

TOWN OF ADDISON, TEXAS

PRIVATE PLANS FOR THE CONSTRUCTION OF

PAVING, DRAINAGE, WATER, WASTEWATER

& LANDSCAPING

TO SERVE

16675 ADDISON ROAD

EXCEL 1

BLOCK A LOT 1

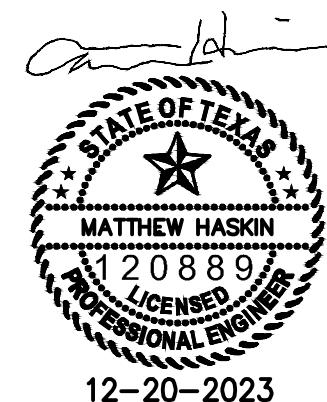
PROJECT DIRECTORY

TOWN OF ADDISON
PUBLIC WORKS & ENGINEERING
ADDISON SERVICE CENTER
16801 WESTGROVE DRIVE
ADDISON, TEXAS 75001
972-450-2871

ARCHITECT
LGE DESIGN BUILD
1280 LEVEE STREET
DALLAS, TEXAS 75207
469-498-0998

OWNER
LOVETT INDUSTRIAL
127 HOWELL STREET
DALLAS, TEXAS 75207
972-489-5570

LANDSCAPE ARCHITECT:
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
469-369-4448



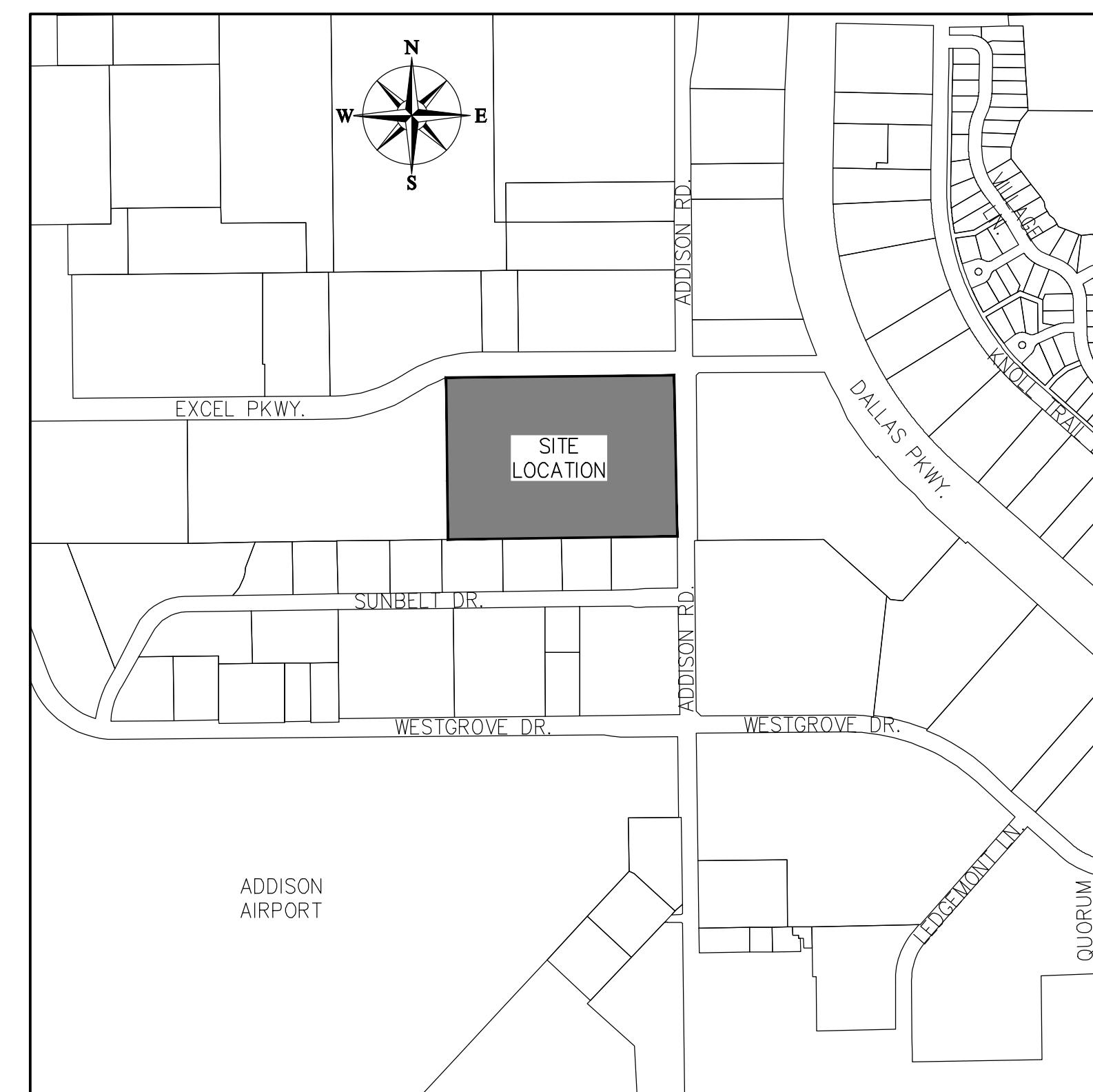
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TEXAS ENGINEERS REGISTRATION #89

PREPARED BY:

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TEXAS SURVEYOR NO. 100866-00



VICINITY MAP

N.T.S.
MAPSCO MAP 4Q

DECEMBER 2023

CIVIL PLANS

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	Excel-Phase 1 Plat
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C-2B	City General Notes
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THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

AS-BUILT
WINKELMANN & ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN, TO THE BEST OF OUR KNOWLEDGE IS "AS BUILT." MODIFICATIONS FROM THE ORIGINALLY APPROVED CONSTRUCTION DOCUMENTS HAVE BEEN MADE AS PER INFORMATION PROVIDED BY THE CONTRACTOR. WINKELMANN & ASSOCIATES, INC. DOES NOT CERTIFY AS TO THE CORRECTNESS OR QUALITY OF CONSTRUCTION AS NO FIELD INSPECTION WAS PERFORMED.

04/24/2025
WINKELMANN & ASSOCIATES, INC.
DATE

1. GENERAL NOTES FOR ALL CONSTRUCTION ACTIVITIES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS. IF NOT EXPLICITLY SPECIFIED IN TOWN DOCUMENTS, NCTCOG OR THE APPROPRIATE GOVERNING BODY'S, STANDARDS AND DETAILS SHALL REGULATE CONSTRUCTION, TESTING, AND MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT PUBLIC WORKS & ENGINEERING SERVICES DEPARTMENT FOR A PERMIT TO WORK WITHIN TOWN ROW.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE TOWN, SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 21 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE TOWN.
- CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTORS ARE ALLOWED TO MAKE CONNECTIONS TO THE TOWN WATER SYSTEM BY OPENING AN ACCOUNT THROUGH THE ADDISON FINANCE DEPARTMENT AND RENTING A FIRE HYDRANT METER. THE COMPANY OR INDIVIDUAL IS SOLELY RESPONSIBLE FOR THE COST, MAINTENANCE, PROPER USE, AND SECURITY OF THE RENTAL EQUIPMENT. THE COMPANY OR INDIVIDUAL IS ALSO RESPONSIBLE FOR THE COST OF THE WATER USED.
- CONTRACTOR MUST KEEP AVAILABLE ONSITE, AT ALL TIMES, APPROVED CONSTRUCTION PLANS AND COPIES OF ANY/ALL REQUIRED PERMITS ALONG WITH THE APPROPRIATE VERSIONS OF THE FOLLOWING APPLICABLE REFERENCES:
 - TOWN OF ADDISON ENGINEERING STANDARDS & DETAILS
 - NCTCOG STANDARDS & SPECIFICATIONS
 - TCEQ STANDARDS & SPECIFICATIONS
 - TXDOT SPECIFICATIONS & STANDARD DRAWINGS, AS APPLICABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE TOWN.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY SPECIFIED BY OR APPROVED BY THE TOWN. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS. COPIES OF TESTING REPORTS SHALL BE FURNISHED TO THE TOWN IMMEDIATELY UPON RECEIPT BY THE CONTRACTOR.
- FOR PUBLIC PROJECTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE TOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND/OR THE TOWN, AS APPLICABLE.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE TOWN. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE TOWN.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE TOWN'S RECORDS.

2. GENERAL NOTES FOR PAVING SYSTEMS

- ALL PAVING CONSTRUCTION, TESTING, AND MATERIALS, INCLUDING CONCRETE, REINFORCEMENT, JOINTING, AND SUBGRADE PREPARATION AND TREATMENT SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTES.
- NO EARTHWORK, LIME APPLICATION, OR OTHER PREPARATION OF THE SUBGRADE FOR PAVING OF STREETS, ALLEYS, OR FIRE LANES SHALL BE INITIATED WITHOUT AUTHORIZATION FROM THE TOWN. THE TOWN WILL AUTHORIZE THE SUBGRADE ENGINEERING STANDARDS WORK IN PREPARATION FOR PAVING AFTER UTILITY TRENCH BACKFILL TESTING HAS BEEN COMPLETED AND VERIFIED TO MEET THE TOWN REQUIREMENTS.
- SUBGRADE
 - SHALL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
 - SUBGRADE UNDER ALL PAVEMENT SHALL BE 6" THICK AND SHALL BE STABILIZED HTH AT LEAST 30 LBS. PER SQ. YD. HYDRATED LIME, COMPACTED TO A DENSITY NOT LESS THAN 95 PERCENT.
 - LABORATORY TESTS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL TO DETERMINE AMOUNT OF LIME REQUIRED. LABORATORY TEST MAY BE WAIVED PROVIDED AT LEAST 36 LBS. OF LIME PER SQ. YD. IS USED. SEE NCTCOG ITEM 301.2 "LIME TREATMENT".
 - FLEXIBLE BASE (CRUSHED STONE/CONCRETE) PER NCTCOG ITEM 301.5 MAY BE SUBSTITUTED FOR LIME TREATMENT WITH THE APPROVAL OF THE TOWN ENGINEER.
- REINFORCING STEEL
 - BAR LAPS SHALL BE THIRTY DIAMETERS.
 - REINFORCING STEEL SHALL BE #3 REBAR (3/8") ON 18" CENTERS FOR 8" OR LESS PAVEMENT THICKNESS, #4 FOR 10" OR MORE PAVEMENT THICKNESS.
 - REBAR SHALL BE SUPPORTED BY BAR CHAIRS OR OTHER DEVICES APPROVED BY TOWN ENGINEER.
 - NO TRAFFIC ON FINISHED SUBGRADE SHALL BE PERMITTED AFTER REINFORCING STEEL IS INSTALLED ABOVE SUBGRADE. NO TRAFFIC SHALL BE PERMITTED BEFORE OR DURING THE PLACING OF CONCRETE.
- CONCRETE PAVEMENT:
 - ALL CONCRETE STRENGTH AND MIX DESIGN SHALL BE AS SHOWN IN LATEST EDITION OF NCTCOG SECTION 303.3.
 - CLASS P1 PAVEMENT : MACHINE FINISHED: A SLIP-FORM PAVING MACHINE SHALL BE USED FOR ALL PUBLIC STREETS AND ALLEYS UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING SERVICES. MIN. 4000 PSI 28-DAY COMPRESSIVE STRENGTH.
 - CLASS P2 PAVEMENT : HAND FINISHED: HAND FINISHED PAVEMENT IS PERMITTED FOR TURN LANES, DECELERATION LANES, DRIVEWAY APPROACHES, OR PANEL REPLACEMENT OF PUBLIC STREETS OR ALLEYS. MIN. 4500 PSI 28-DAY COMPRESSIVE STRENGTH.
 - MINIMUM PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 - MAJOR ARTERIAL - 10" CLASS "P1" OR "P2"
 - MINOR ARTERIAL - 8" CLASS "P1" OR "P2"
 - COMMERCIAL/ INDUSTRIAL COLLECTOR - 8" CLASS "P1" OR "P2"
 - RESIDENTIAL COLLECTOR - 8" CLASS "P1" OR "P2"
 - RESIDENTIAL LOCAL - 8" CLASS "P1" OR "P2"
 - SIDEWALK AND BFR'S - 4" - CLASS "A"
 - DRIVE APPROACH 8" - CLASS "P2"
 - ALLEY - 6" CLASS "P1" OR "P2"
 - CONCRETE FOR ALLEY RETURNS AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS IDENTICAL TO THAT SPECIFIED FOR THE STREET PAVEMENT OR BASE WHEN BUILT AS COMPONENTS OF A CONCRETE PAVING PROJECTS. WHEN BUILT SEPARATELY, THE STRENGTH SHALL BE AS SPECIFIED ON THE CONSTRUCTION PLAN.
- SPACING AND CONSTRUCTION OF JOINTS SHALL CONFORM TO TOWN OF ADDISON STANDARD CONSTRUCTION DETAILS.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL PEDESTRIAN WORK MEETS OR EXCEEDS THE CURRENT AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE TEXAS ACCESSIBILITY STANDARDS (TAS), AND PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONSTRUCTED OR INSTALLED ITEMS NOT MEETING THE CURRENT ADAAG, TAS, & PROWAG REQUIREMENTS AT NO ADDITIONAL COST TO THE TOWN.
- ALL MEDIAN AND PARKWAYS SHALL BE PROVIDED WITH GROUND COVER. TYPE OF GROUNDCOVER SHALL BE DETERMINED BY THE PARKS & RECREATION DEPARTMENT, OR SHALL BE RESTORED TO MATCH EXISTING PLANT MATERIALS IN EQUAL OR BETTER CONDITION. ALL TURF AREAS SHALL BE SOLID SOD, AND GROUNDCOVER SHALL BE MINIMUM ONE (1) GALLON PLANT MATERIAL.

3. GENERAL NOTES FOR WATER AND WASTEWATER SYSTEMS

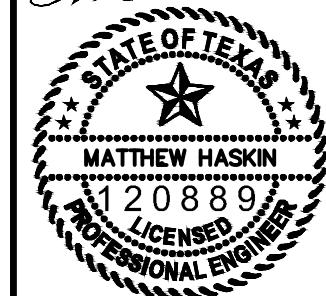
- ALL WATER AND WASTEWATER CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MORE RESTRICTIVE OF THE CURRENT TCEQ REGULATIONS OR THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- TRENCH SAFETY
 - PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - PUBLIC PROJECTS : CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
- CONTRACTOR SHALL NOT OPERATE ANY WATER VALVES THAT ARE PART OF THE ACTIVE TOWN OF ADDISON WATER SYSTEM. CONTACT THE TOWN'S PUBLIC WORKS & ENGINEERING SERVICES TO REQUEST VALVE CHANGES.
- ANY EXISTING FIRE HYDRANT THAT IS TO BE MODIFIED AND HAS A DATE THAT EXCEEDS 8 YEARS IN AGE SHALL BE REPLACED AND THE OLD FIRE HYDRANT RETURNED TO THE PUBLIC WORKS & ENGINEERING SERVICES BY THE CONTRACTOR AT HIS EXPENSE.
- ANY EXISTING MANHOLE WITH AN OPENING SMALLER THAN 30" DIAMETER THAT IS MODIFIED SHALL HAVE THE CONE SECTION, RING, AND COVER REPLACED WITH A MINIMUM OF 30" DIAMETER CONE SECTION, RING, AND COVER BY THE CONTRACTOR AT HIS EXPENSE.

4. GENERAL NOTES FOR STORM DRAIN SYSTEMS

- ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NCTCOG'S SPECIFICATIONS AND DETAILS, AND THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- TRENCH SAFETY
 - PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - PUBLIC PROJECTS : CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
- ALL CONCRETE DRAINAGE STRUCTURES SHALL BE MINIMUM CLASS C CONCRETE.
- ALL CRUSHED STONE SHALL BE 3/4", PASSING #4 SIEVE (GRADE 4).
- ALL FIELD JOINTS WILL BE APPROVED BY THE TOWN ENGINEER IF NECESSARY. FIELD JOINTS SHALL BE WIPIED ON THE INSIDE AND OUTSIDE AND PROVIDE FOR SMOOTH FLOW OF WATER.
- RAMNECK COMPOUND OR APPROVED EQUAL SHALL BE USED FOR JOINT SEALS.
- CLEANING & INSPECTION
 - ALL STORM SEWER PIPE SHALL BE CAMERA INSPECTED AFTER THE INSTALLATION OF ALL PAVING AND UTILITIES AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 - CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN ONE WEEK PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

Winkelmann & Associates, Inc.

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TEXAS ENGINEERS Registration No. 89 TEXAS ENGINEERS Registration No. 102866-00
TEXAS SURVEYORS Registration No. 2023, Winkelmann & Associates, Inc.
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12-20-2023
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED
MATTHEW HASKIN
P.E. #120889

CITY GENERAL NOTES

16675 ADDISON ROAD
ADDISON, TEXAS
93101-0120

11-22-2023

C-2A

APPROV.
LAST SIGNED BY: LOREN April 24, 2025

REVISION
DATE
No.

AS-BUILT
WINKELMANN & ASSOCIATES, INC. HEREBY STATES
THAT THIS PLAN, TO THE BEST OF OUR KNOWLEDGE
IS "AS BUILT." MODIFICATIONS FROM THE ORIGINALLY
APPROVED CONSTRUCTION DOCUMENTS HAVE BEEN
MADE AS PER INFORMATION PROVIDED BY THE
CONTRACTOR. WINKELMANN & ASSOCIATES, INC. DOES
NOT CERTIFY AS TO THE CORRECTNESS OR QUALITY
OF CONSTRUCTION AS NO FIELD INSPECTION WAS
PERFORMED.

04/24/2025

DATE

93101-0120

5. GENERAL NOTES FOR EROSION CONTROL

5.1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS & CONDITIONS OF THE TCEQ TPDES GENERAL PERMIT NO. 150000.

5.1.1. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON THE SITE AT ALL TIMES BY EACH OPERATOR. A COPY OF THE NOI MUST BE PROVIDED TO THE PUBLIC WORKS & ENGINEERING SERVICES PRIOR TO START OF CONSTRUCTION.

5.1.2. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA, AND TCEQ.

5.1.3. 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.

5.2. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO ANY SOIL DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE TOWN.

5.2.1. 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.

5.2.1.1. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE WEEKLY, AND WITHIN 24 HRS (BEFORE AND AFTER) A STORM EVEN OF 0.5 INCHES OR GREATER.

5.2.1.2. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCE SAND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES (3") OR 25% OF THE HEIGHT OF THE DEVICE (WHICHEVER IS LESS). THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER SO AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.

5.2.2. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.

5.2.3. MODIFICATIONS TO THE SWPPP SHALL BE IMPLEMENTED AND IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD. ANY MAJOR MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER AND PUBLIC WORKS & ENGINEERING SERVICES PRIOR TO IMPLEMENTATION.

5.3. CONSTRUCTION ENTRANCES AND WASHOUTS

5.3.1. ASPHALT BAGS SHALL BE PLACED AT CONSTRUCTION ENTRANCES TO PREVENT CURB DAMAGE.

5.3.2. GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO STONE PLACEMENT FOR CONSTRUCTION ENTRANCES.

5.3.3. NO EQUIPMENT SHALL BE CLEANED ON-SITE, OR OTHER LIQUIDS DEPOSITED AND ALLOWED TO FLOW OVERLAND OR SUBTERRANEAN WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF TREES THAT REMAIN ON SITE. THIS INCLUDES PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, CONCRETE EQUIPMENT WASH WATER, MORTAR OR SIMILAR MATERIALS.

5.4. WASTE DISPOSAL

5.4.1. CONTRACTOR SHALL PROVIDE WASTE DISPOSAL CONTAINERS ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO THE APPROPRIATE DISPOSAL LOCATION BY THE CONTRACTOR.

5.4.2. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

5.5. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING, AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOTS, AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY THE MORE RESTRICTIVE OF CURRENT NCTCOG OR TOWN STANDARDS.

5.6. SILT FENCE NOTES.

5.6.1. 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". STEEL POSTS SHALL NOT BE USED TO INSTALL EROSION CONTROL MEASURES WITHIN TOWN ROW.

5.6.2. 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.

5.6.2.1. THE TRENCH MUST BE A MINIMUM OF SIX INCHES (6") DEEP AND SIXINCHES (6") WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5.6.2.2. WHERE THE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.

5.6.3. WIRE REINFORCEMENT SHALL BE USED ON ALL SILT FENCE USED FOR EROSION CONTROL. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST. THERE SHALL BE A SIX INCH (6") DOUBLE OVERLAP, SECURELY FASTENED, WHERE ENDS OF FABRIC MEET.

5.6.4. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

6. GENERAL NOTES FOR LANDSCAPING

6.1. ALL LANDSCAPING CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

6.2. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.

6.3. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO TOWN.

6.4. EXCAVATION OR GRADE CHANGES BELOW THE DRIP LINE OF EXISTING TREES IS NOT ALLOWED UNLESS A TREE PROTECTION PLAN WHICH CONTAINS SPECIFIC INFORMATION ON THE ROOTS OF EACH TREE IS PROVIDED, AND APPROVED BY THE PARKS & RECREATION DEPARTMENT.

6.5. PRIOR TO OBTAINING A GRADING PERMIT OR SCHEDULING A PRE-CONSTRUCTION MEETING:

6.5.1. WHERE TRANSPLANTING OR TREE REMOVAL IS REQUIRED, CONTRACTOR MUST APPLY FOR A TREE PERMIT. CONTACT PARKS & RECREATION DEPARTMENT FOR TREE REMOVAL PERMIT.

6.5.2. ALL TREE MARKINGS AND PROTECTIVE FENCING MUST BE INSTALLED BY THE CONTRACTOR AND BE INSPECTED BY THE TOWN'S LANDSCAPE ARCHITECT.

6.5.3. COORDINATE WITH PARKS DEPARTMENT ON ANY TREES THAT REQUIRE BEING TRANSPLANTED OR REMOVED FROM MEDIANS.

6.6. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A 4' TALL BRIGHTLY COLORED PLASTIC FENCE PLACED AT THE DRIP LINE OF THE TREES.

6.7. TREES TO BE REMOVED MAY BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. BURNING OF REMOVED TREES, STUMPS, OR FOLIAGE REQUIRES WRITTEN APPROVAL BY THE FIRE DEPARTMENT.

6.8. PLANT MATERIALS SHALL NOT IMPEDE OR OBSTRUCT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC ALONG TOWN RIGHT-OF-WAY, VISIBILITY EASEMENTS, SIDEWALKS OR OTHER EASEMENTS.

6.9. NO SIGNS, WIRES, OR OTHER ATTACHMENTS OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.

6.10. IF TOPSOIL IS TO BE ADDED TO A ROUGH GRADE, TILL 3 TO 4 INCHES DEEP, THEN ADD TOPSOIL FOR BETTER BINDING AND ELIMINATE LAYING.

6.11. SOD INSTALLATION.

6.11.1. SPRAY EXISTING WEEDS WITH NON-SELECTIVE HERBICIDE PRIOR TO SOD INSTALLATION.

6.11.2. ON PUBLIC PROJECTS, THE TOWN'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT SOD FARM TO SELECT SOD TO BE HARVESTED. INSPECTION OF TURFGRASS SOD BY THE TOWN'S REPRESENTATIVE MAY BE MADE AT THE GROWING SITE, BUT SUCH INSPECTION WILL NOT PRECLUDE REJECTIONS AFTER DELIVERY TO THE JOB SITE.

6.11.3. NO MORE TURFGRASS SOD SHALL BE DELIVERED TO THE JOB SITE ON ANY DAY THAN CAN BE PLACED AND WATERED ON THAT DAY.

6.11.4. THE IRRIGATION SYSTEM SHOULD BE FULLY OPERATIONAL AT THE SITEPRIOR TO INSTALLATION OF THE TURFGRASS SOD.

6.11.5. ANY TURFGRASS SOD SO REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH ACCEPTED TURFGRASS SOD.

6.11.6. CONTRACTOR SHALL PROVIDE OPTIMUM INSTALLATION TIME PERIOD FOR SOD. NO INSTALLATION ON FROZEN SOIL. NO HARVEST OF FROZEN SOD.

6.12. PLANTING TIME FOR MEDIAN IS MARCH TO SEPTEMBER. OUTSIDE OF THIS TIME.

6.13. FRAME THE MEDIAN SHALL BE STABILIZED.6.13. ESCROW FOR THE REMOVAL OF TEMPORARY STABILIZATION AND INSTALLATION OF SOD PER SPEC

7. GENERAL NOTES FOR IRRIGATION

7.1. ALL IRRIGATION CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

7.2. A PERMIT FROM THE BUILDING INSPECTION DIVISION IS REQUIRED FOR EACH IRRIGATION SYSTEM.

7.3. CONTRACTOR SHALL NOTIFY THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM.

7.4. CONTRACTOR SHALL CONTACT THE PARKS AND RECREATION DEPARTMENT TO COORDINATE WORK PRIOR TO COMMENCING WORK ON ANY EXISTING IRRIGATION AND PRIOR TO ANY INSTALLATION OF NEW IRRIGATION.

7.5. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO TOWN.

7.6. CONTRACTOR SHALL PROGRAM EACH CONTROLLER ZONE BASED ON SPRINKLER TYPE, PLANT VARIETY, SOIL CHARACTERISTIC, SLOPE AND SOLAR ORIENTATION AS DESIGNATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN PARKS AND RECREATION DEPARTMENT FOR APPROVAL OF THE CONTROLLER SETTINGS.

7.7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FRANCHISE UTILITY PROVIDER TO PROVIDE POWER TO EACH IRRIGATION CONTROLLER. CONTRACTOR SHALL HAVE UNDERGROUND POWER LINES INSTALLED FROM POWER SOURCE UP TO THE CONTROLLER. CONTRACTOR SHALL MEET CONTROLLER SPECIFICATIONS FOR POWER REQUIREMENTS.

7.8. CONTRACTOR SHALL SET TOWN-SPECIFIED/APPROVED CONTROLLER TO ESTABLISH LANDSCAPE.

8. GENERAL NOTES FOR TRAFFIC CONTROL

8.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TUMTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.

8.2. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE PUBLIC WORKS & ENGINEERING SERVICES A MINIMUM OF 72 HOURS IN ADVANCE OF THE REQUESTED CLOSURE. CLOSURES WILL NOT BE ALLOWED PRIOR TO 9:00 A.M. OR AFTER 3:30 P.M., MONDAY THROUGH FRIDAY UNLESS OTHERWISE APPROVED BY THE TOWN.

9. GENERAL NOTES FOR TRAFFIC SIGNALS AND STREET LIGHTING

9.1. ALL TRAFFIC SIGNAL AND STREET LIGHTING CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT NATIONAL ELECTRICAL CODE, TOWN AND TXDOT SPECIFICATIONS AND STANDARDS.

9.2. CONTRACTOR SHALL NOTIFY THE TRAFFIC DEPARTMENT AT LEAST 7 BUSINESS DAYS PRIOR TO ANY WORK, PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS TO THE TRAFFIC DEPARTMENT, AND NOTIFY THE TRAFFIC DEPARTMENT AT LEAST 48 HOURS PRIOR TO SIGNAL TURN-ON.

9.3. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICES WITH THE TOWN AND EITHER ONCOR OR COSERV REPRESENTATIVES (ACCORDING TO THEIR RESPECTIVE AREA).

9.4. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC COMPANY TO DE-ENERGIZE ANY OVERHEAD OR UNDERGROUND POWER LINES. ANY COST ASSOCIATED WITH DE-ENERGIZING THE POWER LINE AND/OR ANY OTHER PROTECTIVE MEASURES REQUIRED SHALL BE AT NO COST TO TOWN.

9.5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND TXDOT/NTTA (IF WITHIN TXDOT/NTTA ROW) PRIOR TO BEGINNING ERECTION OF POLES, LUMINARIES AND STRUCTURES LOCATED NEAR ANY OVERHEAD OR UNDERGROUND UTILITIES.

9.6. PROPOSED CONCRETE FOUNDATION AND CONDUIT ALIGNMENT SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE TOWN PRIOR TO INSTALLATION.

9.7. CONTRACTOR SHALL CONTACT THE TOWN TRAFFIC DEPARTMENT (BETWEEN 8 AM -5PM) FOR INSPECTION PRIOR TO POURING ANY CONCRETE FOUNDATION AND DIGGING FOR CONDUIT RUNS AT LEAST 48 HOURS IN ADVANCE.

