
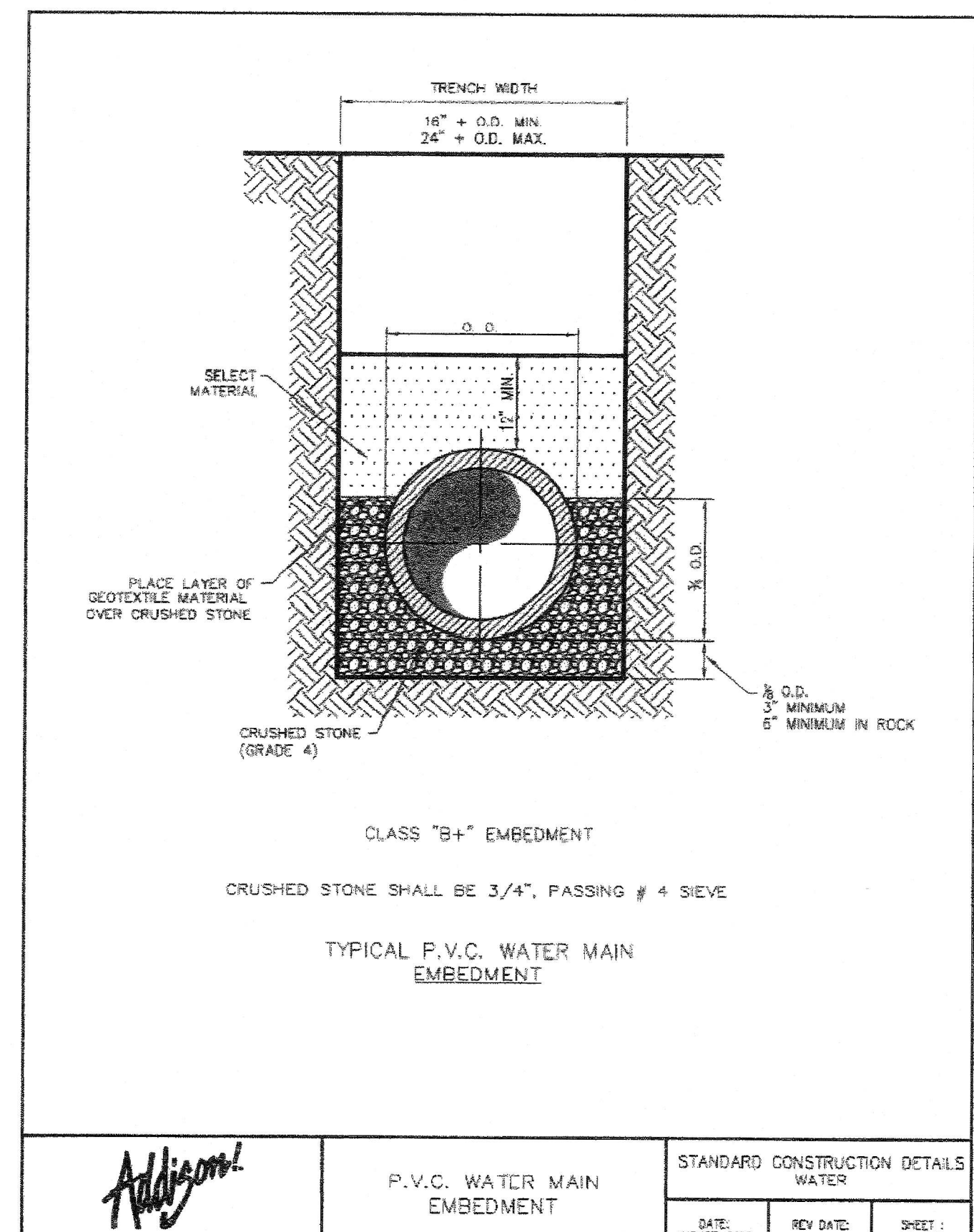
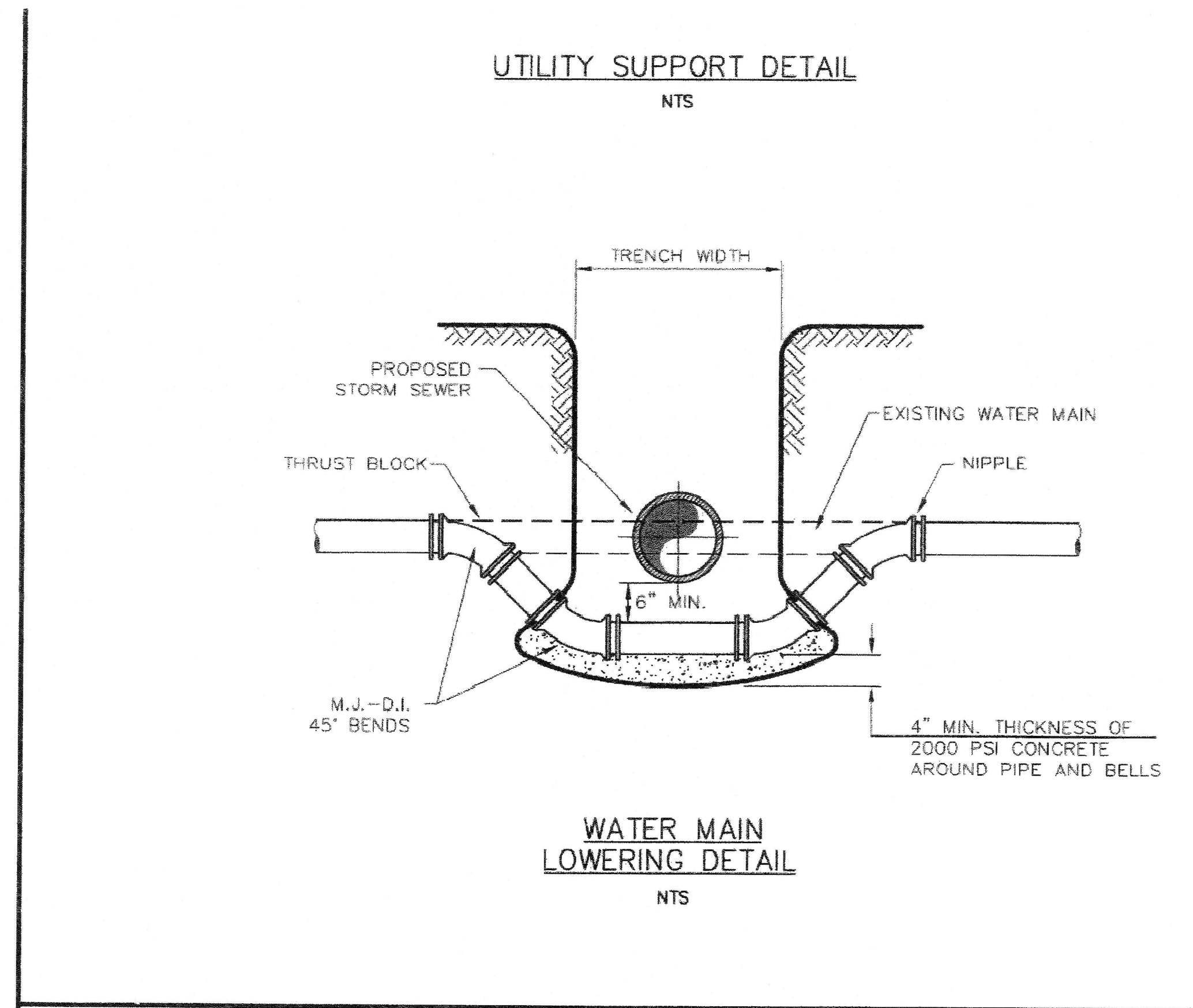
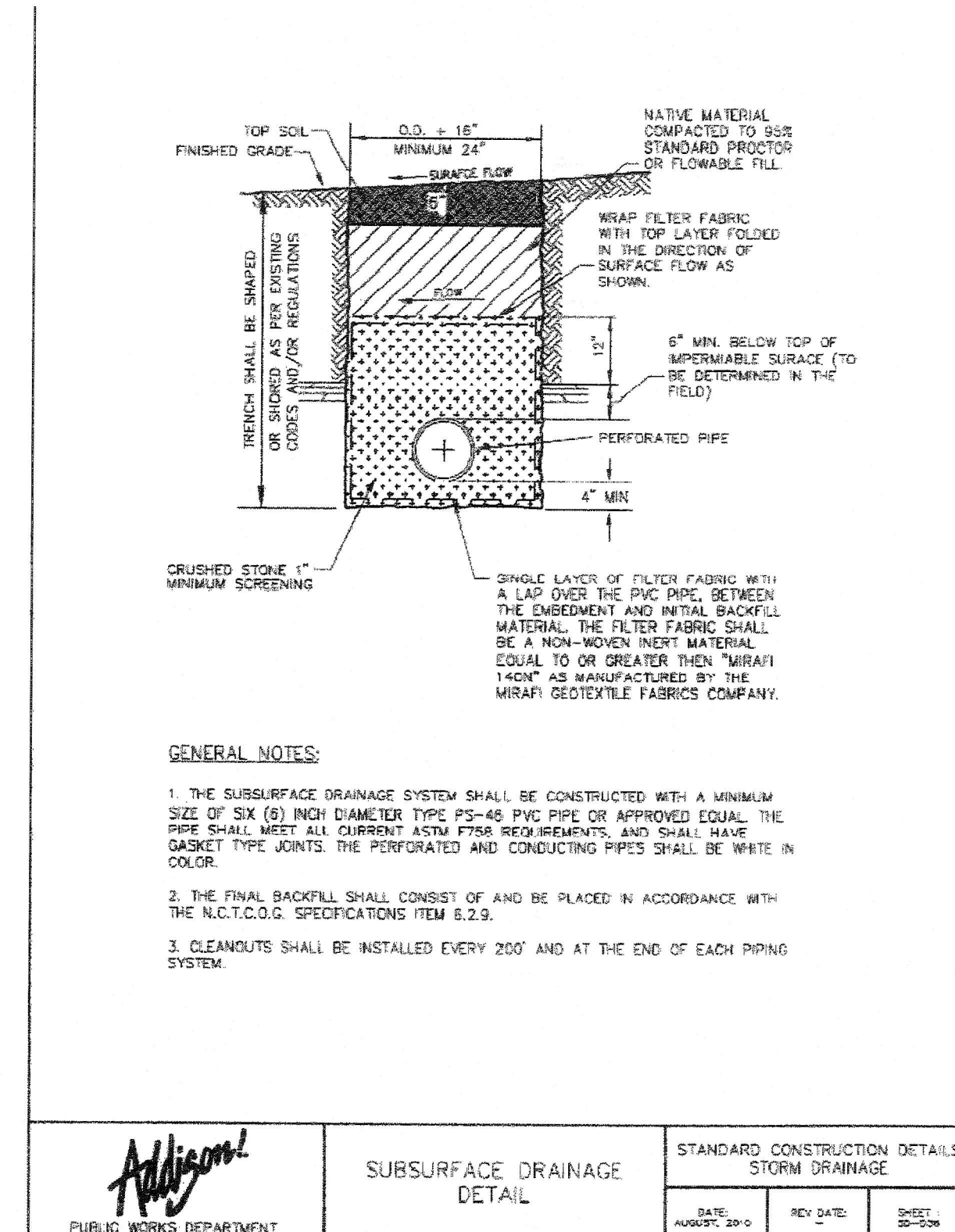
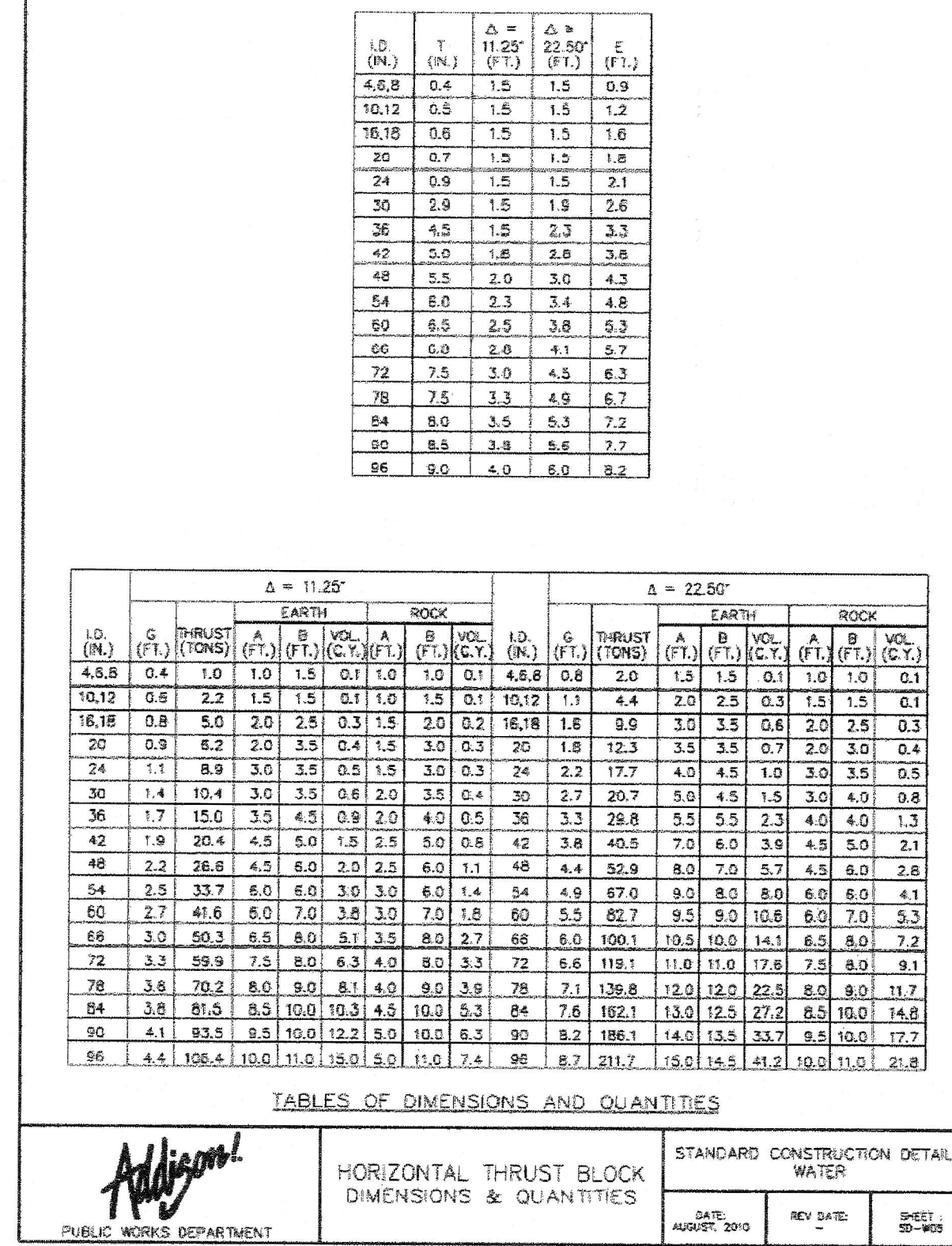
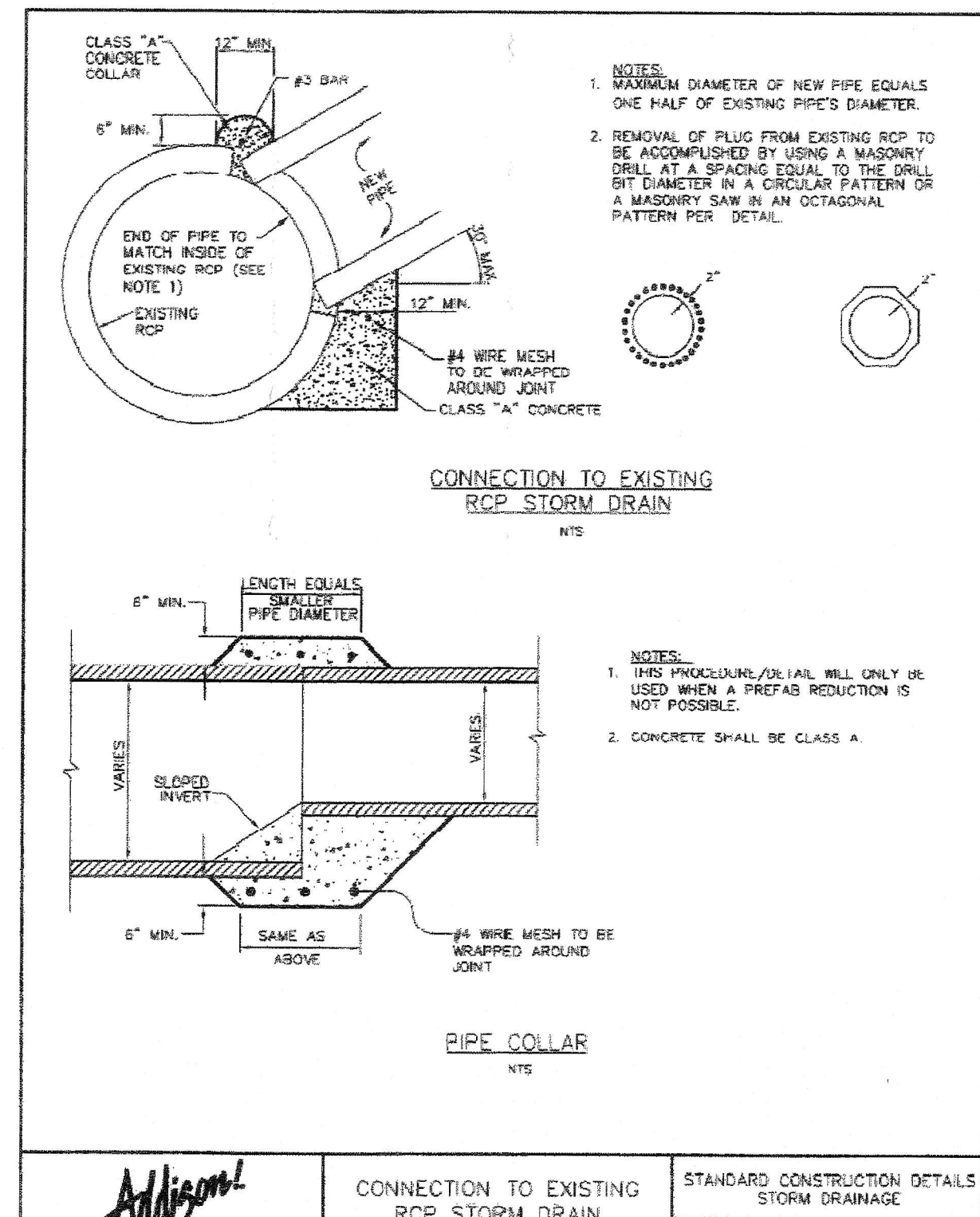
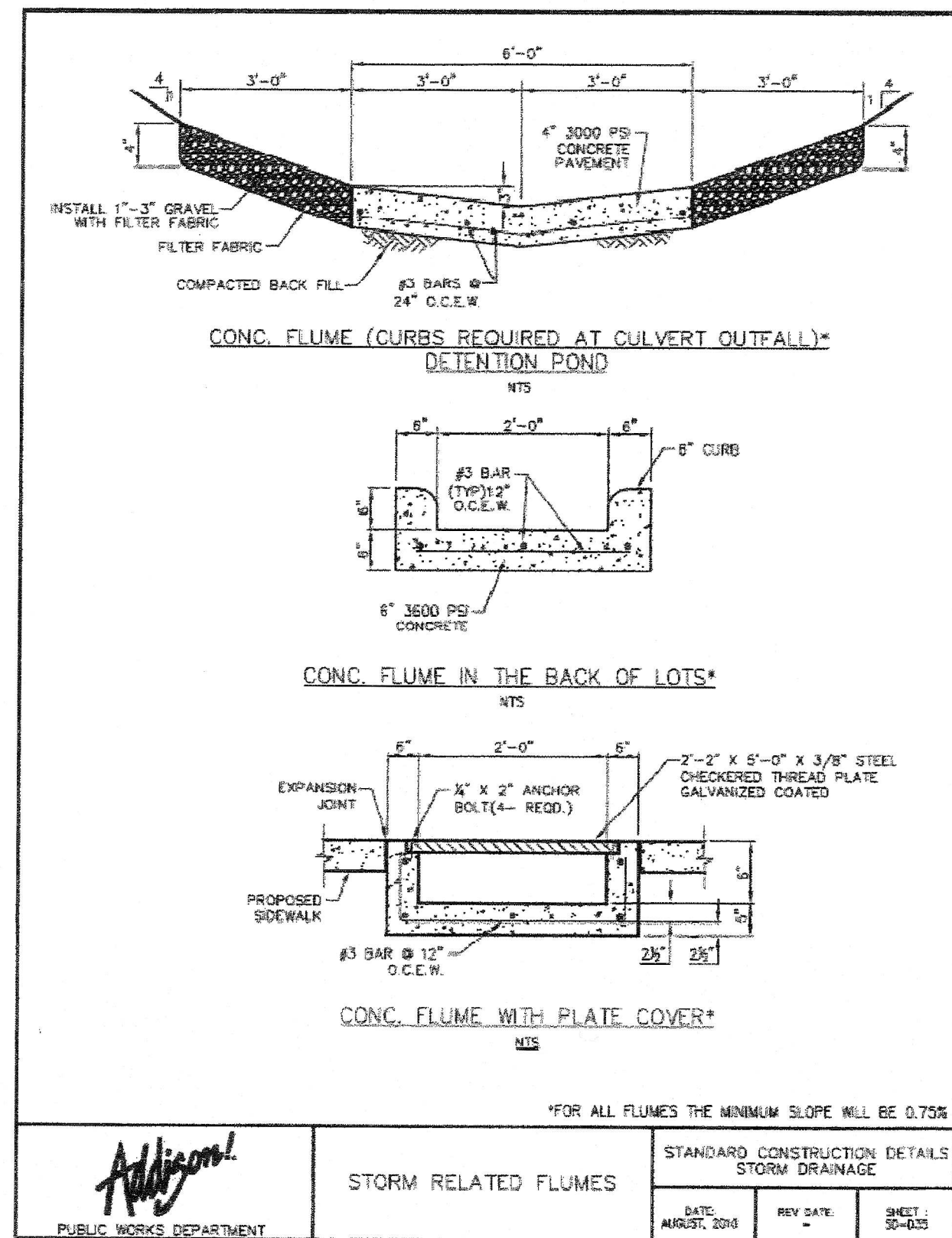
JOINT SEALANT DETAIL No. 2
N.T.S.

