Vitruvian Park West 1

PLANS FOR THE CONSTRUCTION OF

CIVIL SITE WORK IMPROVEMENTS

FOR

VITRUVIAN PARK WEST 1

Lot 1, Block D, Vitruvian Park Addition
201 Vitruvian Way
Addison, Texas

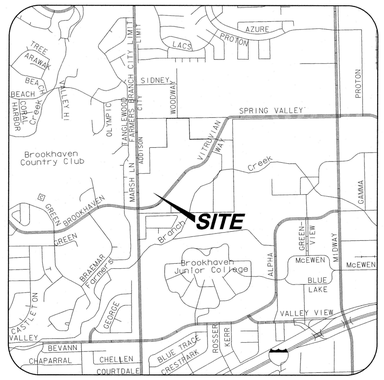
OWNER/DEVELOPER:
UDR
3875 PONTE AVE., SUITE 400
ADDISON, TEXAS 75001
PH: (972) 774-0552

CONTACT: TOM LAMBERTH

CIVIL ENGINEER:
ICON CONSULTING ENGINEERS, INC.
2840 W. SOUTHLAKE BLVD., SUITE 110
SOUTHLAKE, TEXAS 76092
PH: (817) 552-6210

CONTACT: BRUCE F. DUNNE, P.E.

SURVEYOR:
KADLECK & ASSOCIATES,
A DIVISION OF WESTWOOD
2740 NORTH DALLAS PKWY., SUITE 280
PLANO, TEXAS,75093
PH: (214) 473-4640
CONTACT: LYNN KADLECK, R.P.L.S.



VICINITY MAP

NOT TO SCALE
(MAPSCO GRID 13 & 14)

INDEX OF DRAWINGS

1	CS	COVER SHEET
2	FP1	FINAL PLAT SHEET 1 of 2
3	FP2	FINAL PLAT SHEET 2 of 2
4	C1.00	GENERAL CONSTRUCTION NOTES, LEGEND & ABBREVIATIONS
5	C1.01	DEMOLITION PLAN
6	C2.01	LAYOUT & DIMENSIONAL CONTROL PLAN - VP201
7	C2.02	LAYOUT & DIMENSIONAL CONTROL PLAN - AMENITIES
8	C3.01	GRADING PLAN - VP201
9	C3.02	GRADING PLAN - AMENITIES
10	C4.00E	STORM DRAIN CALCULATIONS - PREDEVELOPMENT
11	C4.00P	STORM DRAIN CALCULATIONS - POSTDEVELOPMENT
12	C4.01	STORM DRAIN PLAN - VP201
13	C4.02	STORM DRAIN PLAN - AMENITIES
14	C4.03	STORM DRAIN PROFILES
15	C4.04	STORM DRAIN DETAILS
16	C5.01	UTILITY PLAN
17	C6.01	PAVING PLAN
18	C6.02	PRIVATE PAVING DETAILS
19	C7.01	EROSION & SEDIMENT CONTROL PLAN
20	C7.02	EROSION & SEDIMENT CONTROL DETAILS

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: Dave Ellis
DATE: 9/25/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY:
DATE:
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

icon Consulting Engineers, Inc.
Civil Engineers- Designers- Planners
ENGINEERING FIRM REGISTRATION NUMBER F-9007

JULY 20, 2016

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners

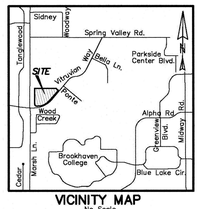
VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01

TOWN PROJECT # 2016-08

Vitruvian West 1

SCALE: 1"=60'

0 30 60 120



VICINITY MAP
No Scale

LEGEND

FIR Found Iron Rod
SIR Set 5/8" Iron Rod with a plastic cap stamped "KADLECK NO. 3952"

NUM	BEARING	DISTANCE
L1	N89°47'48"W	29.40'
L2	N00°12'12"E	9.00'
L3	N89°58'39"W	38.88'
L4	S00°14'46"W	44.52'
L5	S89°45'14"E	113.41'
L6	S48°47'49"E	68.27'
L7	N48°47'49"W	25.94'

NUM	BEARING	DISTANCE
L8	N39°41'00"W	58.13'
L9	N00°14'46"W	75.17'
L10	S34°37'37"E	67.85'
L11	S00°14'46"W	75.31'
L12	S56°29'47"W	74.03'
L13	N89°45'14"W	69.73'
L14	N89°45'14"W	71.20'
L15	N00°14'46"E	66.56'

NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT BEARING E	TANGENT BEARING W	TANGENT
C1	33°33'27"	409.98'	700.00'	S57°58'54"W	404.15'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C2	06°19'56"	32.05'	290.00'	S85°42'52"W	32.03'	S88°32'55"W	S88°52'50"W	16.04'
C3	08°41'54"	24.29'	160.00'	S84°31'53"W	24.27'	S88°52'50"W	S80°10'56"W	12.17'
C4	10°01'16"	118.85'	679.51'	S85°11'34"W	118.70'	S80°10'56"W	N89°47'48"W	59.58'
C5	36°39'54"	157.61'	246.30'	N24°14'37"W	154.94'	SEE DRAWING	SEE DRAWING	SEE DRAWING
C6	69°49'09"	97.49'	80.00'	N54°53'13"W	91.57'	SEE DRAWING	SEE DRAWING	SEE DRAWING

EASEMENT CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	008°41'34"	169.00'	N84°31'53"E	25.63'	25.68'
C8	014°30'14"	170.03'	N81°37'43"E	42.94'	43.05'
C9	003°53'08"	677.01'	N72°26'02"E	45.90'	45.91'
C10	028°38'22"	691.00'	N55°31'22"E	341.81'	345.40'
C11	011°15'01"	407.50'	S05°52'16"W	79.89'	80.01'
C12	011°15'01"	392.50'	N05°52'16"E	76.95'	77.07'
C13	001°54'22"	700.00'	S50°08'38"W	23.29'	23.29'
C14	000°49'07"	700.00'	S55°46'53"W	10.00'	10.00'
C15	023°20'18"	261.30'	S31°52'26"E	105.70'	106.43'
C16	021°45'08"	246.30'	N31°42'00"W	92.95'	93.51'
C17	010°01'16"	670.51'	N85°11'34"E	117.12'	117.27'
C19	023°27'38"	97.00'	N78°30'57"E	39.44'	39.72'
C20	023°27'38"	127.00'	S78°30'57"E	51.64'	52.00'
C21	023°27'38"	97.00'	S78°30'57"E	39.44'	39.72'
C22	023°27'38"	127.00'	S78°30'57"W	51.64'	52.00'

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L16	14.14	S89°45'14"E
L17	12.73	S45°14'46"W
L18	14.14	N89°45'14"W
L19	12.73	N45°14'46"E
L20	28.25	S89°45'14"E
L21	20.00	S00°14'46"W
L22	13.25	N89°45'14"W
L23	5.04	S00°14'46"W
L24	15.00	N89°45'14"W
L25	25.04	N00°14'46"E
L26	9.00	N89°58'39"W
L27	574.00	S00°01'21"W
L28	854.16	N89°45'14"W
L29	6.00	S00°14'46"W
L30	15.26	S89°45'14"E
L31	14.03	S48°47'49"E
L32	10.00	S41°12'11"W
L33	25.55	N48°47'49"W
L34	15.00	N41°12'11"E
L35	91.00	S48°47'49"E
L36	20.00	S41°12'11"W
L37	28.00	N48°47'49"W
L38	5.00	N41°12'11"E
L39	23.00	N48°47'49"W
L40	596.12	S41°12'11"W

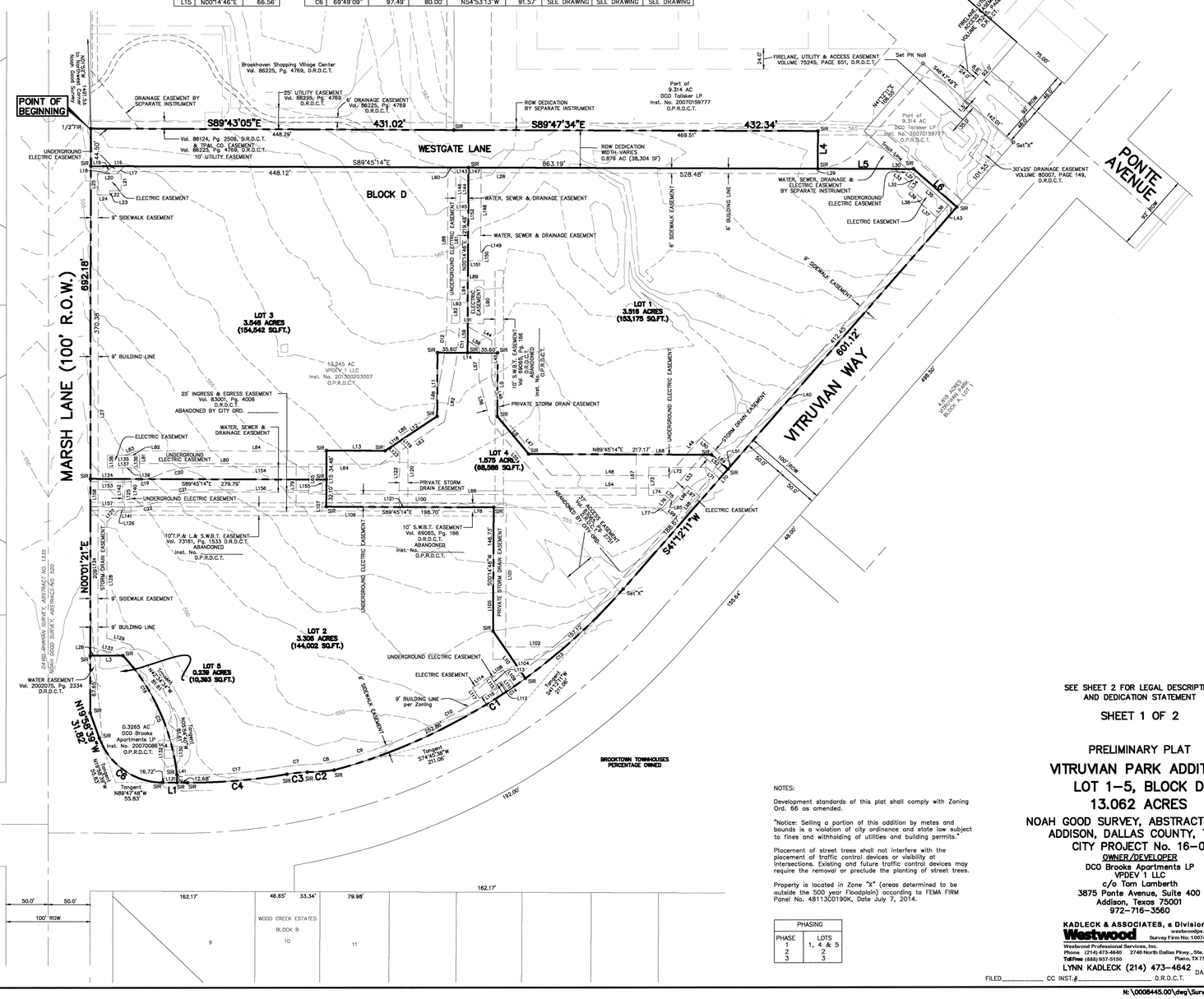
EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L41	12.68	S89°47'48"E
L43	9.00	S48°47'49"E
L44	33.10	S89°45'14"E
L45	43.50	S00°14'46"W
L46	46.09	S14°45'14"E
L47	93.10	S39°40'39"E
L48	136.18	S89°45'14"E
L49	60.18	N41°12'11"E
L50	48.50	S48°47'48"E
L51	15.00	S41°12'11"W
L52	33.50	N48°47'48"W
L53	52.02	S41°12'11"W
L54	152.01	N89°45'14"W
L55	103.42	N39°40'39"W
L56	51.38	N14°45'14"W
L57	36.81	N00°14'46"E
L58	15.78	N59°45'14"W
L59	17.32	N00°14'46"E
L60	15.00	S89°45'14"E
L61	172.54	S00°14'46"W
L62	50.06	S11°29'47"W
L63	91.40	S56°29'47"W
L64	84.76	N89°45'14"W
L65	35.56	S00°14'46"W
L66	388.33	S89°45'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L67	48.25	N00°14'46"E
L68	89.61	S89°45'14"E
L69	25.94	S48°47'48"E
L70	15.00	S41°11'48"W
L71	20.34	N48°47'49"W
L72	88.01	N89°45'14"W
L73	33.25	S00°14'46"W
L74	19.59	S89°45'14"E
L75	7.37	S48°47'49"E
L76	15.00	S41°12'11"W
L77	1.77	N48°47'49"W
L78	432.32	N89°45'14"W
L79	30.58	N00°14'46"E
L80	185.89	N89°45'14"W
L81	9.77	N00°14'46"E
L82	15.88	N89°45'14"W
L83	13.66	N87°44'48"E
L84	284.37	S89°45'14"E
L85	80.64	N56°29'47"E
L86	43.84	N11°29'47"E
L88	172.54	N00°14'46"E
L89	28.50	S89°45'14"E
L90	51.04	S00°14'46"W
L91	38.00	N89°45'14"W
L92	28.00	N00°14'46"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L93	9.50	S89°45'14"E
L94	23.04	N00°14'46"E
L95	5.00	S48°47'49"E
L96	26.00	N41°12'11"E
L97	20.00	S48°47'49"E
L98	41.00	N41°12'11"E
L99	25.00	N48°47'49"W
L100	218.70	S89°45'14"E
L101	170.25	S00°14'46"W
L102	70.29	S89°45'14"E
L104	67.48	N89°45'14"W
L105	175.25	N00°14'46"E
L106	203.70	N89°45'14"W
L107	10.00	N00°14'46"E
L108	17.11	N56°05'01"E
L109	23.22	S34°37'37"E
L111	13.22	N34°37'37"W
L112	7.53	S58°31'17"W
L113	10.00	N32°10'28"W
L114	25.00	N57°44'32"E
L115	15.00	S32°15'28"E
L116	25.00	S57°44'32"W
L117	15.00	N32°10'28"W
L118	10.20	S58°26'47"W
L119	13.79	S44°45'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L120	68.43	S00°14'46"W
L121	10.00	N89°45'14"W
L122	64.29	N00°14'46"E
L123	11.83	N44°45'14"W
L124	40.38	S89°45'14"E
L125	37.00	S00°14'46"W
L126	8.62	N89°45'14"W
L127	19.96	S43°01'21"W
L128	137.66	S00°01'21"W
L129	28.38	S74°55'38"E
L130	73.88	S00°12'12"W
L131	15.00	N89°47'48"W
L132	71.14	N00°12'12"E
L133	40.28	N74°55'38"W
L134	199.20	N00°01'21"E
L135	38.04	S89°45'14"E
L136	15.00	S00°14'46"W
L137	38.04	N89°45'14"W
L138	15.00	N00°14'46"E
L139	10.00	S89°45'14"E
L140	52.65	S00°14'46"W
L141	10.00	N89°45'14"W
L142	52.65	N00°14'46"E
L143	15.00	S89°45'14"E
L144	50.78	S00°14'46"W

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L145	15.00	N89°45'14"W
L146	50.78	N00°14'46"E
L147	15.00	S89°45'14"E
L148	100.50	S00°14'46"W
L149	2.50	S89°45'14"E
L150	10.00	S00°14'46"W
L151	17.50	N89°45'14"W
L152	110.50	N00°14'46"E
L153	40.37	S89°45'14"E
L154	145.23	S89°45'14"E
L155	30.00	S00°14'46"W
L156	145.23	N89°45'14"W
L157	40.25	N89°45'14"W
L158	30.00	N00°01'21"E



NOTES:

Development standards of this plat shall comply with Zoning Ord. 66 as amended.

"Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law subject to fines and withholding of utilities and building permits."

Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.

Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0190K, Date July 7, 2014.