9.8. CONTRACTOR SHALL HAVE A QUALIFIED IMSA LEVEL II OR A TRF453 CERTIFIED TECHNICIAN ON THE PROJECT SITE TO PLACE THE TRAFFIC SIGNALS IN OPERATION.

9.9. ELECTRICAL WORK SHALL BE PERFORMED BY CERTIFIED PERSONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT AND MAY BE REJECTED AS UNSUITABLE FOR USE DUE TO POOR WORKMANSHIP. THE REQUIRED ELECTRICAL CERTIFICATION COURSE IS AVAILABLE AND IS SCHEDULED PERIODICALLY BY TEEX. ALTERNATIVELY, THE CONTRACTOR MAY PURCHASE AN ENTIRE COURSE FOR THEIR PERSONNEL TO BE HELD AT A TIME AND LOCATION OF THEIR CHOICE AS NEGOTIATED THROUGH TEEX. FOR MORE INFORMATION, CONTACT: TEXAS ENGINEERING EXTENSION SERVICE (TEEX) TXDOT ELECTRICAL SYSTEM COURSE.

9.10. THE CONTRACTOR SHALL NOT PLACE PEDESTRIAN CROSSWALK AND STOP BAR PAVEMENT MARKINGS UNTIL SIGNAL IS OPERATIONAL.

9.11. ALL LIGHTING POLES, FIXTURES, AND ARMS WHICH ARE REMOVED SHALL BE DELIVERED TO THE TOWN PUBLIC WORKS & ENGINEERING SERVICES FACILITY BY THE CONTRACTOR AND WILL REMAIN THE PROPERTY OF THE TOWN. CONTACT THE TRAFFIC DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF DELIVERY.

9.12. DURING THE 30-DAY TRAFFIC SIGNAL TEST PERIOD, CONTRACTOR SHALL RESPOND TO AND DIAGNOSE ALL TROUBLE CALLS WITH QUALIFIED PERSONNEL WITHIN A REASONABLE TRAVEL TIME FROM A DALLAS ADDRESS, BUT NOT MORE THAN TWO (2) HOURS MAXIMUM. CONTRACTOR SHALL REPAIR ANY MALFUNCTIONS OF SIGNAL EQUIPMENT SUPPLIED BY CONTRACTOR ON THE PROJECT. A LOCAL TELEPHONE NUMBER (NOT SUBJECT TO FREQUENT CHANGES) WHERE TROUBLE CALLS ARE TO BE RECEIVED ON A 24-HOUR BASIS SHALL BE PROVIDED TO THE TOWN BY THE CONTRACTOR. APPROPRIATE REPAIRS SHALL BE MADE WITHIN 24 HOURS. THE CONTRACTOR SHALL KEEP A RECORD OF EACH TROUBLE CALL REPORTED IN THE LOGBOOK PROVIDED BY THE TOWN AND SHALL NOTIFY THE TOWN OF EACH TROUBLE CALL. THE ERROR LOG IN THE MALFUNCTION MANAGEMENT UNIT (MMU) SHALL NOT BE CLEARED DURING THE 30-DAY TEST PERIOD WITHOUT THE APPROVAL OF THE TOWN.

9.13. TEXAS STATE LAW, ARTICLE 1436C, MAKES IT UNLAWFUL TO OPERATE EQUIPMENT OR MACHINES WITHIN 10-FEET OF ANY OVERHEAD ELECTRICAL LINES UNLESS DANGER AGAINST CONTACT WITH HIGH VOLTAGE OVERHEAD LINES HAS BEEN EFFECTIVELY GUARDED AGAINST PURSUANT TO THE PROVISIONS OF THIS ARTICLE. WHEN CONSTRUCTION OPERATIONS REQUIRE WORKING NEAR AN OVERHEAD ELECTRICAL LINE, THE CONTRACTOR SHALL CONTACT THE OWNER/OPERATOR OF THE OVERHEAD ELECTRICAL LINE TO MAKE ADEQUATE ARRANGEMENTS AND TO TAKE NECESSARY SAFETY PRECAUTIONS TO ENSURE THAT ALL LAWS, ELECTRICAL LINE OWNER/OPERATOR REQUIREMENTS AND STANDARD SAFETY PRACTICES ARE MET.

AS-BUILT
WINCKELMANN & ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN, TO THE BEST OF OUR KNOWLEDGE IS "AS BUILT" MODIFICATIONS FROM THE ORIGINALLY APPROVED CONSTRUCTION DOCUMENTS HAVE BEEN MADE AS PER INFORMATION PROVIDED BY THE CONTRACTOR. WINCKELMANN & ASSOCIATES, INC. DOES NOT CERTIFY AS TO THE CORRECTNESS OR QUALITY OF CONSTRUCTION AS NO FIELD INSPECTION WAS PERFORMED.
04/24/2025
WINCKELMANN & ASSOCIATES, INC.

CITY GENERAL NOTES
16675 ADDISON ROAD
ADDISON, TEXAS
93101-0120

11-22-2023

C-2B

Winkelman & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS ■ STATE OF TEXAS
6750 N. LBJ EXPY, SUITE 215 ■ 484-7098 ■ (972) 484-7098
DALLAS, TEXAS ■ TEXAS SURVEYORS Registration No. 89
Texas Engineers Registration No. 2025; Winkelman & Associates, Inc.
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MATTHEW HASKIN
P.E. #120889

GENERAL PAVING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN STANDARDS, SPECIFICATIONS AND DETAILS. TXDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TXDOT RIGHT-OF-WAY(S).
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A TOWN STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY WORK ZONE TRAFFIC CONTROL MANUAL. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY TOWN STREET OR ROADWAY. THE TOWN ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS.
- CONTACT PUBLIC WORKS/ENGINEERING DIVISION AT LEAST 48 HOURS PRIOR TO WORK REQUIRING THE REMOVAL OR RELOCATION OF TRAFFIC SIGNS, TRAFFIC CONTROL EQUIPMENT OR OTHER TRAFFIC CONTROL APPURTENANCES. CALL (972) 450-2871.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISC. STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. SEE ARCH. PLANS FOR PARKING LOT STRIPING DETAILS ADJACENT TO BUILDING.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ON FIRE LANES ARE AS NOTED.
- THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF PAVEMENT CONSTRUCTION.
- ALL JOINTS SHALL EXTEND THROUGH THE CURB.
- MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1 FOOT.
- ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
- TRANSVERSE JOINTS MAY BE SKewed OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
- ALL REINFORCING STEEL, SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
- SEE ARCHITECTURAL PLANS FOR PAVEMENT WITHIN GARDEN AREA, MISCELLANEOUS REINFORCED CONCRETE SIDEWALK ADJACENT TO BUILDING, TRUCK DOCK RETAINING WALLS, AND PATTERNED CONCRETE WARNING STRIP ADJACENT TO BUILDING.
- SEE IRRIGATION PLAN FOR LOCATION OF PROPOSED SLEEVING.

SITE GRADING GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN STANDARDS, SPECIFICATIONS, AND DETAILS. TXDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TXDOT RIGHT-OF-WAY(S).
- VEGETATION, DEBRIS, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE (APPROX. DEPTH OF 6 INCHES) AT THE BEGINNING OF EARTHWORK.
- REFERENCE CIVIL SPECIFICATIONS AND PLAN SHEETS FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS. REFERENCE ARCHITECTURAL SPECIFICATIONS FOR BUILDING PAD PREPARATION.
- PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE OR TOP OF CURB AT CURB LINE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT. PROPOSED CONTOURS SHOWN OUTSIDE PAVED AREAS ARE THE EXACT LIMITS OF GRADING.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF EARTHWORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHOD APPROVED BY THE TOWN) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- ROUGH GRADING UNDER PROPOSED PAVING AND ALL GENERAL SITE ROUGH GRADING SHALL BE BROUGHT TO WITHIN +/- 0.1 FOOT. ROUGH GRADING ELEVATIONS IN PAVED AREAS ARE TO BOTTOM OF PAVEMENT. SEE LANDSCAPE PLANS FOR ADDITIONAL GRADING ELEVATIONS IN LANDSCAPED AREAS.
- FOR ALL WORK WITHIN STATE OR TOWN RIGHT OF WAY, THE CONTRACTOR SHALL:
 - NOTIFY THE TXDOT OR TOWN A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND HAVE ALL NECESSARY PERMITS.
 - NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT OR IN MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT CLEAN, FREE OF ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
 - PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGMEN, LIGHTS, AND BARRICADES AS REQUIRED BY THE CITY AND IN ACCORDANCE WITH THE TEXAS MUTCD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR HOLD HARMLESS THE STATE OF TEXAS, THE TOWN, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
 - POST NECESSARY BONDS AS REQUIRED BY THE TOWN AND/OR THE STATE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ARCHITECT, ENGINEER, AND THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER. ALL TREES NOT REMOVED SHALL BE GUARDED AND PRESERVED DURING CONSTRUCTION. IF DAMAGED, THE EXISTING TREE WILL BE REPLACED (EQUAL CALIPER) AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL ESTABLISH VEGETATION ON ALL DISTURBED AREAS OF THE SITE. SUPPLY OF WATER AS NEEDED FOR VEGETATION GROWTH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 95% VEGETATIVE COVERAGE IS REQUIRED BEFORE C.O. IS ISSUED.
- ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
- CONTRACTOR TO CLEAN STREETS DAILY WHERE DIRT & DEBRIS ARE TRACKED ONTO STREETS.

WATER AND SANITARY SEWER GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL ADHERE TO TOWN STANDARDS, DETAILS AND SPECIFICATIONS. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ARCHITECT, ENGINEER, OR THE TOWN.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
- ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, EXCEPT THE FIRE SPRINKLER LINE SHALL BE PLUGGED INSIDE OF THE BUILDING, AND UNLESS NOTED OTHERWISE. THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL THE CONNECTION IS MADE TO THE BUILDING PIPING.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE, STRUCTURES, AND FITTING INSPECTED BY THE TOWN WATER DEPARTMENT AND/OR CODE ENFORCEMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS.
- ALL WATER MAINS ARE TO BE AS SHOWN ON THE DRAWINGS. WATER MAINS SHALL HAVE A MIN. COVER OF 48 INCHES FROM FINISHED GRADE TO TOP OF PIPE AND SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY STANDARD DETAILS. ALL FIRE HYDRANTS, BENDS AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARD DETAILS.
- ALL WATER SERVICES 2 INCHES AND SMALLER SHALL BE SDR-9, CLASS 200 POLYETHYLENE. ENGINEERING INSPECTS FROM MAIN TO METER. PRIVATE WATER SERVICES SHALL BE COPPER OR POLYETHYLENE FROM METER TO STRUCTURE & IS INSPECTED BY BUILDING INSPECTION.
- ALL FIRE HYDRANTS SHALL BE PRIMED AND PAINTED WITH A MACHINE IMPLEMENT GRADE ENAMEL PAINT. THE HYDRANT BODY AND BONNET SHALL BE PAINTED IN ACCORDANCE CITY STANDARDS.
- ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT TOWN FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.
- FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
- ALL WATER MAINS SHALL BE AWWA C-900 PVC PRESSURE PIPE (BLUE), WITH CAST IRON OUTSIDE DIAMETER (C.I.O.D.) OR APPROVED EQUAL. WATER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH TOWN STANDARD DETAILS.
- ALL SANITARY SEWER MAINS SHALL BE SDR 26 PVC (ASTM D3034). SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH TOWN STANDARD DETAILS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN PREPARED, SIGNED, AND SEALED BY A GEO-TECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL CONSTRUCTION IN EXCAVATIONS DEEPER THAN 5 FEET, PRIOR TO START OF CONSTRUCTION. SAID SAFETY PLAN SHALL CONFORM TO ALL APPLICABLE FEDERAL AND STATE LAWS REGARDING EXCAVATING AND TRENCHING OPERATIONS.
- THE TOWN WILL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
- FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

NOTES:

- THE GENERAL NOTES APPLY TO ALL SHEETS.
- TOWN DETAILS TAKE PRECEDENCE IN TOWN RIGHT OF WAY AND EASEMENTS.

SITE GENERAL NOTES
16675 ADDISON ROAD
ADDISON, TEXAS
9310101C00
AS-BUILT
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04/24/2025
WINCKELMANN & ASSOCIATES, INC.
DATE

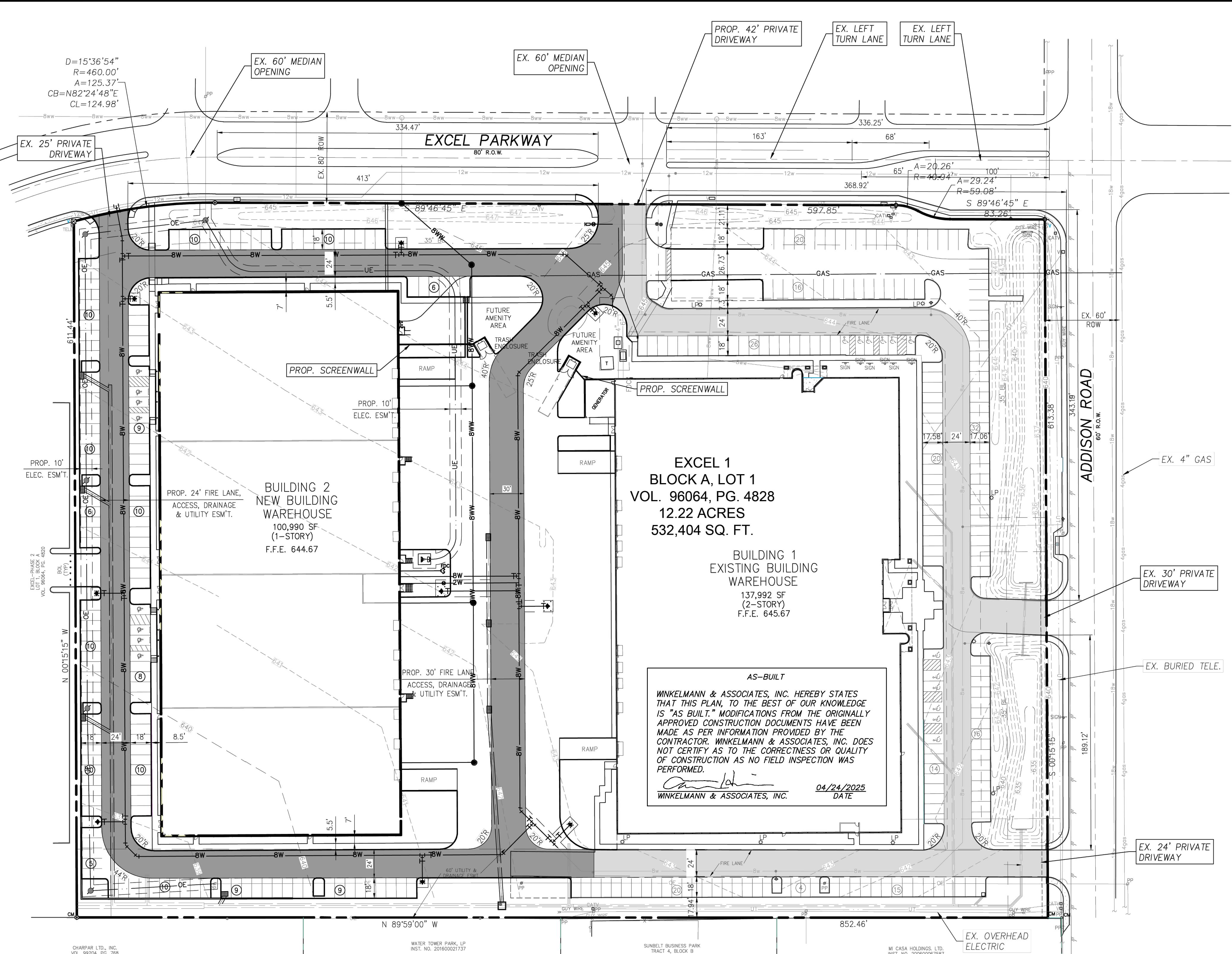
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11-22-2023

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS • SURVEYORS •
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(972) 450-7099
6750 N. LBJ EXPY, SUITE 215
TEXAS ENGINEERS Registration No. 89
Texas Surveyors Registration No. 102866-00
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12-20-2023
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MATTHEW HASKIN
P.E. # 120889



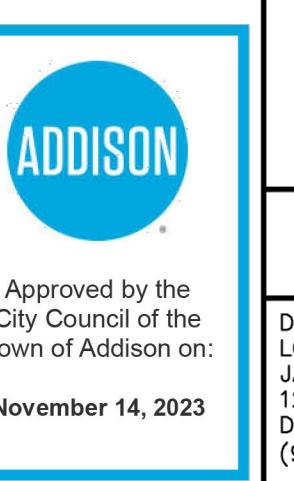
SITE DATA SUMMARY		
Zoning		PD ORD. No. 023-32
Use	Office/Warehouse	
Lot Area	532,404 sf	12.22 AC.
Total Building Area	238,982 s.f.	
Building 1	137,992 s.f.	
Building 2	100,990 s.f.	
Building Coverage	42%	F.A.R. 1:042
Building Height-		
Building 1	40 ft. 2-story	
Building 2	40 ft. 1-story	
Landscape Data-		
Landscape Area Required	22,487 s.f.	
Landscape Area Provided	22,487 s.f.	

PARKING SUMMARY		
Lot Area	532,404 sf	12.22 AC.
Use	Office/Warehouse	
Total Building Area	238,982 s.f.	
Parking Ratio	1 Space / 1000 s.f.	
Parking Spaces	Required	Provided
Bldg. 1	138	183
Bldg. 2	101	144
Accessible Parking Spaces	Bldg. 1 = 12	Bldg. 2 = 8
OHD/Docks Provided	Bldg. 1 = 10	Bldg. 2 = 13

ABBREVIATION LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Set w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	PCF	"P" Cut in Concrete Found
FH	Fire Hydrant	PK	Pipe Key
LP	Light Pole	PKF	Pipe Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGCM	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter
		UE	Underground Electric

FLOODPLAIN NOTE

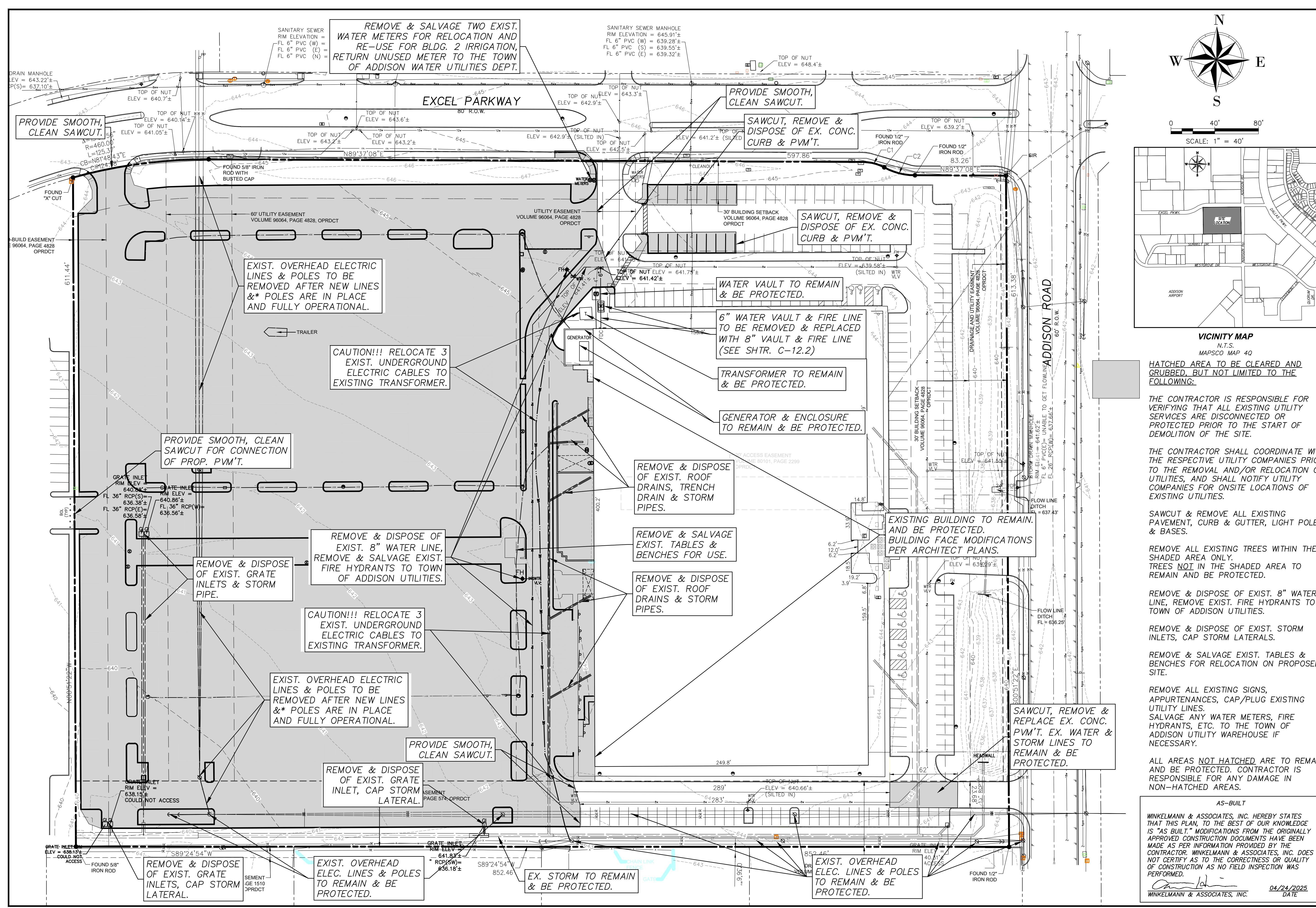
PER FEMA PANEL 48113C 0180K EFFECTIVE 07/07/2014, THE SITE IS LOCATED IN FLOOD ZONE X, WHICH IS OUTSIDE THE 100YR FLOOD PLAIN.



SITE PLAN	
16675 ADDISON ROAD	12.22 ACRES
EXCEL 1 BLOCK A, LOT 1	TOWN PROJECT No.: 1900-Z
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792	TOWN OF ADDISON
DALLAS COUNTY, TEXAS	
DEVELOPER: LOVETT INDUSTRIAL, LLC	ENGINEER: WINKELMANN & ASSOCIATES, INC.
JAMES JU, P.E.	MICHAEL CLARK, P.E.
1221 HOLLOW STREET DRIVE	6750 HOLLOWEST PLAZA DRIVE, SUITE 215, DALLAS, TEXAS 75207
(972) 490-5570	(972) 489-5570
(972) 490-7090	(972) 490-7099 FAX