- NOTES:
- 1) THIS JOINT SHALL BE USED FOR CONSTRUCTION, CONTRACTION, AND BUTT JOINTS.

ALL DETAILS SHOWN ON THIS PAGE ARE FOR PRIVATE ON-SITE PAVING.
ALL PUBLIC PAVEMENT SHALL CONFORM TO TOWN STANDARD DETAILS.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 4/29/16
16601 Westgrove Dr, Addison, TX 75001 (817)450-2871

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



Δ = 30'												Δ = 45'														
EARTH						ROCK						EARTH						ROCK								
I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)			
4.6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4.6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1	10.12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2
10.12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10.12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3	16.18	2.2	13.2	3.5	4.0	0.6	2.5	3.0	0.6
16.18	2.2	13.2	3.5	4.0	0.6	2.5	3.0	0.4	16.18	3.2	19.0	4.5	4.0	1.2	3.0	3.0	0.6	20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7	24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1	30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6	36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.8
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.8	36	8.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6	42	5.1	53.5	8.0	7.0	5.1	5.3	5.0	2.0
42	5.1	53.5	8.0	7.0	5.1	5.3	5.0	2.0	42	7.5	79.8	11.3	7.0	8.1	8.0	5.0	4.2	48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3	54	6.5	86.0	10.0	9.0	10.3	7.0	6.5	5.3
54	6.5	86.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9	60	7.3	110.0	11.0	10.0	13.8	7.0	7.3	9.0
60	7.3	110.0	11.0	10.0	13.8	7.0	7.3	9.0	60	10.7	162.4	16.0	10.0	23.1	11.0	7.0	12.0	66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2	72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7	78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	48.8	14.5	9.5	25.9	84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.8	90	10.9	247.1	16.5	15.0	43.0	11.0	11.0	23.9
90	10.9	247.1	16.5	15.0	43.0	11.0	11.0	23.9	90	16.1	360.5	24.5	15.0	74.5	17.5	10.5	39.9	96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5									

Δ = 67.5'												Δ = 90'														
EARTH						ROCK						EARTH						ROCK								
I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (CY.)			
4.6,8	2.1	5.8	3.0	2.0	0.3	2.0	1.5	0.2	4.6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2	10.12	3.1	12.4	6.5	2.5	0.8	3.5	2.0	0.4
10.12	3.1	12.4	6.5	2.5	0.8	3.5	2.0	0.4	10.12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5	16.18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9
16.18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16.18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0	20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.0	44.4	10.0	4.5	3.1	6.0	4.0	1.5	24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1	30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3	36	9.4	94.9	14.5	6.0	8.2	9.5	4.5	3.8
36	9.4	94.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3	42	10.5	115.5	17.0	7.0	12.8	11.0	5.5	6.3
42	10.5	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7	48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	28.2	16.0	6.0	12.4	54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.0
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.0	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1	60	15.5	235.8	24.0	10.0	35.6	16.0	7.5	17.6
60	15.5	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0	66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.6	362.6	33.0	11.0	66.2	22.0	8.5	32.5	72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.5	36.0	12.0	85.6	24.0	9.0	41.0	78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2	84	21.8	462.1	33.5	14.0	84.7	23.0	10.5	46.5
84	21.8	462.1	33.5	14.0	84.7	23.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8	90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.5	30.0	11.5	81.2	96	24.9	603.6	38.0	16.0	138.9	26.5	12.0	70.0
96	24.9	603.6	38.0	16.0	138.9	26.5	12.0	70.0	96	31.6	787.5	48.0	16.0	199.0	32.0	12.0	95.1									

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK DIMENSIONS & QUANTITIES		STANDARD CONSTRUCTION DETAILS WATER	
DATE: AUGUST, 2010	REV DATE: -	DATE: AUGUST, 2010	REV DATE: -
SHEET: 50-W06		SHEET: 50-W06	

ELEVATION "B-B"

SECTION "A-A"

A →	11 25'	22 50'	30'	45'	67 50'	90'	→ A						
I.D. (IN.)	THRUST (TONS)	VOL. (CY.)	THRUST (TONS)	VOL. (CY.)	THRUST (TONS)	VOL. (CY.)	THRUST (TONS)	VOL. (CY.)	I.D. (IN.)				
4.6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4.6,8
10.12	2.2	1.1	4.3	2.2	5.7	2.8	8.4	4.6	10.5	5.2	11.3	5.7	10.12
16.18	3.2	2.5	6.7	4.9	12.7	5.4	18.0	9.0	23.5	11.8	25.5	12.7	16.18
20	4.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	28.2	14.5	31.4	15.7	20
24	6.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.1	22.6	24
30	10.5	5.2	29.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	20.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	78.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	95.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.5	40.6	106.0	53.0	159.0	75.0	198.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.8	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	306.0	153.0	72
78	69.9	35.0	137.0	69.0	179.0	90.0	224.0	127.0	321.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