PHASING	
PHASE	LOTS
1	1, 4 & 5
2	2
3	3

SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT

SHEET 1 OF 2

PRELIMINARY PLAT

VITRUVIAN PARK ADDITION
LOT 1–5, BLOCK D
13.062 ACRES

NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16–07

OWNER/DEVELOPER
DCO Brooks Apartments LP
VPDEV 1 LLC
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972–716–3560

KADLECK & ASSOCIATES, a Division of Westwood
westwoodps.com
Survey Firm No. 10074301
Westwood Professional Services, Inc.
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
LYNN KADLECK (214) 473-4642

DATE: MAR. 17, 2016
KA JOB #3045-A

FILED_____ CC INST.#_____ D.R.D.C.T.

N: \0008445.00\dwg\Survey\0008445PP.dwg

PRELIMINARY
FOR REFERENCE ONLY

C001

TOWN PROJECT # 2016-08

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128–01

NOTES

The bearing basis for this plat is a bearing of S 26°18'00" W for Brookhaven Club Drive (now Vitruvian Way) as indicated in the deed to DCO Clipper Pointe, LP as recorded in County Clerk Instrument No. 20070170325, Deed Records of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the _____ day of _____, 2016.

STATE OF TEXAS REGISTERED L. LYNN KADLECK 3952 PROFESSIONAL LAND SURVEYOR

_____ FOR REVIEW ONLY
L. LYNN KADLECK NOT FOR RECORDING
Registered Professional
Land Surveyor No. 3952

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 L. Lynn Kadleck, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this _____ day of _____, 2016 by Town of Addison, Texas.

_____
Chair, Planning and Zoning Commission

_____
City of Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO BROOKS APARTMENTS LP. DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, are the owners of a tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being part of a called 3.3611 acre tract of land conveyed to DCO Brooks Apartments LP by deed recorded in County Clerk Instrument Number 20070086354, Official Public Records of Dallas County, Texas, all of a called 9.4274 acre tract of land conveyed to DCO Greenbrook Apartments LP by deed recorded in County Clerk Instrument Number 20070159785, Official Public Records of Dallas County, Texas and part of a called 9.314 acre tract of land conveyed to DCO Talisker LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod for a corner in the east line of Marsh Lane (a 100 foot right of way), said point being the southwest corner of Brookhaven Shopping Center addition as recorded in Volume 86225, Page 4769, Deed Records of Dallas County, Texas and being the northwest corner of the said 9.4274 acre tract;

THENCE, S 89°43'05" E, departing the east line of Marsh Lane and with the south line of the said Brookhaven Shopping Center addition, a distance of 431.02 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck NO. 3952" for a corner, said point being the southeast corner of the said Brookhaven Shopping Center addition and the southwest corner of a called 9.314 acre tract of land conveyed to DCO Talisker, LP by deed recorded in County Clerk Instrument Number 20070159777, Official Public Records of Dallas County, Texas;

THENCE, S 89°47'34" E, with the south line of the said 9.314 acre tract, a distance of 432.34 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 00°14'46" W, departing the said common line, a distance of 44.52 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 89°45'14" E, a distance of 113.41 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 48°47'49" E, a distance of 68.27 feet to a to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner in the north right-of-way line of Vitruvian Way;

THENCE, the following courses and distances with the northwest and north line of Vitruvian Way:

- S 41°12'11" W, a distance of 601.12 feet to a set "x" cut on concrete pavement at the beginning of a tangent curve to the right with a central angle of 33°33'27", a radius of 700.00 feet, a chord bearing of S 57°58'54" W and a chord distance of 404.15 feet;
- Southwesterly, along said curve, an arc distance of 409.98 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a compound curve to the right with a central angle of 06°19'56", a radius of 290.00 feet, a chord bearing of S 85°42'52" W and a chord distance of 32.03 feet;
- Southwesterly, along said curve, an arc distance of 32.05 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the left with a central angle of 08°41'54", a radius of 160.00 feet, a chord bearing of S 84°31'53" W and a chord distance of 24.27 feet;
- Southwesterly, along said curve, arc distance of 24.29 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a reverse curve to the right with a central angle of 10°01'16", a radius of 679.51 feet, a chord bearing of S 85°11'34" W and a chord distance of 118.70 feet;
- Southwesterly, along said curve, an arc distance of 118.85 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;
- N 89°47'48" W, a distance of 29.40 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner, departing the north line of Vitruvian Way, at the beginning of a tangent curve to the right with a central angle of 69°49'09", a radius of 80.00 feet, a chord bearing of N 54°53'13" W and a chord distance of 91.57 feet;
- Northwesterly, along said curve, an arc distance of 97.49 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;

THENCE, N 19°58'39" W, a distance of 31.82 feet to the east line of said Marsh Lane;

THENCE, N 00°01'21" E, with the east line of Marsh Lane a distance of 692.18 feet to the Point of Beginning and Containing 569,002 square feet or 13.062 acres of land.

OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO BROOKS APARTMENTS LP, DCO GREENBROOK APARTMENTS LP, and DCO TALISKER LP, ("Owners") do hereby adopt this plat designating the hereinabove property as Lots 1–5, Block D, VITRUVIAN PARK ADDITION, 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 easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. 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 _____, _____, this the ____ day of _____, 2016.

By: DCO BROOKS APARTMENTS LP, a Delaware limited partnership
DCO GREENBROOK APARTMENTS LP, a Delaware limited partnership
DCO TALISKER LP, a Delaware limited partnership
By: DCO REALTY, INC., a Delaware corporation

By: _____
Tom Lamberth, Authorized Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tom Lamberth, authorized agent for DCO Realty, Inc., a Delaware corporation, general partner of DCO Addison at Brookhaven, LP, a Delaware limited partnership, DCO Greenhaven, LP, and DCO Talisker LP, a Delaware limited partnership, on behalf of said limited partnership, 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 the said DCO Realty, Inc. and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2016.

_____
Notary Public, State of Texas

SHEET 2 OF 2

PRELIMINARY PLAT

VITRUVIAN PARK ADDITION
LOT 1–5, BLOCK D
13.062 ACRES

NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16–07

OWNER/DEVELOPER
DCO Brooks Apartments LP
VPDEV 1 LLC
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972–716–3560

KADLECK & ASSOCIATES, a Division of Westwood
westwoodps.com
Survey Firm No. 10074301
Westwood Professional Services, Inc.
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
LYNN KADLECK (214) 473-4642

FILED_____ CC INST.#_____ D.R.D.C.T. DATE: MAR. 17, 2016
KA JOB #3045-A

N:\0008445.00\dwg\Survey\0008445PP.dwg

PRELIMINARY
FOR REFERENCE ONLY

C002

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01

TOWN PROJECT # 2016-08

LEGEND

	EXISTING	PROPOSED	FUTURE
PROPERTY LINE			N/A
BUILDING			
FINISH FLOOR ELEVATION	FFE=650.00	FFE=650.00	N/A
SPOT ELEVATION	+ 650.50	x 650.50	N/A
CURB			
ASPHALT PAVEMENT			N/A
RIDGE LINE	N/A	RL	N/A
SWALE or VALLEY GUTTER			N/A
CONTOUR LINE	675	675	674
STORM DRAIN	21"SD	21"SD	
STORM DRAIN MANHOLE			
CURB INLET	CI		
RECESSED CURB INLET	CI		
GRATE INLET	GI		N/A
WATER LINE	8"W	8"W	8"W
FIRE HYDRANT			N/A
WATER VALVE			N/A
WATER METER BOX	Ø	W	N/A
IRRIGATION METER	N/A	I	N/A
SANITARY SEWER LINE	8"SS	8"SS	8"SS
SANITARY SEWER MANHOLE	SSMH		
CLEANOUT	CO		
LIGHT POLE			N/A
POWER POLE	PP		N/A
DOWN GUY			N/A
SIGN			N/A
ACCESSIBLE PARKING			N/A
RETAINING WALL			N/A
WOOD FENCE			N/A
SCREEN WALL FENCE			N/A
CHAIN LINK FENCE			N/A
WIRE FENCE			N/A
TREE		N/A	N/A
OVERHEAD WIRES	OHW	N/A	N/A
OVERHEAD ELECTRIC LINE	OHE	OHE	N/A
OVERHEAD TELEPHONE LINE	OHT	OHT	N/A
UNDERGROUND ELECTRIC LINE	UGE	UGE	N/A
UNDERGROUND TELEPHONE LINE	UGT	UGT	N/A
UNDERGROUND CABLE LINE	CATV	CATV	N/A
ELECTRIC METER	EM	EM	N/A
ELECTRIC TRANSFORMER	T	T	N/A
GAS METER	GM	GM	N/A
GAS LINE	G	G	N/A
AIR CONDITIONING UNIT			N/A

ABBREVIATIONS

APPROX	APPROXIMATELY	FW	FIRE WATER	OCEW	ON CENTER EACH WAY
ASPH	ASPHALT	G	GAS	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCI	RECESSED CURB INLET
BW	BOTTOM OF WALL	HDWL	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RCCP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL		
CI	CURB INLET	HP	HIGH POINT	REINF	REINFORCED
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	RL	RIDGE LINE
CO	CLEANOUT			ROW	RIGHT OF WAY
CONC	CONCRETE	IRR	IRRIGATION	RT	RIGHT
CONST	CONSTRUCT	JB	JUNCTION BOX	SF	SQUARE FEET
CL	CENTER LINE	JT	JOINT	SD	STORM DRAIN
DCO	DOUBLE CLEANOUT	LF	LINEAR FEET	SQ	SQUARE
DIA	DIAMETER	LP	LOW POINT	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	LT	LEFT	STA	STATION
DW	DOMESTIC WATER	MH	MANHOLE	SY	SQUARE YARD
EL	ELEVATION	N/A	NOT APPLICABLE	T	TELEPHONE
EMH	ELECTRIC MANHOLE	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EX	EXISTING	PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
FC	FACE OF CURB	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
F-F	FACE TO FACE OF CURB	PIV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	PP	POWER POLE	TPIPE	TOP OF PIPE
FM	FORCE MAIN	PRC	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
FO	FIBER OPTICS	PROP	PROPOSED	TYP	TYPICAL
FP	FINISHED PAD	PT	POINT OF TANGENCY	UGE	UNDERGROUND ELECTRIC
FPS	FEET PER SECOND	PVC	POLYVINYL CHLORIDE PIPE	VCP	VITRIFIED CLAY PIPE
FL	FLOW LINE	PVMT	PAVEMENT	W	WATER
FUT	FUTURE			WV	WATER VALVE

GENERAL CONSTRUCTION NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS – NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.

2. EXAMINATION OF SITE: THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SURFACE CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER.

3. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.

4. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.

5. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.

6. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.

THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED; SUCH NOTICE SHALL IN THE CASE OF MAJOR THOROUGHFARES OR STREETS UPON WHICH TRANSIT BY THE DEVELOPER OR THE GOVERNING AUTHORITIES, KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBSTRUCTED USE BY EMERGENCY SERVICES. WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.

7. STORM WATER POLLUTION PREVENTION PLAN (SWP3): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION.

8. PERMITS AND LICENSES: THE DEVELOPER SHALL SECURE AND PAY FOR THE BUILDING PERMIT. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.

9. IMPACT FEES: THE DEVELOPER WILL PAY ALL IMPACT FEES APPLICABLE TO THE PROJECT.

10. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.

11. VENDOR'S CERTIFICATION: ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER, AND SHALL BE SUBJECT TO VERIFICATION BY TESTING OF SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.

12. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR.

13. INSPECTION: INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DEVELOPER. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES.

14. SHOP DRAWINGS: THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS – NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.

15. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

16. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

17. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.

18. PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.

19. DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

20. FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.

21. TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. THE CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES, MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES, THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

22. SAFETY RESTRICTIONS – WORK NEAR HIGH VOLTAGE LINES: THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:

A. A WARNING SIGN NOT LESS THAN FIVE INCHES BY SEVEN INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNING – UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES."

B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPERS, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.

C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS, DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.

D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.

E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.

23. TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "2003 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.

B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.

C. THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.

D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.

E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.

F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.

G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.

H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

24. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DEVELOPER.

25. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.

26. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS, WHICH ARE APPROVED BY THE DEVELOPER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE DEVELOPER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.

27. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

28. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

29. FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS, AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT.

30. DRAINAGE CHANNELS: WHERE EXISTING DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, IT SHALL BE RESTORED TO THE ORIGINAL CONDITION, GRADE AND CROSS SECTION AFTER CONSTRUCTION IS COMPLETED.

31. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.

32. CONDITION OF SITE DURING CONSTRUCTION: DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL; AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DEVELOPER FOR ALL SUCH COSTS.

33. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

34. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.

35. CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN UP S

STANG BROOKHAVEN SC LTD

DCO TALISKER LP

PONTE AVENUE

FUTURE BLDG

EXISTING ASPHALT ROADWAY TO BE REMOVED BY OTHERS

EXISTING WALL & PRIVATE OVERHEAD ELECTRIC TO BE REMOVED BY OTHERS

EXISTING ASPHALT ROADWAY TO BE REMOVED BY OTHERS

EXISTING 8"W TO BE REMOVED BY OTHERS

REMOVE & DISPOSE OF EXISTING WOOD FENCE

REMOVE EXISTING TRAILERS

PROPOSED BUILDING TYP

EXISTING ABANDONED UNDERGROUND TELEPHONE CABLE

SAWCUT, REMOVE & DISPOSE OF CONC SIDEWALK

EXISTING TREES TO BE REMOVED

PROPOSED BUILDING TYP

FUTURE BUILDING TYP

FUTURE VP WEST 3

PROPOSED VP WEST 1

EXISTING AT&T UNDERGROUND TELEPHONE CABLE TO BE ADANDONED

EXISTING EASEMENT TO BE RELEASED

REMOVE & DISPOSE OF EXISTING CATCH BASIN & 40 LF 8"SD LINE

VITRUVIAN WAY

EXISTING IRRIGATION SYSTEM(S) WITHIN LIMITS OF DISTURBANCE TO BE ISOLATED AND REMOVED

PROPOSED BUILDING & PAVEMENT TYP

SAWCUT, REMOVE & DISPOSE OF CONC SIDEWALK

UNDERGROUND TELEPHONE VAULT & RISER TO BE REMOVED BY OTHERS

PROPOSED POOL

REMOVE & DISPOSE OF EXISTING PRIVATE UNDERGROUND & ABOVE GROUND ELECTRICAL FACILITIES & FENCE

REMOVE & DISPOSE OF 24" TREE

EXISTING EASEMENT TO BE RELEASED

10' S.W.B.T. EASEMENT VOLUME 69065, PAGE 0166

25' INGRESS & EGRESS EASEMENT VOLUME 83061, PAGE 4006

EXISTING EASEMENT TO BE RELEASED

OVERHEAD ELECTRIC & TELEPHONE TO BE REMOVED BY OTHERS

EXISTING EASEMENT TO BE RELEASED

25' X 30' DRAINAGE EASEMENT VOLUME 83061, PAGE 4006

REMOVE & DISPOSE OF 24" TREE

PROPOSED AMENITY CENTER

REMOVE & DISPOSE OF 10' CONC CURB INLET

REMOVE & DISPOSE 10 LF OF 24"RCP PLUG 24"RCP

PROPOSED BUILDING TYP

EXISTING PRIVATE ELECTRIC SECONDARY NETWORK(S) WITHIN LIMITS OF DISTURBANCE TO BE ISOLATED AND REMOVED

SAWCUT, REMOVE & DISPOSE OF CONC SIDEWALK

PARK ROAD

SAVOYE

VITRUVIAN WAY

BROOKHAVEN TOWNHOMES

DEMOLITION NOTES:

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **INGRESS AND EGRESS:** THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WHIT MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.

3. **PROTECTION OF EXISTING FACILITIES:** CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.

4. **STORAGE OF MATERIALS FOR RE-USE:** CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS (SUCH AS ASPHALT AND CONCRETE PAVEMENT & SUITABLE EARTHEN MATERIAL) TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.

5. **FRANCHISE UTILITY COORDINATION:** THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/ OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSES USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL RELOCATION AND/OR MODIFICATIONS ARE TO BE PREFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.