SITE PLAN
16675 ADDISON ROAD
ADDISON, TEXAS

DP-1



EX. CONDITIONS DEMOLITION PLAN

16675 ADDISON ROAD
ADDISON, TEXAS

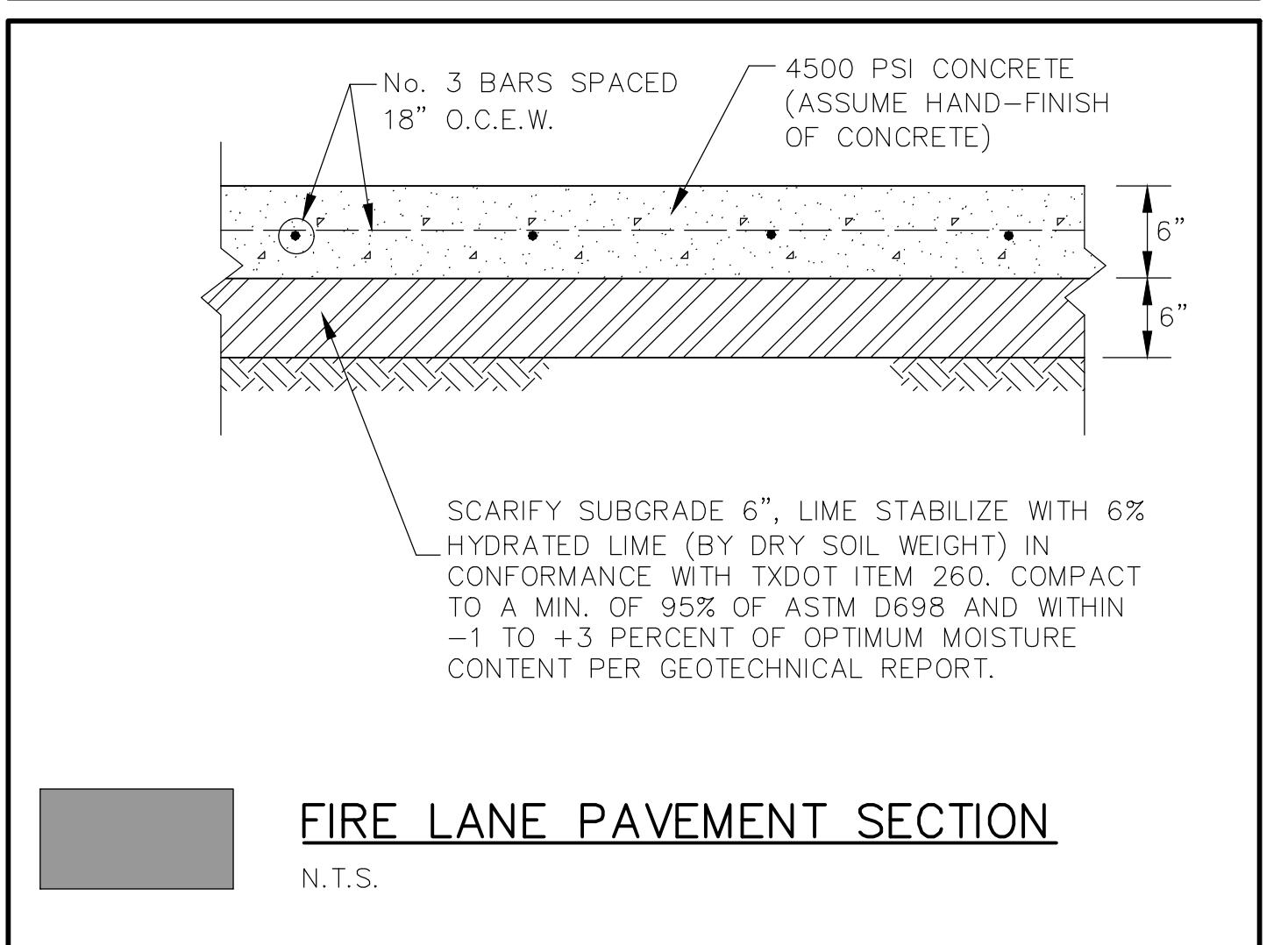
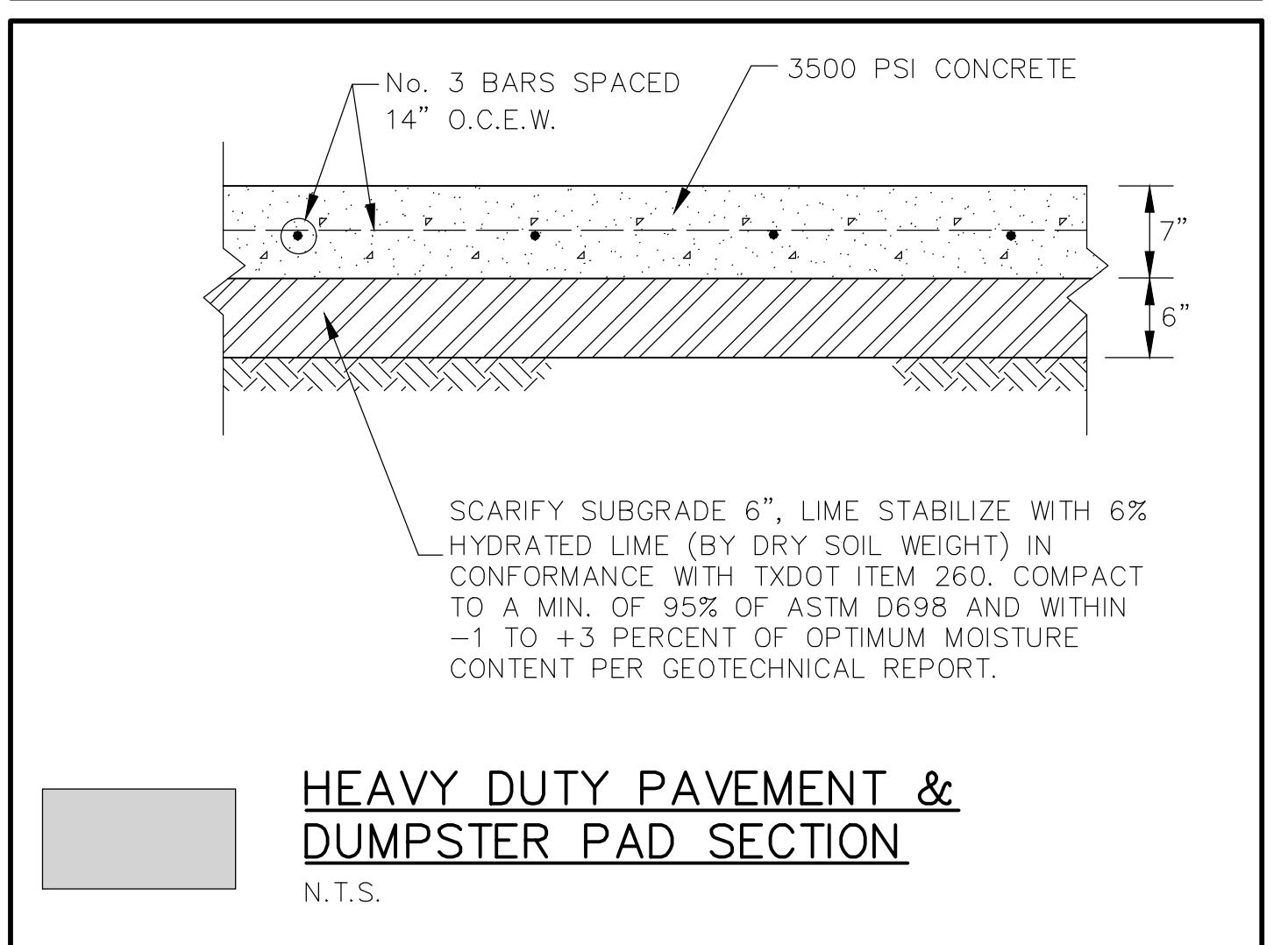
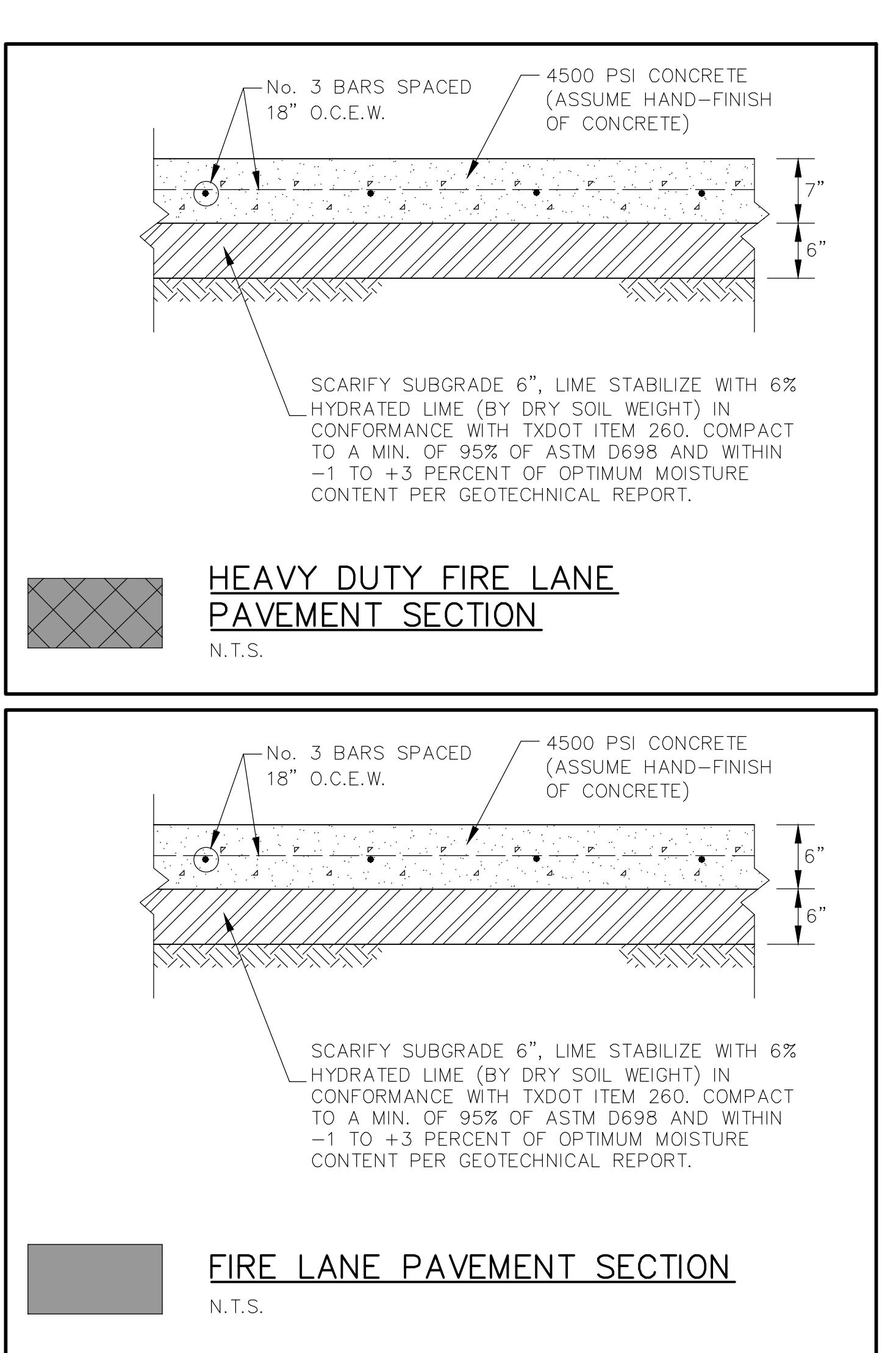
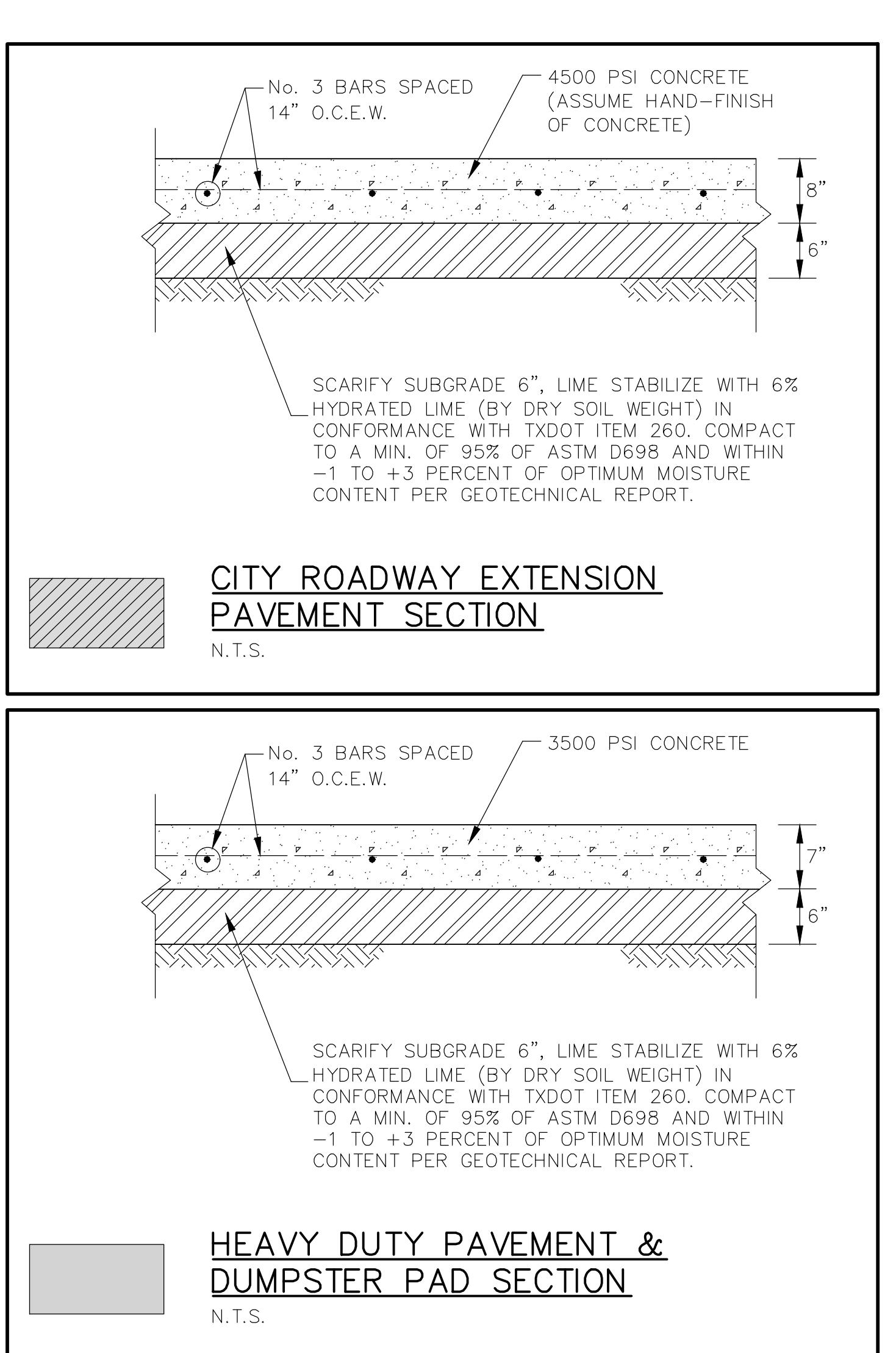
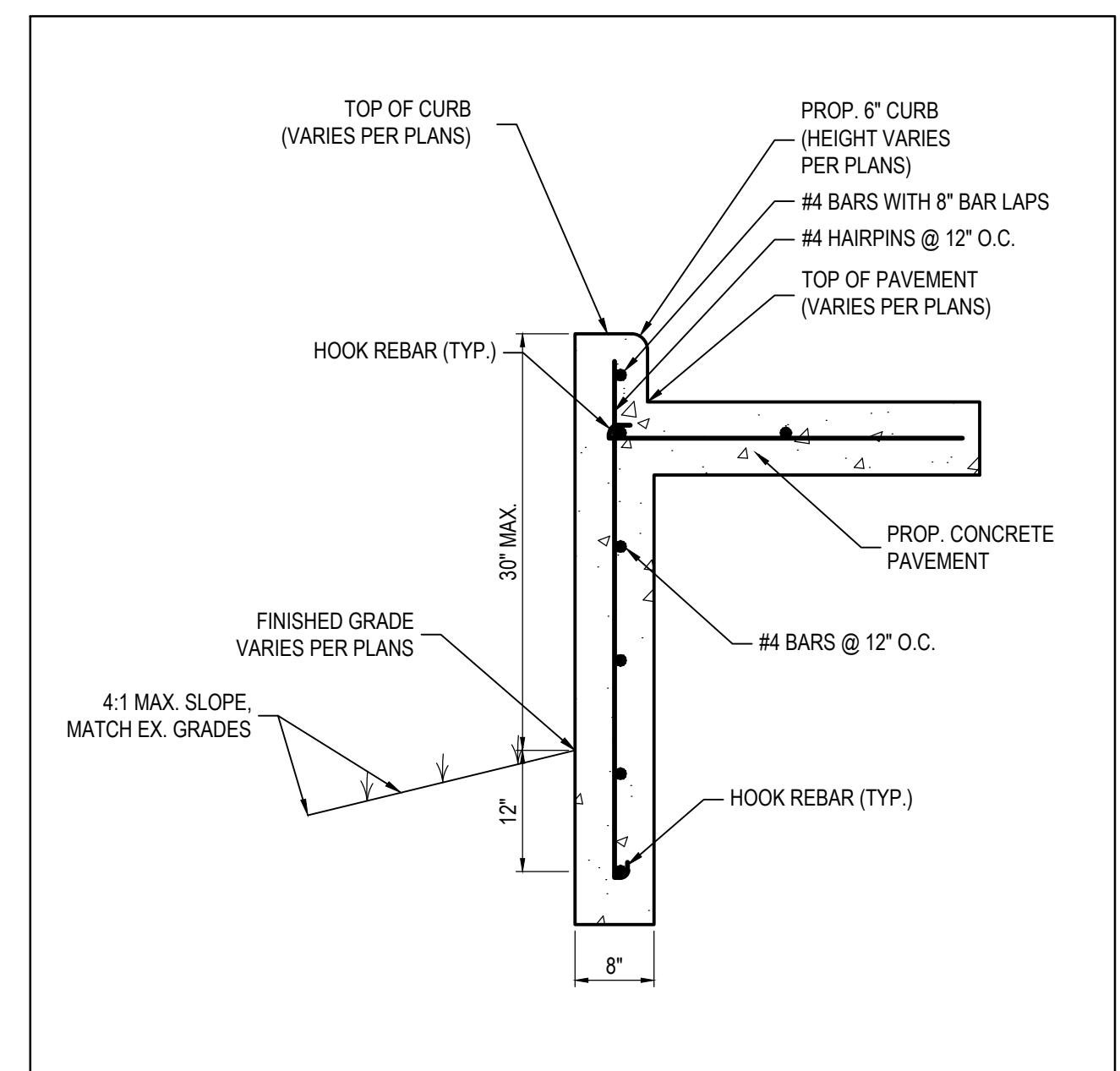
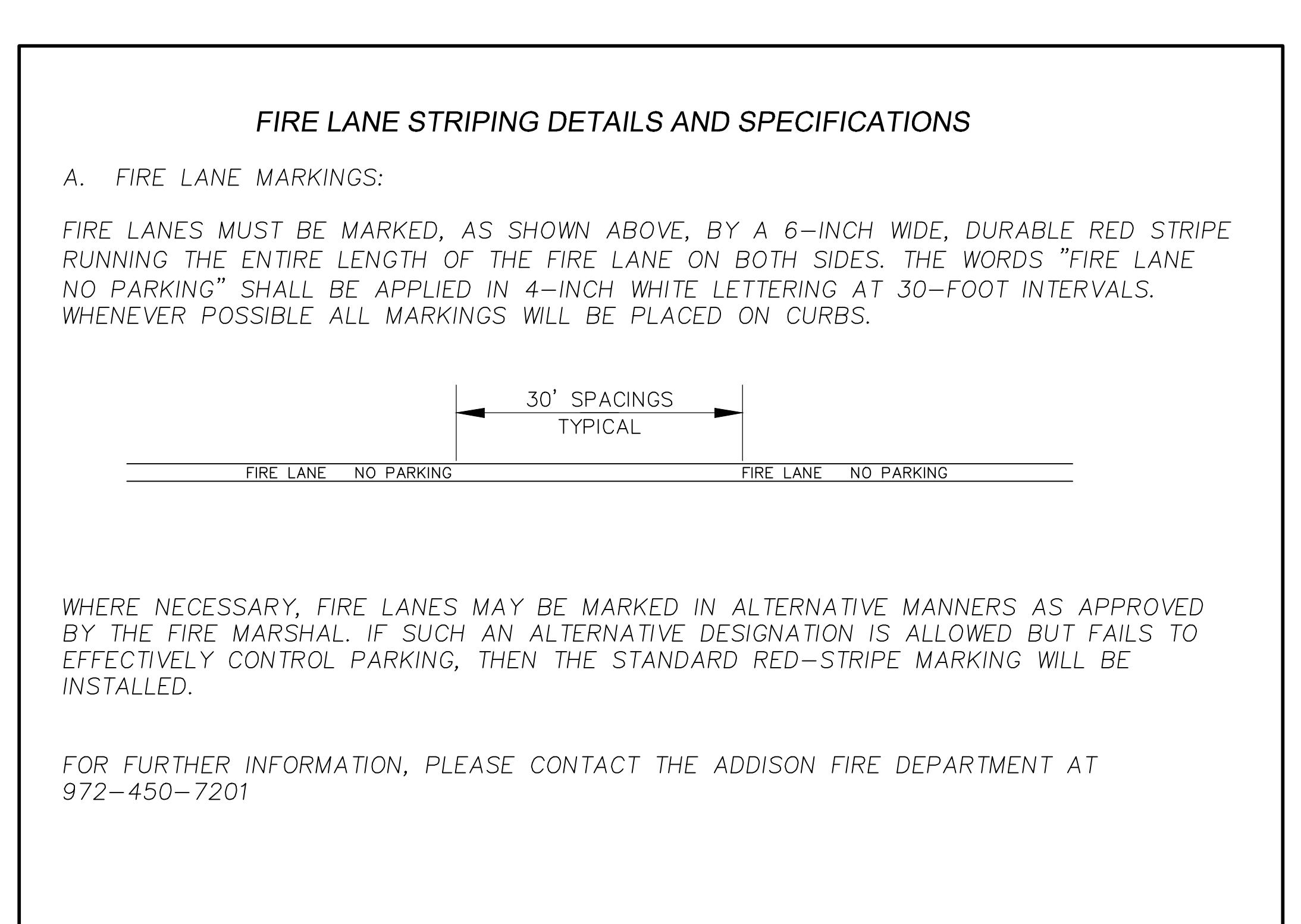
C-4

ADDISON, TEXAS

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4"-3000 psi CONCRETE SIDEWALK
SEE DETAIL ON SHT. C-13.1
ALL PAVING, SUBGRADE AND BUILDING PAD PREPARATION RECOMMENDATIONS PER ALPHA TESTING DRAFT GEOTECHNICAL REPORT NO. G233197
DATED NOVEMBER 17, 2023.

**PAVING SECTIONS &
STEM WALL DETAIL**
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ADDISON, TEXAS

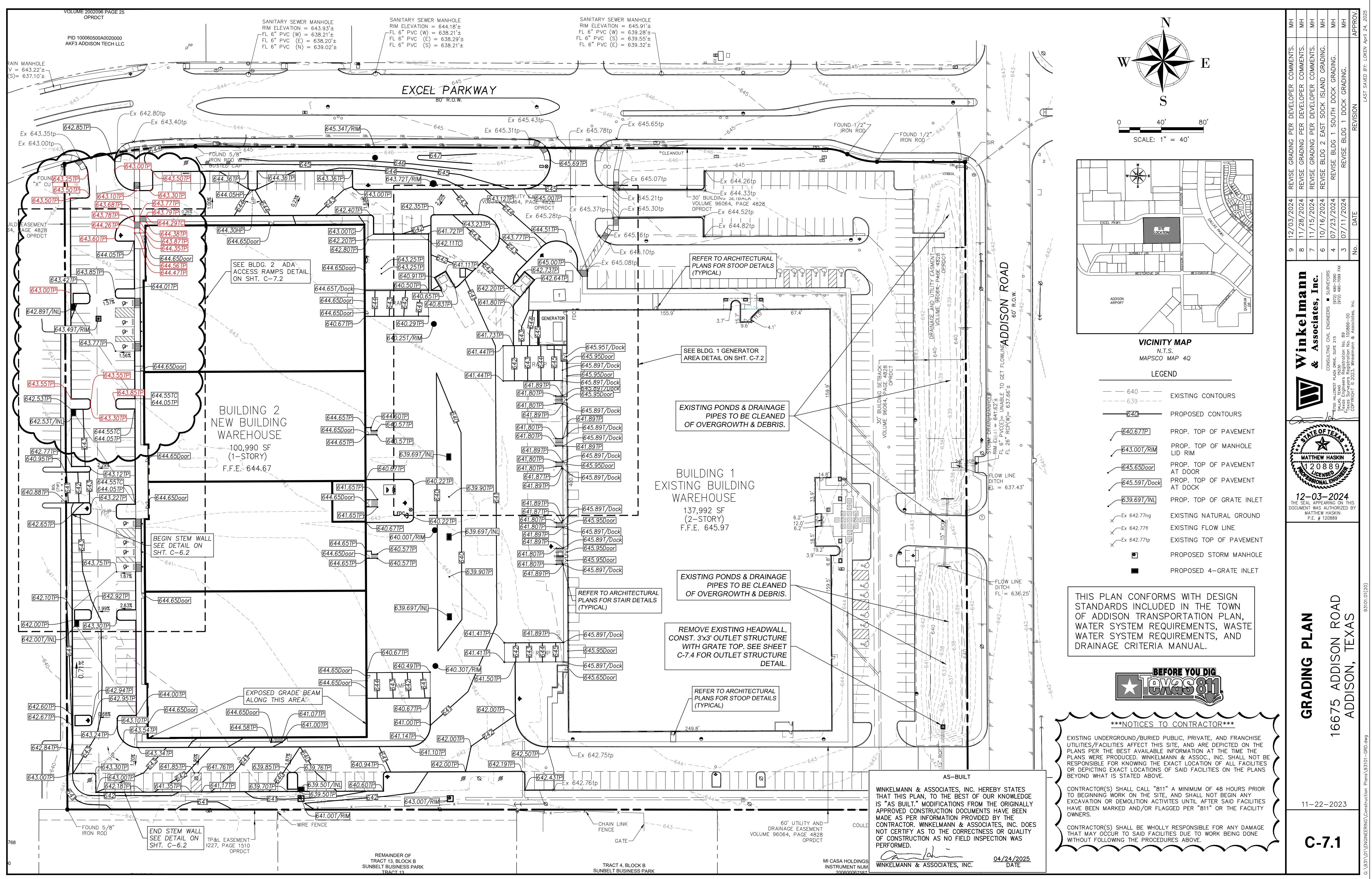
11-22-2023

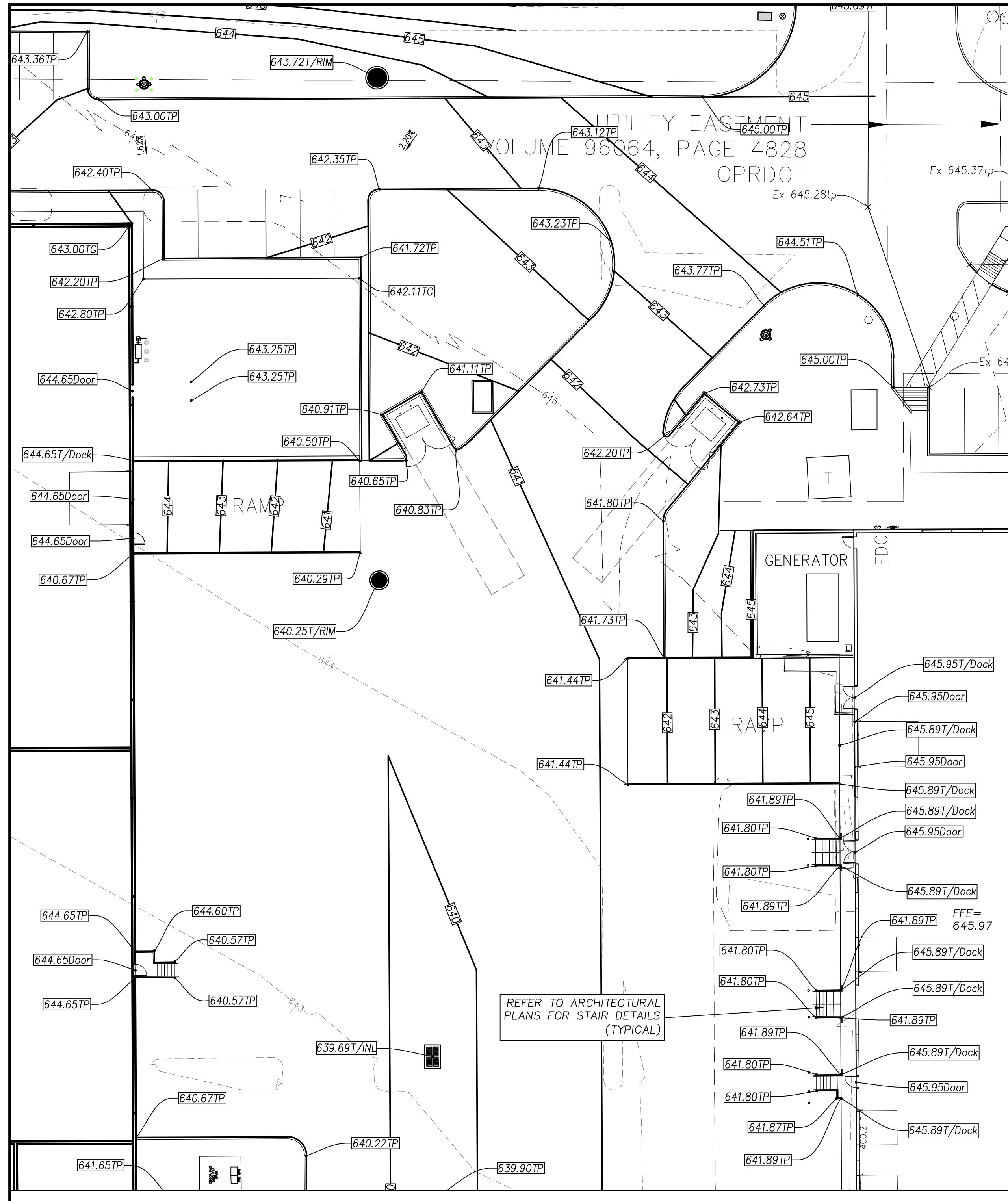
C-6.2

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(972) 456-7096
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Texas Engineers Registration No. 89
Texas Surveyors Registration No. 103866-00
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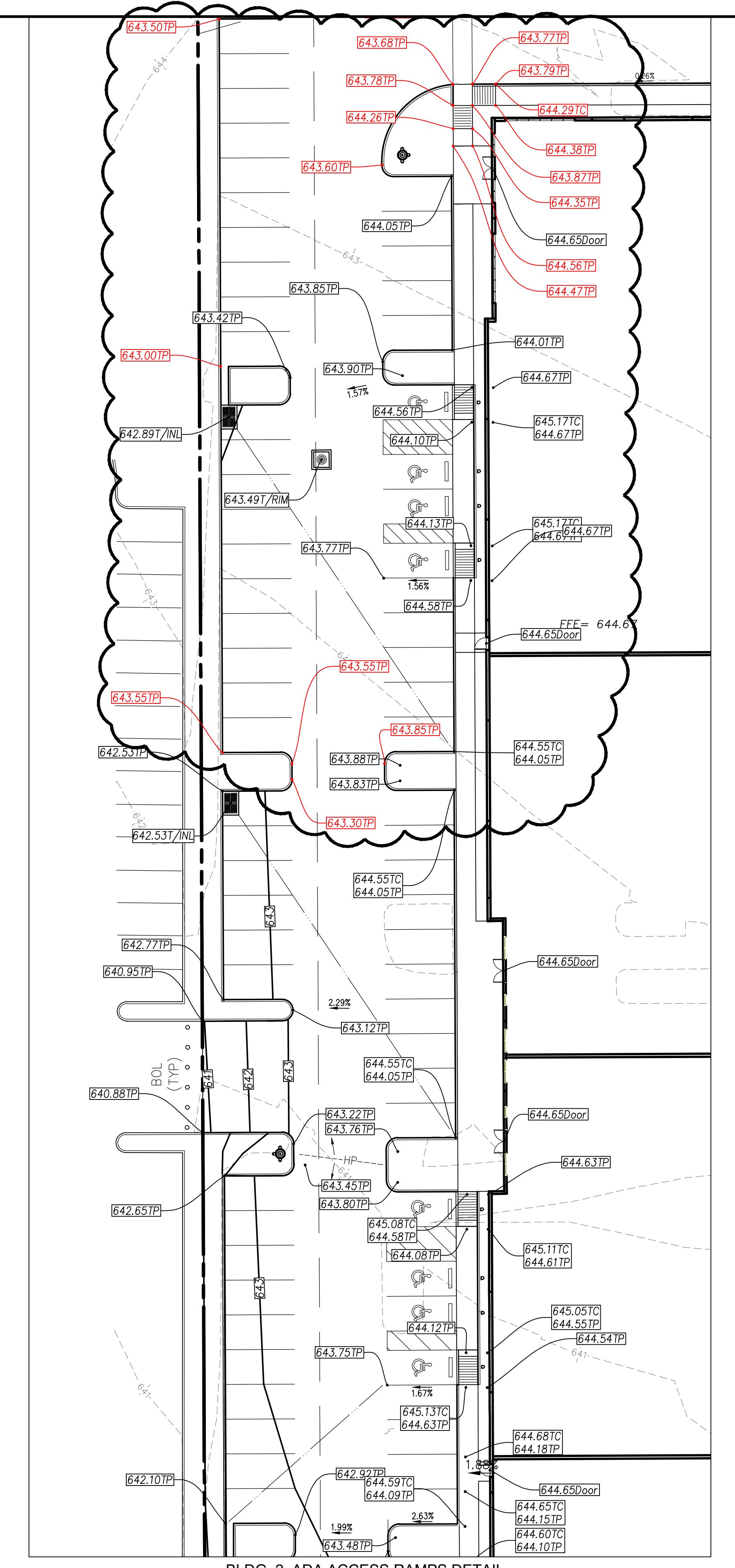
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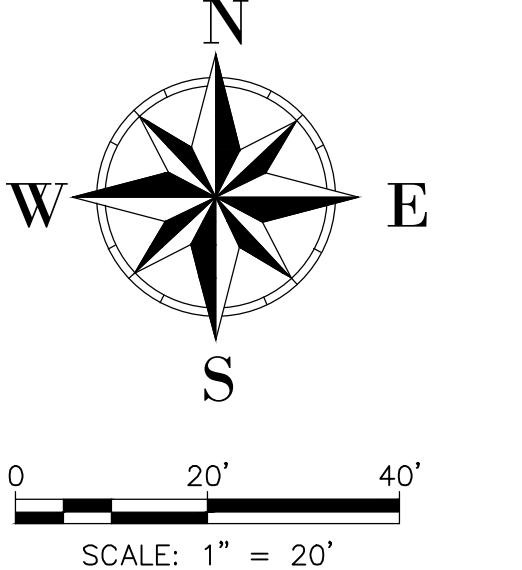
BLDG.1 GENERATOR AREA DETAIL

1" = 2



BLDG. 2 ADA ACCESS RAMPS DETAIL

1" = 20'



LEGEND

— 640 —	EXISTING CONTOURS
-- 639 -----	
— 640 —	PROPOSED CONTOURS
— 640.67TP	PROP. TOP OF PAVEMENT
— 643.00T/RIM	PROP. TOP OF MANHOLE LID RIM
— 645.65Door	PROP. TOP OF PAVEMENT AT DOOR
— 645.59T/Dock	PROP. TOP OF PAVEMENT AT DOCK
— 639.69T/INL	PROP. TOP OF GRATE INLET
— Ex 642.77ng	EXISTING NATURAL GROUND
— Ex 642.77fl	EXISTING FLOW LINE
— Ex 642.77tp	EXISTING TOP OF PAVEMENT
— 	PROPOSED STORM MANHOLE
— 	PROPOSED 4—GRATE INLET

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



*****NOTICES TO CONTRACTOR*****

TRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY AVAITION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

TRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE
THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE
WITHOUT FOLLOWING THE PROCEDURES ABOVE.