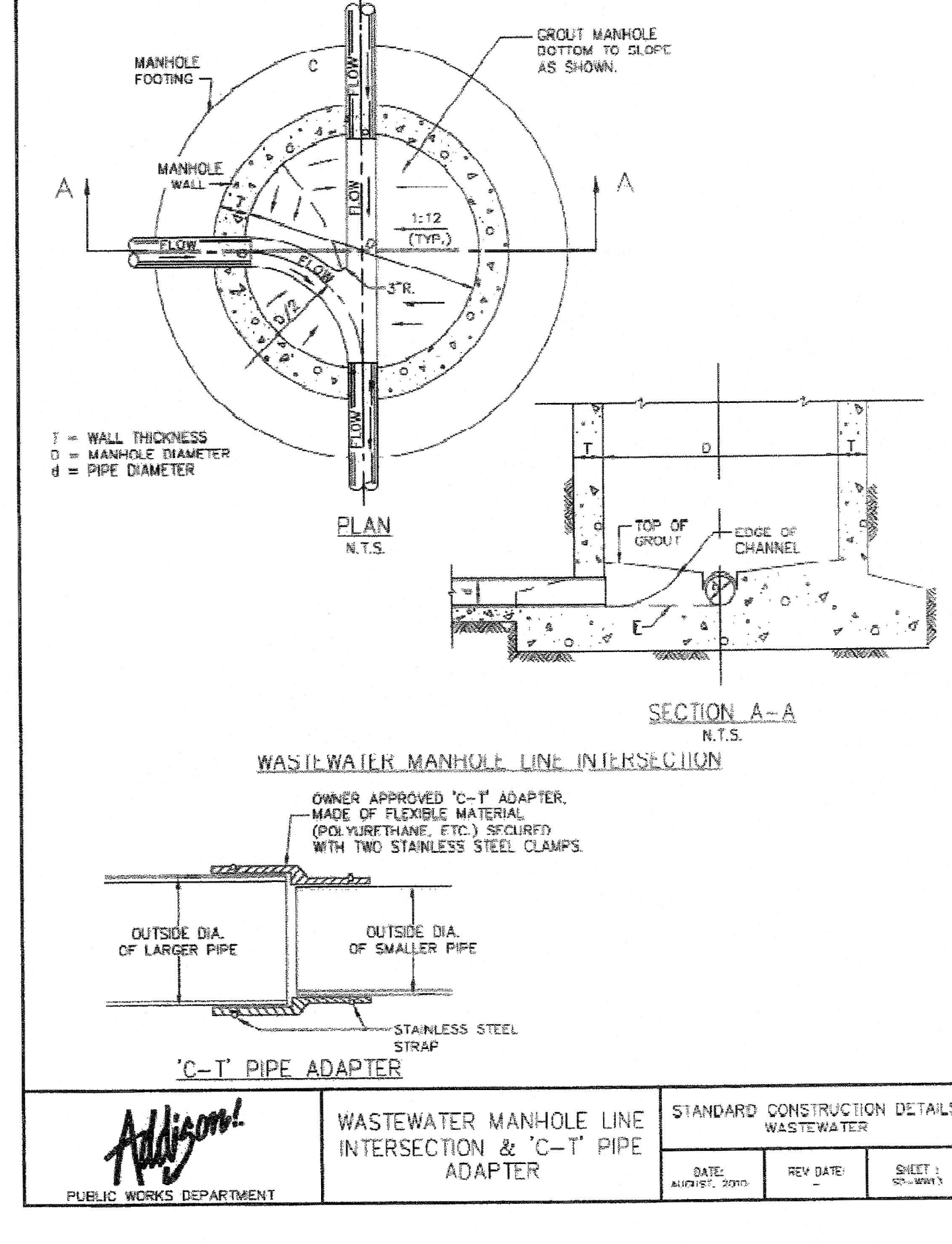
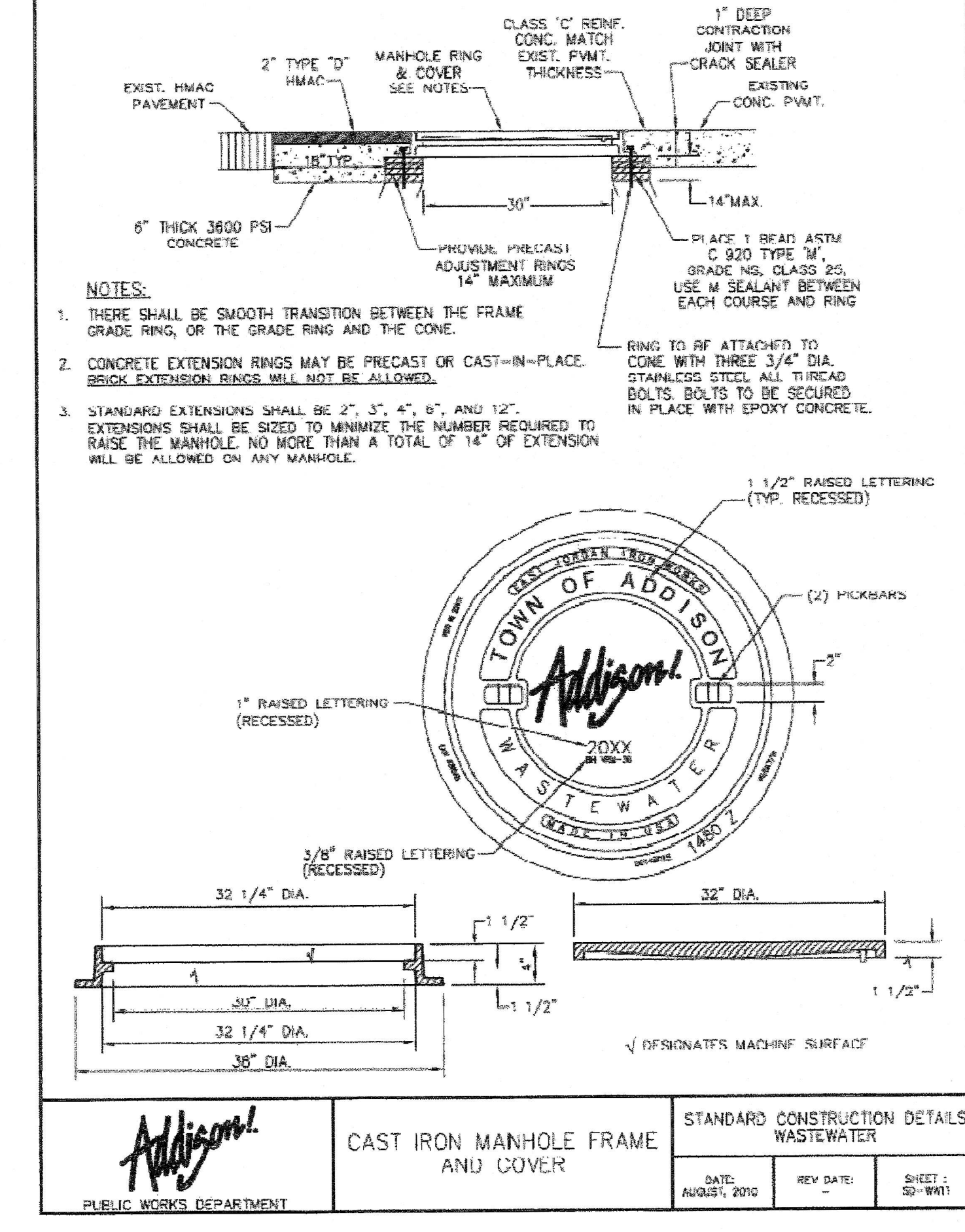
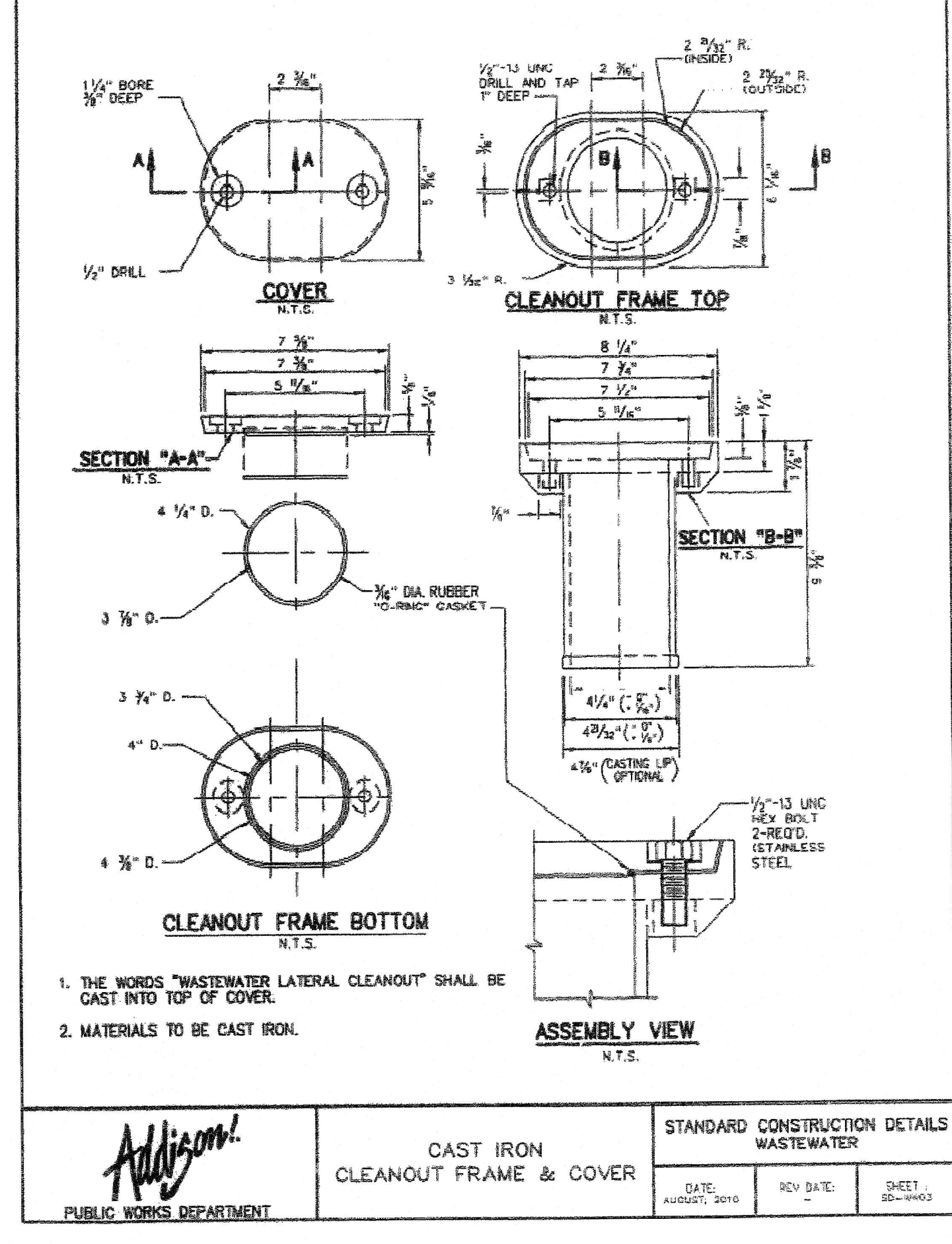
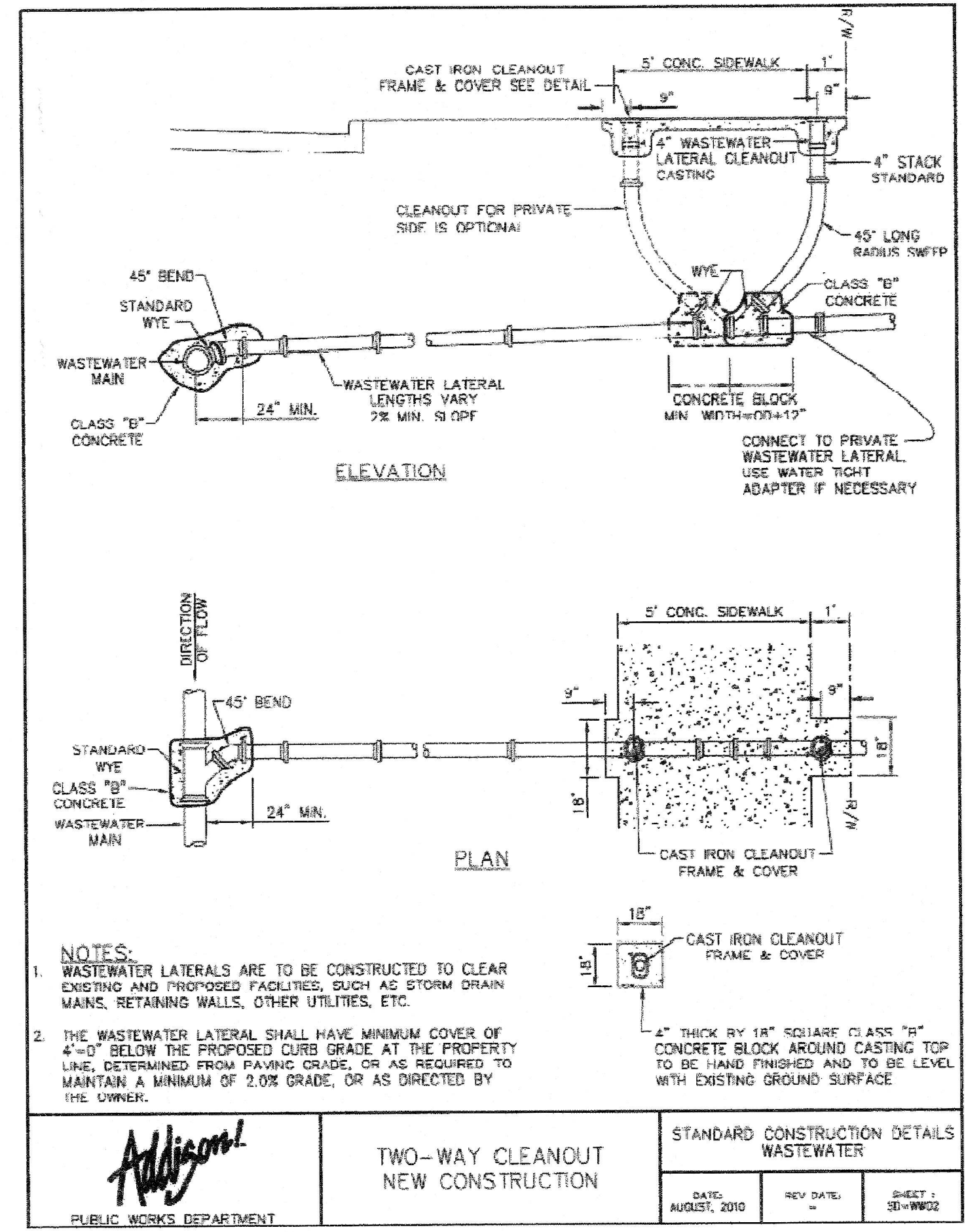
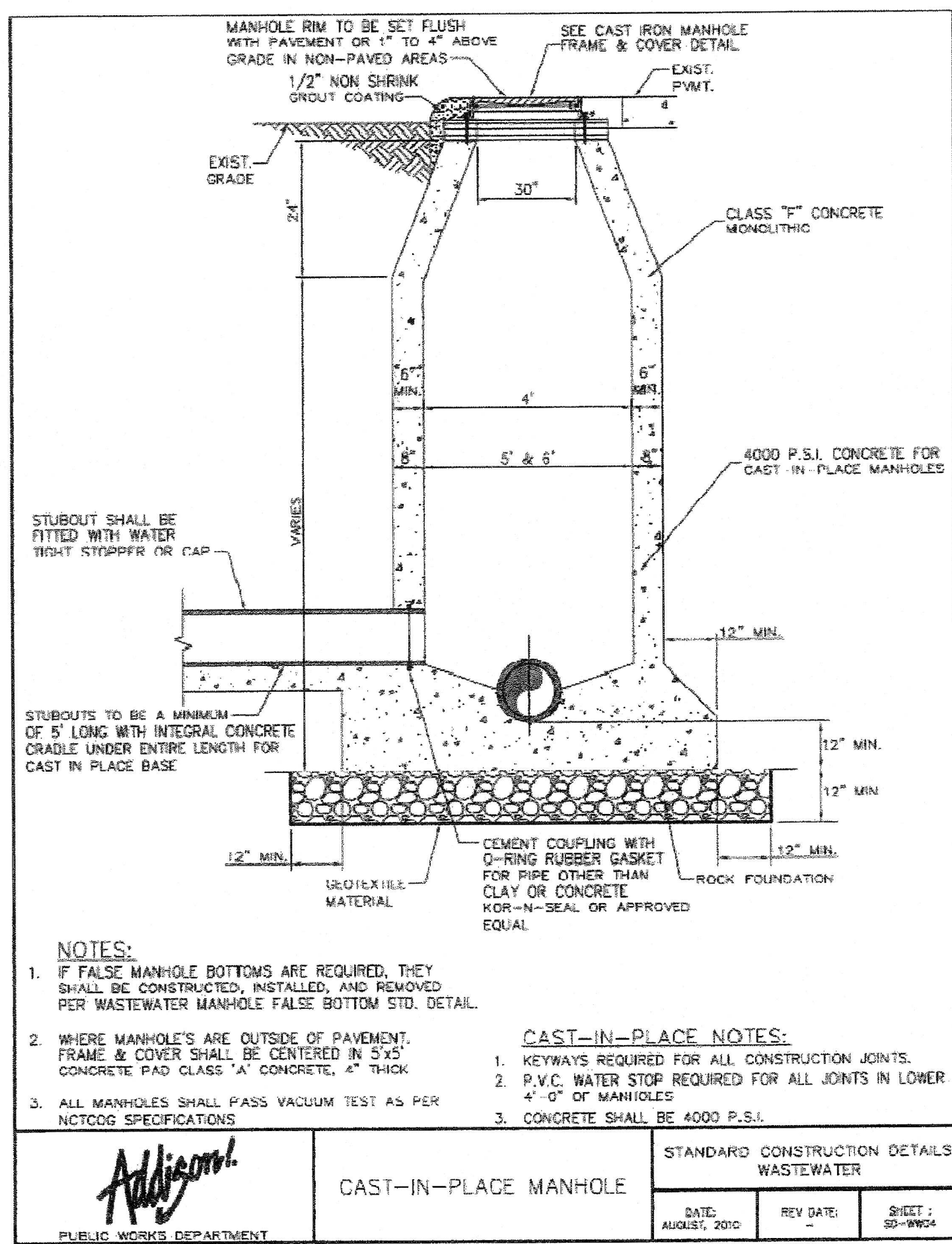
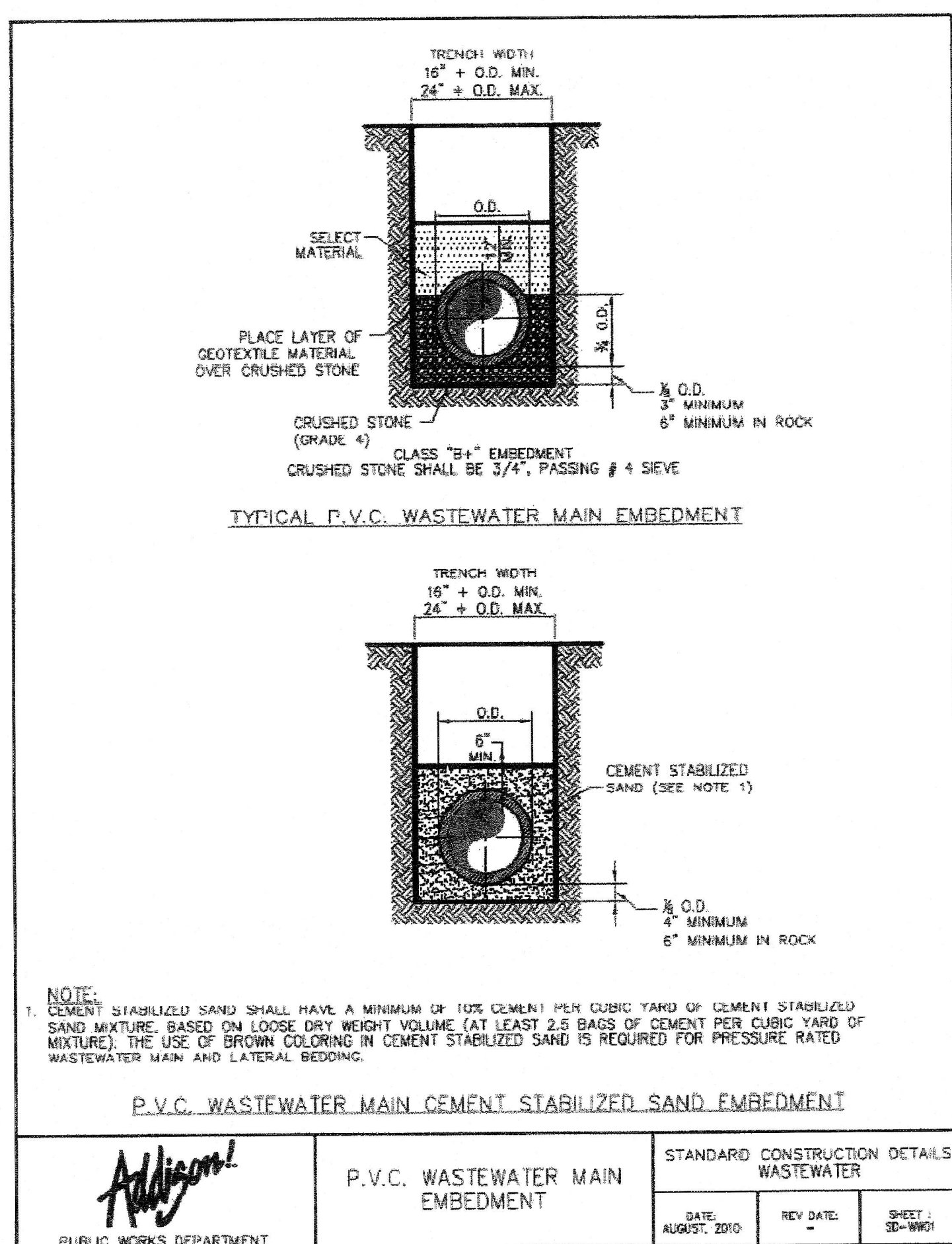
VERTICAL THRUST BLOCK

VERTICAL THRUST BLOCK AT PIPE BEND

STANDARD CONSTRUCTION DETAILS WATER

DATE:	REV. DATE:	SHEET:
AUGUST 2013		1

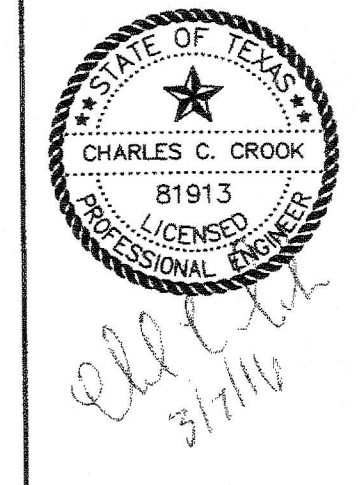
ADDISON!