6. **TREE REMOVAL:** THE TREES DESIGNATED TO BE REMOVED HAVE A LARGE "X" THROUGH THE TREE SYMBOL. STOCKPILING OF TREES AFTER CUTTING/REMOVAL IS NOT ALLOWED. CONTRACTOR SHALL DISPOSE OF TREE CARCASSES IMMEDIATELY AFTER THEY ARE TAKEN DOWN.

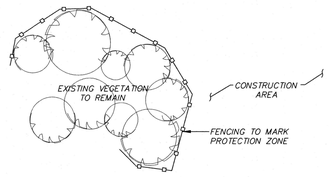
7. **SAWCUTTING OF EXISTING PAVEMENT:** SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT. SAWCUT LINES SHOWN ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS. CONTRACTOR SHALL REFERENCE GOVERNING AUTHORITY PAVEMENT CUT AND REPAIR STANDARDS MANUAL.

8. **BACKFILLING:** THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.

9. **REMOVAL OF MATERIALS FROM SITE:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; FENCING, ROCK, TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.

10. **REPLACEMENT OF DAMAGED FACILITIES:** ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGE DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

11. **ACCESS TO PROPERTIES:** STREET AND SIDEWALK ACCESS TO ABUTTING PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT MUST BE MAINTAINED FOR EMERGING OF LOCAL TRAFFIC.



TREE PROTECTION & LIMITS OF DISTURBANCE FENCING DETAIL

NOT TO SCALE

LEGEND

- LIMITS OF DISTURBANCE
- REMOVE & DISPOSE OF EXISTING PAVEMENT
- REMOVE & DISPOSE OF EXIST TREE
- TREE PROTECTION FENCE

WARNING

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

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

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

NORTH

0 15 30 45 60
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: David Pickett
DATE: 9/28/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

...sal responsibility for the adequacy ... these plans remains with the Engine... who prepared them. In approving the plans, the Town of Addison makes ... representation of adequacy of the work ... of the Design Engineer.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED PROFESSIONAL ENGINEER

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

DEMOLITION PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C1.01

VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01

PROPOSED WESTGATE LANE

PROPERTY CORNER
N 8436.26
E 10350.52

PROPERTY CORNER
N 8434.02
E 10871.37

PROPERTY CORNER
N 8385.26
E 10927.06

PROPERTY CORNER
N 8216.63
E 10385.18

PROPERTY CORNER
N 8276.79
E 10349.58

PROPERTY CORNER
N 8141.46
E 10384.85

PROPERTY CORNER
N 8096.72
E 10421.97

PROPERTY CORNER
N 8095.79
E 10639.14

PROPERTY CORNER
N 8078.70
E 10658.66

BUILDING CORNER
N 8428.58
E 10374.13

BUILDING CORNER
N 8395.58
E 10373.99

BUILDING CORNER
N 8379.23
E 10376.95

BUILDING CORNER
N 8298.48
E 10376.60

BUILDING CORNER
N 8252.51
E 10389.49

BUILDING CORNER
N 8179.59
E 10389.18

BUILDING CORNER
N 8179.59
E 10390.02

BUILDING CORNER
N 8143.25
E 10389.86

BUILDING CORNER
N 8133.18
E 10426.76

BUILDING CORNER
N 8101.70
E 10426.63

BUILDING CORNER
N 8101.04
E 10579.88

BUILDING CORNER
N 8134.18
E 10549.31

BUILDING CORNER
N 8118.95
E 10592.41

BUILDING CORNER
N 8119.00
E 10579.95

BUILDING CORNER
N 8151.07
E 10540.15

BUILDING CORNER
N 8133.99
E 10592.48

BUILDING CORNER
N 8150.70
E 10624.82

BUILDING CORNER
N 8119.36
E 10677.76

BUILDING CORNER
N 8428.52
E 10853.29

BUILDING CORNER
N 8368.07
E 10853.04

BUILDING CORNER
N 8365.54
E 10850.82

BUILDING CORNER
N 8343.08
E 10876.47

BUILDING CORNER
N 8319.87
E 10856.15

BUILDING CORNER
N 8321.04
E 10854.81

BUILDING CORNER
N 8211.67
E 10759.05

BUILDING CORNER
N 8209.80
E 10761.17

BUILDING CORNER
N 8171.26
E 10727.43

PI
N 8104.06
E 10629.70

PC
N 8061.53
E 10466.38

PT
N 8061.08
E 10571.14

PROPOSED
VP WEST 1

PROPOSED
POOL

PROPOSED
AMENITY
CENTER

FUTURE BLDG

VITRUVIAN WAY

PARK ROAE

S89° 45' 14"E 528.48'

479.16'

N00° 14' 46"E 219.48'

N89° 45' 14"W 217.17'

S41° 12' 11"W 188.67'

S48° 47' 49"E 68.27'

S40° 12' 11"W 413.45'

N89° 45' 14"W 104.75'

N39° 41' 09"W 58.13'

N00° 14' 46"E 146.73'

N00° 14' 46"E 75.31'

N89° 45' 14"W 35.60'

S89° 45' 14"E 35.60'

285.50'

307.07'

119.3'

43.3'

75.17'

35.6'

23.6'

104.75'

146.73'

75.31'

219.48'

479.16'

528.48'

68.27'

413.45'

188.67'

58.13'

217.17'

285.50'

307.07'

LAYOUT & DIMENSIONAL CONTROL NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.

5. **CURB RADII:** ALL CURB RADII SHALL BE 2' TO FACE OF CURB UNLESS OTHERWISE NOTED.

6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE EDGE OF FOUNDATION OF BUILDING.

7. **FIRE LANE MARKING:** FIRE LANE MARKING SHALL CONSIST OF 6" SOLID RED STRIPE WITH "FIRE LANE – NO PARKING" STENCILED IN FOUR INCH HIGH WHITE LETTERS AT 25' INTERVALS. MARKING TO BE PROVIDED PER LOCAL AUTHORITY REQUIREMENTS.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: David Gaines
DATE: 9/28/16
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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

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

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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 30 40
SCALE: 1"=20'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
Engineering Firm Registration Number F-9007
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092 (817) 552-6210

VITRUVIAN PARK WEST 1
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS
3801 VITRUVIAN WAY
LAYOUT & DIMENSIONAL CONTROL PLAN
VP201

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C2.01

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01

FUTURE VP WEST 3

FUTURE VP WEST 2

PROPOSED VP WEST 1

PROPOSED POOL

PROPOSED AMENITY CENTER

VITRUVIAN WAY

PROPERTY CORNER N 8216.94 E 10313.98

PROPERTY CORNER N 8216.78 E 10349.58

PROPERTY CORNER N 8216.63 E 10385.18

PROPERTY CORNER N 8141.63 E 10313.66

PROPERTY CORNER N 8101.06 E 10182.20

PROPERTY CORNER N 8100.76 E 10251.93

PROPERTY CORNER N 8141.46 E 10384.85

PROPERTY CORNER N 8096.72 E 10421.97

PROPERTY CORNER N 8034.51 E 10181.91

PROPERTY CORNER N 8033.65 E 10380.61

PROPERTY CORNER N 7886.93 E 10379.98

PROPERTY CORNER N 7831.09 E 10418.54

PROPERTY CORNER N 7936.75 E 10534.38

PROPERTY CORNER N 8095.79 E 10639.14

PROPERTY CORNER N 8078.70 E 10658.66

PI N 8079.22 E 10028.43

PRC N 8058.18 E 9987.19

PI/PC N 8049.12 E 9942.57

PT N 8067.25 E 10031.82

PI N 8055.20 E 10028.20

PI N 8066.73 E 10153.25

PI N 8061.53 E 10466.38

PC N 8061.53 E 10466.38

PT N 8061.08 E 10571.14

PI 15'R N 8104.06 E 10629.70

CURVE DATA RADIUS=112.00' ANGLE=23°27'38" LENGTH=45.86'

CURVE DATA RADIUS=112.00' ANGLE=23°27'38" LENGTH=45.86'

CURVE DATA RADIUS=112.00' ANGLE=23°27'38" LENGTH=45.86'

S89°45'14"E 35.60'

N89°45'14"W 35.60'

N00°14'46"E 75.31'

N00°14'46"E 75.17'

N56°29'47"E 74.03'

S89°45'14"E 69.73'

N00°14'46"E 34.46'

N00°14'46"E 32.10'

N89°45'14"W 198.70'

N39°41'00"W 58.13'

N89°45'14"W 217.17'

N00°14'46"E 146.73'

N34°37'37"W 617.85'

S41°12'11"W 188.67'

S48°47'49"E 23.94'

121.42' S89°45'14"E

104.75' N89°45'14"W

R=700.00' DELTA=35°33'27" L=434.42'

R=45.7' L=39.12'

L=224.91' R=480.00' DELTA=26°50'29"

L=154.42'

38.2'R

15'R

BUILDING CORNER N 8151.07 E 10540.15

BUILDING CORNER N 8150.70 E 10624.82

BUILDING CORNER N 8133.99 E 10592.48

BUILDING CORNER N 8119.36 E 10677.76

BUILDING CORNER N 8118.95 E 10592.41

BUILDING CORNER N 8119.00 E 10579.95

BUILDING CORNER N 8101.04 E 10579.88

BUILDING CORNER N 8134.18 E 10549.31

BUILDING CORNER N 8101.70 E 10426.63

BUILDING CORNER N 8008.04 E 10433.03

BUILDING CORNER N 8005.84 E 10433.02

BUILDING CORNER N 8005.96 E 10404.81

BUILDING CORNER N 7955.59 E 10404.60

BUILDING CORNER N 7955.54 E 10414.58

BUILDING CORNER N 7913.13 E 10414.40

BUILDING CORNER N 7912.96 E 10454.41

BUILDING CORNER N 7945.94 E 10454.55

BUILDING CORNER N 7945.63 E 10525.61

BUILDING CORNER N 8007.53 E 10546.82

BUILDING CORNER N 7968.29 E 10546.65

4" WHITE STRIPE TYP

11 SP @ 9'=99'

2 SP @ 9'=18'

4 SP @ 9'=36'

FIRE LANE

4" WHITE STRIPE 2' C-C @ 45° TYP HC MARKING TYP

HC SIGN REF ARCHITECTURAL

9' SIDEWALK ESMT

5' SIDEWALK ESMT

FDC

FH

CO

ICV

ER

WV

8"CYP

58"LO

20"LO

14"M

14"MPL

LAYOUT & DIMENSIONAL CONTROL NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.

5. **CURB RADII:** ALL CURB RADII SHALL BE 2' TO FACE OF CURB UNLESS OTHERWISE NOTED.

6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE EDGE OF FOUNDATION OF BUILDING.

7. **FIRE LANE MARKING:** FIRE LANE MARKING SHALL CONSIST OF 6" SOLID RED STRIPE WITH "FIRE LANE – NO PARKING" STENCILED IN FOUR INCH HIGH WHITE LETTERS AT 25' INTERVALS. MARKING TO BE PROVIDED PER LOCAL AUTHORITY REQUIREMENTS.

WARNING

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

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

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

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY:
DATE: 9/28/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

The 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.

STATE OF TEXAS BRUCE F. DUNN 62654 LICENSED PROFESSIONAL ENGINEER

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. Civil Engineers - Designers - Planners Engineering Firm Registration Number F-9007
2840 W. Southlake Blvd., Suite 110 Southlake, Tx 76092 (817) 552-6210

VITRUVIAN PARK WEST 1

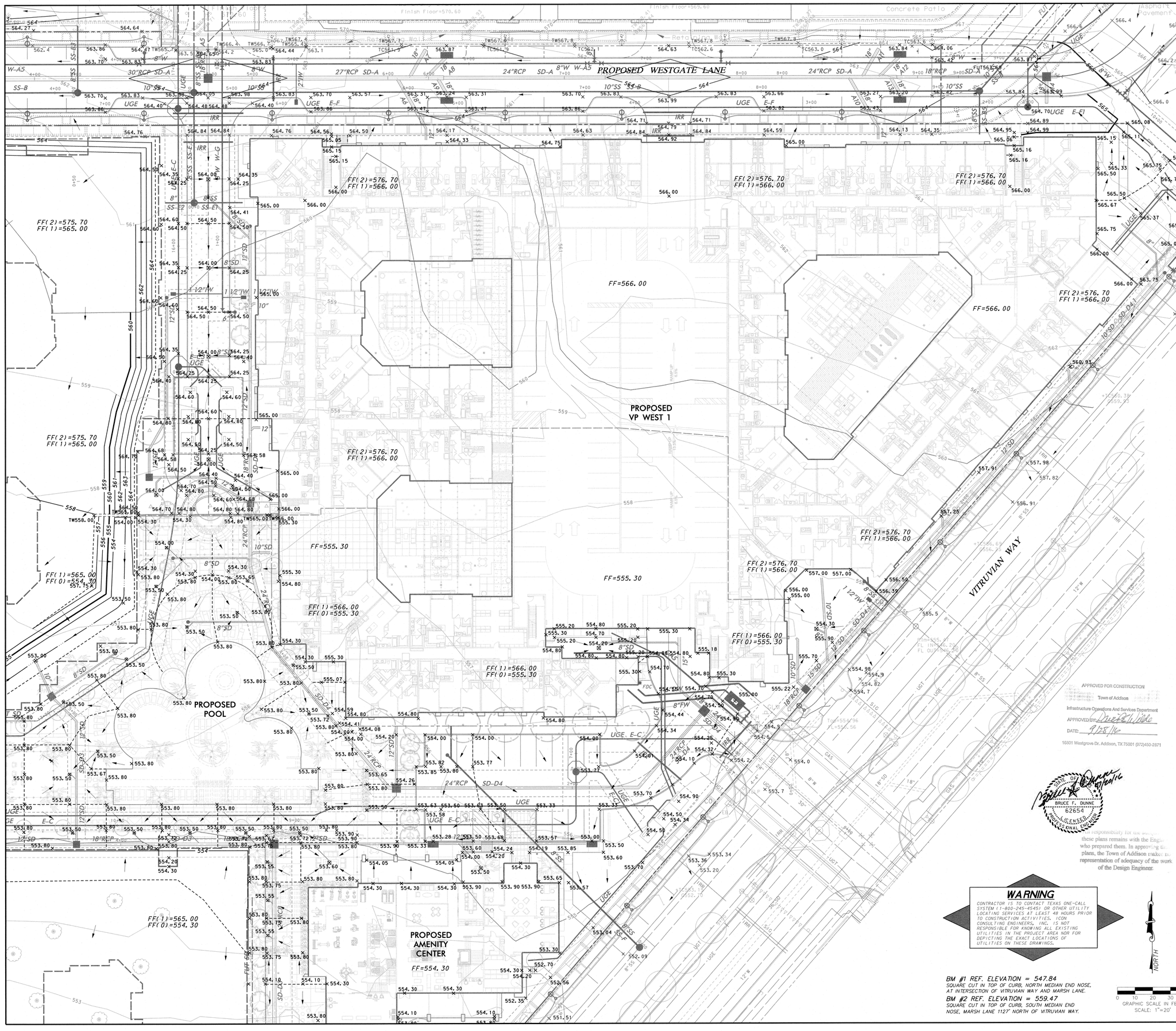
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

LAYOUT & DIMENSIONAL CONTROL PLAN AMENITIES

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C2.02

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01



GRADING NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTETION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.

3. **TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY, AND SUPPLEMENTAL MATERIAL, PREPARED BY ALPHA TESTING INC., G152235-F, DATED OCT. 21, 2015 WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.

4. **STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS EXTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKEDPILED N A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILL TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

5. **BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

6. **PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YEILDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.

7. **UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBASE AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY AS DETERMINED BY THE STANDARD TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.

8. **CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES. EACH LAYER SHOULD BE PROPERLY, PLACED, MIXED, SPREAD AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.

9. **PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.

10. **MASS GRADE ELEVATIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:

- 12" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.
- 8" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVEMENT AREAS.
- 6" BELOW FINISHED GRADE FOR STANDARD DUTY PAVEMENT AREAS.
- 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.
- 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.