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John J. Winkelmann
WINKELMANN & ASSOCIATES, INC.

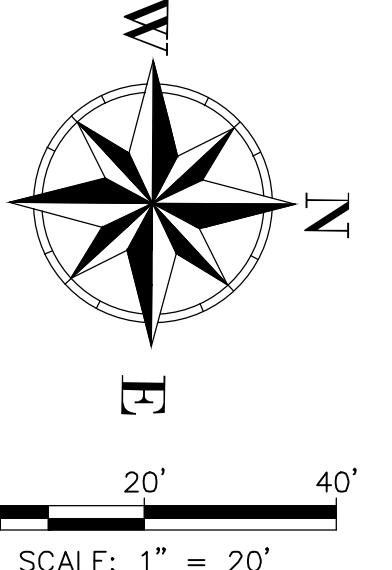
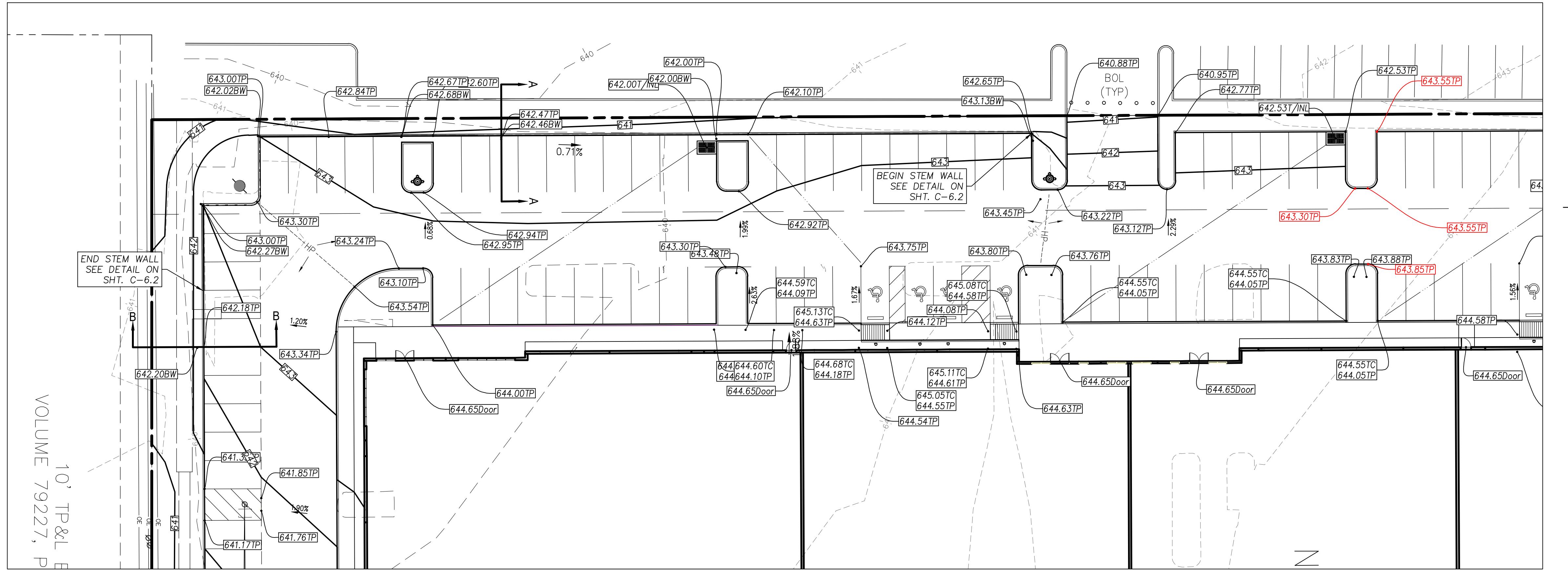
1/24/2025
DATE

GRADING ENLARGEMENTS

16675 ADDISON ROAD
ADDISON, TEXAS

11-22-2023

C-7.2



CROSS-SECTION DETAILS

16675 ADDISON ROAD
ADDISON, TEXAS

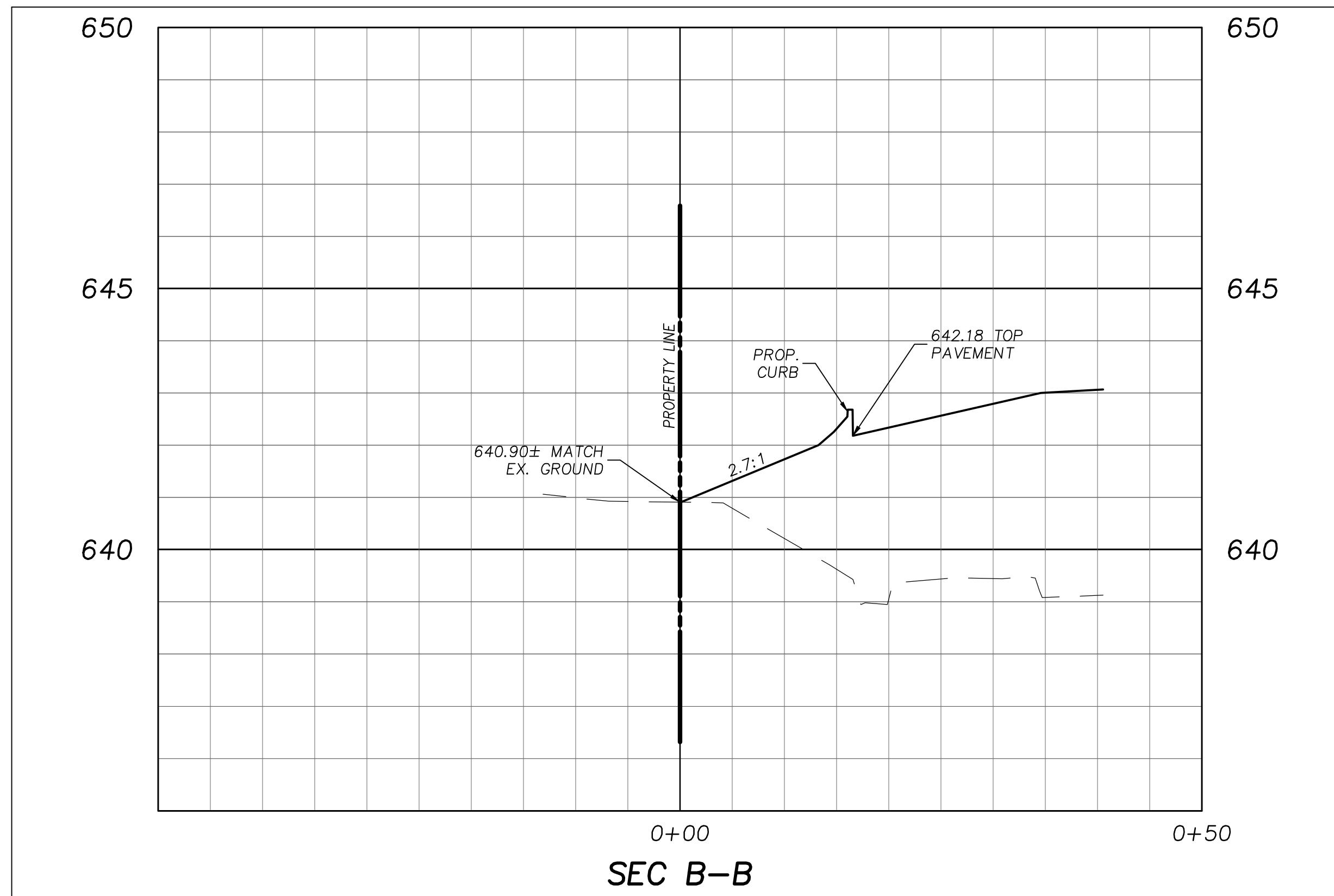
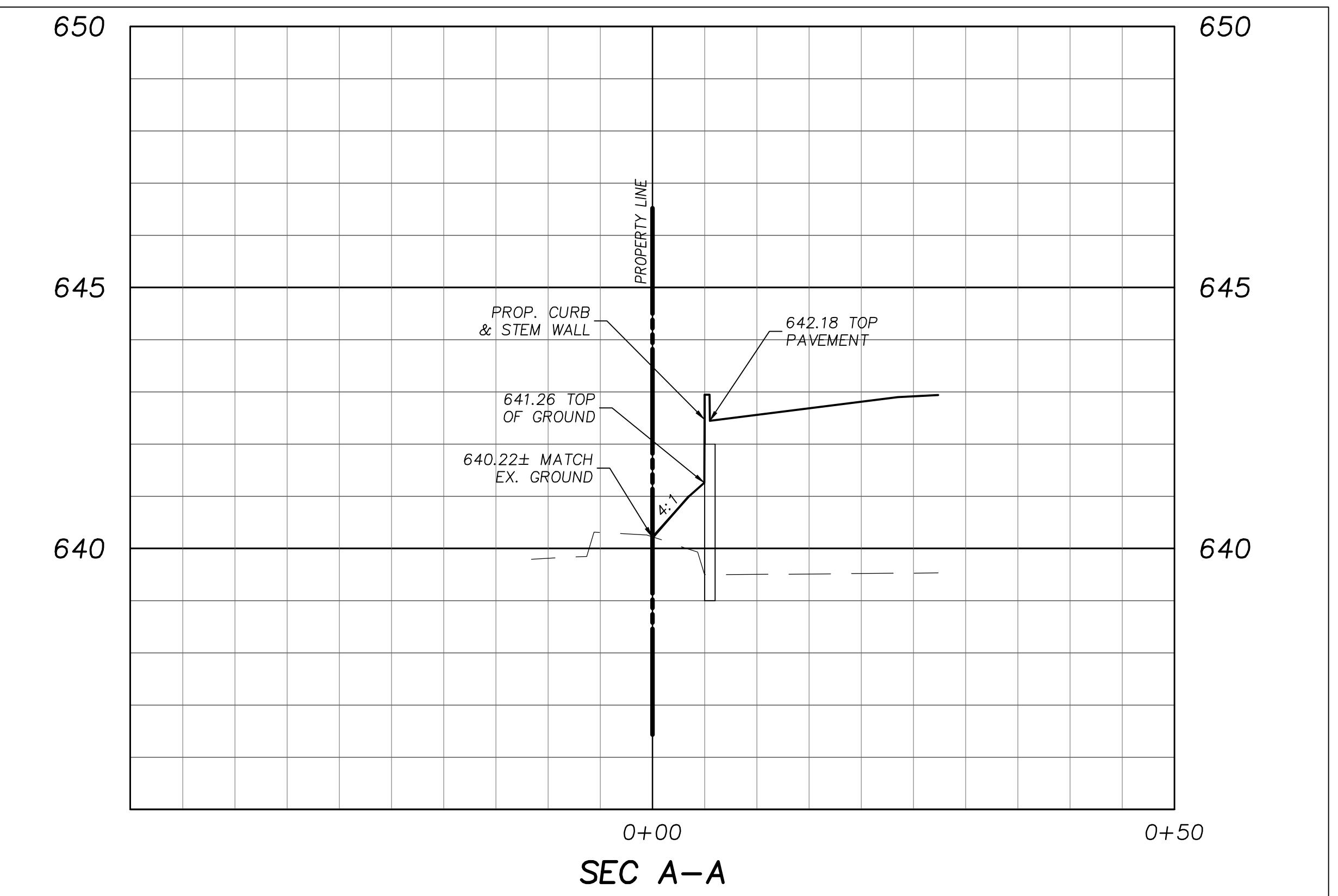
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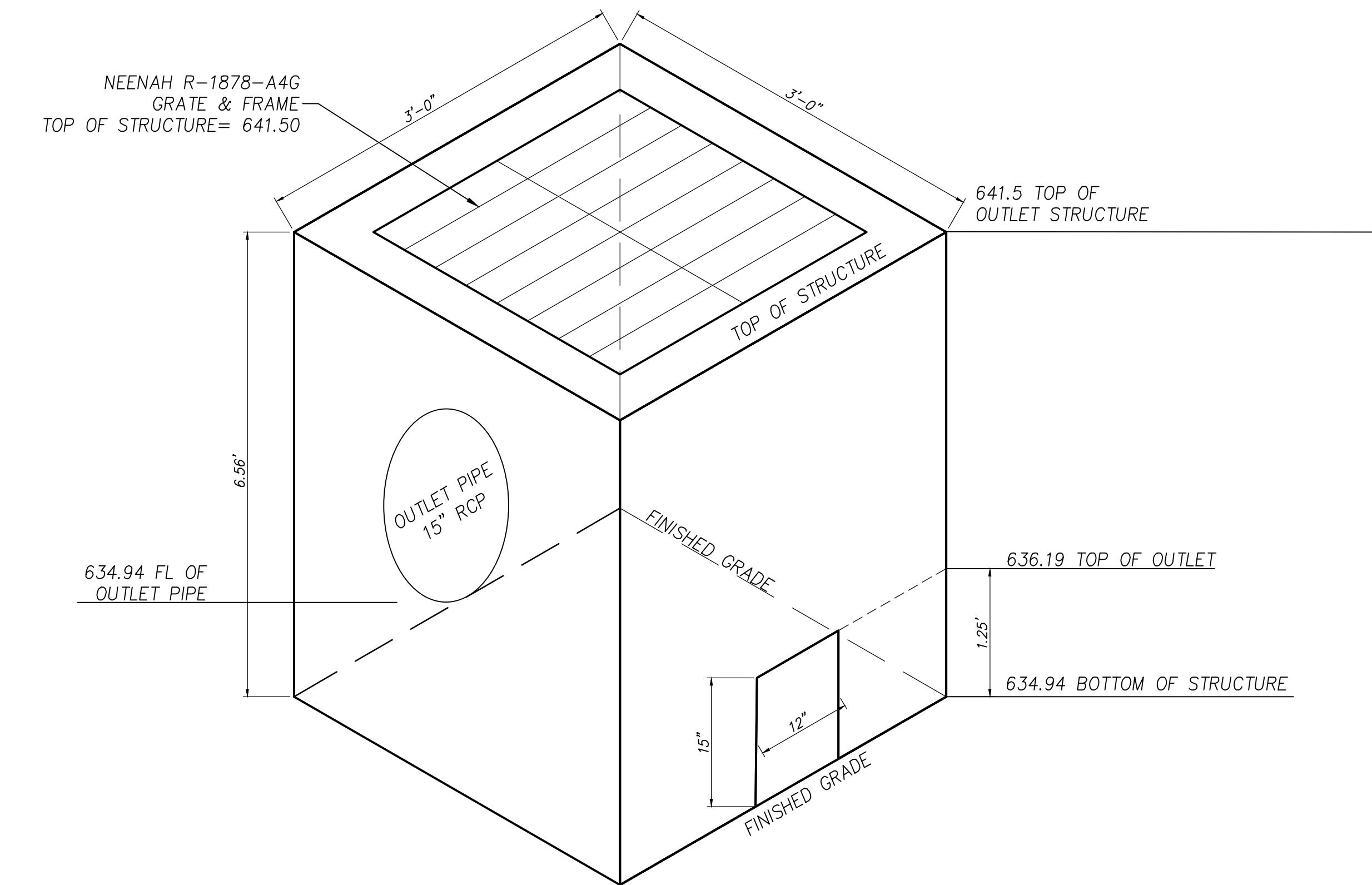
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LAST SAVED BY: LOREN April 24, 2025
REVISION



C-7.3

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NOTES:
-STRUCTURE SHALL CONFORM TO ASTM-C478/478M.

OUTLET STRUCTURE DETAIL
(MODIFIED 3'x3' JUNC. BOX)
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[Signature] 04/24/2025
WINKELMANN & ASSOCIATES, INC. DATE

OUTLET STRUCTURE DETAILS

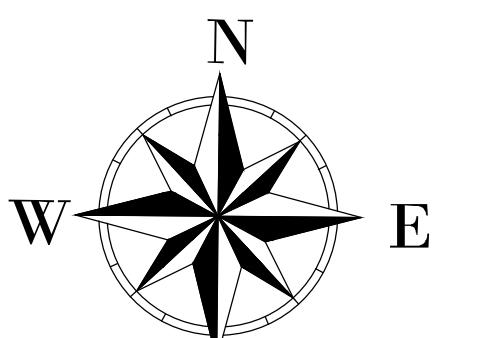
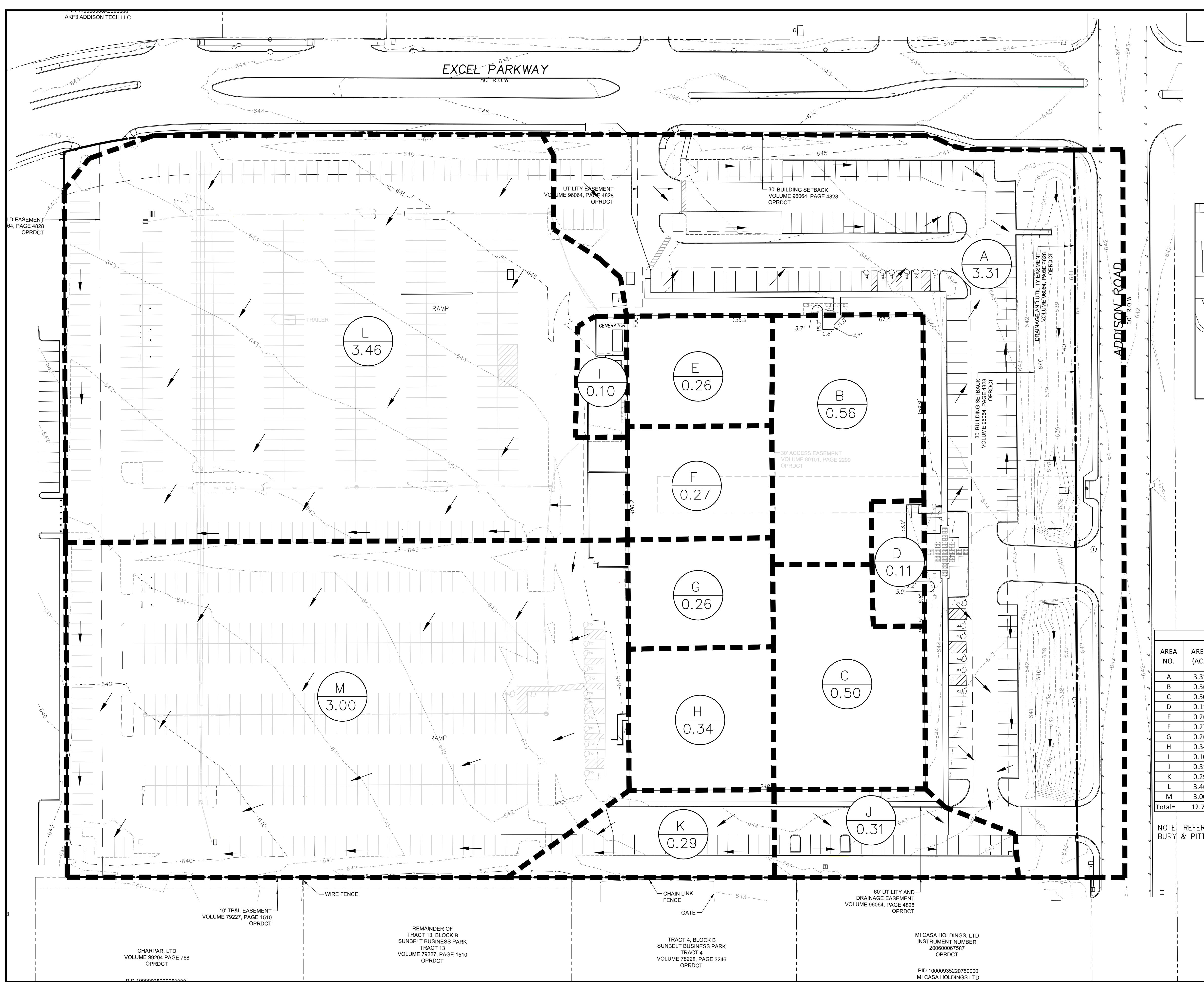
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C-7.4



A horizontal scale bar with three major markings. The first marking is at 0. The second marking is at 40', indicated by a vertical tick and the label '40''. The third marking is at 80', indicated by a vertical tick and the label '80''. The distance between the 0 and 40' marks is shaded black, representing a distance of 40'. The distance between the 40' and 80' marks is also shaded black, representing another 40' segment.

A detailed map of the Addison Airport area, showing the layout of roads and surrounding developments. The map includes the following labeled features:

- EXCEL PKWY.**: A major north-south road running through the center of the map.
- SITE LOCATION**: A dark gray rectangular area representing the specific location of the project.
- ADDISON RD.**: A road running east-west, intersecting with Sunbelt Dr. and Dallas Pkwy.
- SUNBELT DR.**: A road running north-south, intersecting with Dallas Pkwy. and Addison Rd.
- WESTGROVE DR.**: A road running east-west, intersecting with Sunbelt Dr. and Addison Rd.
- ADDISON AIRPORT**: A label indicating the location of the Addison Airport facility.
- DALLAS Pkwy.**: A major north-south highway running through the area.
- EDITION DR.**: A road running north-south, intersecting with Dallas Pkwy. and Quorum Dr.
- QUORUM DR.**: A road running east-west, intersecting with Edition Dr.
- W N E S**: A compass rose indicating the cardinal directions.

LEGEND

— 640 —
EXIST. CONTOURS



DRAINAGE AREA BOUNDARY

PRE-DEVELOPMENT FLOW CALCULATIONS						
AREA NO.	AREA (AC.)	C	Tc (min)	I ₁₀₀ (IN/HR)	Q100 (CFS)	Notes
A	3.31	0.90	10.0	9.27	27.62	FLUME TO DETENTION POND
B	0.56	0.90	10.0	9.27	4.67	ROOF DRAIN
C	0.50	0.90	10.0	9.27	4.17	ROOF DRAIN
D	0.11	0.90	10.0	9.27	0.92	ROOF DRAIN
E	0.26	0.90	10.0	9.27	2.17	ROOF DRAIN
F	0.27	0.90	10.0	9.27	2.25	ROOF DRAIN
G	0.26	0.90	10.0	9.27	2.17	ROOF DRAIN
H	0.34	0.90	10.0	9.27	2.84	ROOF DRAIN
I	0.10	0.90	10.0	9.27	0.83	EX. DBL. GRATE INLET @ SAG
J	0.31	0.90	10.0	9.27	2.59	EX. GRATE INLET @ SAG
K	0.29	0.90	10.0	9.27	2.42	EX. GRATE INLET @ SAG
L	3.46	0.90	10.0	9.27	28.87	EX. DBL. GRATE INLET @ SAG
M	3.00	0.90	10.0	9.27	25.03	EX. DBL. GRATE INLET @ SAG
Total=	12.77			Total cfs=	103.47	

NOTE: REFER TO EXCEL TELECOMMUNICATIONS PLANS BY
BURY & PITTMAN CONSULTING ENGINEERS DATED 12-19-1995.

AS-BUILT

PRELIMINARY PRE-DEVELOPMENT
DRAINAGE AREA MAP
16675 ADDISON ROAD
ADDISON, TEXAS

11-22-2023

C-8.1

Two Grate Inlet			
Orifice		$Q=Co \cdot A \cdot f \cdot (2gd')^{0.5}$	
d' =	0.5	variable	Depth of ponding
Co =	0.6	Typical	Orifice Coefficient
g =	32.2	Constant	Gravity (ft/sec ²)
A =	7.5	variable	Area of grate (ft ²)
f =	0.4	40% open area	Opening area
Q =	10.2	CFS	Capacity

Three Grate Inlet			
Orifice		$Q=Co \cdot A \cdot f \cdot (2gd')^{0.5}$	
d' =	0.5	variable	Depth of ponding
Co =	0.6	Typical	Orifice Coefficient
g =	32.2	Constant	Gravity (ft/sec ²)
A =	11.25	variable	Area of grate (ft ²)
f =	0.4	40% open area	Opening area area
Q =	15.3	CFS	Capacity

Four Grate Inlet			
Orifice		$Q=Co \cdot A \cdot f \cdot (2gd')^{0.5}$	
d' =	0.5	variable	Depth of ponding
Co =	0.6	Typical	Orifice Coefficient
g =	32.2	Constant	Gravity (ft/sec ²)
A =	15	variable	Area of grate (ft ²)
f =	0.4	40% open area	Opening area
Q =	20.4	CFS	Capacity

Six Grate Inlet			
Orifice		$Q=Co \cdot A \cdot f \cdot (2gd')^{0.5}$	
d' =	0.5	variable	Depth of ponding
Co =	0.6	Typical	Orifice Coefficient
g =	32.2	Constant	Gravity (ft/sec ²)
A =	24	variable	Area of grate (ft ²)
f =	0.4	40% open area	Opening area
Q =	32.7	CFS	Capacity

Inlet*	Flow Q100	Inlet Type
12	21.2	Six Grate Inlet
13	7.35	Two Grate Inlet
14	11.68	Three Grate Inlet
15	4.59	Two Grate Inlet
16	7.93	Two Grate Inlet
17	6.93	Two Grate Inlet
18	8.26	Two Grate Inlet

*Inlet number based upon basin number.