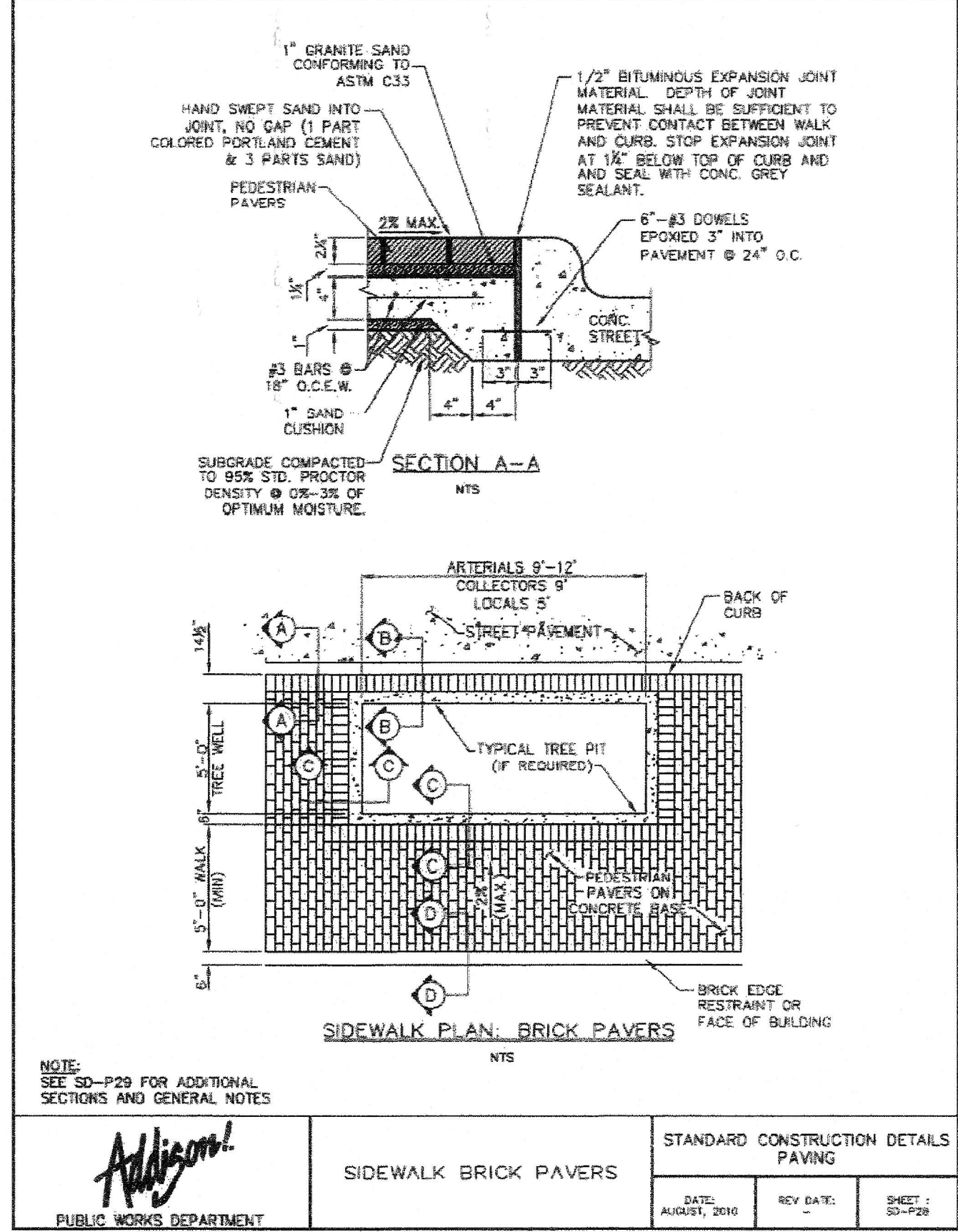
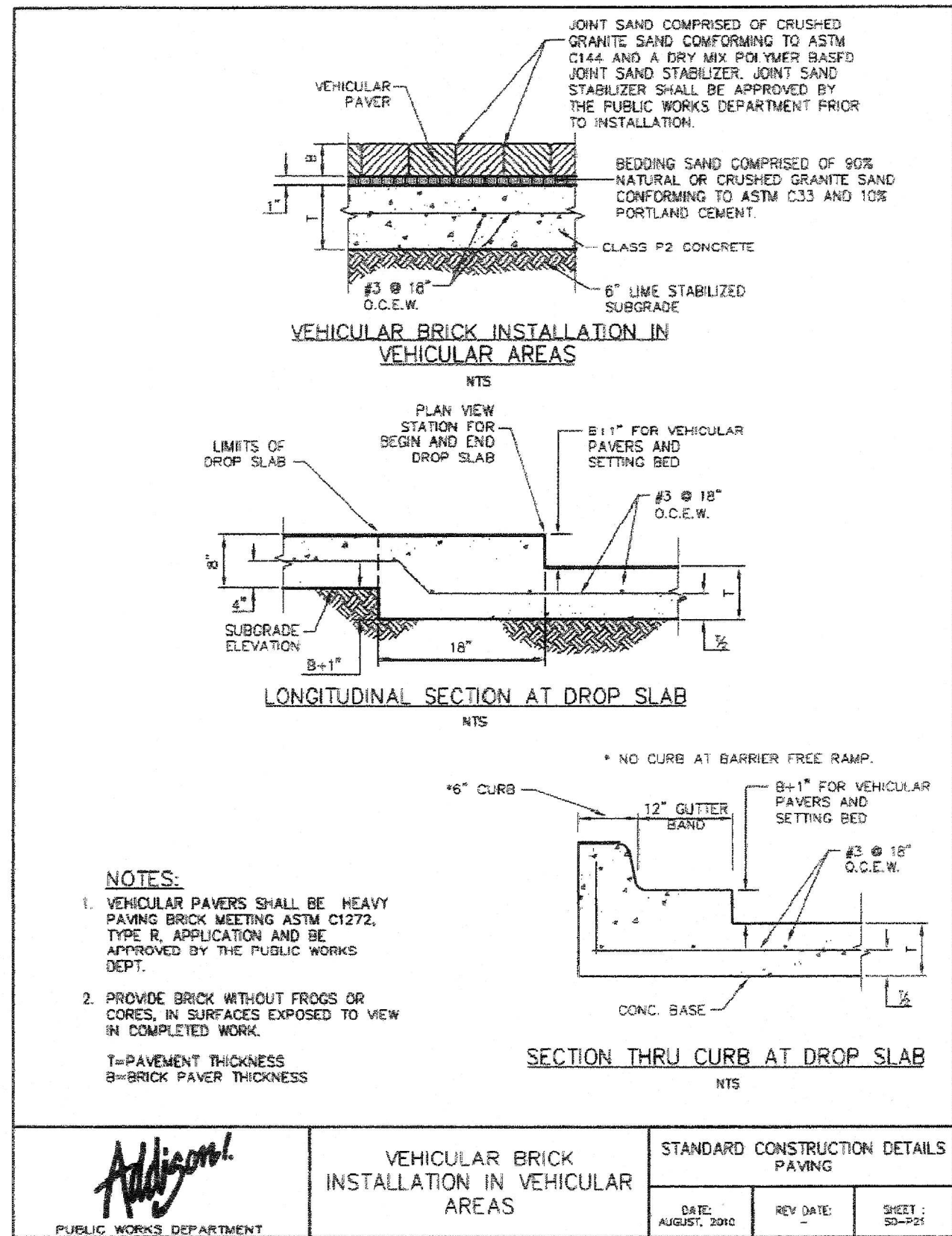
CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287 SUITE 110
MANSFIELD, TEXAS 76063
817-455-1200 OFFICE
817-455-1210 FAX
www.CCrookConsulting.com

**MERIDIAN SQUARE
PHASE 3
(Building 3/4)**

**TOWN OF ADDISON
DETAIL SHEET
(SHEET 3 OF 4)**



CCC JOB# 13-109
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CHARLES CROOK CONSULTING, INC.
SHEET No.