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

11. **BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCES AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.

12. **LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.

13. **EARTHWORK QUANTITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.

14. **LIMITS OF CONSTRUCTION:** NO WORK IS TO BE PERFORMED OUTSIDE OF THE PROPERTY BOUNDARY OR DEFINED LIMITS OF CONSTRUCTION.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 9/28/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

BRUCE F. DUNNE 62654 LICENSED PROFESSIONAL ENGINEER 9/28/16

The 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 by the Design Engineer.

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

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

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

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS
3801 VITRUVIAN WAY
GRADING PLAN
VP201

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C3.01

VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01

FUTURE
VP WEST 3

PROPOSED
VP WEST 1
FF=555. 30

PROPOSED
POOL

PROPOSED
AMENITY
CENTER
FF=554. 30

FUTURE
VP WEST 2

VITRUVIAN WAY

FF(1)=565. 00
FF(0)=554. 30

FF(1)=566. 00
FF(0)=555. 30

FF(2)=576. 70
FF(1)=566. 00

GRADING NOTES

1. GENERAL CONSTRUCTION NOTES: *REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.*

2. UNDISTURBED AREAS: *PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTETION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.*

3. TESTING: *ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY, AND SUPPLEMENTAL MATERIAL PREPARED BY ALPHA TESTING INC., G152235-F, DATED OCT. 21, 2015 WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.*

4. STRIPPING AND DEBRIS REMOVAL: *THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS EXTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKEDPILED N A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILL TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.*

5. BURNING: *BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.*

6. PROOF ROLLING: *UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YEILDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.*

7. UNSTABLE MATERIAL: *WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBASE AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.*

8. CONTROLLED FILL: *ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER, ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES. EACH LAYER SHOULD BE PROPERLY, PLACED, MIXED, SPREAD AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.*

9. PROPOSED GRADES: *THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.*

10. MASS GRADE ELEVATIONS: *THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:*

- *12" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.*
- *8" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVEMENT AREAS.*
- *6" BELOW FINISHED GRADE FOR STANDARD DUTY PAVEMENT AREAS.*
- *4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.*
- *6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.*

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

11. BUILDING ENTRANCE GRADES: *REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCES AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.*

12. LANDSCAPE AREAS: *ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.*

13. EARTHWORK QUANTITIES: *THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.*

14. LIMITS OF CONSTRUCTION: *NO WORK IS TO BE PERFORMED OUTSIDE OF THE PROPERTY BOUNDARY OR DEFINED LIMITS OF CONSTRUCTION.*

WARNING

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

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

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

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: David E. Wills
DATE: 9/28/16
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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED PROFESSIONAL ENGINEER
9/27/16

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

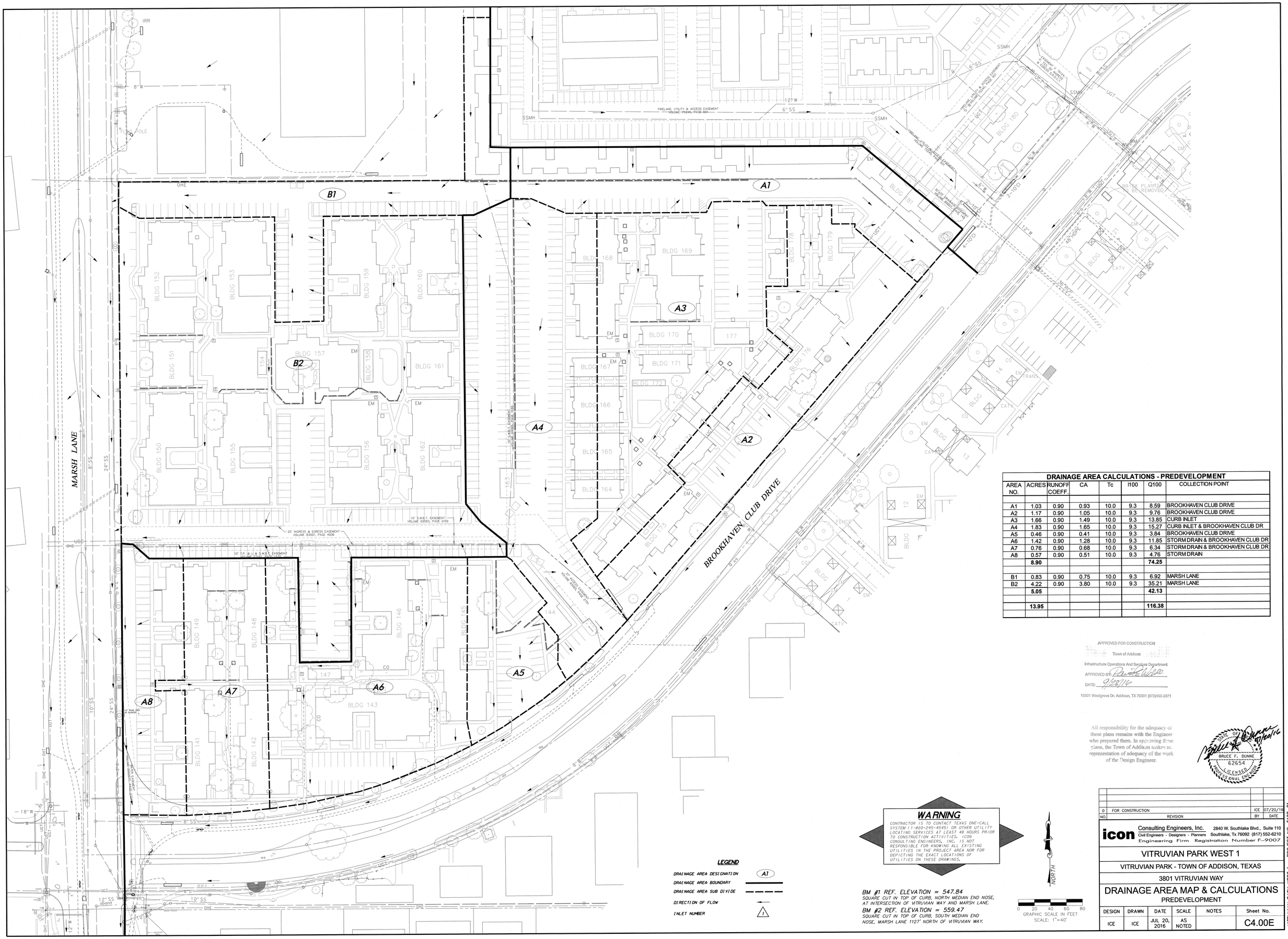
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

GRADING PLAN
AMENITIES

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C3.02

VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01



DRAINAGE AREA CALCULATIONS - PREDEVELOPMENT

AREA NO.	ACRES	RUNOFF COEFF.	CA	Tc	I100	Q100	COLLECTION POINT
A1	1.03	0.90	0.93	10.0	9.3	8.59	BROOKHAVEN CLUB DRIVE
A2	1.17	0.90	1.05	10.0	9.3	9.76	BROOKHAVEN CLUB DRIVE
A3	1.66	0.90	1.49	10.0	9.3	13.85	CURB INLET
A4	1.83	0.90	1.65	10.0	9.3	15.27	CURB INLET & BROOKHAVEN CLUB DR
A5	0.46	0.90	0.41	10.0	9.3	3.84	BROOKHAVEN CLUB DRIVE
A6	1.42	0.90	1.28	10.0	9.3	11.85	STORM DRAIN & BROOKHAVEN CLUB DR
A7	0.76	0.90	0.68	10.0	9.3	6.34	STORM DRAIN & BROOKHAVEN CLUB DR
A8	0.57	0.90	0.51	10.0	9.3	4.76	STORM DRAIN
	8.90					**74.25**	
B1	0.83	0.90	0.75	10.0	9.3	6.92	MARSH LANE
B2	4.22	0.90	3.80	10.0	9.3	35.21	MARSH LANE
	5.05					**42.13**	
	13.95					**116.38**	

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 9/28/16

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.

STATE OF TEXAS
BRUCE E. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

LEGEND

DRAINAGE AREA DESIGNATION — A1
DRAINAGE AREA BOUNDARY
DRAINAGE AREA SUB DIVIDE
DIRECTION OF FLOW
INLET NUMBER — 1

WARNING

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

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

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

NORTH

0 20 40 60 80
GRAPHIC SCALE IN FEET
SCALE: 1"=40'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
Engineering Firm Registration Number F-9007
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092 (817) 552-6210

VITRUVIAN PARK WEST 1

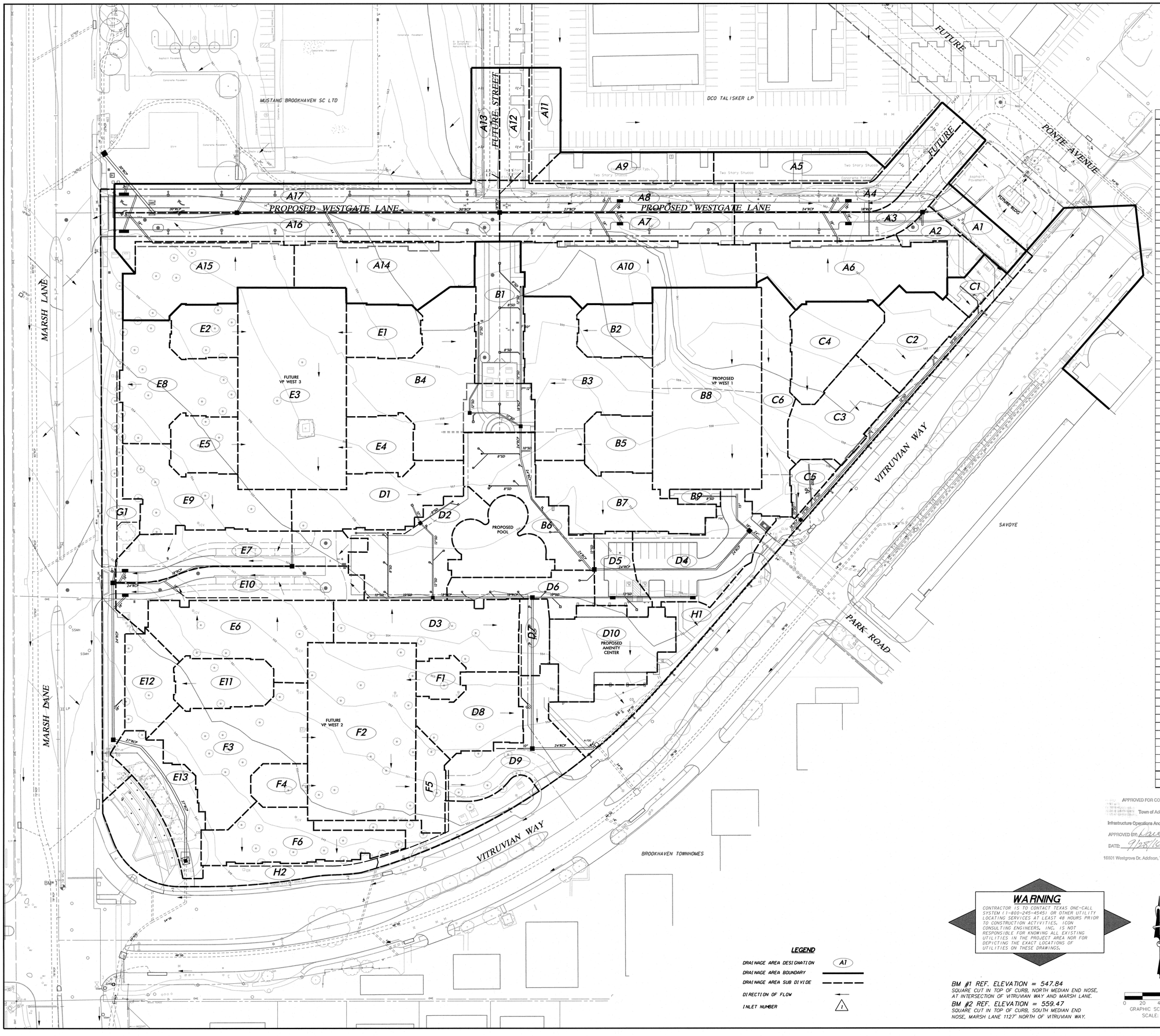
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

DRAINAGE AREA MAP & CALCULATIONS
PREDEVELOPMENT

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C4.00E

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01



DRAINAGE AREA CALCULATIONS - POSTDEVELOPMENT

AREA NO.	ACRES	RUNOFF COEFF.	CA	Tc	I100	Q100	COLLECTION POINT
A1	0.09	0.90	0.08	10.0	9.3	0.75	FUTURE STORM DRAIN
A2	0.07	0.90	0.06	10.0	9.3	0.58	STORM DRAIN
A3	0.24	0.90	0.22	10.0	9.3	2.00	CURB INLET
A4	0.21	0.90	0.19	10.0	9.3	1.75	CURB INLET
A5	0.15	0.90	0.14	10.0	9.3	1.25	FUTURE STORM DRAIN
A6	0.31	0.90	0.28	10.0	9.3	2.59	STORM DRAIN
A7	0.20	0.90	0.18	10.0	9.3	1.67	CURB INLET
A8	0.20	0.90	0.18	10.0	9.3	1.67	CURB INLET
A9	0.15	0.90	0.14	10.0	9.3	1.25	FUTURE STORM DRAIN
A10	0.36	0.90	0.32	10.0	9.3	3.00	STORM DRAIN
A11	0.09	0.90	0.08	10.0	9.3	0.75	FUTURE STORM DRAIN
A12	0.10	0.90	0.09	10.0	9.3	0.83	FUTURE CURB INLET
A13	0.09	0.90	0.08	10.0	9.3	0.74	FUTURE CURB INLET
A14	0.28	0.90	0.25	10.0	9.3	2.34	FUTURE STORM DRAIN
A15	0.29	0.90	0.26	10.0	9.3	2.42	FUTURE STORM DRAIN
A16	0.34	0.90	0.31	10.0	9.3	2.84	CURB INLET
A17	0.33	0.90	0.30	10.0	9.3	2.75	CURB INLET
	3.50					**29.19**	
B1	0.20	0.90	0.18	10.0	9.3	1.67	AREA DRAINS
B2	0.11	0.90	0.10	10.0	9.3	0.92	STORM DRAIN
B3	0.37	0.90	0.33	10.0	9.3	3.09	STORM DRAIN
B4	0.48	0.90	0.43	10.0	9.3	4.00	FUTURE STORM DRAIN
B5	0.11	0.90	0.10	10.0	9.3	0.92	STORM DRAIN
B6	0.22	0.90	0.20	10.0	9.3	1.84	AREA DRAINS
B7	0.25	0.90	0.23	10.0	9.3	2.09	STORM DRAIN
B8	0.64	0.90	0.58	10.0	9.3	5.34	STORM DRAIN
B9	0.02	0.90	0.02	10.0	9.3	0.17	AREA DRAIN
	2.40					**20.02**	
C1	0.05	0.90	0.05	10.0	9.3	0.42	STORM DRAIN
C2	0.18	0.90	0.16	10.0	9.3	1.50	STORM DRAIN
C3	0.20	0.90	0.18	10.0	9.3	1.67	STORM DRAIN
C4	0.19	0.90	0.17	10.0	9.3	1.59	STORM DRAIN
C5	0.05	0.90	0.05	10.0	9.3	0.42	STORM DRAIN
C6	0.20	0.90	0.18	10.0	9.3	1.67	STORM DRAIN
	0.87					**7.26**	
D1	0.24	0.90	0.22	10.0	9.3	2.00	FUTURE STORM DRAIN
D2	0.25	0.90	0.23	10.0	9.3	2.09	AREA DRAINS
D3	0.30	0.90	0.27	10.0	9.3	2.50	FUTURE STORM DRAIN
D4	0.27	0.90	0.24	10.0	9.3	2.25	CURB INLET
D5	0.10	0.90	0.09	10.0	9.3	0.83	CURB INLET
D6	0.12	0.90	0.11	10.0	9.3	1.00	AREA DRAINS
D7	0.06	0.90	0.05	10.0	9.3	0.50	AREA DRAINS
D8	0.19	0.90	0.17	10.0	9.3	1.59	FUTURE STORM DRAIN
D9	0.22	0.90	0.20	10.0	9.3	1.84	FUTURE STORM DRAIN
D10	0.26	0.90	0.23	10.0	9.3	2.17	STORM DRAIN
	2.01					**16.77**	
E1	0.11	0.90	0.10	10.0	9.3	0.92	FUTURE STORM DRAIN
E2	0.10	0.90	0.09	10.0	9.3	0.83	FUTURE STORM DRAIN
E3	0.63	0.90	0.57	10.0	9.3	5.26	FUTURE STORM DRAIN
E4	0.11	0.90	0.10	10.0	9.3	0.92	FUTURE STORM DRAIN
E5	0.11	0.90	0.10	10.0	9.3	0.92	FUTURE STORM DRAIN
E6	0.31	0.90	0.28	10.0	9.3	2.59	FUTURE STORM DRAIN
E7	0.26	0.90	0.23	10.0	9.3	2.17	CURB INLET
E8	0.29	0.90	0.26	10.0	9.3	2.42	FUTURE STORM DRAIN
E9	0.28	0.90	0.25	10.0	9.3	2.34	FUTURE STORM DRAIN
E10	0.23	0.90	0.21	10.0	9.3	1.92	CURB INLET
E11	0.14	0.90	0.13	10.0	9.3	1.17	FUTURE STORM DRAIN
E12	0.13	0.90	0.12	10.0	9.3	1.08	FUTURE STORM DRAIN
E13	0.17	0.90	0.15	10.0	9.3	1.42	STORM DRAIN
	2.87					**23.94**	
F1	0.05	0.90	0.05	10.0	9.3	0.42	FUTURE STORM DRAIN
F2	0.56	0.90	0.50	10.0	9.3	4.67	FUTURE STORM DRAIN
F3	0.36	0.90	0.32	10.0	9.3	3.00	FUTURE STORM DRAIN
F4	0.07	0.90	0.06	10.0	9.3	0.58	FUTURE STORM DRAIN
F5	0.08	0.90	0.07	10.0	9.3	0.67	FUTURE STORM DRAIN
F6	0.23	0.90	0.21	10.0	9.3	1.92	FUTURE STORM DRAIN
	1.35					**11.26**	
G1	0.37	0.90	0.33	10.0	9.3	3.09	MARSH LANE
	0.37					**3.09**	
H1	0.20	0.90	0.18	10.0	9.3	1.67	VITRUVIAN WAY
H2	0.38	0.90	0.34	10.0	9.3	3.17	VITRUVIAN WAY
	0.58					**4.84**	
	13.95					**116.38**	