PROPOSED INLET CALCULATIONS
16675 ADDISON ROAD
ADDISON, TEXAS

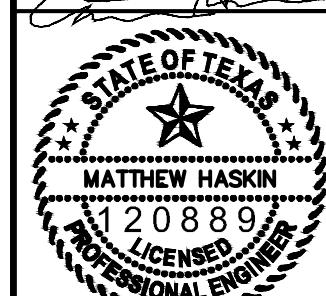
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C-8.3

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(972) 468-7098 • FAX
TEXAS SURVEYORS REGISTRATION NO. 102866-00
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04/24/2025
WINKELMANN & ASSOCIATES, INC.
DATE

04/24/2025

DATE

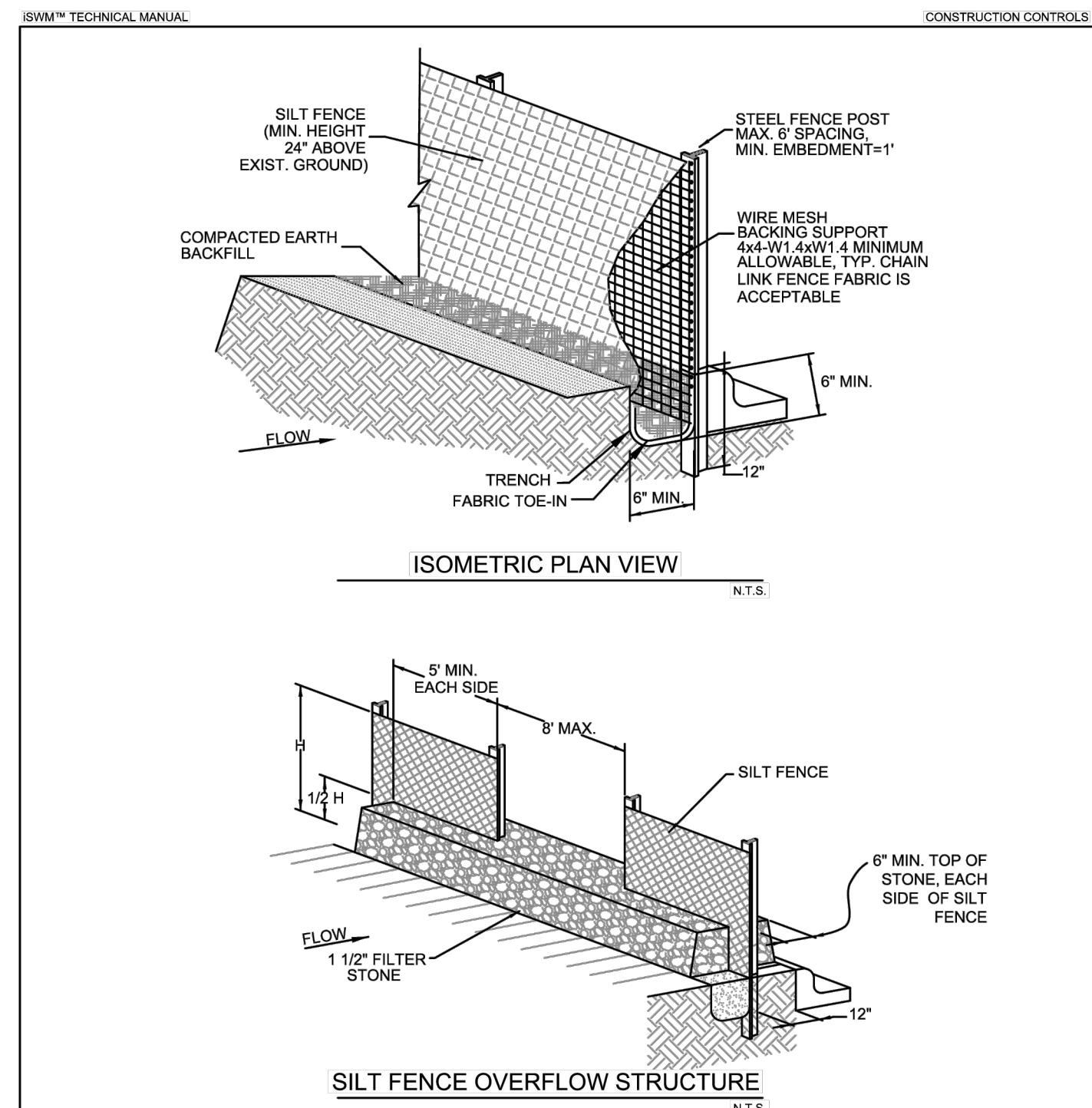


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

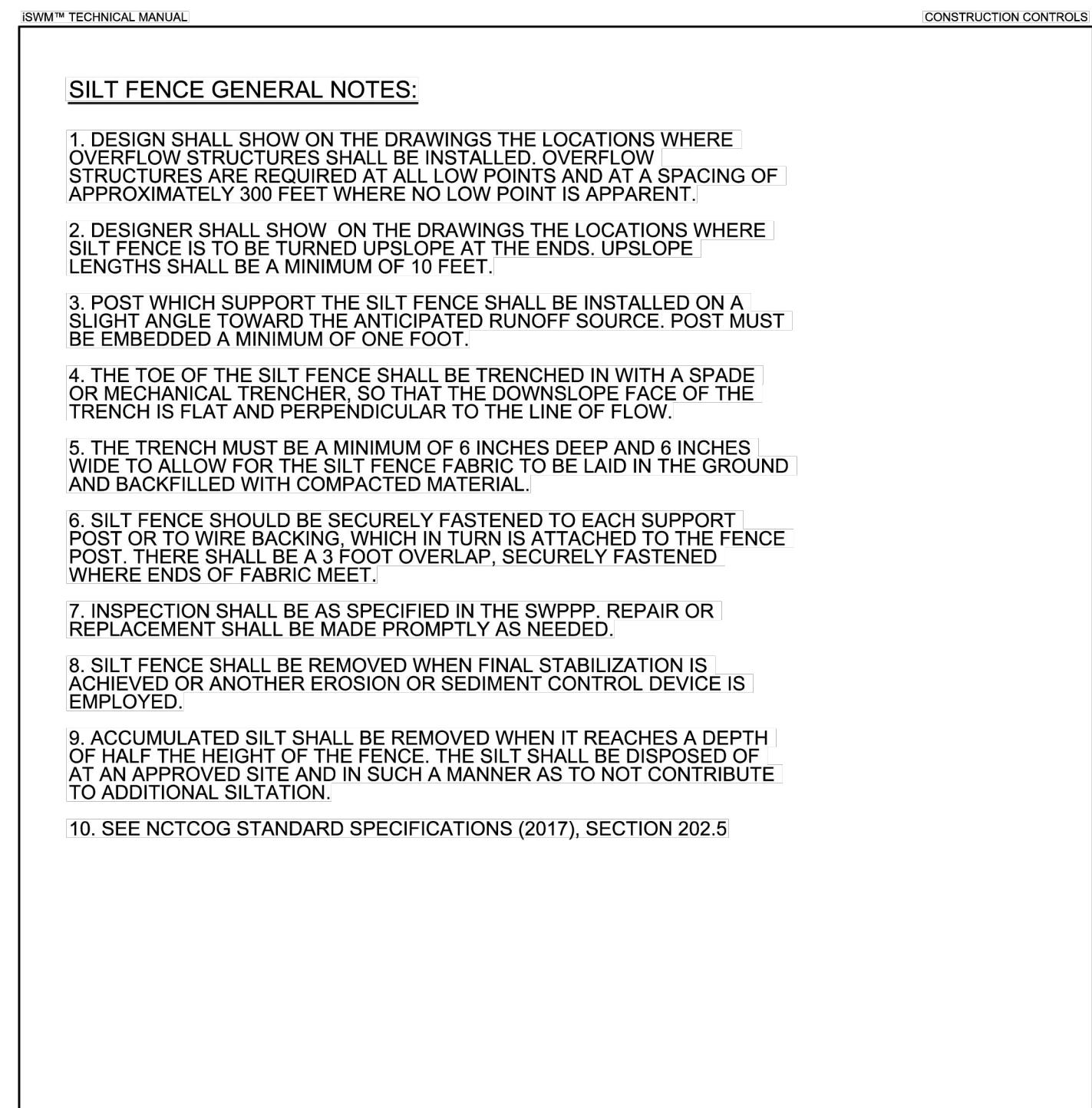
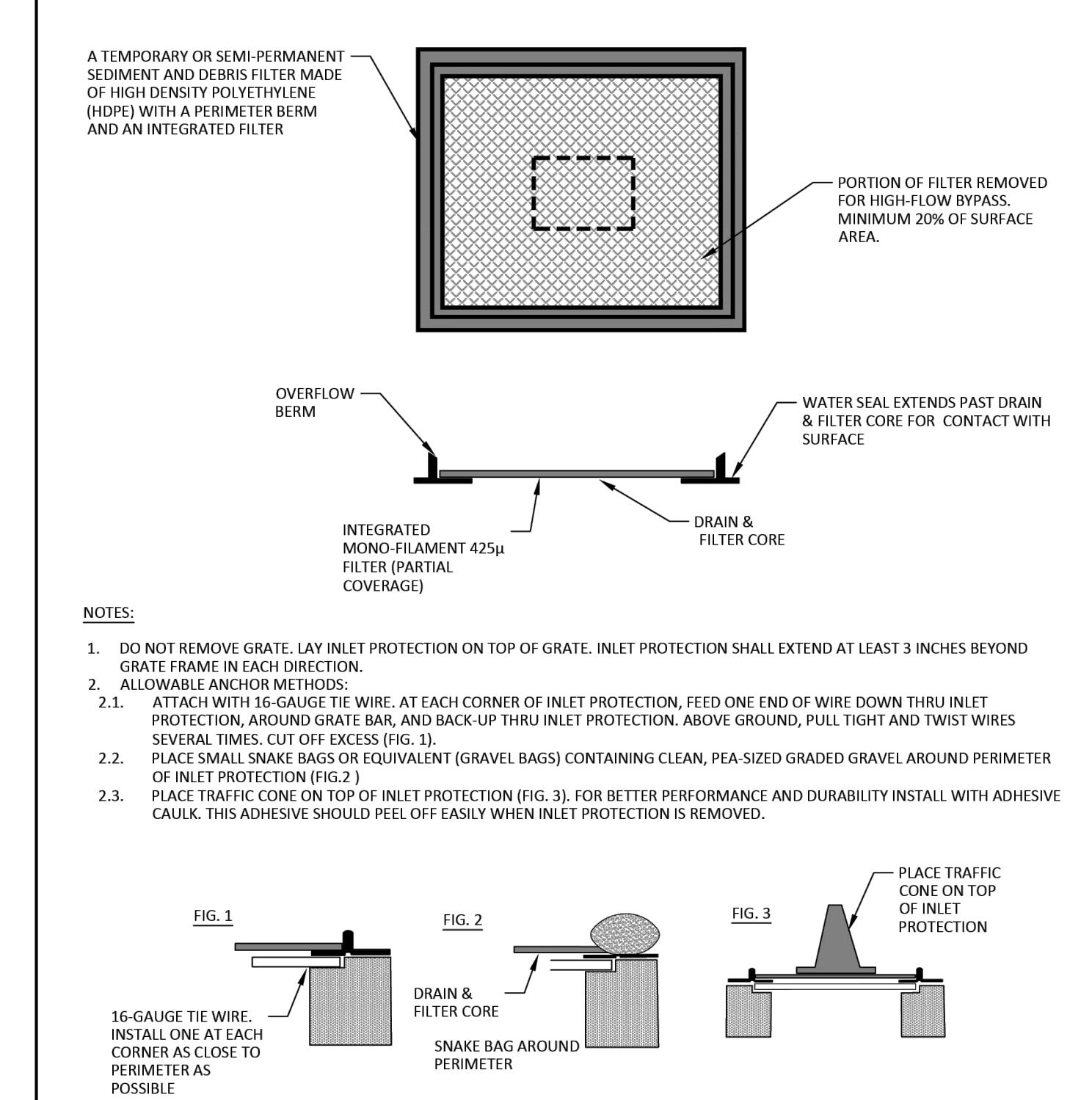


FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)



GRATE INLET PROTECTION (IN PAVED AREAS)

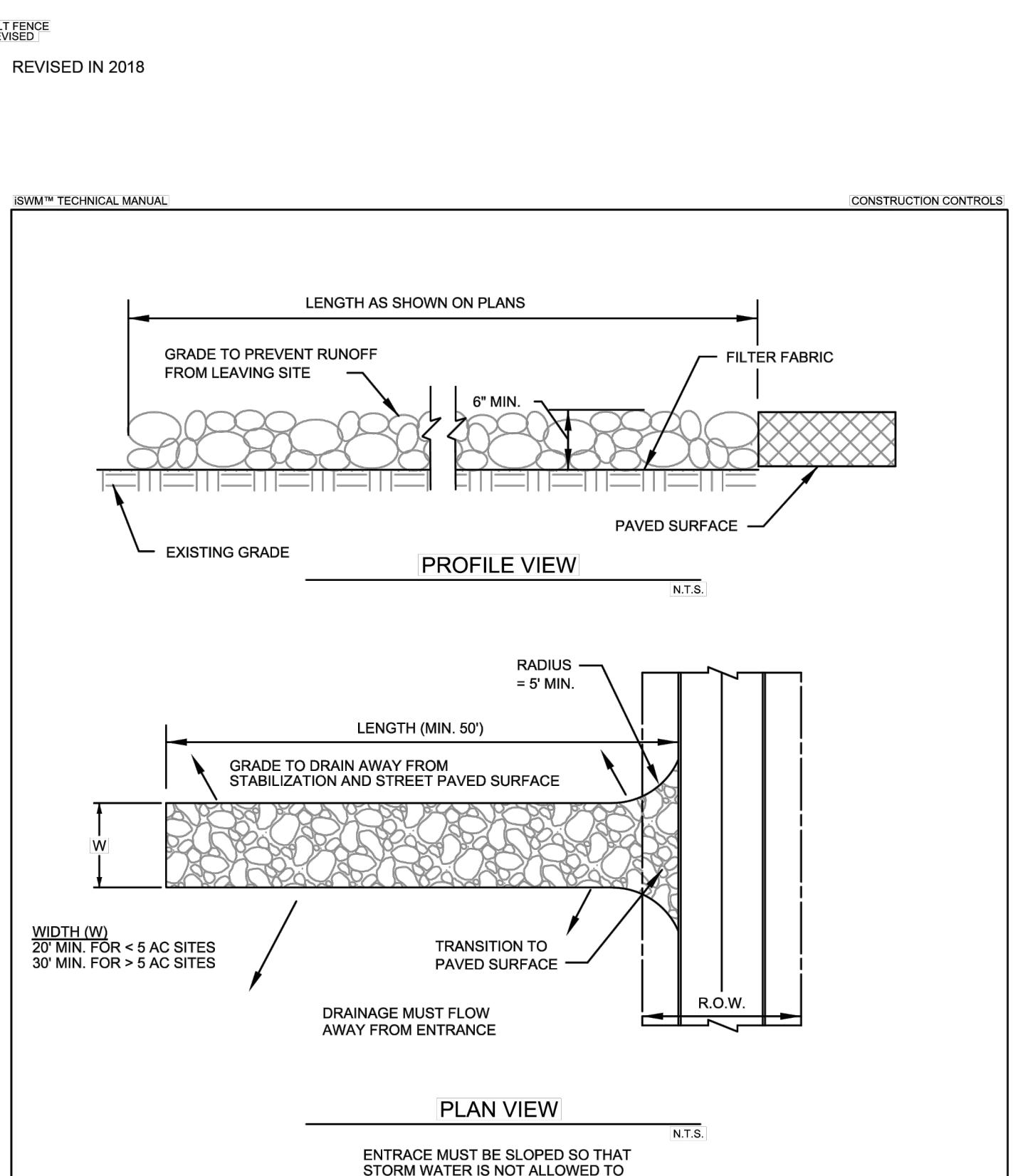


FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

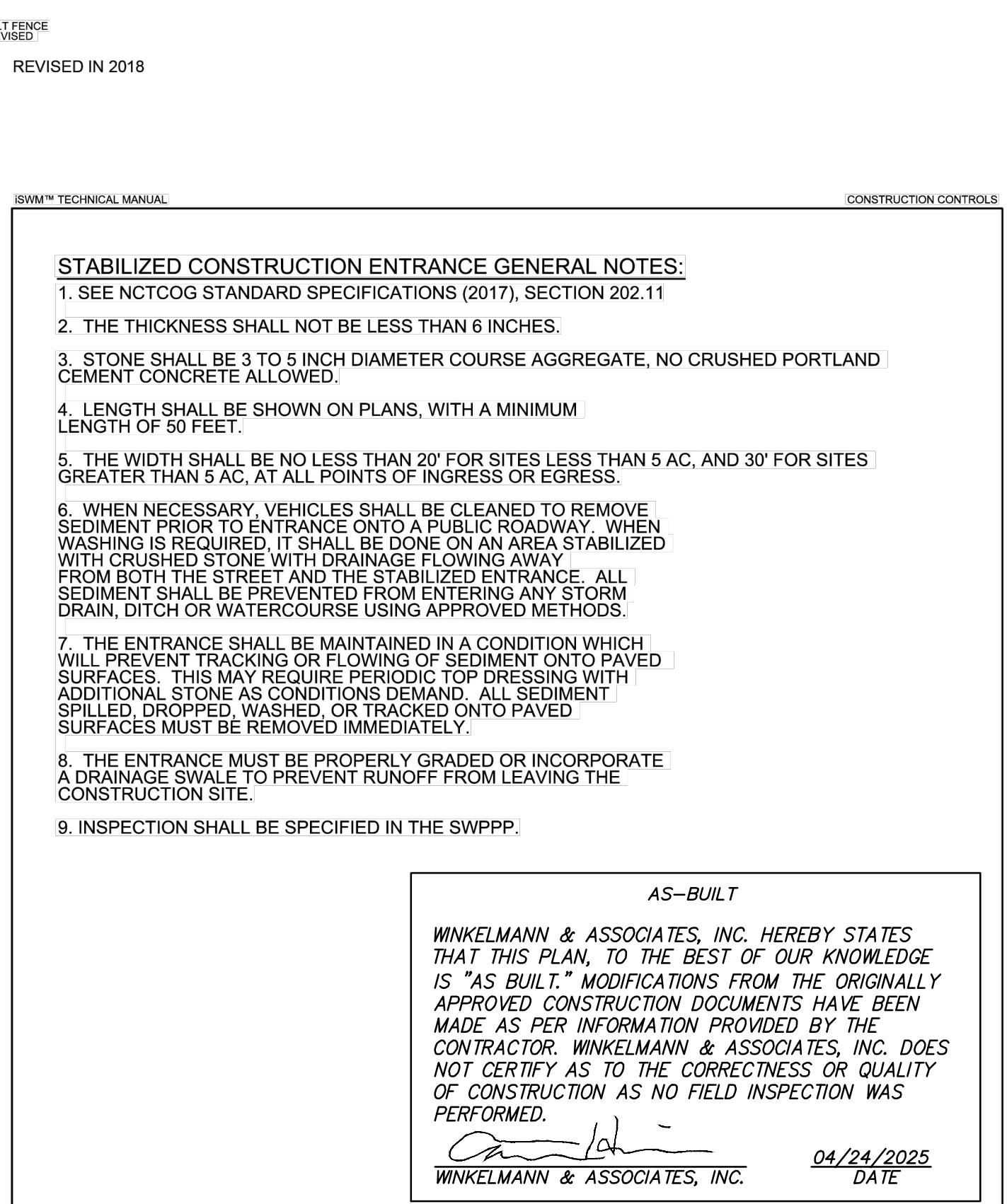


FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

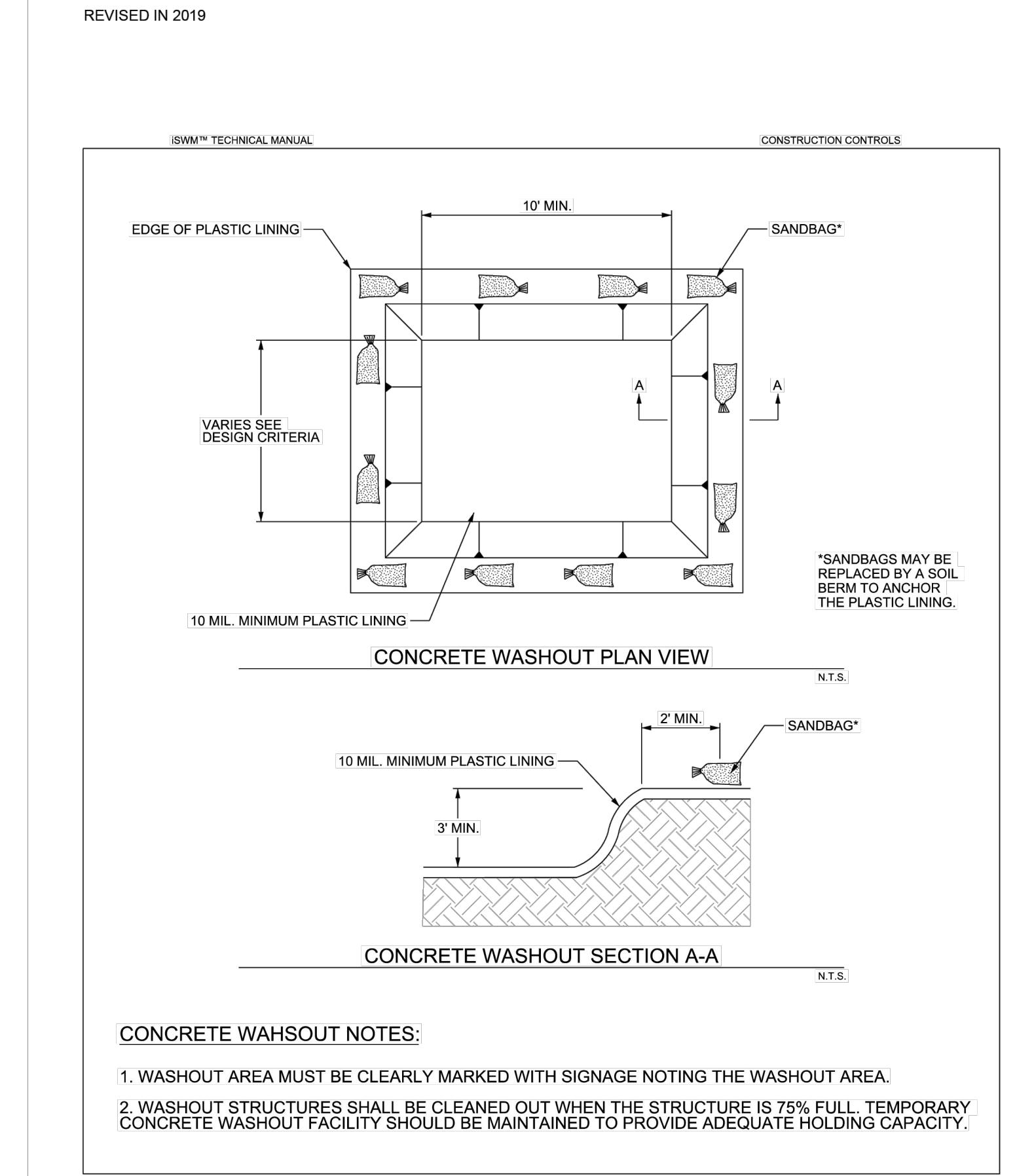


FIGURE 4.1 SCHEMATICS OF CONCRETE WASHOUT CONTAINMENT



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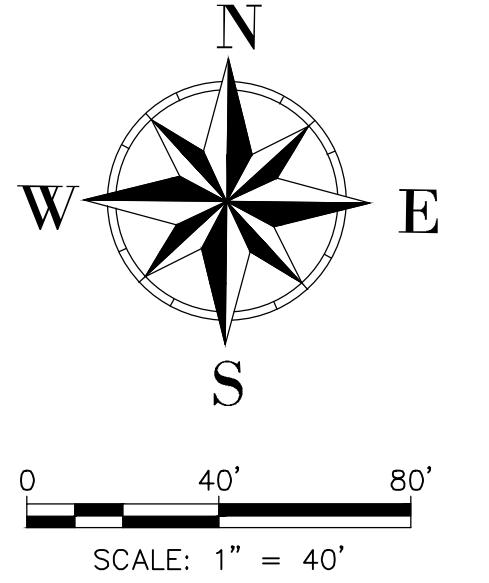
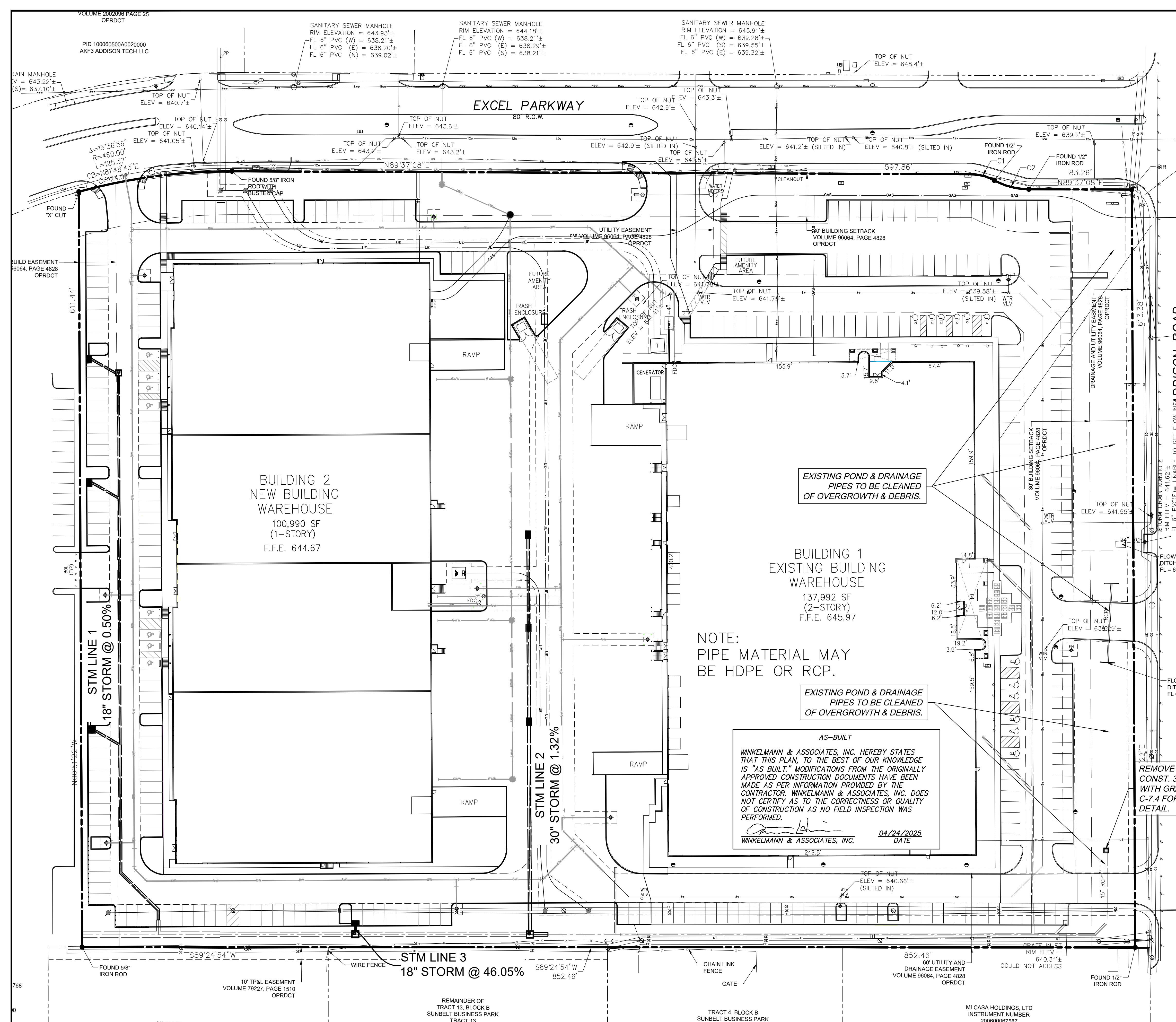
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EROSION CONTROL DETAILS

16675 ADDISON ROAD
ADDISON, TEXAS

11-22-2023

C-9.2



This map illustrates the site location for the Excel Parkway project. The map shows a grid of streets including Sunbelt Dr., Addison Rd., Dallas Pkwy., and Westgrove Dr. A large, dark gray rectangular area represents the 'SITE LOCATION' where the new highway will be constructed. The map also includes a compass rose indicating North, South, East, and West, and labels for Addison Airport and the Dallas/Fort Worth International Airport (DFW). The map uses a combination of solid lines for major roads and dashed lines for minor streets and property boundaries.