STORM WATER POLLUTION PREVENTION PLAN PROJECT INSPECTION REPORT

Project Name: _____ Project No: _____

Inspector: _____ Date: _____

Inspection Authorized by: _____

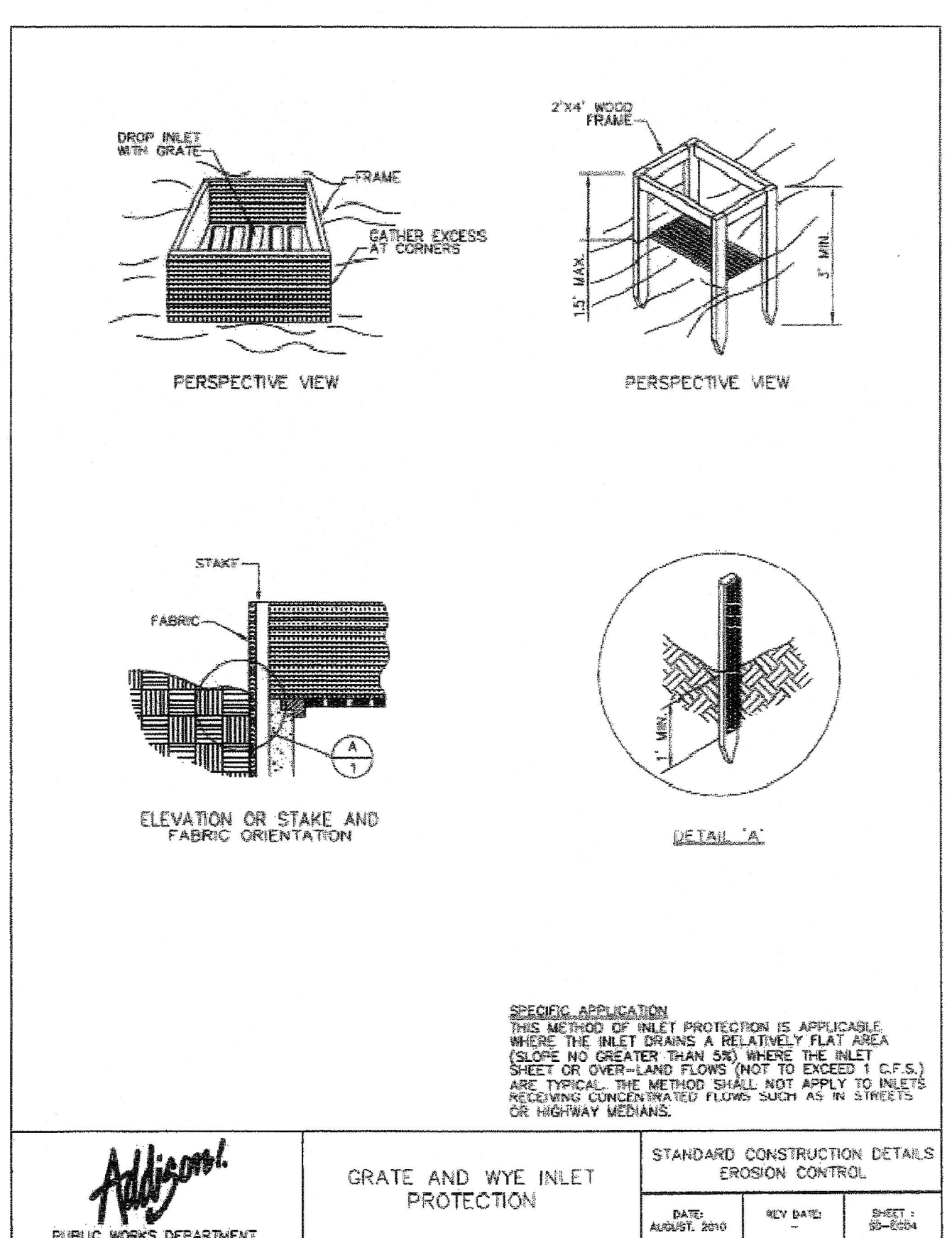
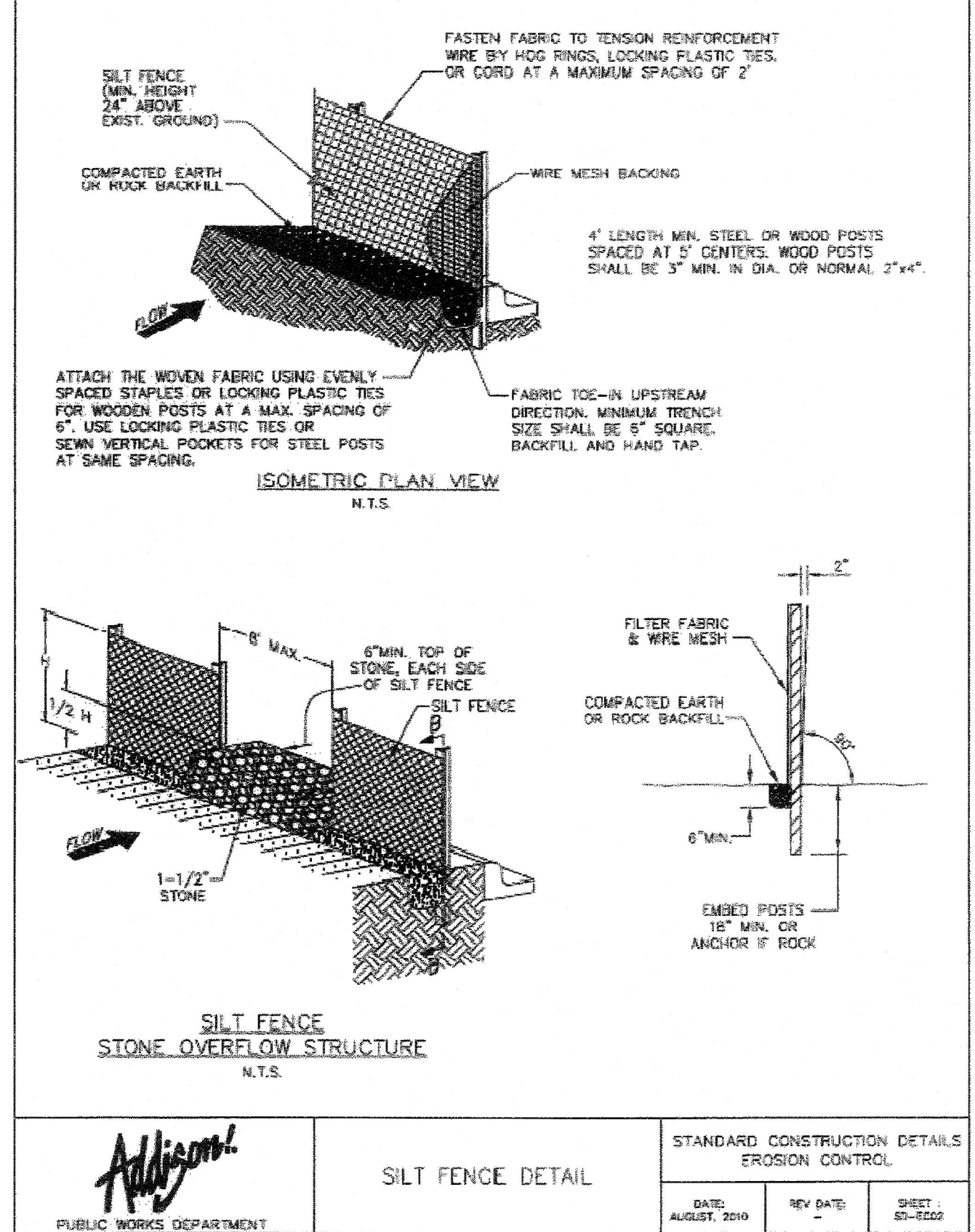
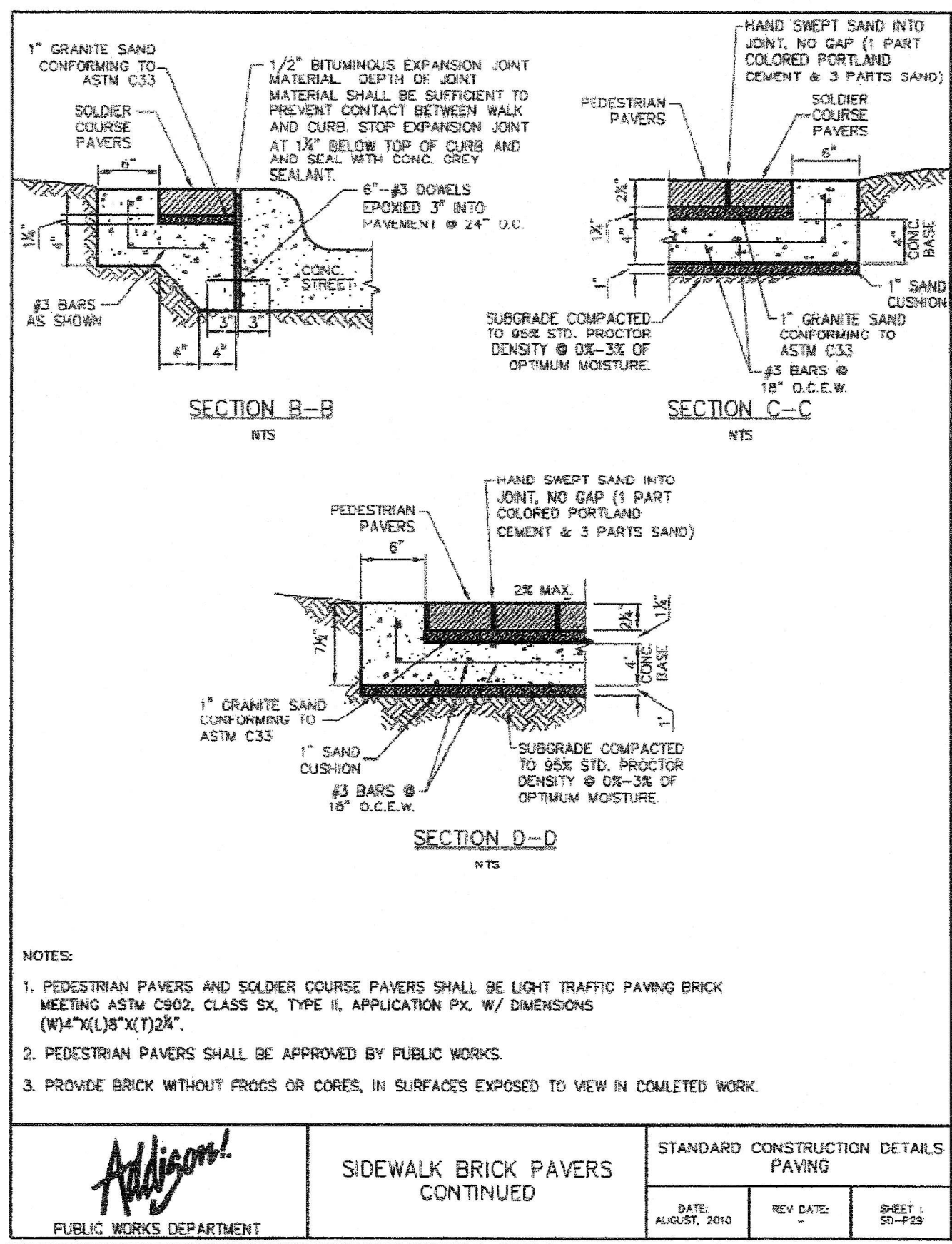
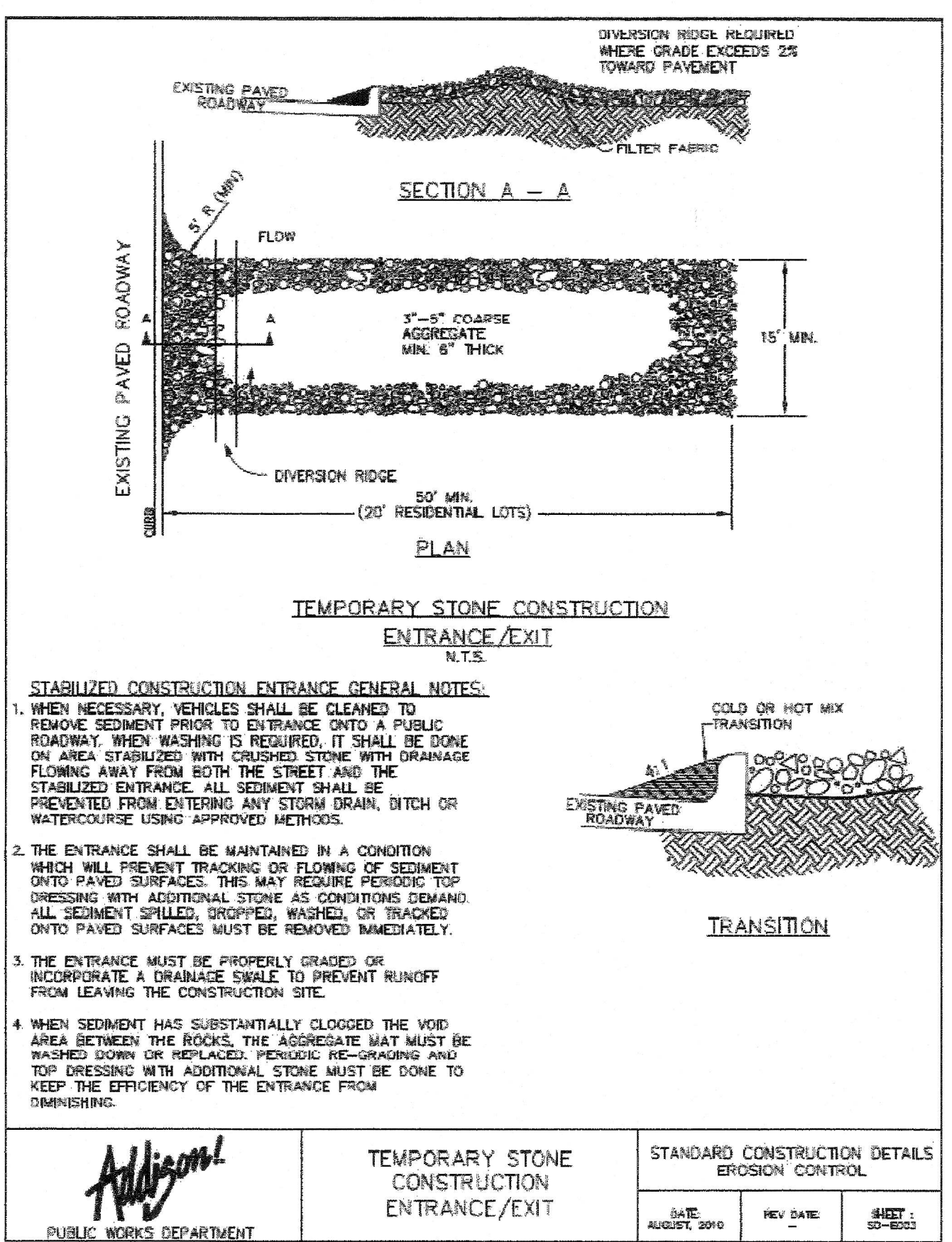
Construction Phase	Excavation, Utilities, Lime, Paving, Cleanup, Dry Utilities
Control Methods	Compliance/Effectiveness
Trash and Debris	Yes / No / NA Comments:
Sanitation Facilities	Yes / No / NA Comments:
Disturbed Soil Area	Yes / No / NA Comments:
Material Storage Area	Yes / No / NA Comments:
Stabilized Construction Entrance	Yes / No / NA Comments:
Silt Fence	Yes / No / NA Comments:

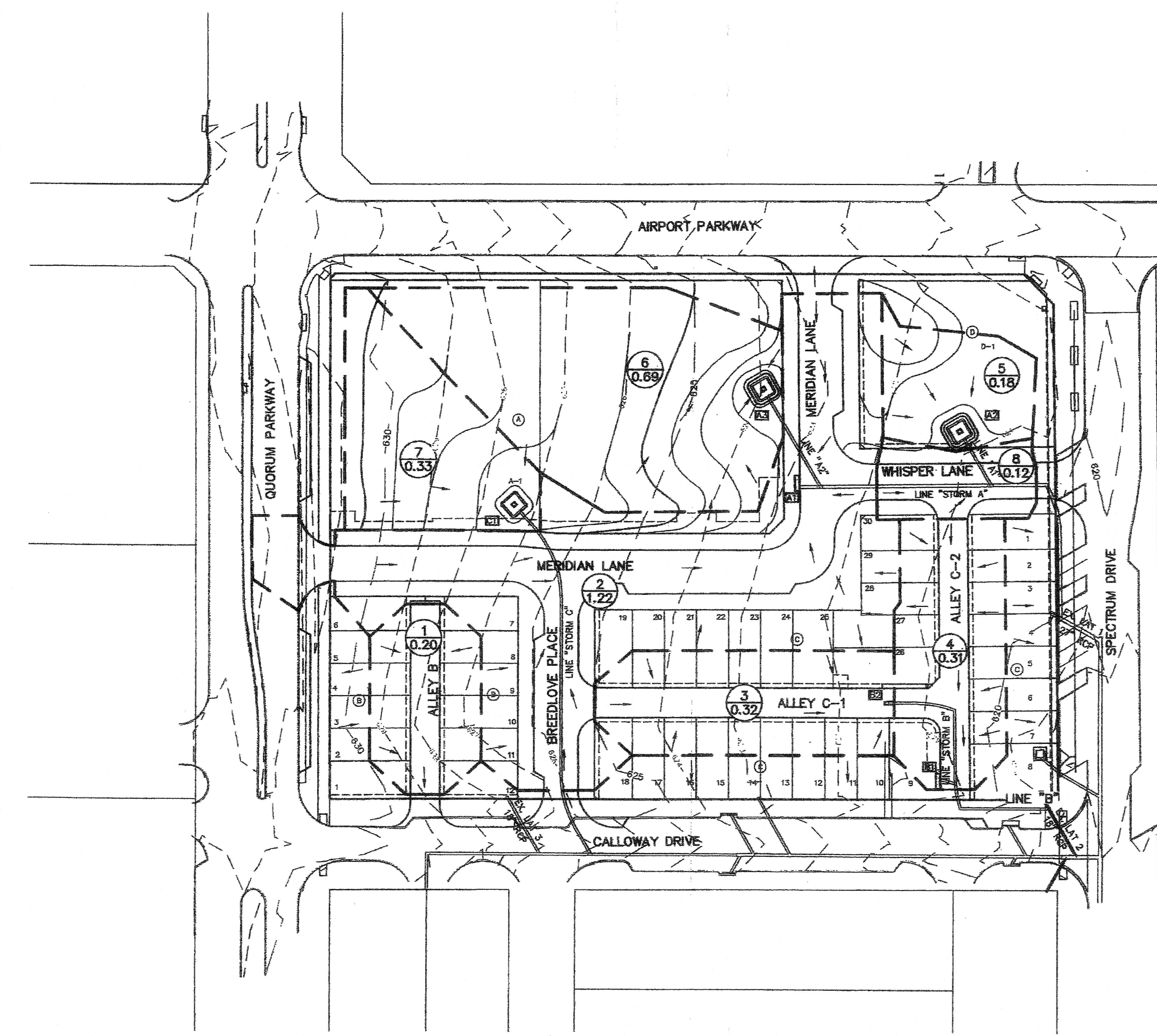
Major Observations:

Disturbed Areas that have not been finally stabilized:

Storage Areas of materials exposed to precipitation:

Work Completed Since Last Inspection:





BENCHMARKS:
1. SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 465' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
ELEVATION = 630.71'

2. SQUARE CUT ON THE NORTHWEST CORNER OF A CONCRETE INLET LOCATED ON THE NORTH SIDE OF AIRPORT PARKWAY AT THE CENTERLINE INTERSECTION OF AIRPORT PARKWAY AND SPECTRUM DRIVE.
ELEVATION = 619.31'

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

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



COMPARISON OF FLOW			
PROPOSED STORM LINE	CALCULATED "Q" (CFS) BY PROPOSED PVE DESIGN	EXISTING STORM LINE	CALCULATED CAPACITY OF "Q" (CFS) FOR THE EXIST. PVE BEING CONNECTED TO
A	16.4	LAT 1	17.8
B	4.9	LAT 2	8.0
C	2.5	LAT 3	4.0

DRAINAGE AREA DATA (Tc=10 MIN)						
AREA #	AREA	C	TC	H100	Q100	COMMENTS
1	0.20 AC	0.90	10 MIN	8.74 IN/HR	1.6 CFS	TO EX INLET
2	1.22 AC	0.90	10 MIN	8.74 IN/HR	9.6 CFS	TO INLET A1
3	0.32 AC	0.90	10 MIN	8.74 IN/HR	2.5 CFS	TO INLET B2
4	0.31 AC	0.90	10 MIN	8.74 IN/HR	2.4 CFS	TO INLET B1
5	0.18 AC	0.90	10 MIN	8.74 IN/HR	1.4 CFS	TO INLET A2
6	0.69 AC	0.90	10 MIN	8.74 IN/HR	5.4 CFS	TO INLET A3
7	0.33 AC	0.90	10 MIN	8.74 IN/HR	2.8 CFS	TO INLET C1
8	0.12 AC	0.90	10 MIN	8.74 IN/HR	1.0 CFS	TO EX INLET

INLET DESIGN CHART																	
INLET		AREA RUNOFF Q = QA					CARRY-OVER FROM UPSTREAM INLET (CFS)		TOTAL FLOW (CFS)	CUTTERWAY SLOPE (CFS)	STREET SLOPE (CFS)	GROWTH TYPE	SELECTED INLET LENGTH (FEET)	TYPE	CARRY-OVER TO DOWNSTREAM INLET (CFS)	INLET CAPACITY (CFS)	
NO.	LOCATION	DESIGN FLOW (CFS)	AREA (AC)	Q (CFS)	Q (CFS)	AREA (AC)	Q (CFS)	8	9	10	11	12	13	14	15	16	17
A1	4+25 MERIDIAN LANE	100	10	8.74	0.90	1.22	9.6	—	9.6	24.0	SAG	2% CROSS	10	Std	0	21.2	—
A2	0+94.35 WHISPER LANE 38.971	100	10	8.74	0.90	0.18	1.4	—	—	—	—	—	2'x2'	Drop	—	7.0	—
A3	4+38.82 WHISPER LANE 38.191	100	10	8.74	0.90	0.69	5.4	—	—	—	—	—	2'x2'	Drop	—	7.0	—
B1	0+75.47 ALLEY C-2	100	10	8.74	0.90	0.31	2.4	0.6	3.0	24.0	SAG	2% CROSS	10	Std	0	21.2	—
B2	0+43.02 ALLEY C-1	100	10	8.74	0.90	0.32	2.5	—	2.5	28.7	2-33%	6" INVERT	—	2 Grates	0.8	1.9	—
C1	1+72.32 MERIDIAN LANE 40.121	100	10	8.74	0.90	0.33	2.8	—	—	—	—	—	2'x2'	Drop	—	7.0	—