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 9/28/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

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

LEGEND
DRAINAGE AREA DESIGNATION — A1
DRAINAGE AREA BOUNDARY
DRAINAGE AREA SUB DIVIDE
DIRECTION OF FLOW
INLET NUMBER

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

NORTH
0 20 40 60 80
GRAPHIC SCALE IN FEET
SCALE: 1"=40'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
Engineering Firm Registration Number F-9007
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092 (817) 552-6210

VITRUVIAN PARK WEST 1
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS
3801 VITRUVIAN WAY
DRAINAGE AREA MAP & CALCULATIONS
POSTDEVELOPMENT

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C4.00P

VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01

STORM DRAIN NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **PROTECTION OF UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.

3. **PUBLIC STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III. PUBLIC STORM DRAIN IMPROVEMENTS INCLUDE PUBLIC RIGHT-OF-WAY, PUBLIC PARK AREA, AND EASEMENTS ADJACENT TO PUBLIC RIGHT-OF-WAY DESIGNATED FOR SIDEWALK, UTILITIES AND DRAINAGE.

4. **PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

   GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III

   18" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

   4" THROUGH 15": POLYVINYL CHLORIDE PIPE (PVC), SDR – 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

5. **RCP JOINT SEALANT:** REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.

6. **GROUTING:** ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.

7. **CONCRETE COLLARS:** CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.

8. **DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS TWO (2) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.

9. **ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

PROPOSED WESTGATE LANE

VITRUVIAN WAY

PARK ROAD

FUTURE BLDG

FUTURE VP WEST 3

PROPOSED VP WEST 1

PROPOSED POOL

PROPOSED AMENITY CENTER

FUTURE VP WEST 2

SEE SHEET C4.02 FOR PROPOSED POOL AREA STORM DRAIN

SEE SHEET C4.02 FOR PROPOSED AMENITY CENTER STORM DRAIN

ALL STORM DRAIN SHOWN IS PRIVATE. PUBLIC STORM DRAIN UNDER SEPARATE CONTRACT

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 9/28/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

The 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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED PROFESSIONAL ENGINEER
9/27/16

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

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

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

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. — Civil Engineers - Designers - Planners
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

STORM DRAIN PLAN
VP201

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C4.01

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01

FUTURE VP WEST 3

FUTURE VP WEST 2

PROPOSED VP WEST 1

PROPOSED POOL

PROPOSED AMENITY CENTER

SEE SHEET C4.01 FOR PROPOSED VP201 STORM DRAIN

SEE SHEET C4.01 FOR PROPOSED VP201 STORM DRAIN

SEE SHEET C4.01 FOR PROPOSED VP201 STORM DRAIN

CONST 13" CATCH BASIN TOP=554.00, FL=552.50 N 8198.03, E 10325.62

1-STD SD CLEANOUT FL=551.34 N 8192.10, E 10329.26

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8176.29, E 10319.65

CONST 13" CATCH BASIN TOP=553.90, FL=553.00 N 8161.14, E 10365.14

1-STD SD CLEANOUT FL=551.16 N 8156.03, E 10331.65

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8153.85, E 10337.05

1-STD SD CLEANOUT FL=850.49 N 8138.58, E 10296.40

CONST 2 SQ GRATE INLET TOP=553.00, FL=551.00 N 8134.73, E 10251.05

STA 5+14.56-SD-D3 CONST 3' SD SDMH, TOP=553.80 FL12"=549.88, FL10"=550.05 FL8"=550.05 N 8114.57, E 10260.11

1-STD SD CLEANOUT FL=550.53 N 8103.89, E 10223.61

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8103.82, E 10187.64

CONST 13" CATCH BASIN TOP=553.50, FL=562.00 N 8101.67, E 10218.34

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8070.67, E 10219.00

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8037.60, E 10219.49

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8038.08, E 10197.52

1-12"X8"WYE FL8"=549.79

1-STD SD CLEANOUT FL=549.87 N 8031.23, E 10200.58

STA 4+26.15-SD-D3 CONST 3' SD SDMH, TOP=553.80 FL18"=548.64, FL12"=549.14 N 8030.92, E 10273.78

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8037.24, E 10306.59

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8037.09, E 10338.13

CONST 13" CATCH BASIN TOP=553.55, FL=552.05 N 8020.17, E 10381.89

CONST 13" CATCH BASIN TOP=553.55, FL=552.05 N 7998.92, E 10381.83

CONST 13" CATCH BASIN TOP=553.55, FL=552.05 N 7978.93, E 10381.74

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8135.28, E 10302.70

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8111.54, E 10266.83

STA 4+94.71-SD-D3 1-12" 45°BEND, FL=549.82 N 8100.47, E 10274.08

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8083.43, E 10286.22

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8070.48, E 10270.16

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8037.43, E 10271.53

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8036.83, E 10400.13

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8036.92, E 10369.69

STA 4+57.26-SD-D4 CONNECT 8" TO 24"RCP FL8"=550.89

STA 4+22.12-SD-D4 CONNECT 8" TO 24"RCP FL8"=550.02

CONST 5' CURB INLET TOP=553.50, FL=552.00 N 8031.10, E 10565.75

CONST 13" CATCH BASIN TOP=553.60, FL=552.10 N 8019.76, E 10416.92

CONST 13" CATCH BASIN TOP=553.50, FL=552.00 N 8016.08, E 10502.80

CONST 5' CURB INLET TOP=553.78, FL=549.28 N 8031.49, E 10475.76

STA 3+13.33-SD-D3 CONST 4' SD SDMH, TOP=553.80 FL24"=547.04, FL18"=547.54 FL12"=548.04 N 8030.44, E 10385.60

STA 1+88.84-SD-D3 CONNECT 10" TO 24"RCP FL10"=546.97 STUB OUT 10 LF OF 10"SD @ 1.00% NORTHWEST

STA 1+43.77-SD-D3 CONST 4' SD SDMH, TOP=551.75 FL24"=545.35, FL10"=546.52 N 7860.88, E 10384.87 STUB OUT 10 LF OF 10"SD @ 1.00% WEST

STA 0+70.00-SD-D3 EXISTING SDMH FL=544.61

STA 0+76.91-SD-D3 CONNECT TO 24"RCP INSTALLED BY OTHERS 1-24"RCP 40°BEND FL=544.68 N 7860.99, E 10451.74

VITRUVIAN WAY

PARK ROAD

ALL STORM DRAIN SHOWN IS PRIVATE.
PUBLIC STORM DRAIN UNDER SEPARATE CONTRACT

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

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

STORM DRAIN NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **PROTECTION OF UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.

3. **PUBLIC STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III. PUBLIC STORM DRAIN IMPROVEMENTS INCLUDE PUBLIC RIGHT-OF-WAY, PUBLIC PARK AREA, AND EASEMENTS ADJACENT TO PUBLIC RIGHT-OF-WAY DESIGNATED FOR SIDEWALK, UTILITIES AND DRAINAGE.

4. **PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III

18" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

4" THROUGH 15": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

5. **RCP JOINT SEALANT:** REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.

6. **GROUTING:** ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.

7. **CONCRETE COLLARS:** CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.

8. **DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS TWO (2) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.

9. **ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: David R. Gaines
DATE: 9/28/16
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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.

STATE OF TEXAS — BRUCE F. DUNNE — 62654 — LICENSED PROFESSIONAL ENGINEER — 9/28/16

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

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

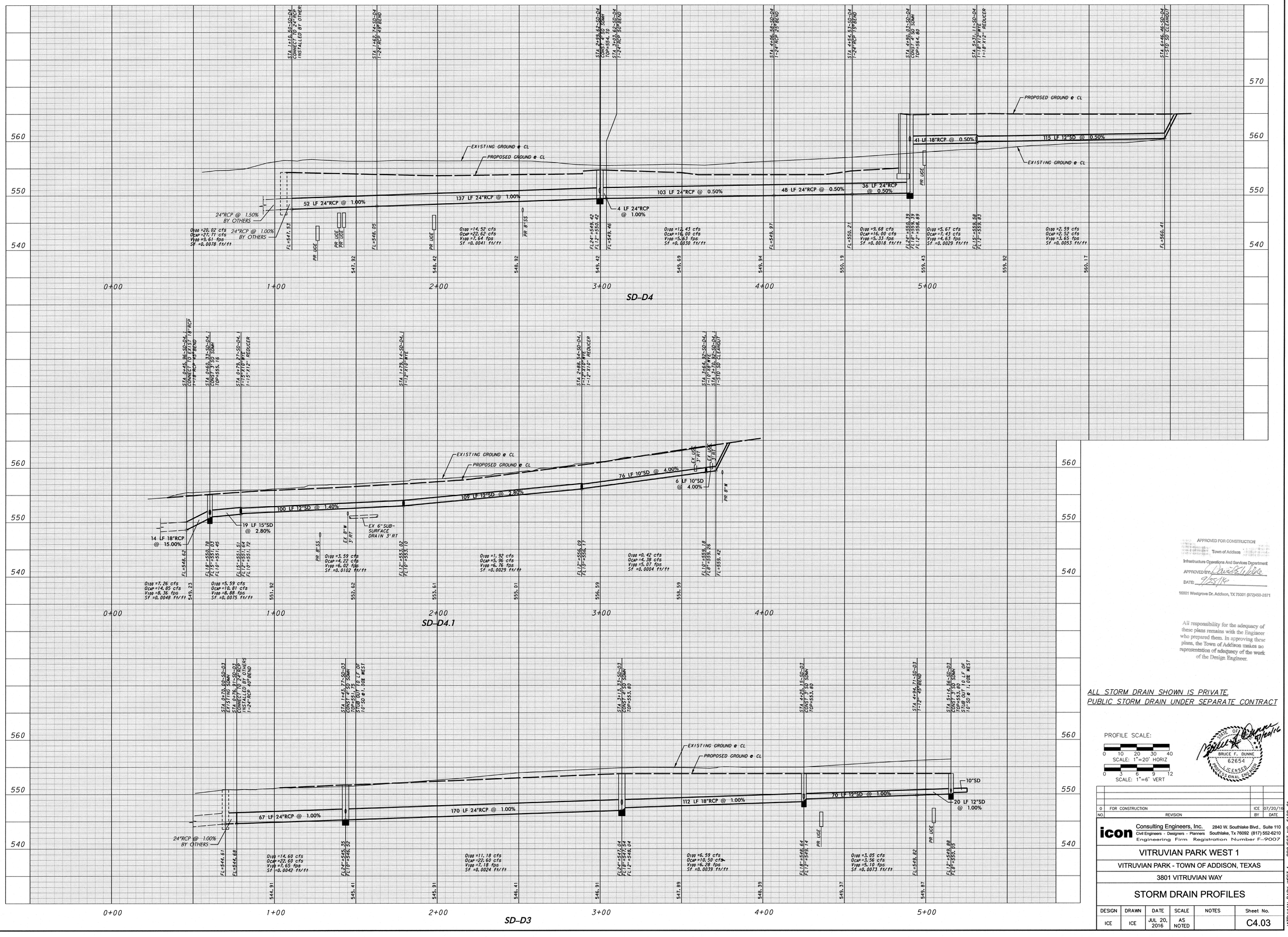
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

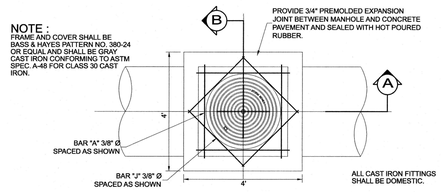
STORM DRAIN PLAN AMENITIES

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C4.02

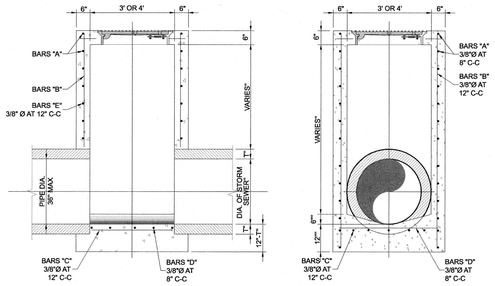
VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01