VICINITY MAP
N.T.S.
MAPSCO MAP 4Q

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

LEGEND

BOUNDARY
ADJACENT BOUNDARY
EX. BUILDING FOOTPRINT
PROP. BUILDING FOOTPRINT
OVERHANG
EX. ROAD CURB
PROP. ROAD CURB
BUILDING SETBACK
PROP. FIRE LANE EASEMENT
EX. FIRE LANE EASEMENT
UTILITY EASEMENT
EX. STORM
PROP. STORM
PROP. STORM MH
PROP. STORM INLET



NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

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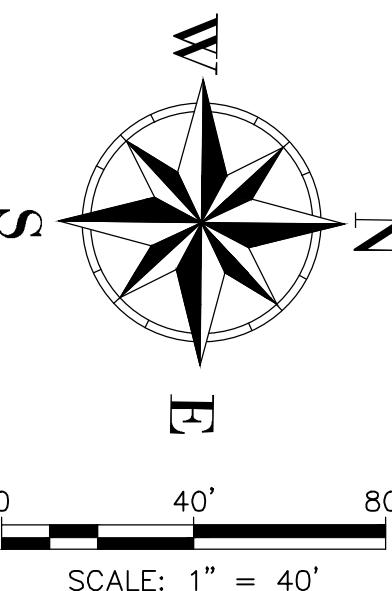
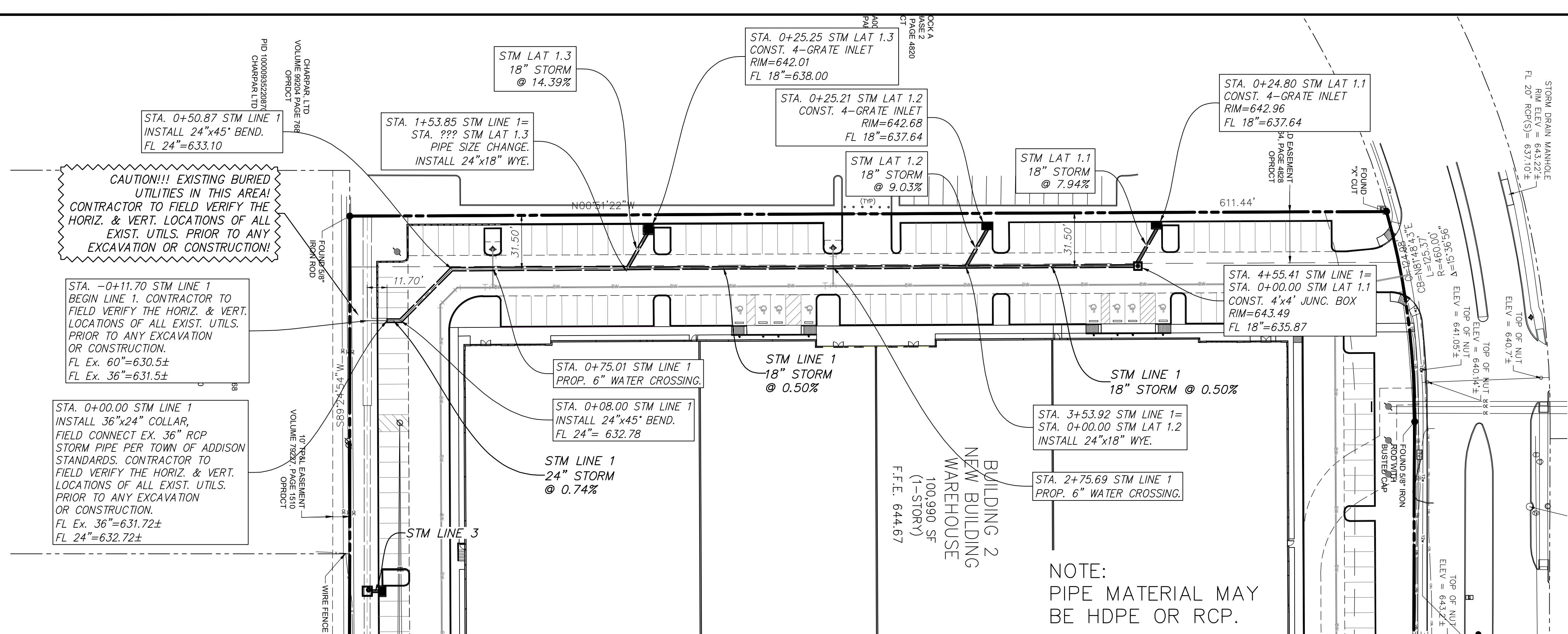
OVERALL STORM DRAIN PLAN

16675 ADDISON ROAD
ADDISON, TEXAS,

ALL STORM DRAIN P 16675 ADDISON ROAD ADDISON, TEXAS

11-22-2023

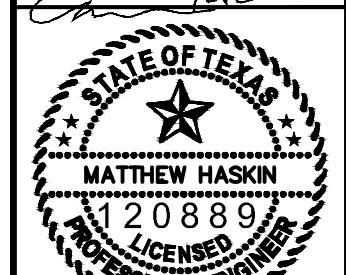
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VICINITY MAP
N.T.S.
MAPSCO MAP 4Q

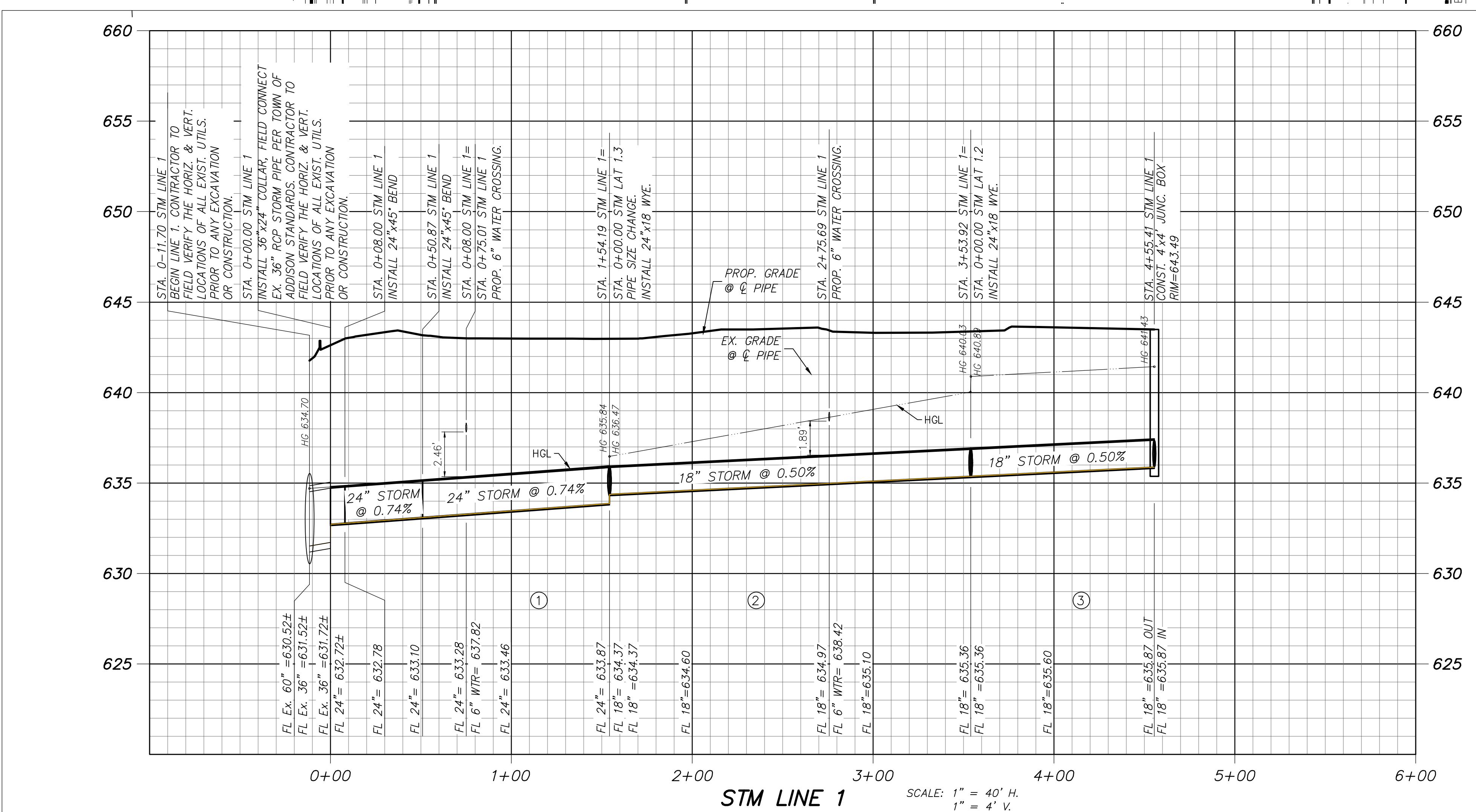
IS PLAN CONFORMS WITH DESIGN
STANDARDS INCLUDED IN THE TOWN
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WATER SYSTEM REQUIREMENTS, AND
RAINAGE CRITERIA MANUAL.

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$$\begin{aligned}
 Q100 &= 23.12 \text{ c.f.s.} \\
 Q_{cap} &= 25.35 \text{ c.f.s.} \\
 V &= 7.36 \text{ ft/sec} \\
 Sf &= 0.0062 \text{ ft/ft} \\
 n &= 0.012
 \end{aligned}$$

$$(2)$$

$$Q100 = 15.19 \text{ c.f.s.}$$

$$Q_{cap} = 9.66 \text{ c.f.s.}$$

$$V = 8.60 \text{ ft/sec}$$

$$Sf = 0.0124 \text{ ft/ft}$$

$$n = 0.012$$

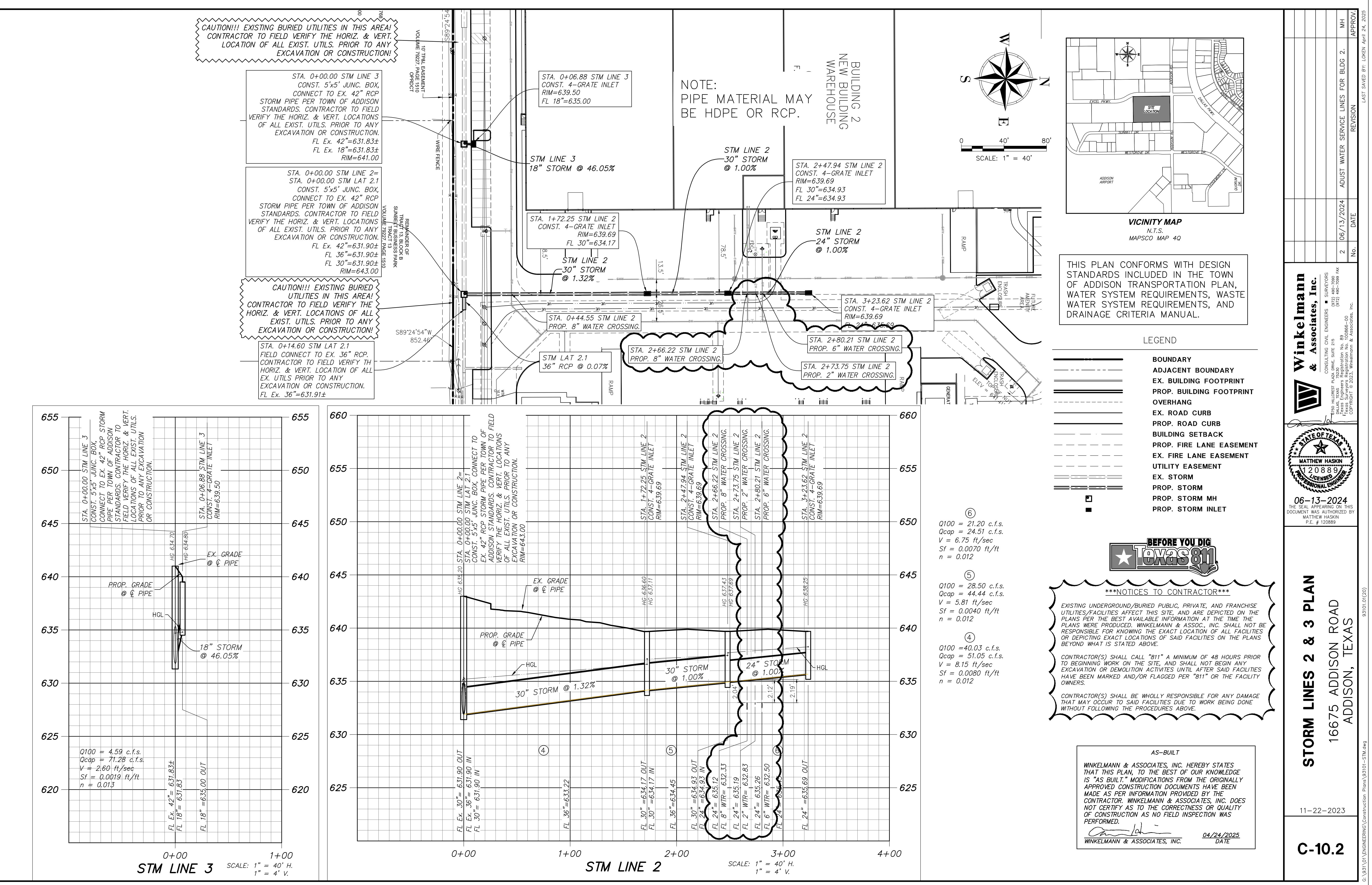
(3)

AS-BUILT

STORM LINE 1 PLAN & PROFILE

11-22-2023

C-10.1



COMPUTATION SHEET HYDRAULIC COMPUTATIONS FOR STORM DRAINS																																		
STORM DRAIN HYDRAULIC CALCULATIONS TABLE																																		
FROM	TO	PIPE LENGTH feet	DRAINAGE AREA			RUNOFF COEFF. "C"	INCRE- MENTAL NO.	TOTAL AREA	TIME OF CONCENTRATION			10-YEAR INTENSITY (MIN.)	100-YEAR INTENSITY (IN/HR)	Q10 RUNOFF (CFS)	Q100 RUNOFF (CFS)	INLET BYPASS (CFS)	Q (CFS)	PIPE SIZE (IN)	n	S _f (FT/FT)	HGL		HEADLOSS CALCULATIONS						DESIGN HGL FROM Elev.	INVERT ELEV. TO (FT)	T/C ELEV. (FT)	COMMENTS		
			INLET "C"	TRAVEL "CA"	TOTAL "CA"				INLET (MIN.)	TRAVEL (MIN.)	TOTAL (MIN.)										D/S Elev.	U/S Elev.	V1(N) ft/sec	V2(OUT) ft/sec	V1^2/2g (FT)	V2^2/2g (FT)	K _j (FT)	K _j V1^2/2G (FT)					H _k (FT)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
LINE 1																																		
3+53.92	4+55.41	101.49	18, 19	1.010	0.990	0.90	0.909	0.909	10.00	0.00	10.00	6.54	9.27	5.95	8.43	0.00	8.26	18	0.012	0.0053	640.89	641.43	0.00	4.67	0.00	0.34	0.50	0.00	0.34	641.77	635.36	635.87	642.99	JUNCTION BOX
1+54.19	3+53.92	199.73	17	0.250	1.240	0.90	0.225	1.134	10.00	0.36	10.36	6.46	9.16	1.45	2.06	0.00	15.19	18	0.012	0.0178	636.47	640.03	4.67	8.60	0.34	1.15	0.75	0.25	0.86	640.89	633.87	635.36	642.78	60° WYE,
0+00.00	1+54.19	154.19	16, 20	0.950	2.190	0.90	0.855	1.989	10.00	0.75	10.75	6.38	9.05	5.45	7.74	0.00	23.12	24	0.012	0.0074	634.70	635.84	8.60	7.36	1.15	0.84	0.75	0.86	0.63	636.47	632.72	633.87	642.70	60° WYE,
LINE 2																																		
2+47.94	3+23.62	75.68	5, 6, 9, 12, 21, 22	2.540	2.540	0.90	2.286	2.286	10.00	0.00	10.00	6.54	9.27	14.95	21.20	0.00	21.20	24	0.012	0.0075	637.69	638.25	0.00	6.75	0.00	0.71	1.25	0.00	0.88	639.14	634.93	635.69	639.69	GRATE INLET
1+72.25	2+47.94	75.69	7, 13, 23	0.880	3.420	0.90	0.792	3.078	10.00	0.19	10.19	6.50	9.22	5.15	7.30	0.00	28.50	30	0.012	0.0041	637.11	637.43	6.75	5.81	0.71	0.52	0.50	0.35	0.26	637.69	634.17	634.93	639.69	GRATE INLET
0+00.00	1+72.25	172.25	8, 14, 24	1.400	4.820	0.90	1.260	4.338	10.00	0.40	10.40	6.45	9.15	8.13	11.53	0.00	40.03	30	0.012	0.0081	635.20	636.60	5.81	8.15	0.52	1.03	0.50	0.26	0.52	637.11	631.90	634.17	639.69	GRATE INLET
LINE 3																																		
0+00.00	0+06.88	6.88			0.000	0.90		0.000	10.00	0.00	0.00	10.32	14.30	-	-	0.00	0.00	18	0.013	0.4605	634.70	637.87	0.00	#N/A	0.00	#N/A	1.25	0.00	#N/A	#N/A	631.83	635.00	639.50	GRATE INLET

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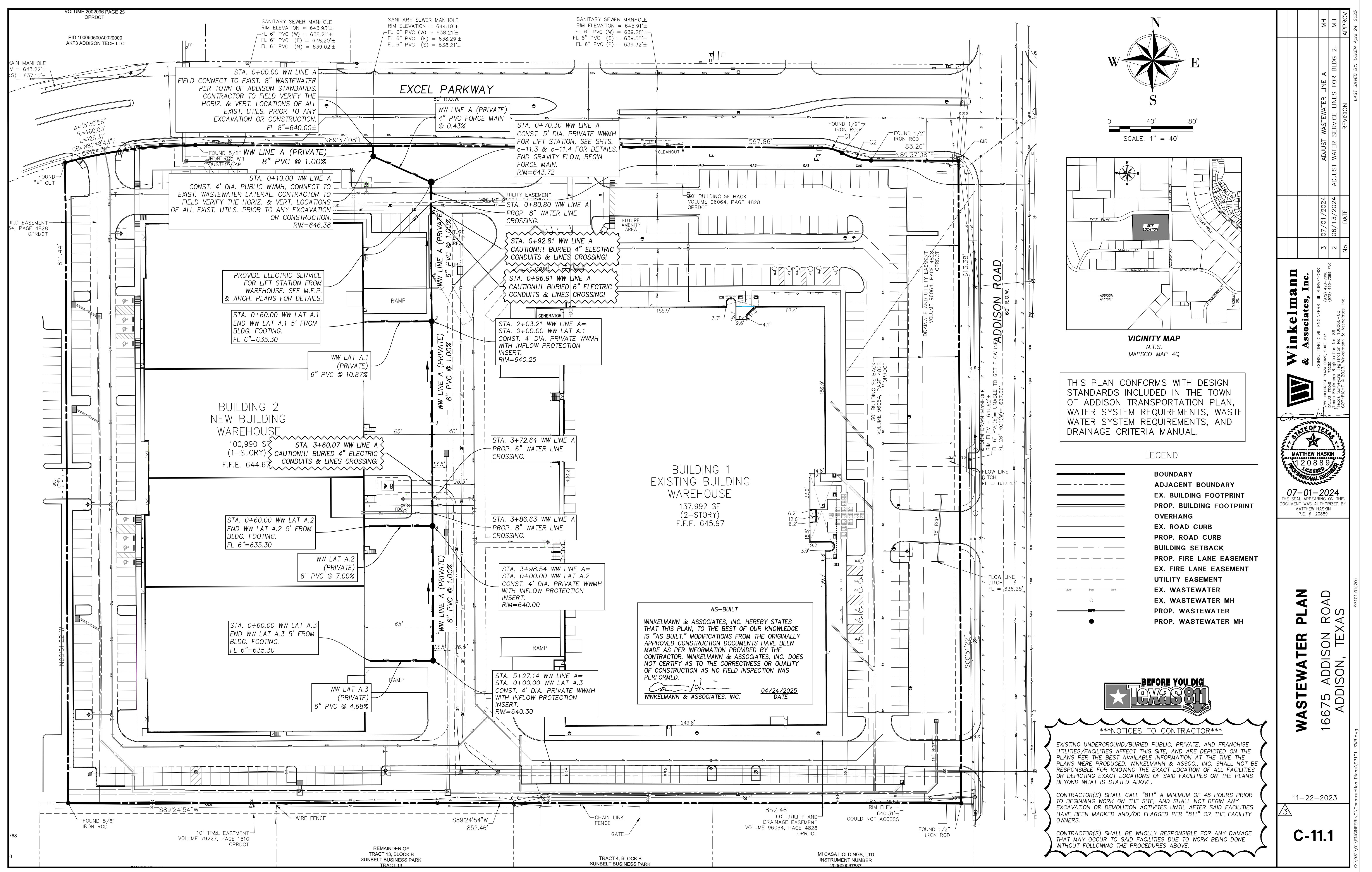
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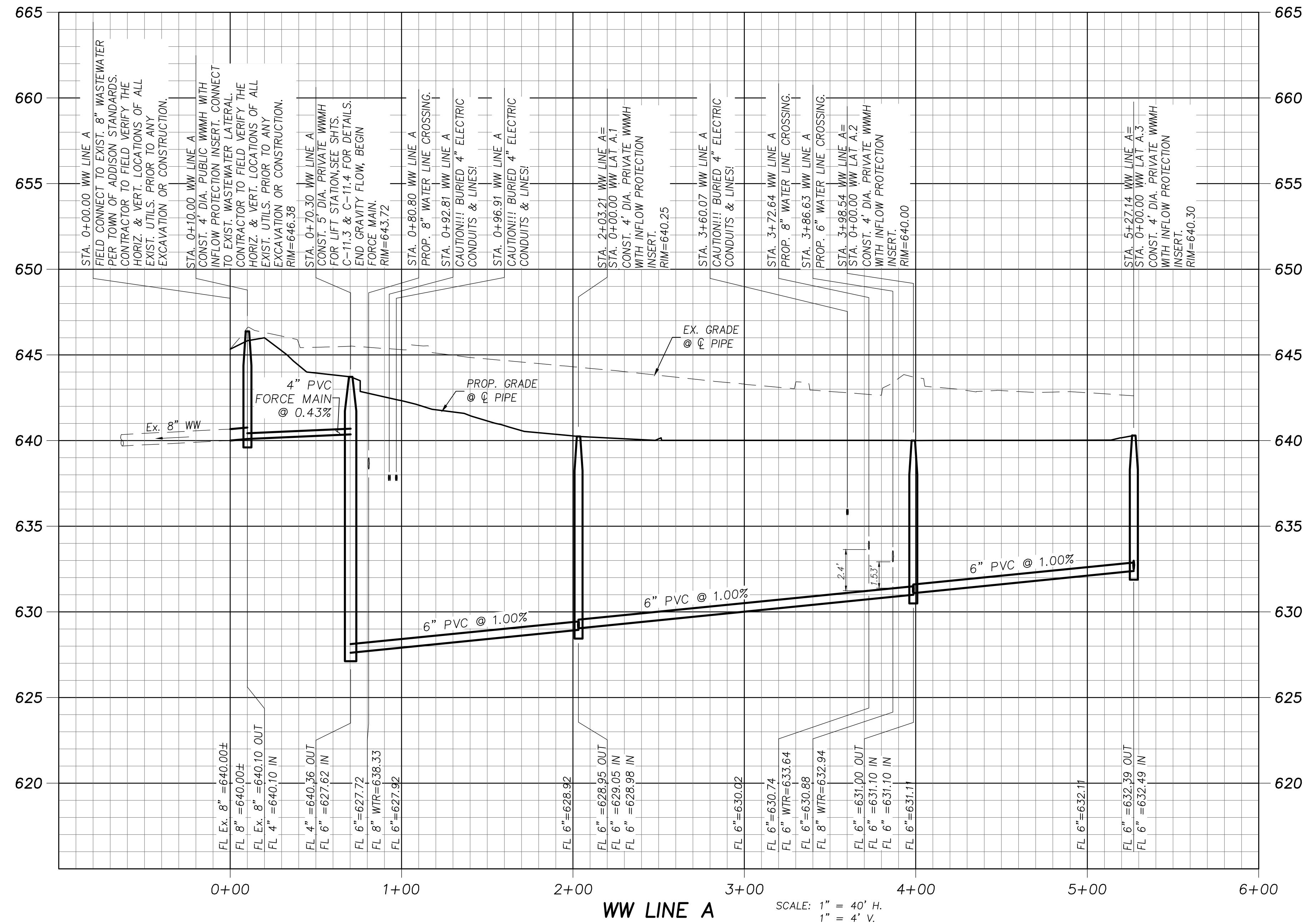
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04/24/2025
WINCKELMANN & ASSOCIATES, INC.
DATE