STREET CAPACITY CALCULATIONS
C = 0.90
I₁₀₀ = 8.74 IN/HR
23" B-B PVMT (2% CROSS)
Q = 170* [S]

ALLEY CAPACITY CALCULATIONS
C = 0.90
I₁₀₀ = 8.74 IN/HR
24" B-B PVMT (8" INVERT)
Q = 180* [S]

C = 0.90
I₁₀₀ = 8.74 IN/HR
20" B-B PVMT (6" INVERT)
Q = 168.4* [S]

Legend

- A-1 — Drainage Area
- 4.32 — Acreage
- Flow Direction
- Drainage Divide
- Elevation Contour
- [A1] Proposed Inlet
- (A) Block Number

DRAINAGE AREA MAP
MERIDIAN SQUARE
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CH	CH	JCR	11/20/2008	1"=40'	070318	1

LANDSCAPING
PART 1 - GENERAL

- 1.1 SCOPE:
Provide all labor, materials and equipment for complete installation of landscaping as indicated on the drawings and specified herein.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Lawn
- 1.3 QUALITY ASSURANCE:
A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- 1.4 REFERENCES:
A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Horne Third, 1978 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.
- 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
- 1.6 JOB CONDITIONS:
A. Planting Restrictions:
Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
2. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
- 1.7 WARRANTY:
A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead material not in vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.
- 1.8 MAINTENANCE:
A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
moving, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

- 2.1 PLANTS:
A. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade of better, symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
G. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1) inch of trunk diameter, measured six (6) inches above ball.
H. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.
- 2.2 SOIL PREPARATION MATERIALS:
A. Peat Moss: Commercial sphagnum moss or hyacinth peat, or decomposed gin trash with pH between 5 and 7. The gin trash shall be sterilized to eliminate all active residues, i.e. insecticides, pesticides, herbicides, fungi, virus and defoliant chemicals.
B. Pre mixed soils will be considered as "approved equals" when samples are submitted with manufacturer's data and laboratory test reports. Approved suppliers include Vitall Earth Complete Mix by Vitall Earth Resources, Gladenwater, Texas and Acid Gro Complete Mix by Soil Building Systems, Inc., Dallas, Texas.
C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign grasses. Soil containing Dallisgrass or Nitgrass shall be rejected.
2. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 22-50 percent
Sand - less than 52 percent

2.3 COMMERCIAL FERTILIZER

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be substituted provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release Fertilizer planting tablets for tree planting pits shall be equal to Hyform 20-10-5 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:
A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- 3.2 SHRUB PLANTING:
A. All shrubs to be potted planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 compost, 1/3 native soil and 1/3 sandy loam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.3 GROUND COVER PLANTING:
A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
1 part peat moss
1 part sharp sand
Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.4 TREE PLANTING:
A. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
B. After excavation of tree pits, relieve water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
C. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6) inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
D. Prepare backfill soil by thoroughly mixing a two part soil mixture as follows: 50% of the soil mix to be organic compost material. The final 50% of the soil mix to be a 50/50 mix of sand and clean, native black clay soil approved by the town.
E. Backfill tree pits with a clean, native black clay soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
F. Completely fill each tree saucer with mulch to a depth of two inches.
G. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable, at no additional cost to the owner.
3.5 SEASONAL COLOR PLANTING:
A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.
- 3.6 CLEANUP:
During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWN

PART 1 - GENERAL

- 1.1 SCOPE:
Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
Read and part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Landscaping
- 1.3 MAINTENANCE OF GRASS:
The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.
- 1.4 JOB CONDITIONS:
A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.
- 1.5 SCHEDULE:
A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial ryegrass under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.
- 1.6 ACCEPTANCE:
The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

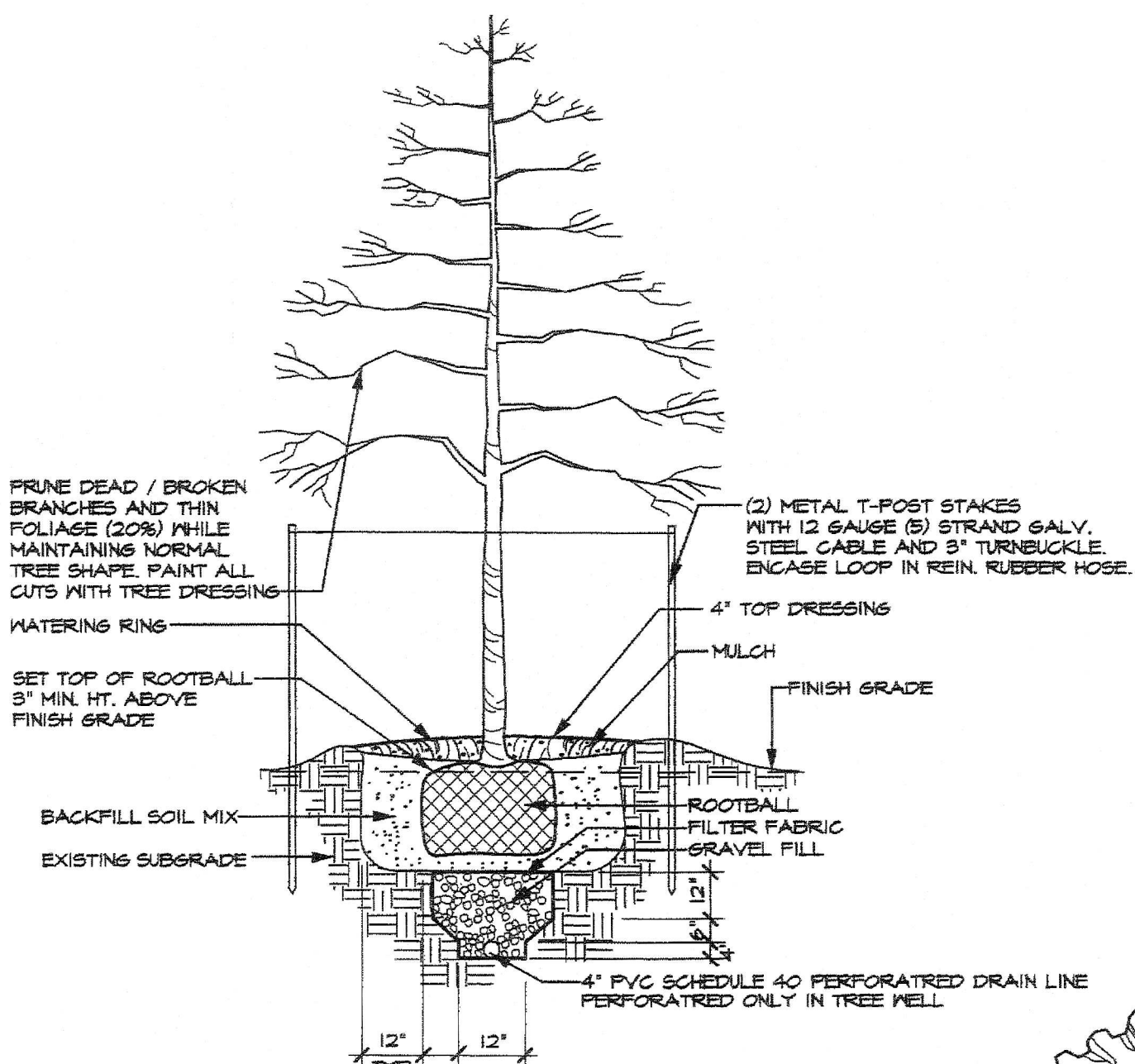
PART 2 - MATERIALS

- 2.1 GRASS:
A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 40 percent.
B. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 40 percent.
- 2.2 FERTILIZER:
Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron plus micro nutrients.
B. Second application: 31-12 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

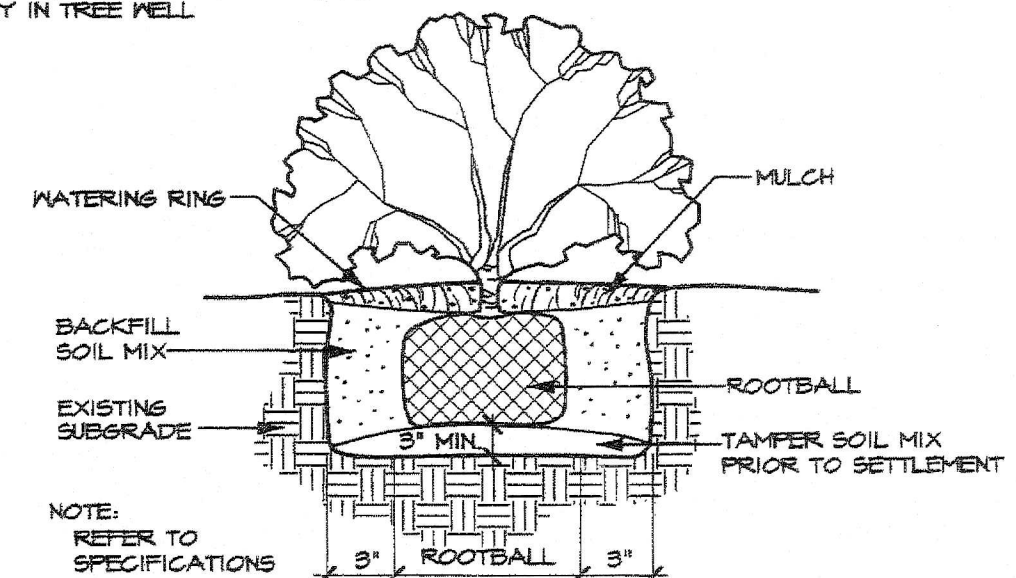
PART 3 - EXECUTION

- 3.1 PREPARATION:
A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
- 3.2 FINAL GRADING:
A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
- 3.3 HERBICIDE:
Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.
- 3.4 FERTILIZER:
A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.
- 3.5 HYDROMULCH/SEEDING:
A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add backfiller to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.
- 3.6 MECHANICAL SEEDING:
Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, drill seeder, or viking roller.
- 3.7 SOLID SOD:
A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raised in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.
- 3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:
A. Mowing:
1. Mow lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing grass.
C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
- 3.9 CLEANUP:
During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

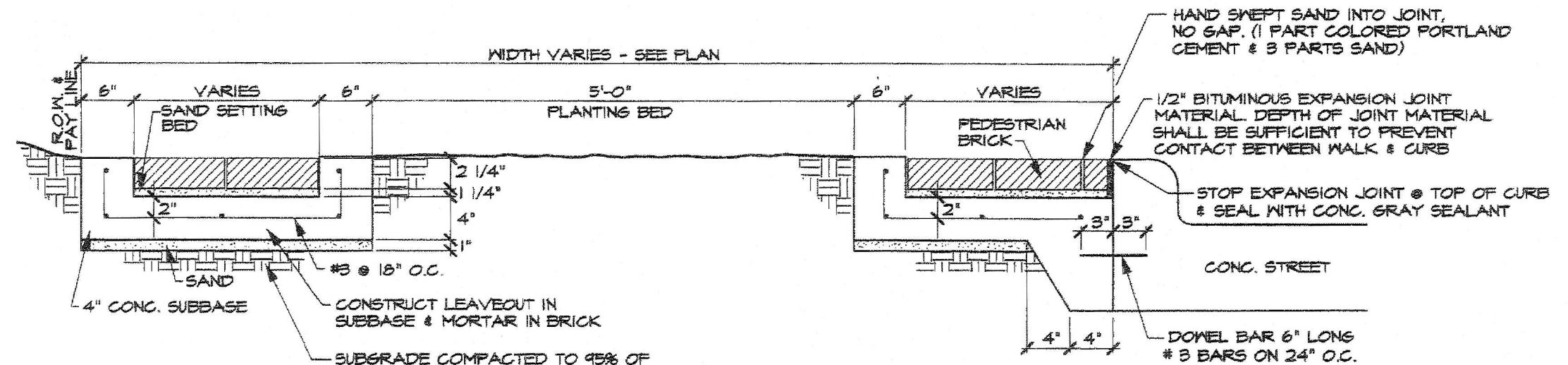
END OF LAWN SECTION



TREE PLANTING DETAIL (TYPICAL)
WITH DRAINLINE
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.

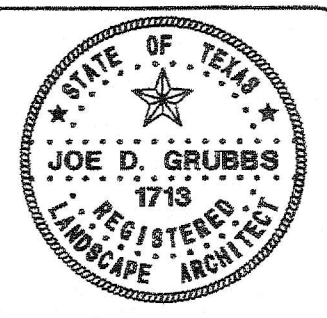


BRICK SIDEWALK INSTALLED IN PEDESTRIAN AREA
SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
26		RED OAK	Red Oak	Quercus shumardii	100 Gallon, 4" caliper min., 14' ht. / 7' spread, straight trunk, matching specimen.
31		CEDAR ELM	Cedar Elm	Ulmus crassifolia	100 Gallon, 4" caliper min., 14' ht. / 7' spread, straight trunk, matching specimen.
17		PISTACHE	Pistache	Pistacia chinensis	100 Gallon, 4" caliper min., 14' ht. / 7' spread, straight trunk, matching specimen.
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,170		D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 18"-20" Ht./15" spread, full, bushy to ground
14		SPIREA	Double Knockout Rose	Rosa hybrida 'Radtko'	5 gallon, 24" Ht./24" spread, full, bushy to ground
GROUND COVER / PERENNIAL					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,500		MONDO	Mondo Grass	Ophiopogon japonicum	4" pots @ 9" o.c.
55		S. IRIS	Siberian Iris	Iris sibirica Various Purple Colors	1 gallon

#	Revisions:	Date:

Grubbs Design Group
Landscape Architecture - Construction Management

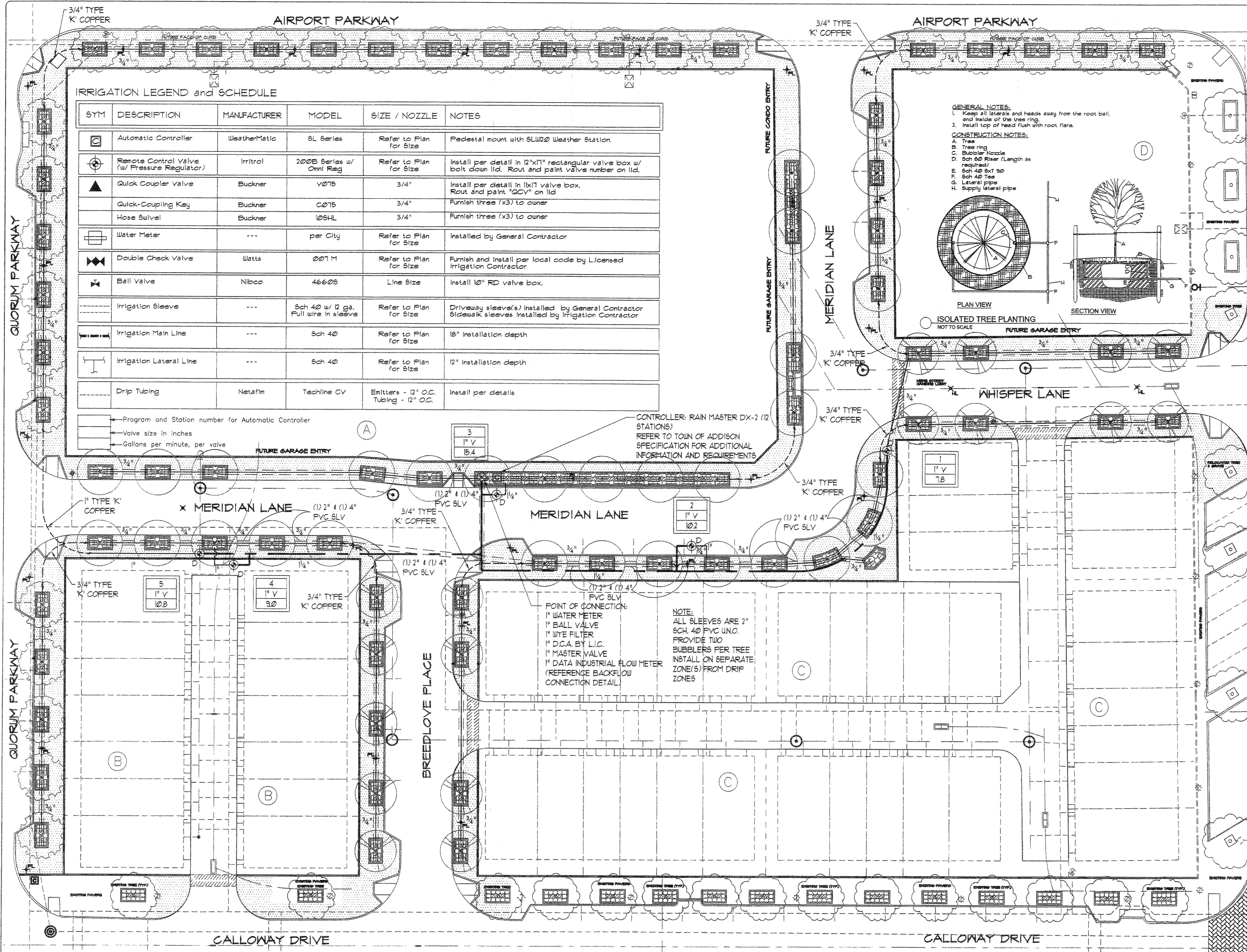


Meridian Square
R.O.W. Improvements
Addison, Texas

Issued For:
CONSTRUCTION
Job No.
08132.00
Scale
N.T.S.
Drawn By:
JDG
Date
01-21-2016