STA 1+10.50=SD-D4
CONNECT TO 24"RCP
INSTALLED BY OTHERS
STA 1+62.74=SD-D4
1-24"RCP 15°BEND
STA 2+59.62=SD-D4
CONST 4'SQ SDMH
TOP=554.20
STA 3+03.62=SD-D4
1-24"RCP 30°BEND
STA 4+96.56=SD-D4
1-24"RCP 22.5°BEND
STA 4+94.53=SD-D4
1-24"RCP 15°BEND
STA 4+90.03=SD-D4
CONST 4'SQ SDMH
TOP=564.80
STA 5+37.11=SD-D4
1-18"X12" REDUCER
STA 6+46.46=SD-D4
1-STD SD CLEANOUT
PROPOSED GROUND ℄ CL
EXISTING GROUND ℄ CL
41 LF 18"RCP @ 0.50%
115 LF 12"SD @ 0.50%
52 LF 24"RCP @ 1.00%
137 LF 24"RCP @ 1.00%
103 LF 24"RCP @ 0.50%
48 LF 24"RCP @ 0.50%
36 LF 24"RCP @ 0.50%
4 LF 24"RCP @ 1.00%
24"RCP @ 1.50% BY OTHERS
24"RCP @ 1.00% BY OTHERS
PR UGE
PR 8"SS
FL=547.53
FL=548.05
FL=548.42
FL=548.92
FL=549.42
FL=549.46
FL=549.97
FL=550.21
FL=559.92
FL=560.41
Q100 =20.02 cfs
QCAP =27.71 cfs
V100 =5.61 fps
Sf =0.0078 ft/ft
Q100 =14.52 cfs
QCAP =22.62 cfs
V100 =7.64 fps
Sf =0.0041 ft/ft
Q100 =12.43 cfs
QCAP =16.00 cfs
V100 =5.63 fps
Sf =0.0030 ft/ft
Q100 =9.68 cfs
QCAP =16.00 cfs
V100 =5.32 fps
Sf =0.0018 ft/ft
Q100 =5.67 cfs
QCAP =7.43 cfs
V100 =4.63 fps
Sf =0.0029 ft/ft
Q100 =2.59 cfs
QCAP =2.52 cfs
V100 =3.65 fps
Sf =0.0053 ft/ft
0+00
1+00
2+00
3+00
4+00
5+00
SD-D4
STA 0+45.86=SD-D4
CONNECT TO EXIST 18"RCP
1-18"RCP 15°BEND
STA 0+60.33=SD-D4
CONST 3'SQ SDMH
TOP=555.16
STA 0+78.27=SD-D4
1-12"X10" WYE
1-15"X12" REDUCER
STA 1+78.14=SD-D4
1-12"X10" WYE
STA 2+88.54=SD-D4
1-12"X10" WYE
1-12"X10" REDUCER
STA 3+64.82=SD-D4
1-10"X8" WYE
STA 3+70.16=SD-D4
1-STD SD CLEANOUT
EXISTING GROUND ℄ CL
PROPOSED GROUND ℄ CL
76 LF 10"SD @ 4.00%
109 LF 12"SD @ 2.80%
100 LF 12"SD @ 1.40%
19 LF 15"SD @ 2.80%
14 LF 18"RCP @ 15.00%
6 LF 10"SD @ 4.00%
EX 6"SUB-SURFACE DRAIN 3'RT
EX 8"W 3'RT
EX UGE 3'RT
PR 8"W
PR 8"SS
FL=546.62
FL=549.23
FL=550.78
FL=551.03
FL=551.45
FL=551.51
FL=551.64
FL=551.72
FL=552.02
FL=553.10
FL=556.09
FL=556.17
FL=559.18
FL=559.26
FL=559.42
Q100 =7.26 cfs
QCAP =14.85 cfs
V100 =8.36 fps
Sf =0.0048 ft/ft
Q100 =5.59 cfs
QCAP =10.81 cfs
V100 =8.88 fps
Sf =0.0075 ft/ft
Q100 =3.59 cfs
QCAP =4.22 cfs
V100 =6.02 fps
Sf =0.0102 ft/ft
Q100 =1.92 cfs
QCAP =5.96 cfs
V100 =5.76 fps
Sf =0.0029 ft/ft
Q100 =0.42 cfs
QCAP =4.38 cfs
V100 =5.07 fps
Sf =0.0004 ft/ft
0+00
1+00
2+00
3+00
4+00
SD-D4.1
STA 0+70.00=SD-D3
EXISTING SDMH
STA 0+76.91=SD-D3
CONST 4'SQ SDMH
TOP=544.61
INVERT IN=537.76
INVERT OUT=537.66
1-24"RCP 40°BEND
STA 1+44.77=SD-D3
CONST 4'SQ SDMH
TOP=551.15
STUB OUT 10'LF OF 10"SD @1.70% WEST
STA 3+15.33=SD-D3
CONST 4'SQ SDMH
TOP=553.80
STA 4+25.15=SD-D3
CONST 3'SQ SDMH
TOP=553.80
STA 4+94.27=SD-D3
1-12"X10" WYE
STA 5+14.56=SD-D3
CONST 3'SQ SDMH
TOP=553.80
STUB OUT 10.0 LF OF 10"SD @ 1.00% WEST
EXISTING GROUND ℄ CL
PROPOSED GROUND ℄ CL
10"SD
67 LF 24"RCP @ 1.00%
170 LF 24"RCP @ 1.00%
112 LF 18"RCP @ 1.00%
70 LF 12"SD @ 1.00%
20 LF 12"SD @ 1.00%
24"RCP @ 1.00% BY OTHERS
PR UGE
FL=544.61
FL=544.68
FL=545.25
FL=545.32
FL=547.04
FL=547.14
FL=548.64
FL=548.74
FL=548.64
FL=549.14
FL=549.82
FL=550.15
Q100 =14.60 cfs
QCAP =22.60 cfs
V100 =7.65 fps
Sf =0.0042 ft/ft
Q100 =11.18 cfs
QCAP =22.60 cfs
V100 =7.18 fps
Sf =0.0024 ft/ft
Q100 =6.59 cfs
QCAP =10.50 cfs
V100 =6.28 fps
Sf =0.0039 ft/ft
Q100 =3.05 cfs
QCAP =3.56 cfs
V100 =5.10 fps
Sf =0.0073 ft/ft
0+00
1+00
2+00
3+00
4+00
5+00
SD-D3
APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY:
DATE: 7/25/16
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.
ALL STORM DRAIN SHOWN IS PRIVATE.
PUBLIC STORM DRAIN UNDER SEPARATE CONTRACT
PROFILE SCALE:
0 10 20 30 40
SCALE: 1"=20' HORIZ
0 3 6 9 12
SCALE: 1"=6' VERT
STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED PROFESSIONAL ENGINEER
0 FOR CONSTRUCTION ICE 07/20/16
NO. REVISION BY DATE
icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007
VITRUVIAN PARK WEST 1
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS
3801 VITRUVIAN WAY
STORM DRAIN PROFILES
DESIGN ICE
DRAWN ICE
DATE JUL 20, 2016
SCALE AS NOTED
NOTES
Sheet No. C4.03
VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01

NOTE :
FRAME AND COVER SHALL BE BASS & HAYES PATTERN NO. 380-24 OR EQUAL AND SHALL BE GRAY CAST IRON CONFORMING TO ASTM SPEC. A-48 FOR CLASS 30 CAST IRON.



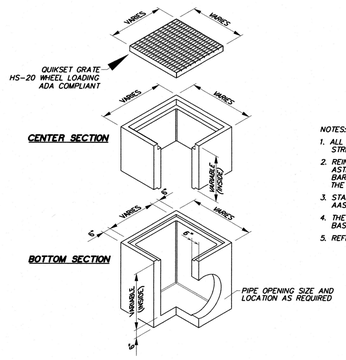
PLAN
N.T.S.



SECTION A
N.T.S.

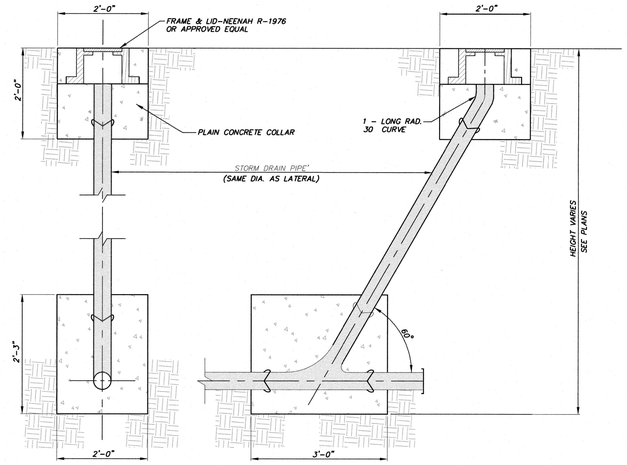
SECTION B
N.T.S.

STD SQ STORM DRAIN MANHOLE
N.T.S.



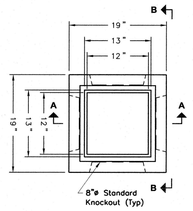
GRATE INLET
NOT TO SCALE

NOTES:
1. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500 psi.
2. REINFORCING STEEL SHALL COMPLY WITH ASTM A615 GRADE 60, A706 GRADE 60 OR A497 GRADE 70. BAR BENDING AND PLACEMENT SHALL COMPLY WITH THE LATEST ACI STANDARDS
3. STANDARD STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 WHEEL LOADING
4. THE STRUCTURE SHALL BE PLACED ON A COMPACTED GRANULAR BASE TO INSURE UNIFORM DISTRIBUTION OF SOIL PRESSURES.
5. REFER TO STORM SEWER PLAN FOR SIZES REQUIRED.



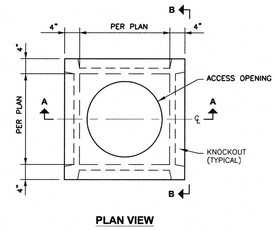
STORM DRAIN CLEANOUT
NOT TO SCALE

STA 0+00.00 - A1 & A2
STA 0+00.00 - B1 & B2



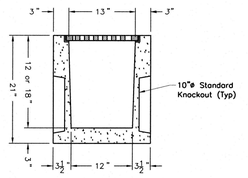
PLAN VIEW
(C.I. Grate not Shown)

GENERAL NOTES:
1. CONCRETE: SHALL HAVE A MINIMUM DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
2. STEEL REINFORCEMENT: ASTM A-615, GRADE 60 OR ASTM A-497 WELDED WIRE FABRIC.
3. LOADING: DESIGNED FOR H20 LOADING.
4. C.I. CASTINGS: ASTM A-48, CLASS 30/35.
5. PROVIDE FRAME AND COVER AS REQUIRED.
6. PROVIDE BODY AND EXTENSIONS AS REQUIRED.

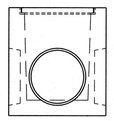


PLAN VIEW

GENERAL NOTES:
1. CONCRETE: SHALL HAVE A MINIMUM DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
2. STEEL REINFORCEMENT: ASTM A-615, GRADE 60 OR ASTM A-497 WELDED WIRE FABRIC.
3. LOADING: DESIGNED FOR H20 LOADING.
4. C.I. CASTINGS: ASTM A-48, CLASS 30/35.
5. PROVIDE FRAME AND COVER AS REQUIRED.
6. PROVIDE BODY AND EXTENSIONS AS REQUIRED.

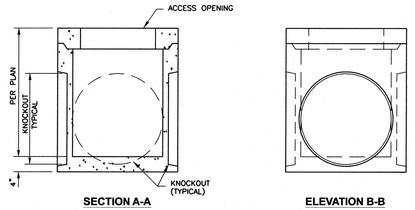


SECTION A-A



ELEVATION B-B

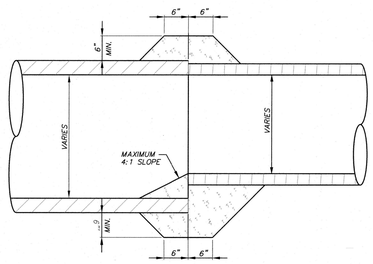
13" X 13" I.D. CATCH BASIN
NOT TO SCALE



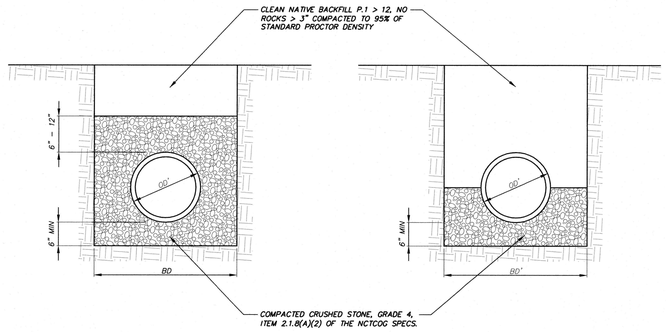
SECTION A-A

ELEVATION B-B

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



CONCRETE COLLAR
NOT TO SCALE



24" MINIMUM COVER
HIGH DENSITY POLYETHYLENE
(FOR PRIVATE USE ONLY)

24" MINIMUM COVER
REINFORCED CONCRETE PIPE OR POLYVINYL CHLORIDE PIPE (PVC)
(FOR PRIVATE OR PUBLIC USE)

STORM DRAIN EMBEDMENT
NOT TO SCALE



NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS
3801 VITRUVIAN WAY

STORM DRAIN DETAILS

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C4.04

VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01

STANG BROOKHAVEN SC LTD

DCO TALISKER LP

PROPOSED WESTGATE LANE

PROPOSED WESTGATE LANE

FUTURE STREET

FUTURE

YONTE AVENUE

FUTURE BLDG

FIRELANE, UTILITY & ACCESS EASEMENT VOLUME 75245, PAGE 651

25' UTILITY ESMT VOLUME 96025, PAGE 4769, DRDCT

6' DRAINAGE ESMT VOLUME 96225, PAGE 4769 DRDCT

Concrete Pavement

Concrete Patio (Typ.)

Two Story Stucco

Asphalt Pavement

Retaining Wall

29 LF IRR CONDUIT

CONNECT TO 8"SS INSTALLED BY OTHERS FL=557.76 REF MEP FOR CONTINUATION

1-1 1/2" IRRIGATION METER SERVICE TAP & BOX BY OTHERS

CONNECT TO 8"SS INSTALLED BY OTHERS FL=559.20 REF MEP FOR CONTINUATION

REF MEP FOR CONTINUATION

ELEC CONDUIT & TRANSFORMER PADS PER UTILITY

FUTURE VP WEST 3

PROPOSED VP WEST 1

FUTURE VP WEST 2

END & PLUG FOR FUTURE EXTENSION

CONNECT TO EXIST 8"SS FL=547.28

REF MEP FOR CONTINUATION FL=553.00

1-8"X6" WYE CONST STD SS CLEANOUT

VITRUVIAN WAY

1-1 1/2" SERVICE TAP

1-1 1/2" IRRIGATION METER & BOX

FIRE DEPARTMENT WALL HYDRANT-REF FP

1-2" DOMESTIC METER SERVICE TAP & BOX INSTALLED BY OTHERS REF MEP FOR CONTINUATION

BACKFLOW PREVENTER WITHIN RISER ROOM REF MEP

BACKFLOW PREVENTERS WITHIN RISER ROOM FDC ON EXTERIOR WALL REF MEP & FP

REF MEP FOR CONTINUATION FL=549.30

EXIST GAS LINE

6" DOMESTIC METER & VAULT PER TOA STDS TOP=555.00

1-8"X8" WYE CONST STD SS CLEANOUT FL=547.60

CONNECT TO EXIST 8"W 1-8"X6" TEE 1-8" GATE VALVE & BOX 1-6" GATE VALVE & BOX

FIRE LANE TYP

SAVOYE

PROPOSED POOL

SS/SD CROSSING FLSS=544.01 FLSD=540.00

ELEC CONDUIT & TRANSFORMER PADS PER UTILITY

EXIST 8" WATER VALVE

CONNECT TO 6"SS INSTALLED BY OTHERS FL=549.24 REF MEP FOR CONTINUATION

BACKFLOW PREVENTER WITHIN RISER ROOM REF FP

1-2" FIRE WATER INSTALLED BY OTHERS REF MEP FOR CONTINUATION

PROPOSED AMENITY CENTER

CONNECT TO 8"SS INSTALLED BY OTHERS FL=544.58

PROPOSED SSMH BY OTHERS FL=543.83

PARK ROAD

BACKFLOW PREVENTERS WITHIN RISER ROOM REF MEP & FP

1-8"X6" WYE CONST STD SS CLEANOUT

CONNECT TO EXIST 8"SS FL=543.40

1-8"X6" REDUCER 1-6" GATE VALVE & BOX

CONNECT TO EXIST 8"W 1-8" GATE VALVE & BOX

1-2" SERVICE TAP 1-2" DOMESTIC METER & BOX 1-1 1/2" SERVICE TAP 1-1 1/2" IRRIGATION METER & BOX

REMOTE FDC

EXIST 8" WATER VALVE

FUTURE ELEC CONDUIT & TRANSFORMER PADS

EXIST EDGE OF PVMT

EXIST GAS LINE

VITRUVIAN WAY

BROOKHAVEN TOWNHOMES

NORTH

0 15 30 45 60

GRAPHIC SCALE IN FEET

SCALE: 1"=30'

UTILITY NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C0-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **INSPECTION AND TESTING:** THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.