WASTEWATER PROFILE

16675 ADDISON ROAD
ADDISON, TEXAS

11-22-2023

C-11.2



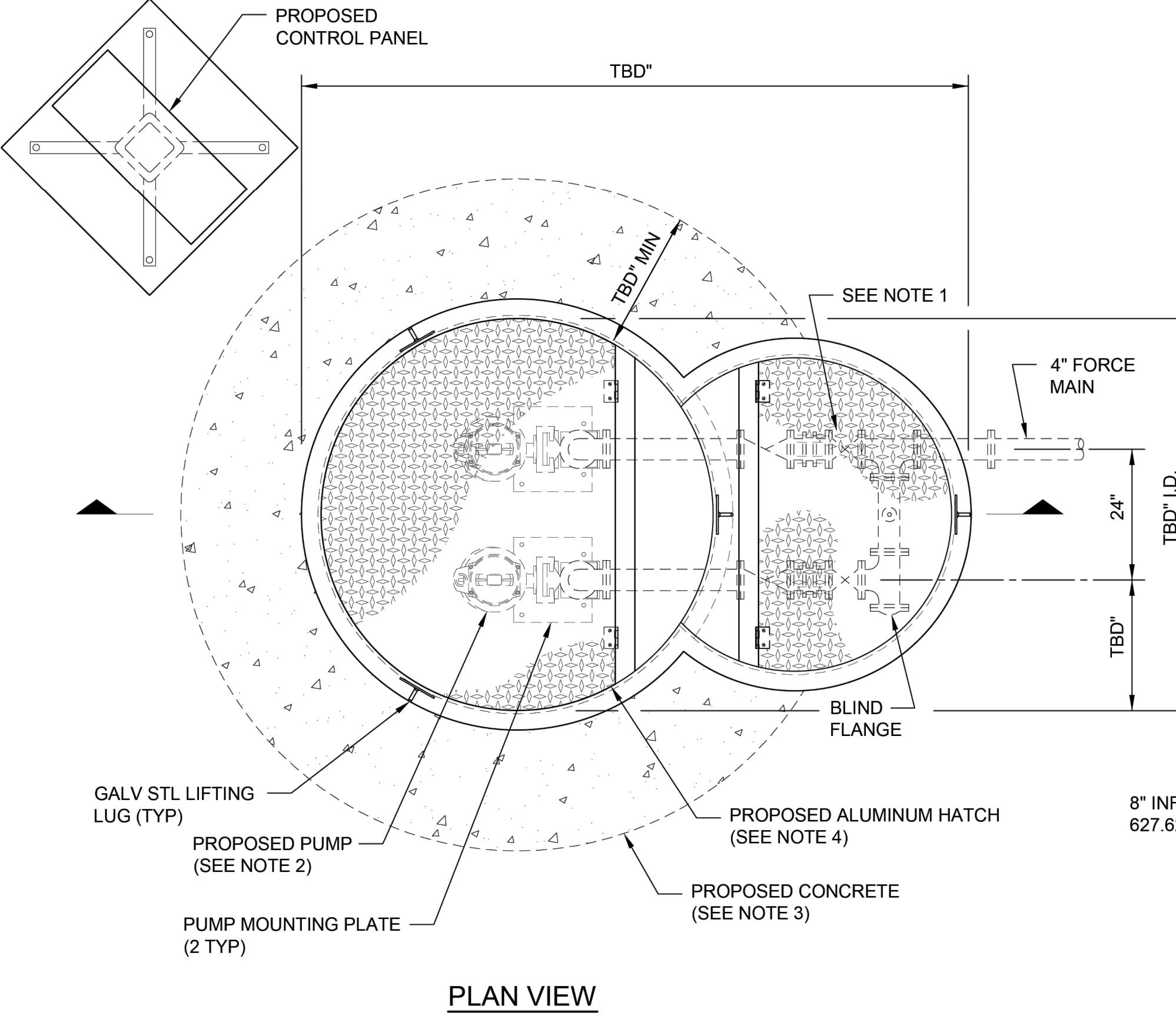
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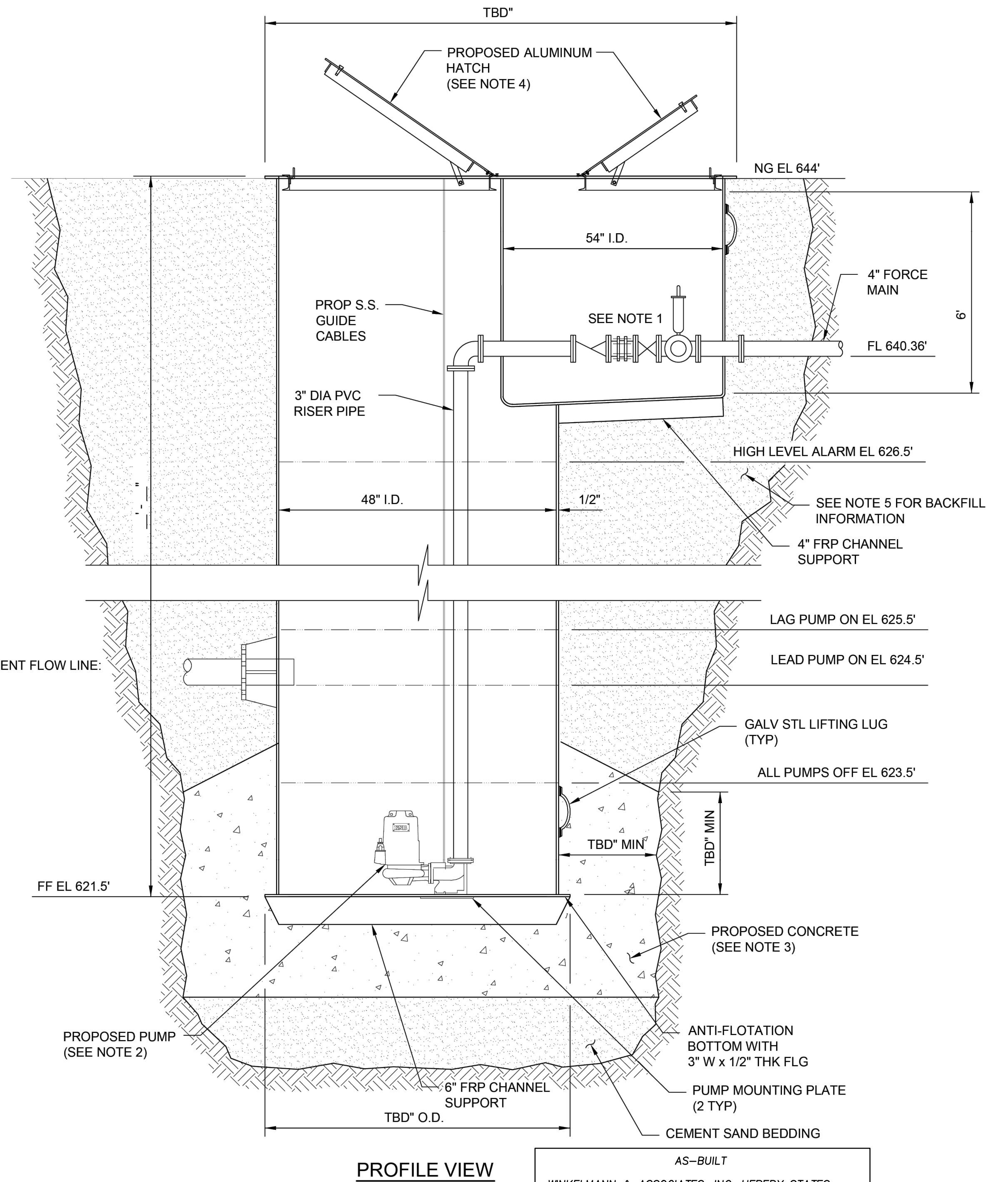
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PLAN VIEW



PROFILE VIEW

48" DIAMETER FRP BASIN
DUPLEX LIFT STATION
WITH 54" DIAMETER x 60" VALVE VAULT

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04/24/2025
WINKELMANN & ASSOCIATES, INC. DATE
04/24/2025

0 .5 1 2 3 4
SCALE IN FEET

PScri
Pump Solutions

PUMP SOLUTIONS, INC.
1463 S. 2ND AVENUE
MANSFIELD, TX 76063
(817) 684-0900

NOTES:

1. PROPOSED CHECK VALVE, COUPLING, PLUG VALVE AND AIR RELEASE VALVE (BALL VALVES MAY BE USED DEPENDING ON TYPE OF PROPOSED PUMPS).
2. PROPOSED PUMPS TO BE SELECTED BASED ON APPLICATION, FLOW, AND HEAD CONDITIONS OF FORCE MAIN.
3. CONCRETE SHALL BE ____ psi WITH AT LEAST ____" COVERING THE ANTI-FLOTATION RING AS SHOWN.
4. ALUMINUM ACCESS COVERS MAY BE BOLTED DIRECTLY TO THE 3-INCH WIDE FLANGE AT THE TOP OF THE FIBERGLASS BASIN. HATCHES TO BE SIZED BASED ON PUMPS SELECTED.
5. SELECT BACKFILL MATERIAL FREE OF VOIDS, SHARP OBJECTS, OR OTHER DEBRIS.
6. BARNES PUMP MODEL XSGV2042L TO BE PURCHASED THROUGH PUMP SOLUTIONS, INC. - PLEASE CONTACT CONOR MULLIS (817) 403-6638.

NOTES:

1. PSI 1500CT PUMP CONTROLLER.
2. NEMA 3R STAINLESS STEEL 48"x36" ENCLOSURE.
3. ELECTRICAL DRAWING UPON REQUEST.
4. OTHER OPTIONS ON REQUEST

PUMP CONTROL PANEL DETAIL

INNER DOOR VIEW
(SHOWN WITH OUTER
DOORS REMOVED)

11-22-2023
G:\331\101\ENGINEERING\Construction Plans\33101-SW.dwg

Submersible Grinder XP

Specifications:

DISCHARGE: 1 1/4" NPT, Vertical
LIQUID TEMPERATURE: 104°F (40°C) Continuous
VOLUTE: Cast Iron ASTM A-48, Class 30
MOTOR HOUSING: Cast Iron ASTM A-48, Class 30
SEAL PLATE: Cast Iron ASTM A-48, Class 30
IMPELLER: Design: 10 Vane, Vortex, With Pump Out Vanes
On Back Side. Dynamically Balanced,
ISO G6.3.
Material: 35-5-5 Bronze
SHREDDING RING: Hardened 440C Stainless Steel
Rockwell® C-55
CUTTER: Hardened 440C Stainless Steel,
Rockwell® C-55.
SHAFT: .416 Stainless Steel
SQUARE RINGS: Buna-N
HARDWARE: 300 Series Stainless Steel
PAINT: Air Dry Enamel.
SEAL: Design: Tandem Mechanical, Oil Filled Reservoir.
Material: Rotating Faces - Carbon
Stationary Faces - Ceramic
Electrical: 200VAC, 60Hz
Hardware: 300 Series Stainless
30 ft. (9.1 m) Std. Cord, Epoxy Sealed
Housing with Secondary Pressure
Grommet for Sealing and Strain Relief
UPPER BEARING: Design: Single Row, Ball, Oil Lubricated
Load: Radial
LOWER BEARING: Design: Single Row, Oil Lubrication
Load: Radial & Thrust
MOTOR: Design: NEMA Single Phase,
NEMA B-Three Phase Torque
Curve: Oil-Filled, Squirrel Cage Induction
Insulation: Class B
SINGLE PHASE: Capacitor Start/Capacitor Run. Requires overload
protection to be included in control panel. Requires Barnes® Starter or
Control Panel which includes Capacitors, or Capacitor pack.
THREE PHASE: Dual Voltage 230/460. Requires Overload Protection to be
included in control panel.
MOISTURE SENSORS: Normally Open (NO). Requires relay
in control panel
TEMPERATURE SENSORS: Normally Closed (NC). Requires relay
in control panel
OPTIONAL EQUIPMENT: Seal Material, Impeller Trims,
Cord Length

**Series: XSGV-L
2HP, 3450RPM, 60Hz**

Sample Specification

DESCRIPTION:
THE GRINDER PUMP IS FOR USE IN HAZARDOUS LOCATIONS AND IS DESIGNED TO REDUCE DOMESTIC, COMMERCIAL, INSTITUTIONAL AND LIGHT INDUSTRIAL SEWAGE TO A FINELY GROUNDED SLURRY.

WARNING:
CANCER AND REPRODUCTIVE HARM -
WWW.P65WARNINGS.CA.GOV

UL E73842 **CSA** LR16567 **SWPQ** MICH313

CRANE® PUMPS & SYSTEMS
A Crane Co. Company USA: (937) 778-8947 • Canada: (905) 457-6223 • International: (937) 615-3598
SECTION 3C PAGE 1 DATE 10/18

Submersible Grinder XP

Submersible Grinder XP

Dimensions (inches/mm):

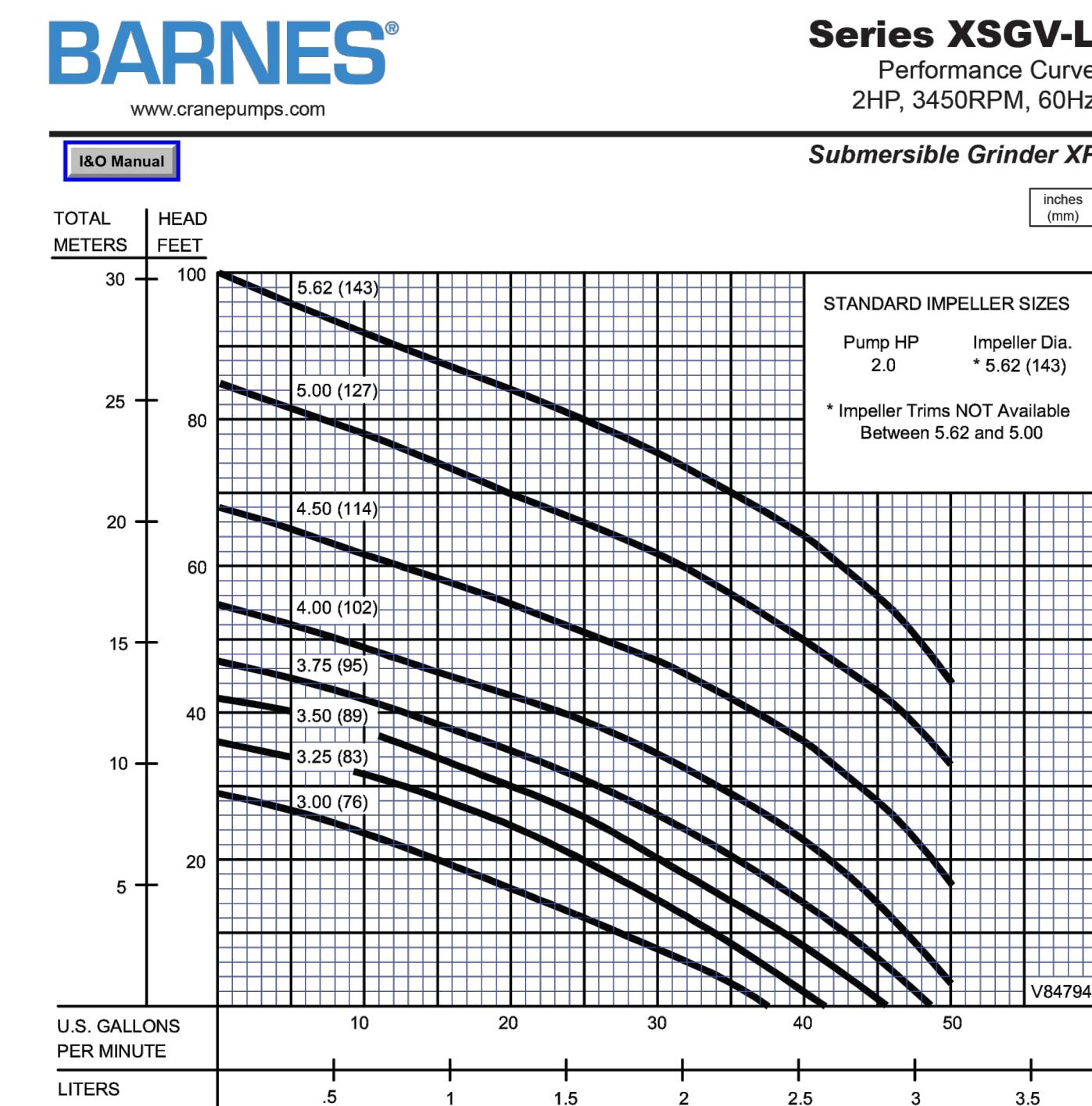
Overall Height: 21.00 (533)
Shaft Length: 10.80 (274)
Shaft Diameter: 5.55 (141)
Shaft Width: 1.13 (29)
Shaft Center: 3.87 (98)
Shaft Mount: 4.00 (102)
Shaft Mount: 8.00 (203)

Model No. Part No. HP VOLT/PH Hz RPM (Nom) NEMA START CODE FULL LOAD AMPS LOCKED ROTOR AMPS CORD SIZE CORD TYPE CORD O.D. inch (mm)

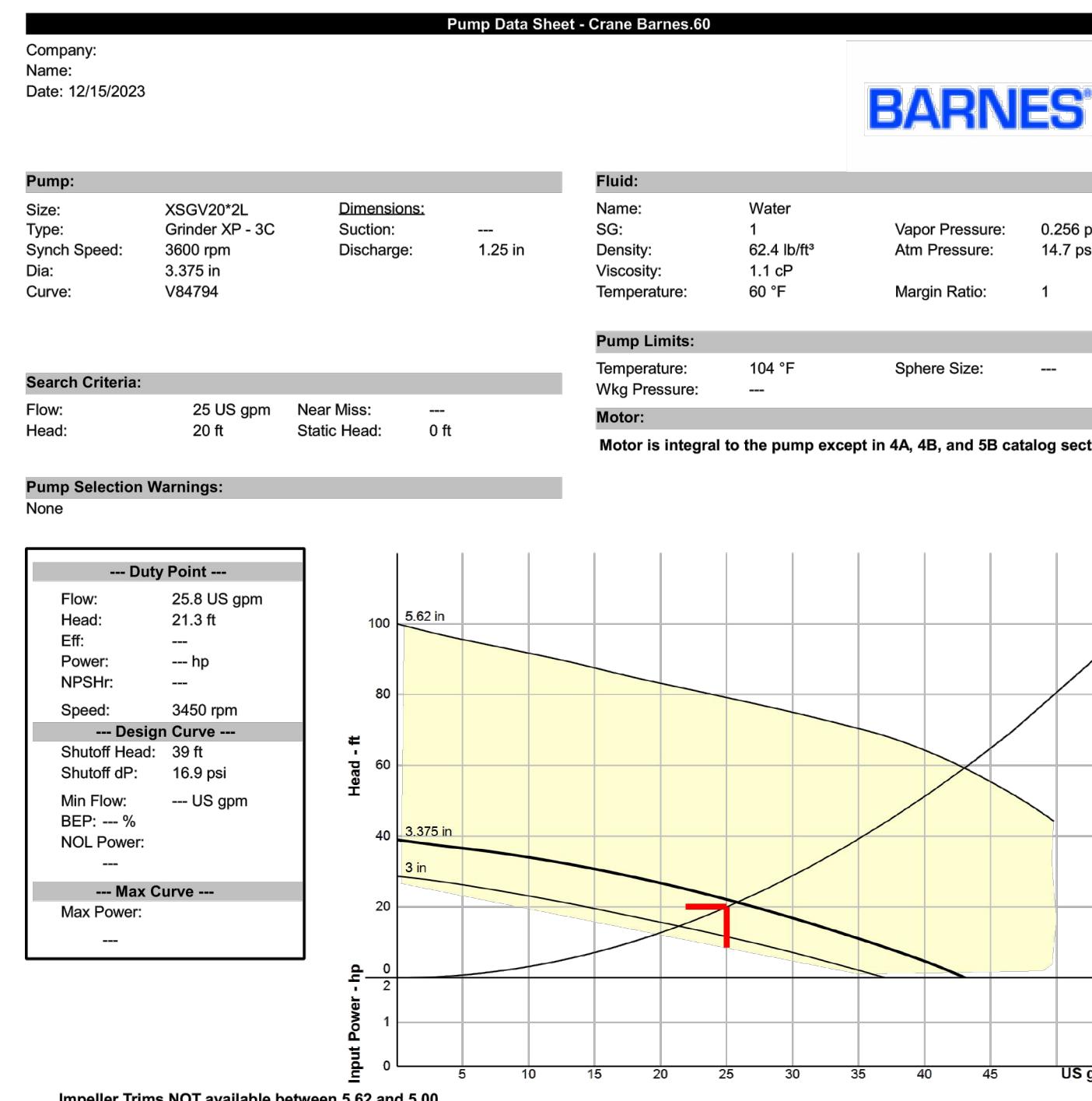
XSGV202L	127325	2	230/1	60	3450	H	53.8	10/4	SOW	0.75 (19)	
XSGV206L	127326	2	200/3	60	3450	J	11.0	42.0	10/4	SOW	0.75 (19)
XSGV203L	127327	2	230/3	60	3450	J	9.0	36.0	10/4	SOW	0.75 (19)
XSGV204L	127328	2	460/3	60	3450	J	4.5	16.0	10/4	SOW	0.75 (19)
XSGV205L	127329	2	575/3	60	3450	J	3.2	14.4	10/4	SOW	0.75 (19)

Moisture & Temperature sensor cord for all models is 18/5 SOW, .476 (12mm) O.D.

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SECTION 3C PAGE 4/17

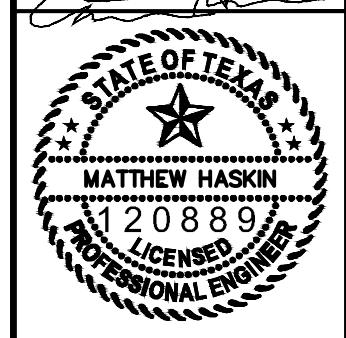


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SECTION 3C PAGE 3 DATE 5/04



11-22-2023
C-11.4
Selected from catalog: Barnes.60, Vers 4/23/20

LIFT STATION DETAILS 2
16675 ADDISON ROAD
ADDISON, TEXAS
93101.D1(20)



12-20-2023
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
MATTHEW HASKIN
P.E. # 120889

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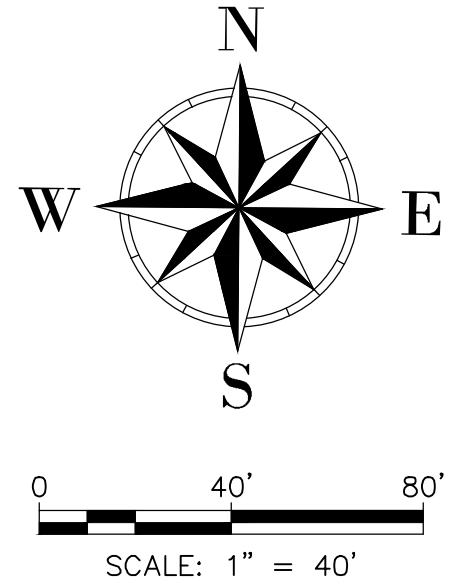
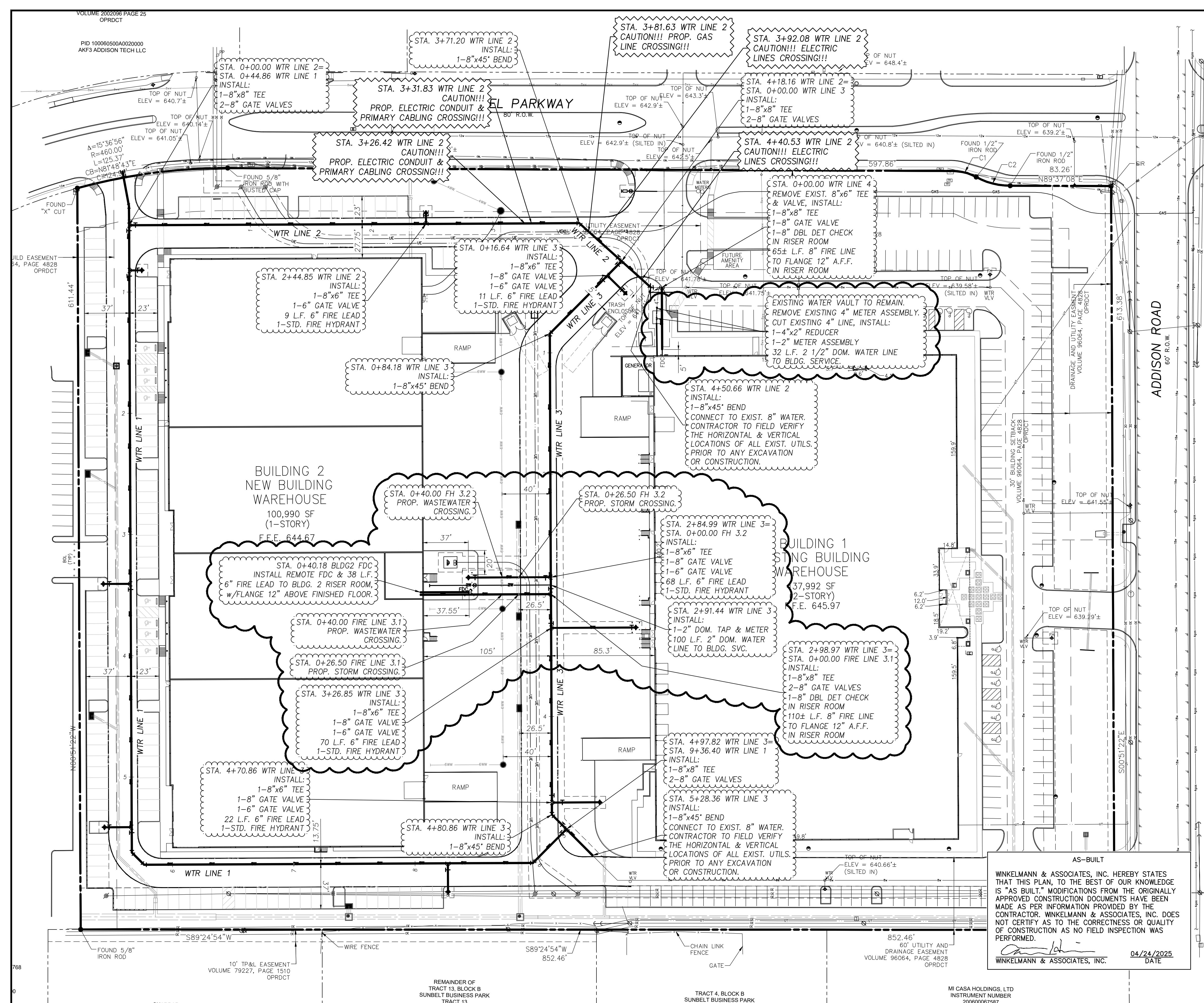
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1



VICINITY MAP
N.T.S.
MAPSCO MAP 4Q

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

LEGEND

— — — — —	BOUNDARY
— — — — —	ADJACENT BOUNDARY
— — — — —	EX. BUILDING FOOTPRINT
— — — — —	PROP. BUILDING FOOTPRINT
— — — — —	OVERHANG
— — — — —	EX. ROAD CURB
— — — — —	PROP. ROAD CURB
— — — — —	BUILDING SETBACK
— — — — —	PROP. FIRE LANE EASEMENT
— — — — —	EX. FIRE LANE EASEMENT
— — — — —	UTILITY EASEMENT
— — — — —	EX. WATER
— — — — —	PROP. WATER
— — — — —	EX. FIRE HYDRANT
— — — — —	PROP. FIRE HYDRANT
— — — — —	PROP. REMOTE FDC
— — — — —	PROP. WATER METER
12w — — — — —	
8w — — — — —	
	
	
	
	



TO CONTRACTOR***

UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE /FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PER THE BEST AVAILABLE INFORMATION AT THE TIME THE WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE SIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES CTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS WHAT IS STATED ABOVE.

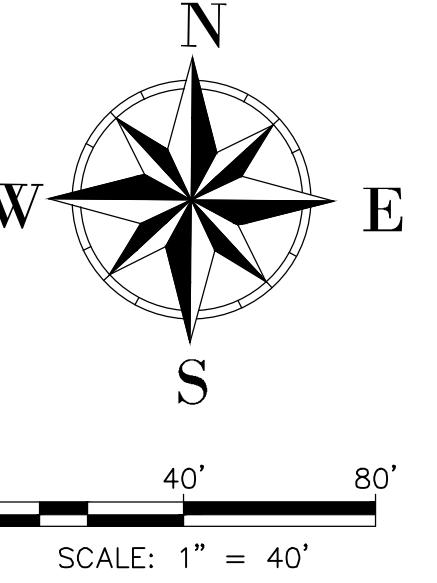
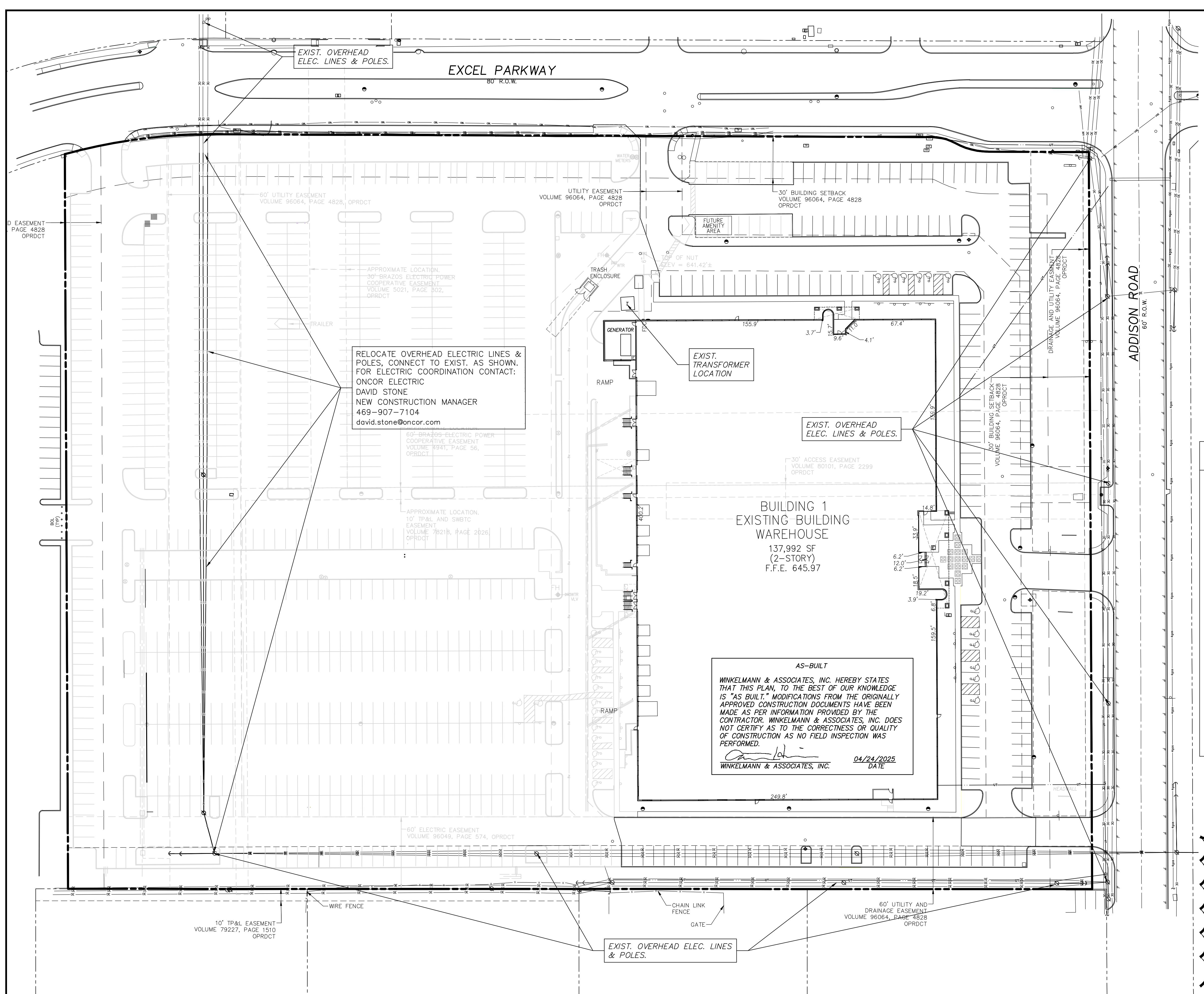
CTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR
NNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY
TION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES
EN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY

CTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE
Y OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE
FOLLOWING THE PROCEDURES ABOVE.