Sheet Title:
Landscape Specifications

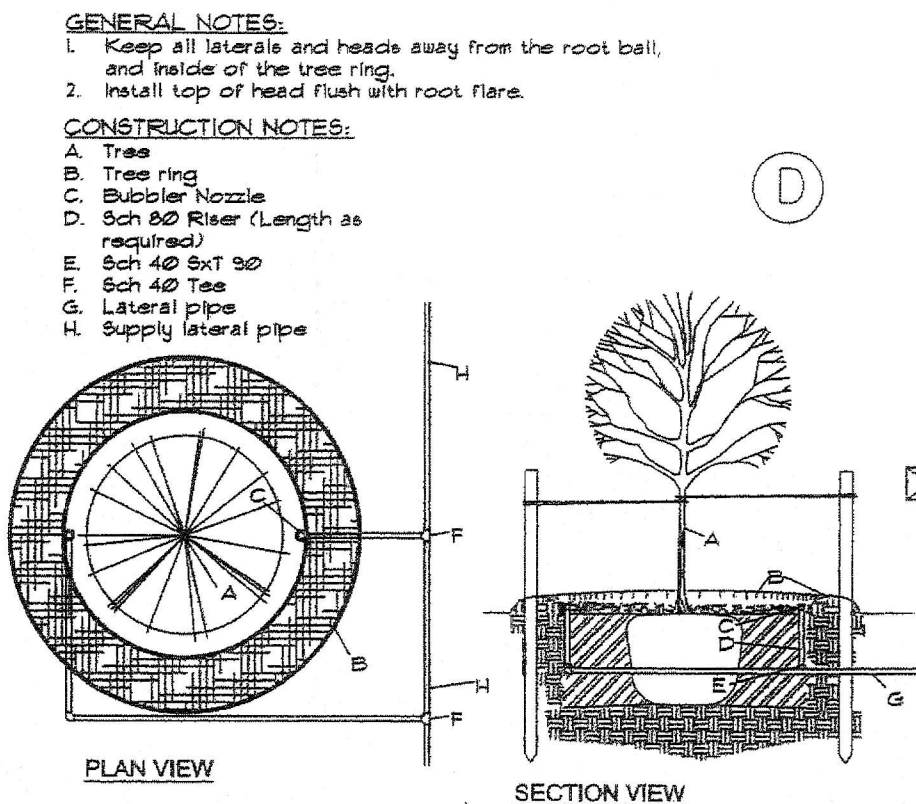
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L2
of L4 Sheets



IRRIGATION LEGEND and SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	Automatic Controller	WeatherMatic	SL Series	Refer to Plan for Size	Pedestal mount with SLW20 Weather Station.
	Remote Control Valve (w/ Pressure Regulator)	Irritrol	200B Series w/ Omni Reg	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
	Quick Coupler Valve	Buckner	V075	3/4"	Install per detail in 18"x17" valve box. Rout and paint "QCV" on lid.
	Quick-Coupling Key	Buckner	C075	3/4"	Furnish three (x3) to owner.
	Hose Swivel	Buckner	105HL	3/4"	Furnish three (x3) to owner.
	Water Meter	---	per City	Refer to Plan for Size	Installed by General Contractor.
	Double Check Valve	Watts	007 M	Refer to Plan for Size	Furnish and install per local code by Licensed Irrigation Contractor.
	Ball Valve	Nibco	46606	Line Size	Install 10" RD valve box.
	Irrigation Sleeve	---	Sch 40 w/ 1/2 ga. Pull wire in sleeve	Refer to Plan for Size	Driveway sleeve(s) installed by General Contractor. Sidewalk sleeves installed by Irrigation Contractor.
	Irrigation Main Line	---	Sch 40	Refer to Plan for Size	18" installation depth.
	Irrigation Lateral Line	---	Sch 40	Refer to Plan for Size	12" installation depth.
	Drip Tubing	Netafim	Techline CV	Emitters - 1/2" O.C. Tubing - 1/2" O.C.	Install per details.

Program and Station number for Automatic Controller
Valve size in inches
Gallons per minute, per valve



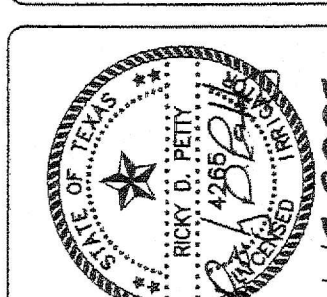
POINT OF CONNECTION:
1" WATER METER
1" BALL VALVE
1" WYE FILTER
1" D.C.A. BY L.I.C.
1" MASTER VALVE
1" DATA INDUSTRIAL FLOW METER (REFERENCE BACKFLOW CONNECTION DETAIL)

NOTE:
ALL SLEEVES ARE 2" SCH. 40 PVC UNO. PROVIDE TWO BUBBLERS PER TREE INSTALL ON SEPARATE ZONE(S) FROM DRIP ZONES

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

inControl Corp.
Design Division
410 Interchange Street
McKinney, Texas 75074
ph: (214) 733-8828
fax: (214) 344-9555
www.incontrolwater.com

Grubbs Design Group
Landscape Architecture - Construction Management



Meridian Square
R.O.W. Improvements
Addison, Texas

Issued For:
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Scale
1" = 20'-0"
Drawn By:
RDP
Date
1-19-2009

Sheet Title:
Irrigation Plan

Sheet Number:
L3
of 14 Sheets

#	Revisions:	Date:

IRRIGATION NOTES:

- Provide a complete, functioning automatic irrigation system including labor, materials, fees, taxes, equipment and other costs incidental to accomplishing work.
- Acquire written approval from Landscape Architect for material substitutes prior to commencing the installation.
- Locate existing underground utilities or obstacles prior to commencing installation. Repair damage to utilities or finishes resulting from work at no additional expense to Owner. Piping is diagrammatic. Adjust as required for existing utilities, obstructions, tree root balls, etc.
- Install work in accordance with applicable local codes and ordinances.
- Coordinate installation with landscape contractor and other trades.
- Locate each end of irrigation sleeves dimensionally on the Record "As-Built" Drawings.
- Contractor shall be responsible for damage to plant material due to system failure from interior workmanship, during the installation of plants and maintenance period.
- Extend one extra control wire to farthest valve, routed parallel to common ground wire with installation of lead and common wires.
- Control wire shall be direct burial, 600 volt, single conductor, solid copper, plastic insulated cable, rated for direct burial applications, UF, UL approved, 14 gauge minimum lead and common ground return wire unless noted otherwise. Color of insulation as follows:
 - Lead Wire: any color (same color), except white or orange
 - Common Ground Wire: white (color)
 - Extra Control Wire: Orange (color)
- All P.V.C. pressure main line and lateral lines shall receive as follows:
 - 18" minimum cover for main lines
 - 12" minimum cover for lateral lines
- Make final electrical connection of controller per local electrical code. Provide all necessary fuse boxes, conduit, fittings, connectors or other electrical devices to make connection. Owner shall provide electrical service within 20 linear feet of controller location unless noted otherwise on drawings.
- Coordinate sleeve and conduit requirements with General Contractor.
- Connect remote sensors to controller with ground wire in series prior to connecting to remote control valves.
- Owner or Landscape Architect shall determine final controller location.

NOTE: "SMARTLINE CERTIFIED DESIGN"

This irrigation design utilizes Smartline water management technology which features controller(s) and on-site weather based monitoring. Combined as specified these items provide automatic and zone specific adjustment of the watering schedule based upon real time and site specific ET calculations. The Irrigation Contractor shall program the controller by selecting the proper sprinkler type, plant type, soil type, and slope for each zone. The Irrigation Contractor shall then adjust the programming of each zone for exposure (i.e. sun-shade, wind, etc.) and efficiency of system.

EQUIPMENT SHALL BE INSTALLED AS SPECIFIED. EQUIPMENT SUBSTITUTIONS WILL NOT BE ALLOWED.

HYDRAULIC CALCULATION NOTES:

Ten days prior to commencing work, verify static pressure. If static pressure is less than 60 PSI, do not start work until notified in writing to proceed by Owner. If Contractor proceeds with work without authorization from Owner, the Contractor shall be financially responsible to correct, modify or repair any items or materials that may be required to provide a fully functioning and operational irrigation system in compliance with the plans and specifications. Hydraulic calculations for this system are based on the static pressure as stated above. The static pressure shown is an assumed pressure, a pressure measured at the site, or an estimated pressure provided by the county or city.

HYDRAULIC CALCULATIONS

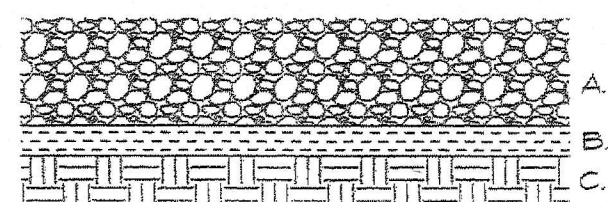
ITEM	SIZE	PSI	NOTES
Maximum GPM			Fitting Loss Accounted By Adding 10% To Flow Shown in Manuf. Nozzle Chart.
Estimated - 16 GPM			
Service	1"	220	TYPE "K" COPPER 25 LN. FT.
Ball Valve	1"	100	
Water Meter	1"	140	
Backflow Preventer	1"	600	
Master Valve	1"	150	
Main Line	1 1/4"	320	200 LN. FT.
Station Valve	1"	150	
Zone		500	
Head		2000	
Total Loss		4410	
Assumed Static Pressure		6000	
Pressure Differential		1590	

GENERAL NOTES:

CONTRACTOR SHALL PLACE DRIP LINE TO ASSURE ADEQUATE WATERING FOR PLANT GROWTH AND VIABILITY. DO NOT EXCEED DRIP LINE RUNS GREATER THAN 170 LN. FT.

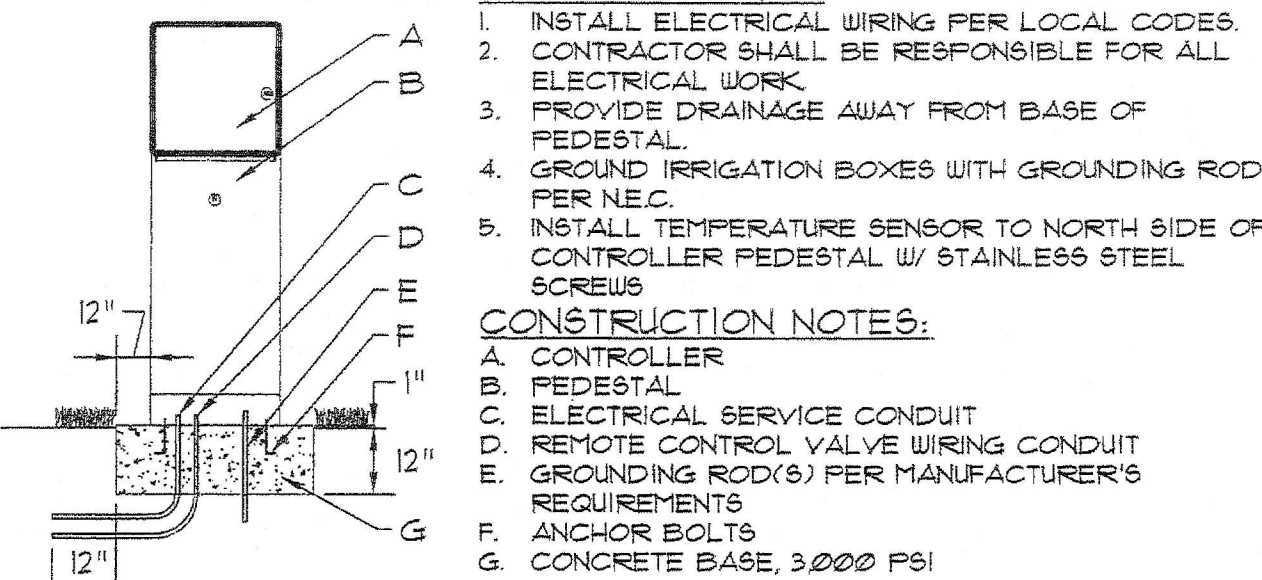
CONSTRUCTION NOTES:

- MULCH (REF. LANDSCAPE DRAWINGS)
- DRIP LINE
- BED PREP (REF. LANDSCAPE PLAN)



DRIP LINE / CRUSHER FINES

NOT TO SCALE



GENERAL NOTES:

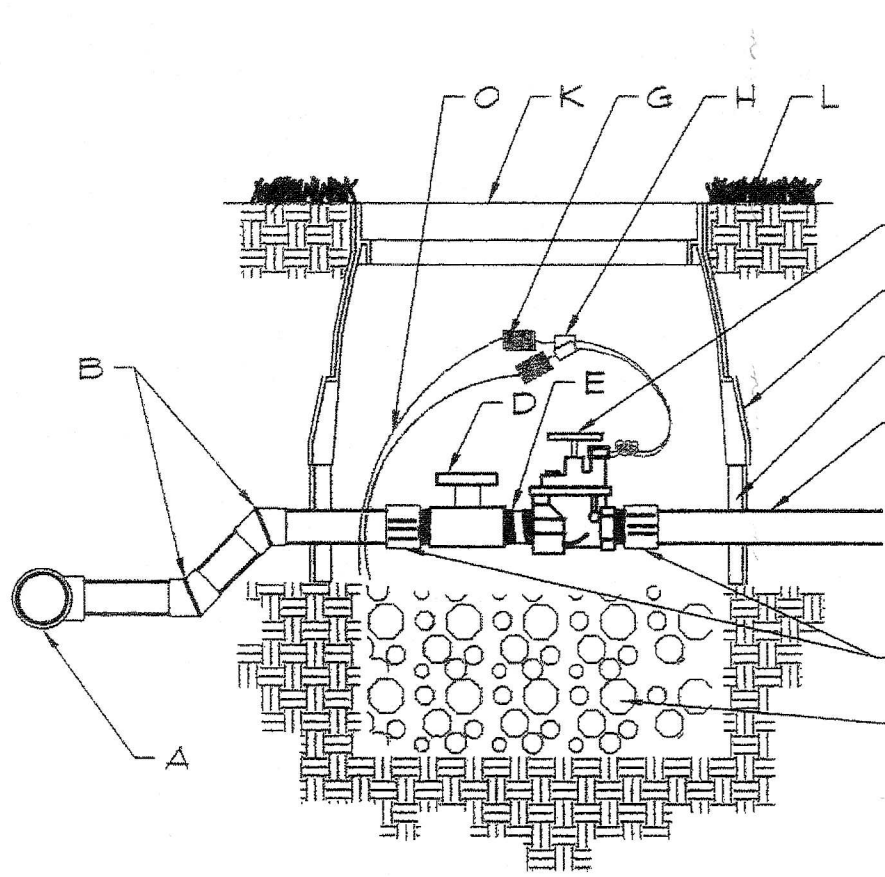
- INSTALL ELECTRICAL WIRING PER LOCAL CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK.
- PROVIDE DRAINAGE AWAY FROM BASE OF PEDESTAL.
- GROUND IRRIGATION BOXES WITH GROUNDING ROD PER NEC.
- INSTALL TEMPERATURE SENSOR TO NORTH SIDE OF CONTROLLER PEDESTAL W/ STAINLESS STEEL SCREWS.