3. **TRENCH COMPACTION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 95% STANDARD PROCTOR IN AREAS OF PROPOSED AND FUTURE PAVEMENT AND ALL AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.

4. **CONFLICTS:** THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON THE PIPE DEFLECTIONS AND JOINT STRESS ARE NOT EXCEEDED.

5. **CONNECTION TO EXISTING UTILITIES:** THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGULATION OF EXISTING WATER, SANITARY SEWER AND UTILITY LINES PRIOR TO CONSTRUCTION OF TIE-IN MATERIALS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.

6. **WATER METERS:** THE CONTRACTOR SHALL ACQUIRE OR PROVIDE BOTH DOMESTIC AND IRRIGATION METERS PER THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING METERS INSTALLED IN BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.

7. **PIPE COVER:** TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48".

8. **HORIZONTAL BLOCKING:** HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY, HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES 'STANDARD DETAILS'.

9. **THRUST BLOCKING:** THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW THE WORK TO PROCEED, AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

10. **ADDITIONAL BENDS:** THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS. THE CONTRACTOR MAY PULL PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURES LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

11. **POLYETHYLENE WRAP:** ALL VALVES, IRON PIPE, FITTINGS AND SPECIALS SHALL BE POLYETHYLENE WRAPPED.

12. **ADJUSTMENTS:** THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

13. **APPURTENANCES:** ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM & AWWA APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

14. **FIRE PROTECTION WORK:** ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED PRESSURE TESTS ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE GOVERNING AUTHORITY AS WELL AS THE DEVELOPERS' INSURANCE CARRIER.

15. **SANITARY SEWER PIPE:** ALL SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034 FOR 4" THROUGH 15", AND ASTM F-679 FOR 15" THROUGH 27".

16. **WATER PIPE:** ALL WATER MAINS 4 INCH THROUGH 12 INCH SHALL BE C-900 (SDR - 18). WATER MAINS 14 INCH THROUGH 36 INCH SHALL BE C -905 (SDR - 18). WATER LINES LESS THAN 4" SHALL BE TYPE K COPPER.

CONDUIT AND SLEEVING NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C0-1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **PLACEMENT OF CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF PAVEMENT, EXCEPT ELECTRICAL CONDUIT WHICH REQUIRE A MINIMUM COVER OF 36". ALL CONDUIT AND SLEEVES SHALL EXTEND TWO (2) FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. TURN CONDUIT UPWARD AND CAP EACH CONDUIT 6" ABOVE FINISH GRADE. THE CONTRACTOR SHALL FURNISH DETAILED AS-BUILT LOCATION INFORMATION FOR ALL CONDUIT AND SLEEVES TO THE DEVELOPER.

3. **TELEPHONE CONDUIT:** FURNISH AND INSTALL TWO (2) 4" DIAMETER SCHEDULE 40 PVC TELEPHONE CONDUIT WITH PULL LINES FROM THE SITE PROPERTY LINE TO 5' OUTSIDE THE BUILDING WALL AT THE TELEPHONE ROOM IN THE BUILDING. CONDUIT SHALL BE CAPPED AT BOTH ENDS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL TELEPHONE COMPANY TO VERIFY THE EXACT LOCATION OF TO BE INSTALLED FOR THEIR USE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.

4. **ELECTRIC AND GAS CONDUIT:** THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL ELECTRIC AND GAS PROVIDER TO VERIFY THE EXACT SIZE, TYPE, NUMBER AND LOCATION OF CONDUIT AND/OR SLEEVING REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR GAS AND ELECTRIC FACILITIES TO SERVE THIS SITE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.

5. **SITE LIGHTING CONDUIT:** REFERENCE MEP PLANS FOR SITE LIGHTING AND ALL RELATED CONDUIT, WIRING PULL BOXES, POLE BASES AND ASSOCIATED ELECTRICAL WORK TO BE COORDINATED AND/OR PROVIDED FOR BY THE CONTRACTOR PRIOR TO PAVING OPERATIONS.

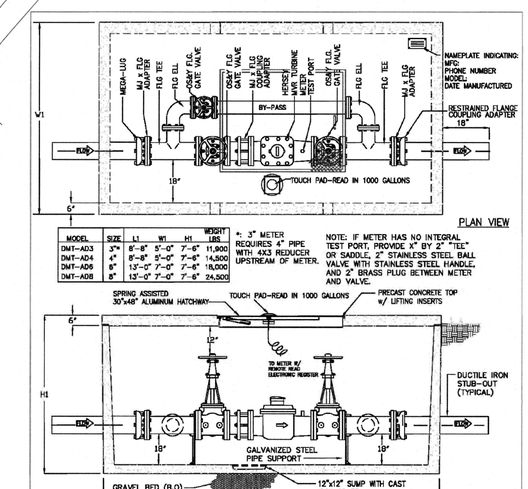
6. **IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24" COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUIT, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.

7. **PULL WIRES:** ALL UNDERGROUND CONDUIT AND SLEEVES SHALL BE INSTALLED WITH PULL LINES.

8. **CONFLICTS:** IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: David Gaines
DATE: 9/28/16

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



MODEL	SIZE	L1	W1	H1	WEIGHT LBS
DMT-AD3	3"*	8'-8"	5'-0"	7'-6"	11,900
DMT-AD4	4"	8'-8"	5'-0"	7'-6"	14,500
DMT-AD6	6"	13'-0"	7'-0"	7'-6"	18,000
DMT-AD8	8"	13'-0"	7'-0"	7'-6"	24,500

*: 3" METER REQUIRES 4" PIPE WITH 4X3 REDUCER UPSTREAM OF METER.

NOTE: IF METER HAS NO INTEGRAL TEST PORT, PROVIDE X" BY 2" "TEC" OR SADDLE, 2" STAINLESS STEEL BALL VALVE WITH STAINLESS STEEL HANDLE, AND 2" BRASS PLUG BETWEEN METER AND VALVE.

NOTES:
1. ALL CONCRETE SHALL BE CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS ARE OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.
2. ALL REINFORCEMENT SHALL BE GRADE 60 REINFORCED STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
3. ALL HATCHWAYS SHALL BE ¼" ALUMINUM DIAMOND PLATE COVER, WITH ¾" EXTRUDED ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL SNAP LOCK AND HINGES.
4. THE METER ASSEMBLY SHALL BE FACTORY ASSEMBLED IN VAULT AND HYDROSTATICALLY TESTED PRIOR TO DELIVERY. PIPE, VALVES AND FITTINGS OF THE ASSEMBLY SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON WATER SYSTEM REQUIREMENTS.

ADDISON INFRASTRUCTURE DEPARTMENT

TURBINE WATER METER ASSEMBLY

STANDARD CONSTRUCTION DETAILS WATER

DATE: AUGUST, 2008 | LAST REV DATE: MAY 2016 | SHEET: SD-W21

WARNING

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

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

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

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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED PROFESSIONAL ENGINEER
9/28/16

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
Engineering Firm Registration Number F-9007
2840 W. Southlake Blvd., Suite 110
Southlake, Tx 76092 (817) 552-6210

VITRUVIAN PARK WEST 1

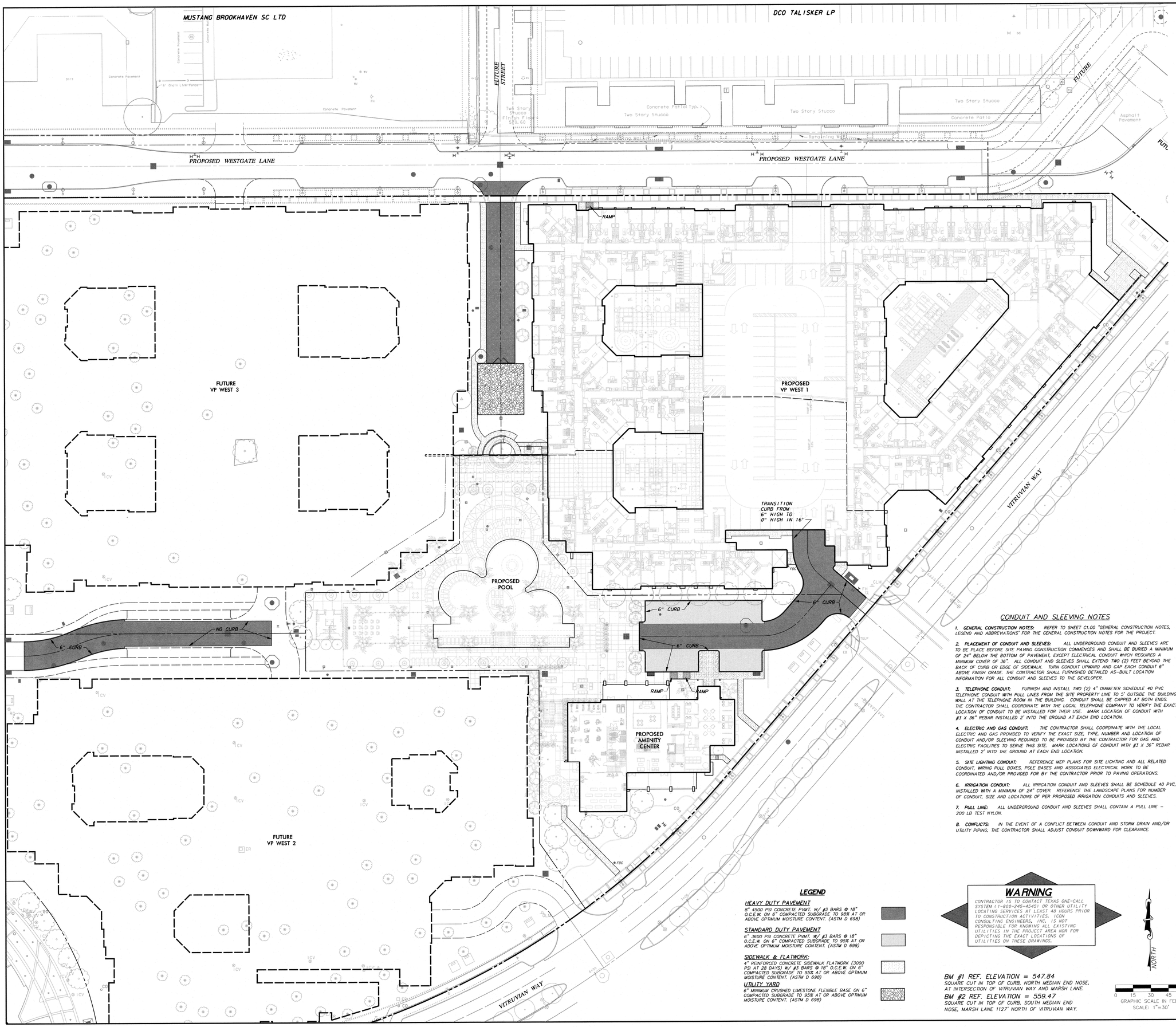
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

UTILITY PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C5.01

VITRUVIAN PARK WEST 1 - PROJECT NO. 5128-01



PAVING NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **PROTECTION OF EXISTING IMPROVEMENTS:** THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING UTILITIES, BUILDING FOUNDATION OR OTHER SITE STRUCTURES DURING PAVEMENT OPERATIONS.

3. **SUBGRADE PREPARATION:** PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PREFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.

PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LANES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.

PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.

4. **PROOF-ROLL SUBGRADE:** THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVIATED TO FIRM SUBGRADE ANDBACKFILLED AND RE-COMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.

5. **HYDRATED LIME:** HYDRATED LIME (IF REQUIRED) SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 260, LIME TREATMENT USED AS SUBGRADE. LIME SHALL BE APPLIED AT THE RATE OF 6% BY WEIGHT, THOROUGHLY MIXED AND BLENDED WITH THE TOP 6" OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF 100 PERCENT OF STANDARD PROCTOR (ASTM D698) DETERMINED BY THAT TEST. LIME STABILIZATION SHALL EXTEND ONE (1) FOOT OUTSIDE THE LIMITS OF THE PAVED AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.

6. **SAND CUSHION PROHIBITED:** THE USE OF SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.

7. **REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE DETAILS.

8. **BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.

9. **CONNECTION TO EXISTING REINFORCED PAVEMENT:** WHERE PROPOSED PAVEMENT TO EXISTING PAVEMENT IS TO BE CONSTRUCTED BY THE CONTRACTOR, AT LEAST 15" OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS.

10. **TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.

11. **CONCRETE PAVEMENT CURING:** MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.

12. **TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

13. **SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICANS DISABILITY ACT (ADA).

14. **PAVEMENT MARKINGS:** PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS". FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. ALL HANDICAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH TAS AND ADA STANDARDS.

PAVEMENT JOINTING NOTES

1. **PAVEMENT JOINT LAYOUT:** IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN PLAN AND SUBMITTAL HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.

2. **SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT (8) HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN EIGHTEEN (18) INCHES.

3. **JOINT SEALING:** ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE SONNEBORN SL 2 OR AN APPROVED EQUAL.

4. **ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPE PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.

5. **EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

CONDUIT AND SLEEVING NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **PLACEMENT OF CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACE BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF PAVEMENT, EXCEPT ELECTRICAL CONDUIT WHICH REQUIRED A MINIMUM COVER OF 36". ALL CONDUIT AND SLEEVES SHALL EXTEND TWO (2) FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. TURN CONDUIT UPWARD AND CAP EACH CONDUIT 6" ABOVE FINISH GRADE. THE CONTRACTOR SHALL FURNISHED DETAILED AS-BUILT LOCATION INFORMATION FOR ALL CONDUIT AND SLEEVES TO THE DEVELOPER.

3. **TELEPHONE CONDUIT:** FURNISH AND INSTALL TWO (2) 4" DIAMETER SCHEDULE 40 PVC TELEPHONE CONDUIT WITH PULL LINES FROM THE SITE PROPERTY LINE TO 5' OUTSIDE THE BUILDING WALL AT THE TELEPHONE ROOM IN THE BUILDING. CONDUIT SHALL BE CAPPED AT BOTH ENDS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL TELEPHONE COMPANY TO VERIFY THE EXACT LOCATION OF CONDUIT TO BE INSTALLED FOR THEIR USE. MARK LOCATION OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.

4. **ELECTRIC AND GAS CONDUIT:** THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL ELECTRIC AND GAS PROVIDED TO VERIFY THE EXACT SIZE, TYPE, NUMBER AND LOCATION OF CONDUIT AND/OR SLEEVING REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR GAS AND ELECTRIC FACILITIES TO SERVE THIS SITE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.

5. **SITE LIGHTING CONDUIT:** REFERENCE MEP PLANS FOR SITE LIGHTING AND ALL RELATED CONDUIT, WIRING PULL BOXES, POLE BASES AND ASSOCIATED ELECTRICAL WORK TO BE COORDINATED AND/OR PROVIDED FOR BY THE CONTRACTOR PRIOR TO PAVING OPERATIONS.

6. **IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24" COVER. REFERENCE THE LANDSCAPE PLANS FOR NUMBER OF CONDUIT, SIZE AND LOCATIONS OF PER PROPOSED IRRIGATION CONDUITS AND SLEEVES.

7. **PULL LINE:** ALL UNDERGROUND CONDUIT AND SLEEVES SHALL CONTAIN A PULL LINE – 200 LB TEST NYLON.