CONSTRUCTION NOTES:

- CONTROLLER
- PEDESTAL
- ELECTRICAL SERVICE CONDUIT
- REMOTE CONTROL VALVE WIRING CONDUIT
- GROUNDING ROD(S) PER MANUFACTURER'S REQUIREMENTS
- ANCHOR BOLTS
- CONCRETE BASE, 3000 PSI

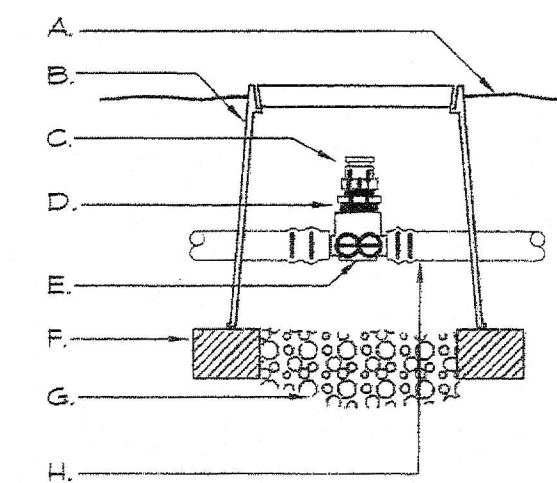
PEDESTAL MOUNTED CONTROLLER

NOT TO SCALE



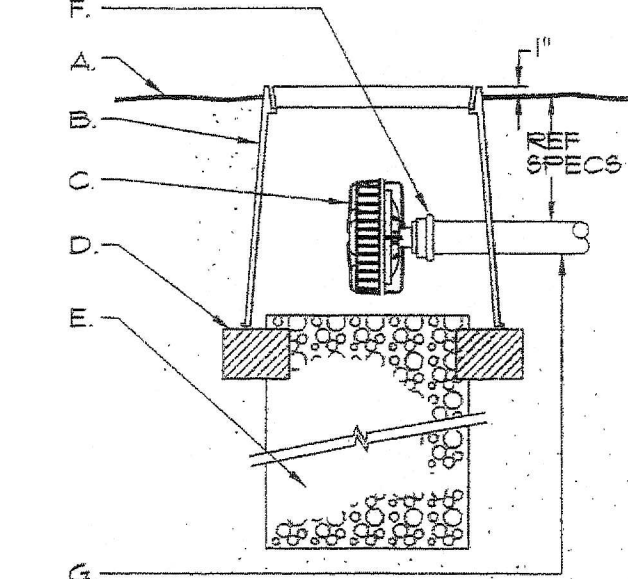
ELECTRIC VALVE

NOT TO SCALE



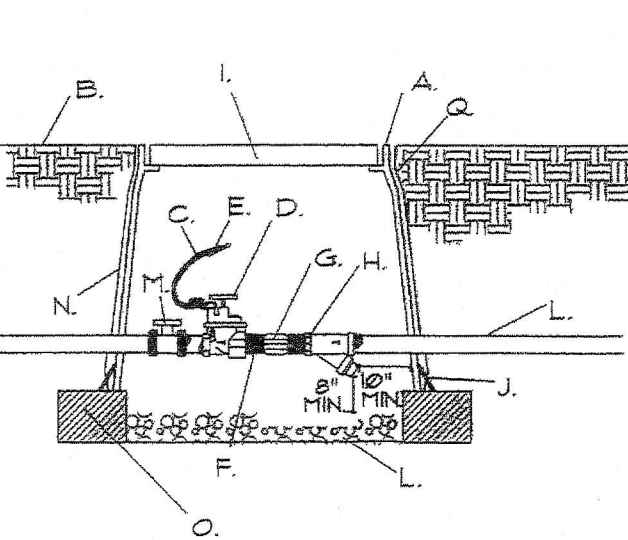
TECHLINE AIR/VACUUM RELIEF

NOT TO SCALE



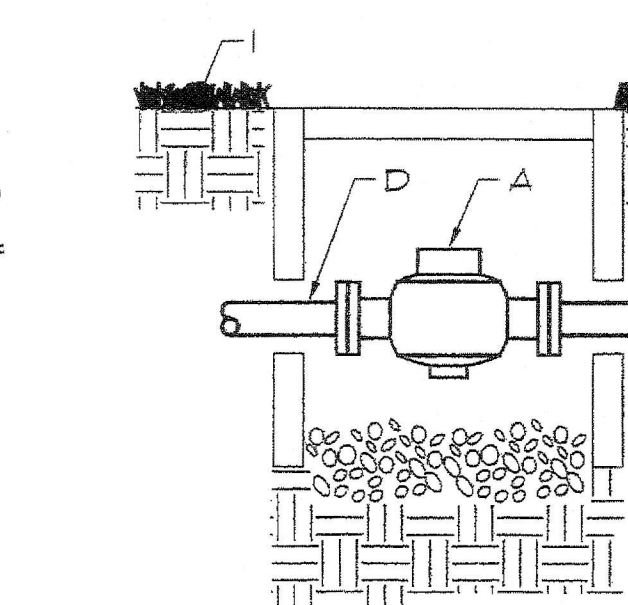
TECHLINE LINE FLUSHING VALVE

NOT TO SCALE



DRIP VALVE/FILTER ASSEMBLY

NOT TO SCALE



BACKFLOW PREVENTER CONNECTION

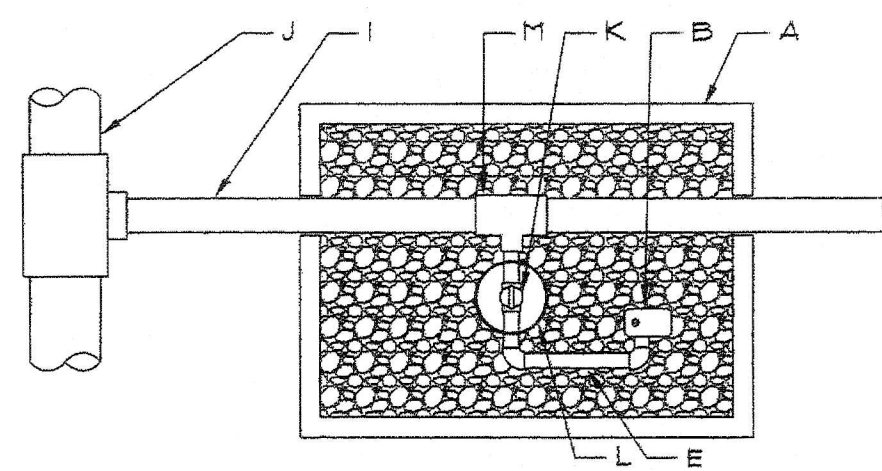
NOT TO SCALE

GENERAL NOTES:

- INSTALL FEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
- MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE BOX.

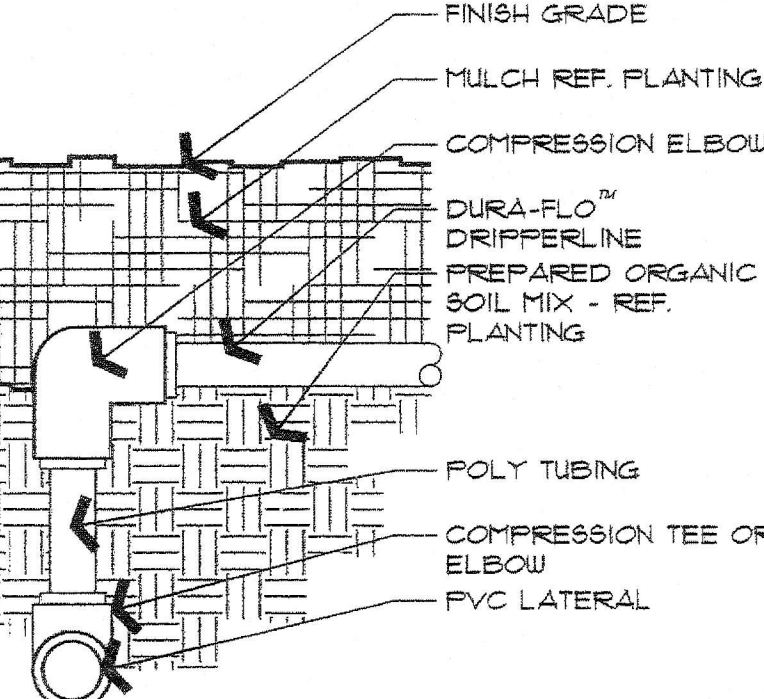
CONSTRUCTION NOTES:

- PVC SERVICE TEE
- SCH 40 45° BEND
- SCH 40 MALE ADAPTER
- SCH 40 BALL VALVE
- GRAY SCH 80 SHORT NIPPLE (TBE)
- AUTOMATIC VALVE
- WIRE COIL
- WATERPROOF WIRE CONNECTORS
- LATERAL PIPE
- 10 ML BLACK PLASTIC
- BROOKS 1/2" CONCRETE VALVE BOX
- W/ 3/4" IPC CONCRETE LID, SET 1/2" ABOVE GRADE FINISH GRADE.
- WASHED FEA GRAVEL - 6" DEPTH MIN
- 6" VALVE BOX EXTENSIONS AS REQUIRED
- VALVE WIRING



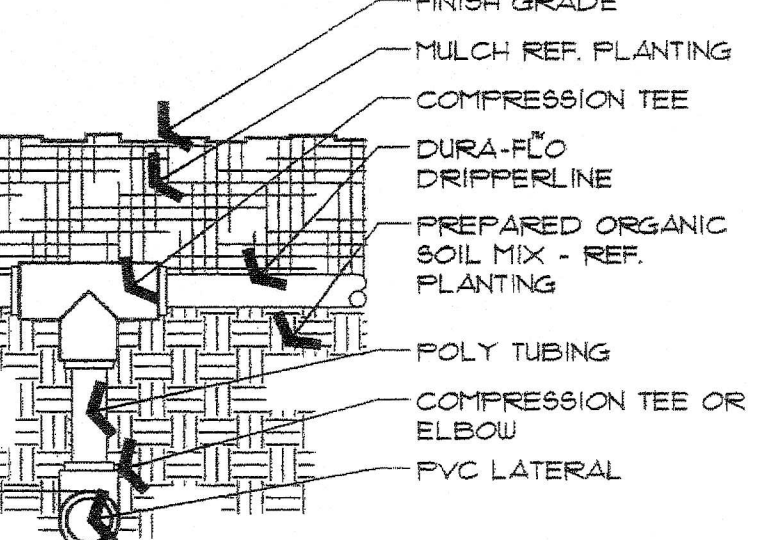
QUICK COUPLER VALVE

NOT TO SCALE



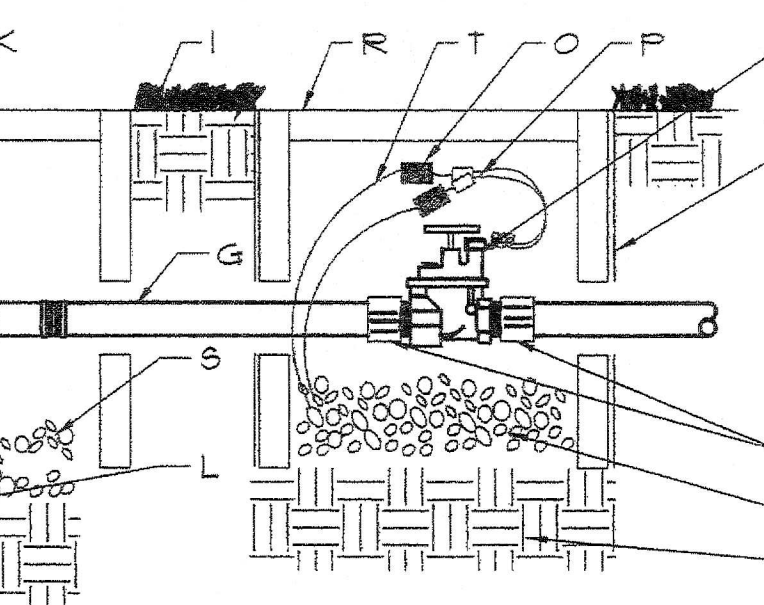
END FEED DRIPPERLINE

NOT TO SCALE



CENTER FEED DRIPPERLINE

NOT TO SCALE



GENERAL NOTE:

- INSTALL 2" X 8" X 16" CMU AROUND THE BASE OF EACH VALVE BOX.
- INSTALL 1" DIA. WASHED AGGREGATE FLUSH WITH BOTTOM OF QUICK COUPLER VALVE

CONSTRUCTION NOTES:

- ARMOR 1X12 VALVE BOX WITH OVERLAPPING COVER, ROUT AND PAINT "GCV" ON TOP OF LID. INSTALL FLUSH W/ FINISHED GRADE.
- QUICK COUPLER VALVE W/ LOCKING NP (PURPLE) COVER
- TWO (2) STAINLESS STEEL WORM GEAR CLAMPS
- 1" DIA. GALVANIZED STEEL PIPE, EXTEND 12" IN. MIN. INTO UNDISTURBED SOIL
- PRESASSEMBLED INITIALIZED O-RING SWING JOINT ASSEMBLY
- MAINLINE PIPING
- WASHED AGGREGATE 12" DEEP MIN.
- FINISH GRADE
- MAIN-OFF SET LINE, SIZE PER QUICK COUPLER VALVE
- MAINLINE, SIZE PER TOTAL SITE
- BALL VALVE, SIZE PER QUICK COUPLER
- 4 IN DIA. SLEEVE
- TEE, SIZE PER LINE REQUIREMENTS

RECORD DRAWINGS September 30, 2009

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GENERAL NOTES:

- INSTALL WASHED FEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
- INSTALL FEA GRAVEL FLUSH WITH ELECTRIC VALVE.
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE BOX.

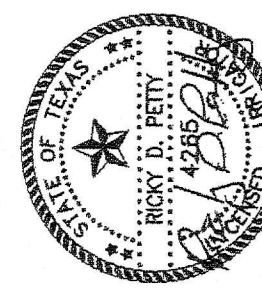
CONSTRUCTION NOTES:

- WATER METER (SIZE PER PLAN)
- BALL VALVE (SIZE PER LINE)
- WYE STRAINER (SIZE PER LINE)
- TYPE "K" COPPER PIPE
- COPPER 6X1 COUPLING
- TEE NIPPLE
- PIPE PER CITY CODE
- COUPLING
- FINISH GRADE
- 12"X12" VALVE BOX, SET FLUSH WITH FINISH GRADE
- DOUBLE CHECK VALVE ASSEMBLY
- COMPACTED SUBGRADE
- MALE ADAPTER
- MASTER ELECTRIC VALVE
- WIRE COIL
- WATERPROOF WIRE CONNECTORS
- 10 ML BLACK PLASTIC
- 10" RD VALVE BOX, SET 1/2" ABOVE FINISH GRADE.
- WASHED FEA GRAVEL - 6" DEPTH MIN
- VALVE WIRING

#	Revisions:	Date:

inControl Corp.
Design Division
410 Interchange Street
McKinney, Texas 75069
Tel: (972) 544-5555
Fax: (972) 544-5555
www.incontrolwatersystems.com

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Drawn By: RDP

Date 1-19-2009

Irrigation Details

Sheet Number: L4
of L4 Sheets