8. **CONFLICTS:** IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 9/29/16
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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

LEGEND

HEAVY DUTY PAVEMENT
8" 4500 PSI CONCRETE PVMT. W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 98% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

STANDARD DUTY PAVEMENT
6" 3600 PSI CONCRETE PVMT. W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

SIDEWALK & FLATWORK:
4" REINFORCED CONCRETE SIDEWALK FLATWORK (3000 PSI AT 28 DAYS) W/ #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

UTILITY YARD
6" MINIMUM CRUSHED LIMESTONE FLEXIBLE BASE ON 6" COMPACTED SUBGRADE TO 95% AT OR ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

WARNING

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

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

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

NORTH

0 15 30 45 60
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

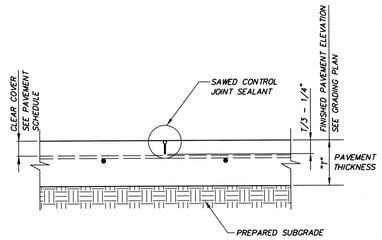
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

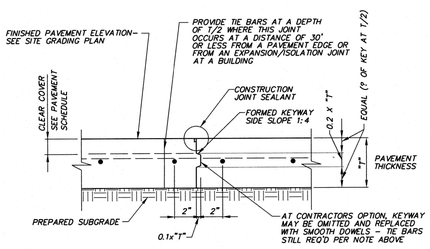
PAVING PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C6.01

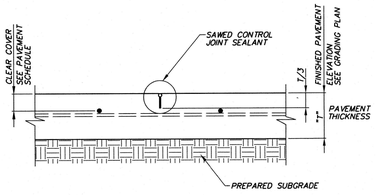
VITRUVIAN PARK WEST 1 – PROJECT NO. 5126-01



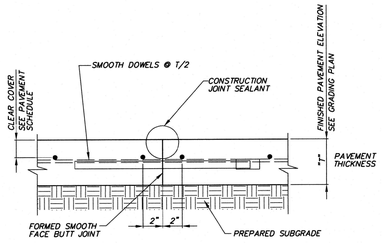
LONGITUDINAL CONTROL JOINT
NOT TO SCALE



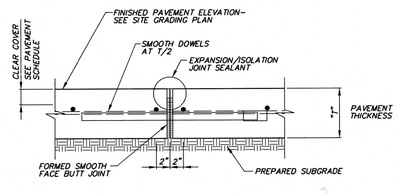
KEYED LONGITUDINAL CONSTRUCTION JOINT
NOT TO SCALE



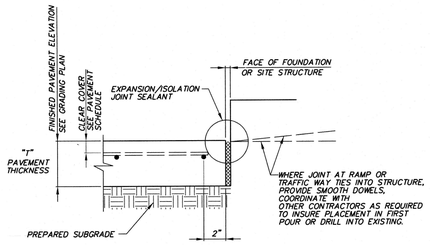
TRANSVERSE CONTROL JOINT
NOT TO SCALE



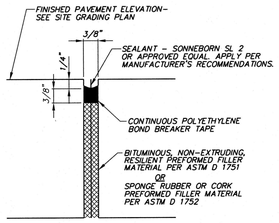
TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE



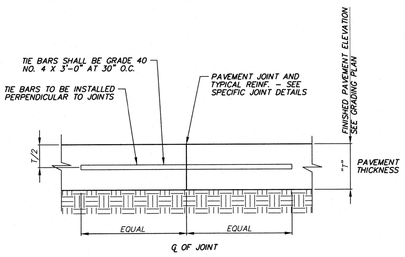
TRANSVERSE EXPANSION JOINT
NOT TO SCALE



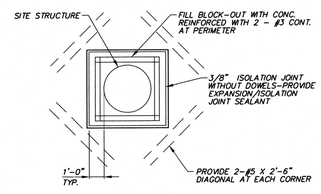
EXPANSION / ISOLATION JOINT AT STRUCTURES
NOT TO SCALE



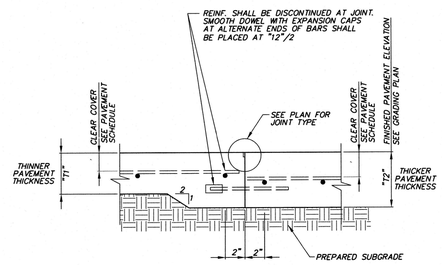
EXPANSION / ISOLATION JOINT SEALANT
NOT TO SCALE



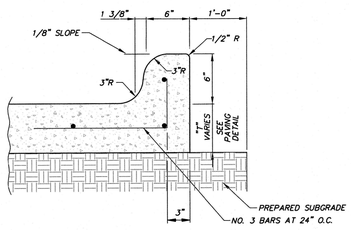
TIE BAR
NOT TO SCALE



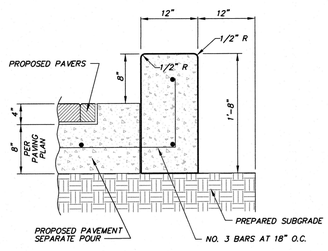
JOINT TREATMENT AT SITE STRUCTURES
NOT TO SCALE



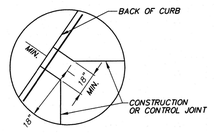
PAVEMENT DEPTH CHANGE/ ISOLATION JOINT
NOT TO SCALE



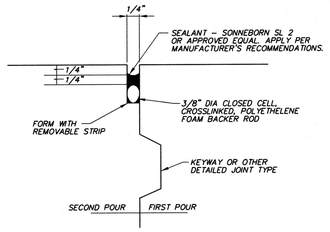
6" INTEGRAL CURB
NOT TO SCALE



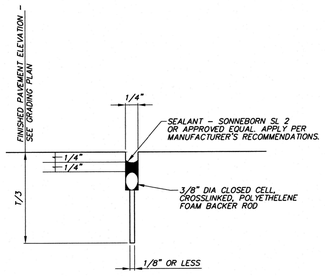
12" WIDE FORMED CURB
NOT TO SCALE



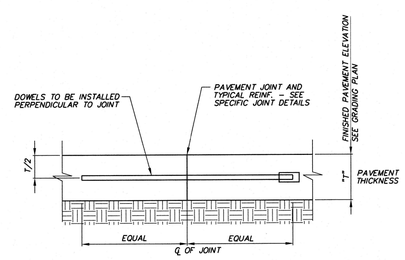
TYPICAL AT ALL ANGLED JOINT TERMINATIONS
NOT TO SCALE



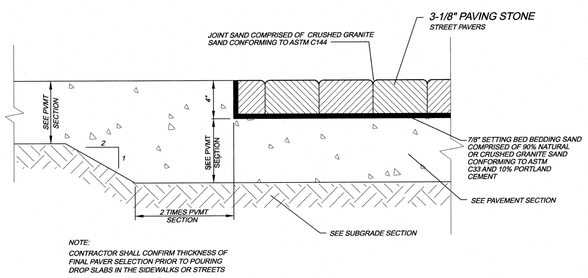
CONSTRUCTION JOINT SEALANT
NOT TO SCALE



SAWED CONTROL JOINT SEALANT
NOT TO SCALE

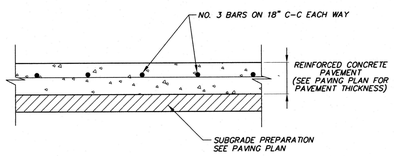


SMOOTH DOWEL
NOT TO SCALE



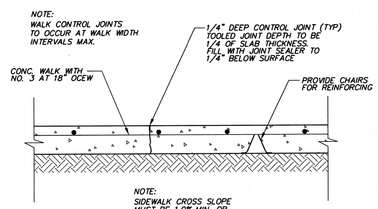
NOTE:
CONTRACTOR SHALL CONFIRM THICKNESS OF FINAL PAVER SELECTION PRIOR TO POURING DROP SLABS IN THE SIDEWALKS OR STREETS

VEHICULAR PAVEMENT PAVERS ON CONCRETE DROP SLAB
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE

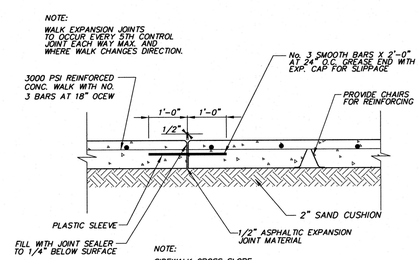
NOTE:
WALK CONTROL JOINTS TO OCCUR AT WALK WIDTH INTERVALS MAX.



NOTE:
SIDEWALK CROSS SLOPE MUST BE 1.0% MIN. OR 2.0% MAX.

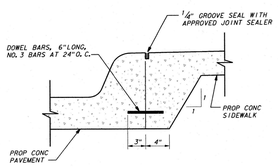
SIDEWALK CONTROL JOINT
NOT TO SCALE

NOTE:
WALK EXPANSION JOINTS TO OCCUR EVERY 5TH CONTROL JOINT EACH WAY MAX AND WHERE WALK CHANGES DIRECTION.

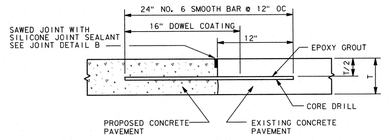


NOTE:
SIDEWALK CROSS SLOPE MUST BE 1.0% MIN. OR 2.0% MAX.

SIDEWALK EXPANSION JOINT
NOT TO SCALE



JOINT DETAIL FOR SIDEWALK ADJACENT TO CURB
NOT TO SCALE



PROPOSED TO EXISTING CONCRETE PAVEMENT
NOT TO SCALE

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

PRIVATE PAVING DETAILS

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C6.02

VITRUVIAN PARK WEST 1 - PROJECT NO. 5.28-01

EROSION CONTROL NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **SWPPP COMPLIANCE:** THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES IDENTIFIED IN THE (SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.

3. **BMP INSTALLATION:** PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.

4. **CLEANING, REPAIR AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR IMMEDIATELY.

5. **SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.

6. **PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.

7. **RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.

8. **BMP REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

9. **ADDITIONAL:** AS NEW FACILITIES COME ONLINE, ADD ADDITIONAL BMP/SCM.

NOTE: ALL AREA DRAINS & GRATE INLETS SHALL HAVE INLET PROTECTION UNTIL ESTABLISHMENT OF GROUNDCOVER OR AREA PAVED

NOTE: THIS AREA IS HIGHLY SENSITIVE TO EROSION AND ALL REQUIRED PRECAUTIONS, SHOWN OR NOT SHOWN, MUST BE STRICKLY ADHERED TO AND MAINTAINED AT ALL TIMES

LEGEND

- LIMITS OF DISTRUBANCE
- INLET PROTECTION (IP)
- FINISHED SLOPE
- SPOT ELEVATION (TOP OF GROUND/PAVEMENT) x 525.80
- SILT FENCE — SF —
- STABILIZED CONSTRUCTION ENTRANCE (CE)

WARNING

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

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

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

NORTH

0 15 30 45 60
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: _____
DATE: 9/28/16
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.

STATE OF TEXAS
BRUCE F. DUNNE
62654
LICENSED PROFESSIONAL ENGINEER
9/28/16

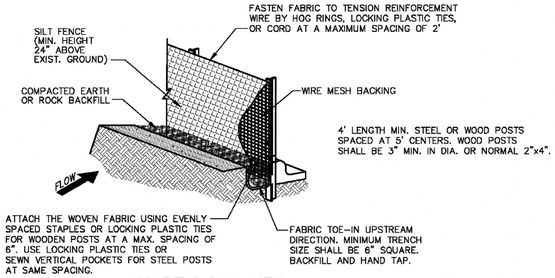
NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1
VITRUVIAN PARK - TOWN OF ADDISON, TEXAS
3801 VITRUVIAN WAY
EROISON & SEDIMENT CONTROL PLAN

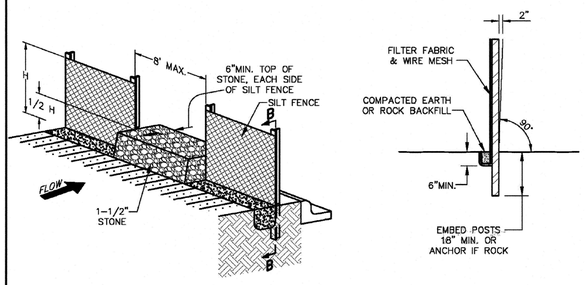
DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C7.01

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01



ISOMETRIC PLAN VIEW

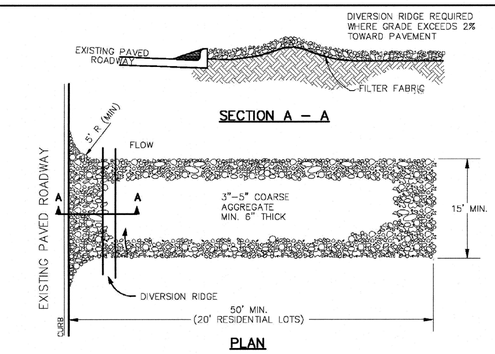
N.T.S.



SILT FENCE
STONE OVERFLOW STRUCTURE

N.T.S.

Addison! PUBLIC WORKS DEPARTMENT	SILT FENCE DETAIL	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: –	SHEET : SD-EC02



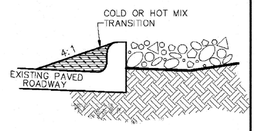
PLAN

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

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



TRANSITION

Addison! PUBLIC WORKS DEPARTMENT	TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: –	SHEET : SD-EC03

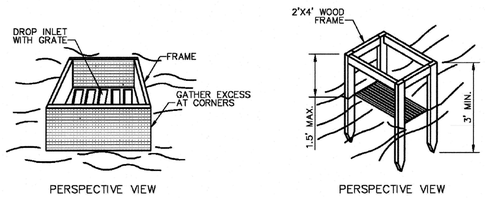
EROSION CONTROL PLAN NOTES

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

SILT FENCE NOTES

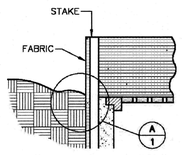
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

Addison! PUBLIC WORKS DEPARTMENT	EROSION CONTROL & SILT FENCE NOTES	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: –	SHEET : SD-EC01

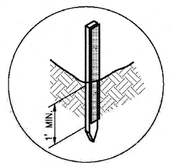


PERSPECTIVE VIEW

PERSPECTIVE VIEW



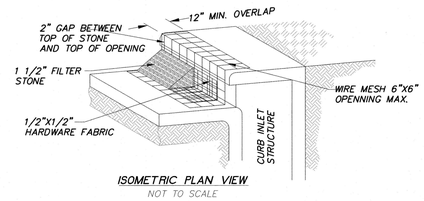
ELEVATION OR STAKE AND FABRIC ORIENTATION



DETAIL 'A'

SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVER-LAND FLOWS (NOT TO EXCEED 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREETS OR HIGHWAY MEDIANS.

Addison! PUBLIC WORKS DEPARTMENT	GRATE AND WYE INLET PROTECTION	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE: –	SHEET : SD-EC04



ISOMETRIC PLAN VIEW
NOT TO SCALE

NOTES:

1. MATERIAL SPECIFICATIONS:
   A. CONCRETE BLOCK–ASTM C 139, CONCRETE MASONRY UNIT FOR CONSTRUCTION.
   B. WIRE FABRIC–STANDARD GALVANIZED HARDWARE FABRIC WITH 1/2" BY 1/2" OPENINGS.
   C. FILTER STONE–NCTCOG SPECIFICATION 2.1.8.(E).
   D. WIRE MESH–WELDED WIRE FABRIC CONFORMING TO NCTCOG SPECIFICATION 2.2.7 MAXIMUM OPENING 6"x6".
2. MAINTENANCE REQUIREMENTS: CURB INLET PROTECTION SHOULD BE INSPECTED WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE STORAGE DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE. CLEAN THE FILTER STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.
3. DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND "Y" INLETS, UTILIZE SEDIMENT FENCES.
4. EXTEND MESH, FABRIC AND FILTER STONE 12" BEYOND END OF INLET ON BOTH ENDS.

CURB INLET PROTECTION
NOT TO SCALE

STATE OF TEXAS
BRUCE F. DUNN
62654
LICENSED
PROFESSIONAL ENGINEER
07/20/16

NO.	REVISION	BY	DATE
0	FOR CONSTRUCTION	ICE	07/20/16

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

VITRUVIAN PARK WEST 1

VITRUVIAN PARK - TOWN OF ADDISON, TEXAS

3801 VITRUVIAN WAY

EROSION & SEDIMENT CONTROL DETAILS

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	JUL 20, 2016	AS NOTED		C7.02

VITRUVIAN PARK WEST 1 – PROJECT NO. 5128-01