WATER LINES 2, 3 & 4

11-22-2023

C-12.2



A horizontal scale bar consisting of a black line with a white center. The line is divided into 40 equal segments. Above the bar, the text '+5' is positioned above the 5th segment from the left, and '80' is positioned above the 80th segment from the left. Below the bar, the text 'SCALE: 1" = 40'' is centered.

This map shows the location of a proposed development site in the Addison, Texas area. The map includes the following labeled features:

- ADDISON AIRPORT**: Located in the lower-left quadrant.
- EXCEL PKWY.**: A major north-south road running through the center of the map.
- SUNBELT DR.**: A road running east-west, intersecting EXCEL PKWY.
- WESTGROVE DR.**: A road running east-west, intersecting SUNBELT DR.
- ADDISON RD.**: A road running north-south, intersecting EXCEL PKWY.
- DALLAS PKWY.**: A major north-south road running through the center-right of the map.
- WESTGROVE DR.**: A road running east-west, intersecting DALLAS PKWY.
- QUORUM DR.**: A road running north-south, intersecting DALLAS PKWY.
- LEIGHTON LN.**: A road running east-west, intersecting QUORUM DR.
- Site Location**: A shaded rectangular area representing the proposed development site, located at the intersection of SUNBELT DR. and EXCEL PKWY.

A compass rose is located in the upper-left quadrant, indicating North (N), South (S), East (E), and West (W).

VICINITY MAP
N.T.S.
MAPSCO MAP 4Q

LEGEND

BOUNDARY
ADJACENT BOUNDARY
EX. BUILDING FOOTPRINT
PROP. BUILDING FOOTPRINT
OVERHANG
EX. ROAD CURB
PROP. ROAD CURB
BUILDING SETBACK
PROP. FIRE LANE EASEMENT
EX. FIRE LANE EASEMENT
UTILITY EASEMENT
EX. OVERHEAD ELECTRIC
PROP. OVERHEAD ELECTRIC
EX. POWER POLE
PROP. POWER POLE
TRANSFORMERS



12-20-2023
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
MATTHEW HASKIN

12-20-2023
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**EXISTING OVERHEAD ELECTRIC
RELOCATION PLAN**

16675 ADDISON ROAD
ADDISON, TEXAS

11-22-2023

C-13.1

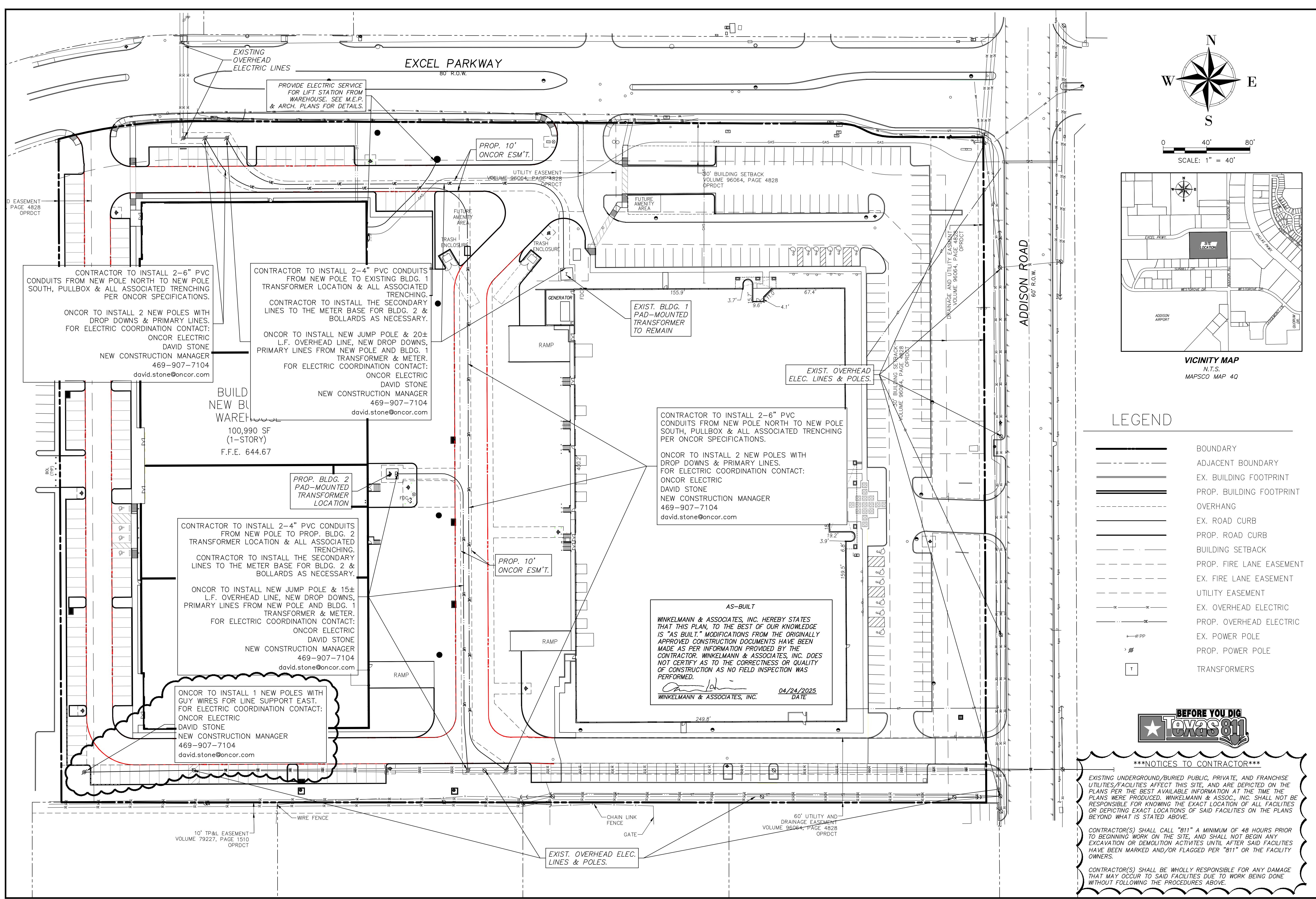


ICES TO CONTRACTOR***

G UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE
S/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE
PER THE BEST AVAILABLE INFORMATION AT THE TIME THE
WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE
NSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES
PICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS
D. WHAT IS STATED ABOVE

ACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR
TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY
EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES
HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY
OWNER HAS BEEN NOTIFIED.

ACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE
THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE
AT FOLLOWING THE PROCEDURES ABOVE.



Winkelman
& Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
(972) 489-7090 (972) 489-7098
Texas Surveyors Registration No. 89
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12-20-2023

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MATTHEW HASKIN
P.E. #120889

93101.D1(20)

Q:\331\1\ENGINEERING\Construction Plans\33101-F1P.dwg

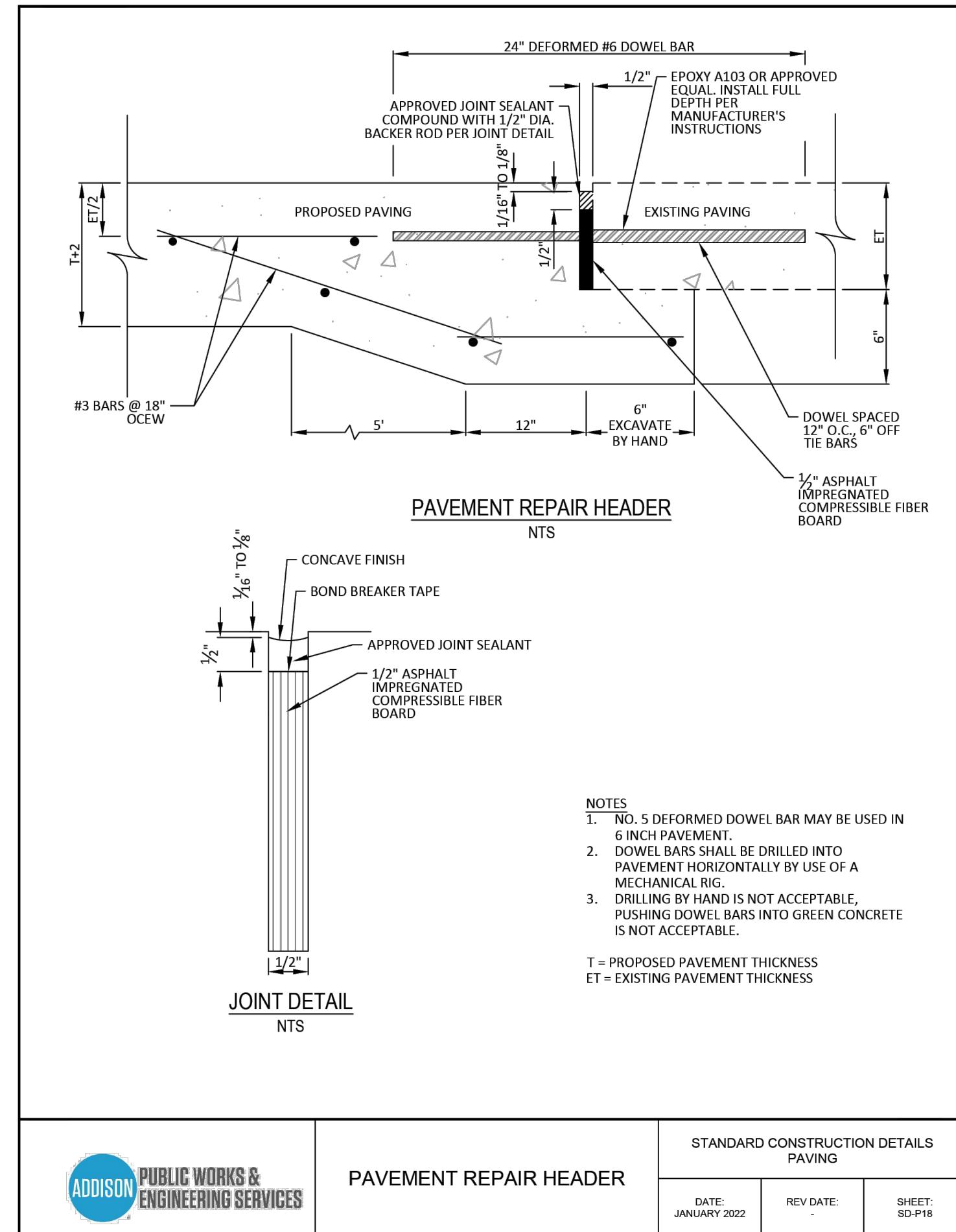
TOWN PAVING DETAILS

16675 ADDISON ROAD

ADDISON, TEXAS

11-22-2023

C-14.1

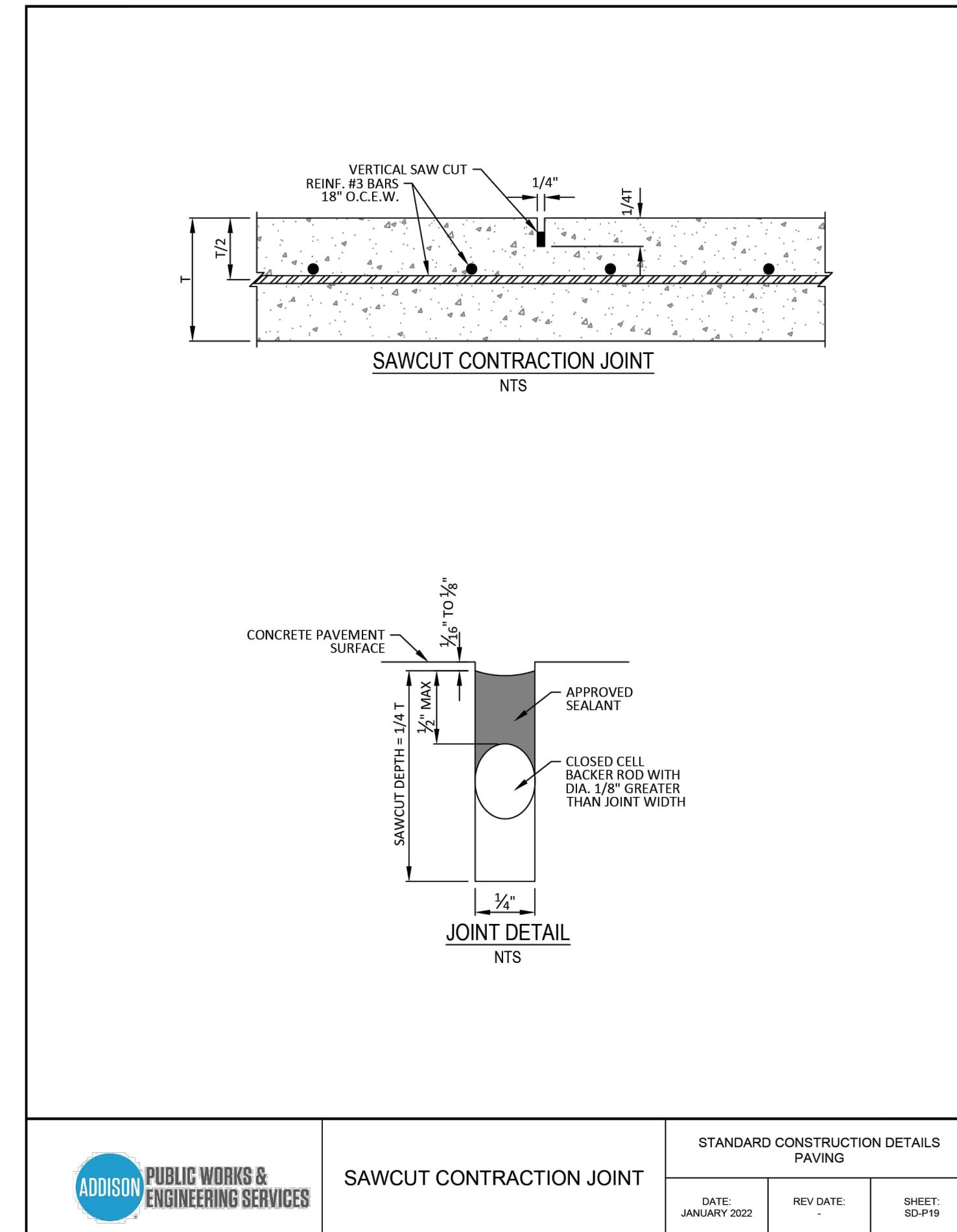


PUBLIC WORKS & ENGINEERING SERVICES

PAVEMENT REPAIR HEADER

**STANDARD CONSTRUCTION DETAILS
PAVING**

DATE: JANUARY 2022 REV DATE: SHEET: SD-P18

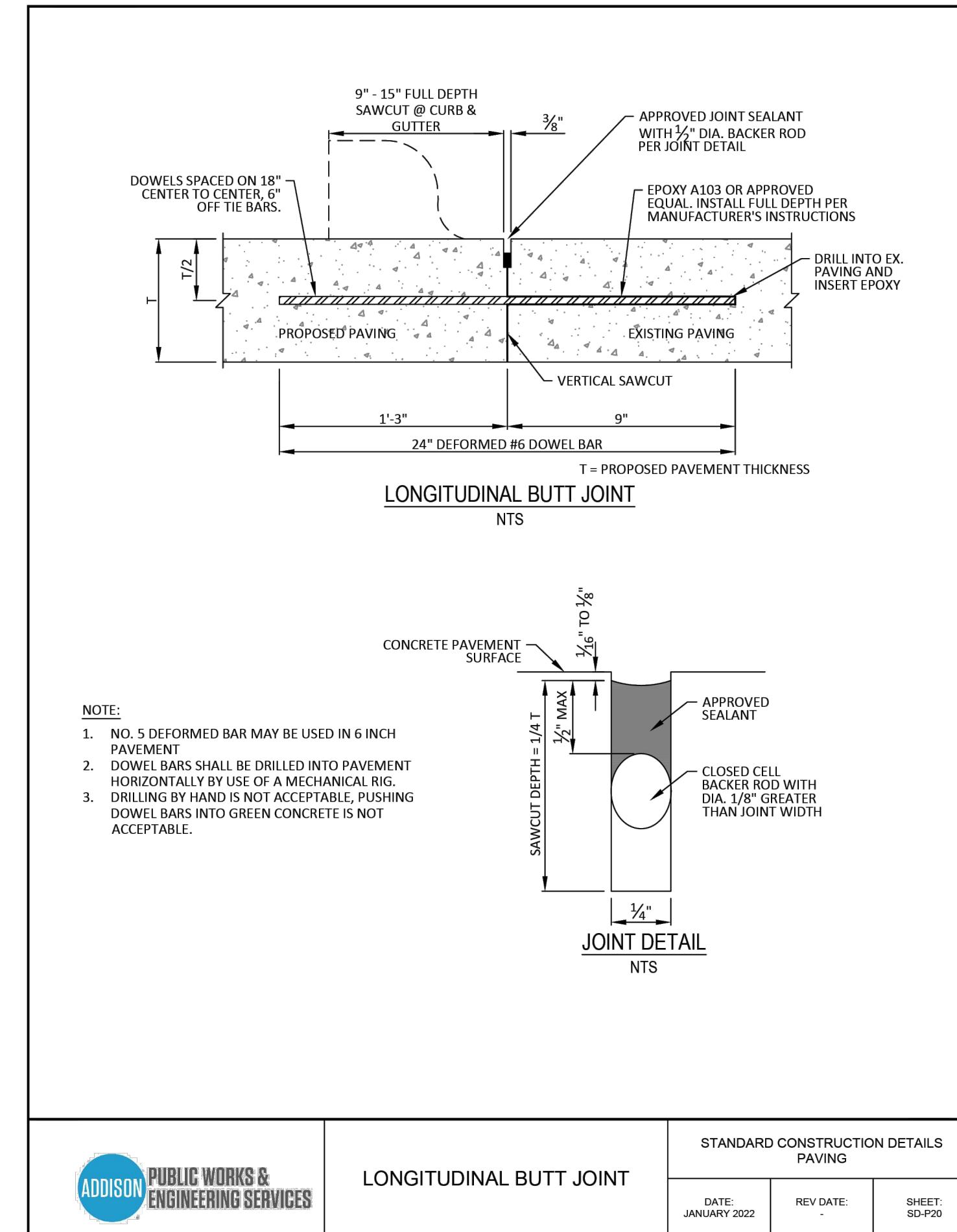


PUBLIC WORKS & ENGINEERING SERVICES

SAWCUT CONTRACTION JOINT

**STANDARD CONSTRUCTION DETAILS
PAVING**

DATE: JANUARY 2022 REV DATE: SHEET: SD-P19

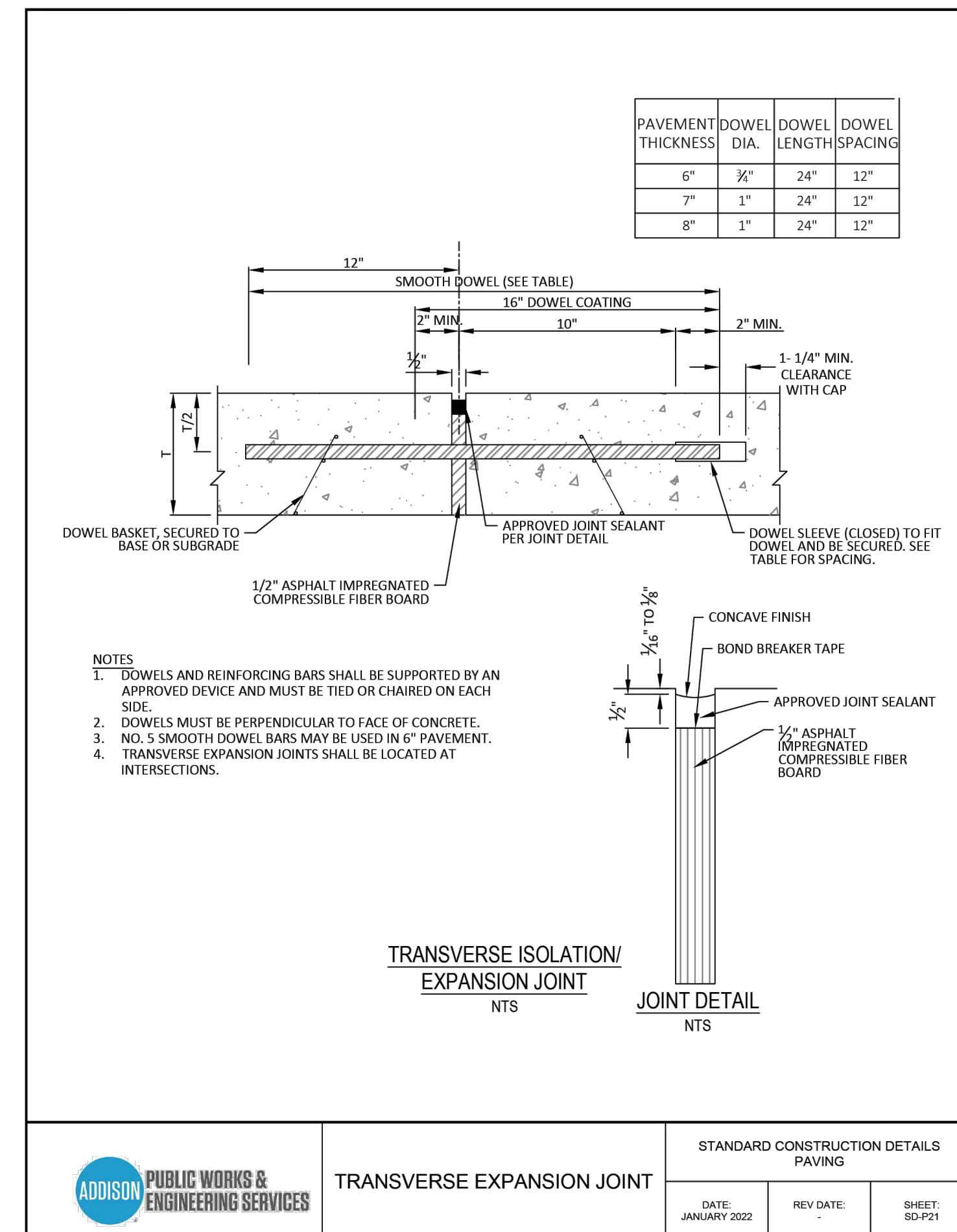


PUBLIC WORKS & ENGINEERING SERVICES

LONGITUDINAL BUTT JOINT

**STANDARD CONSTRUCTION DETAILS
PAVING**

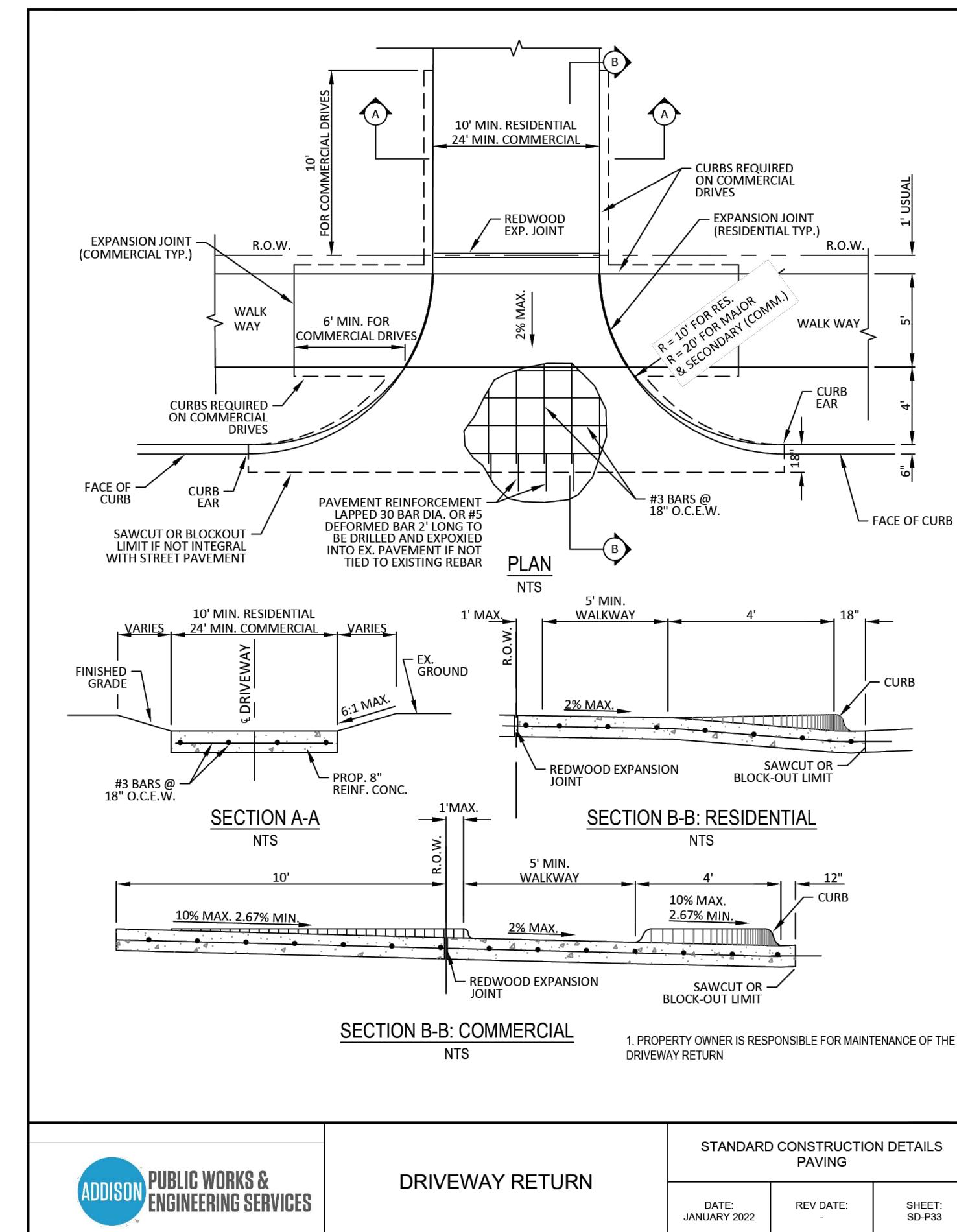
DATE: JANUARY 2022 REV DATE: SHEET: SD-P20



PUBLIC WORKS & ENGINEERING SERVICES

**STANDARD CONSTRUCTION DETAILS
PAVING**

DATE: JANUARY 2022 REV DATE: SHEET: SD-P21



PUBLIC WORKS & ENGINEERING SERVICES

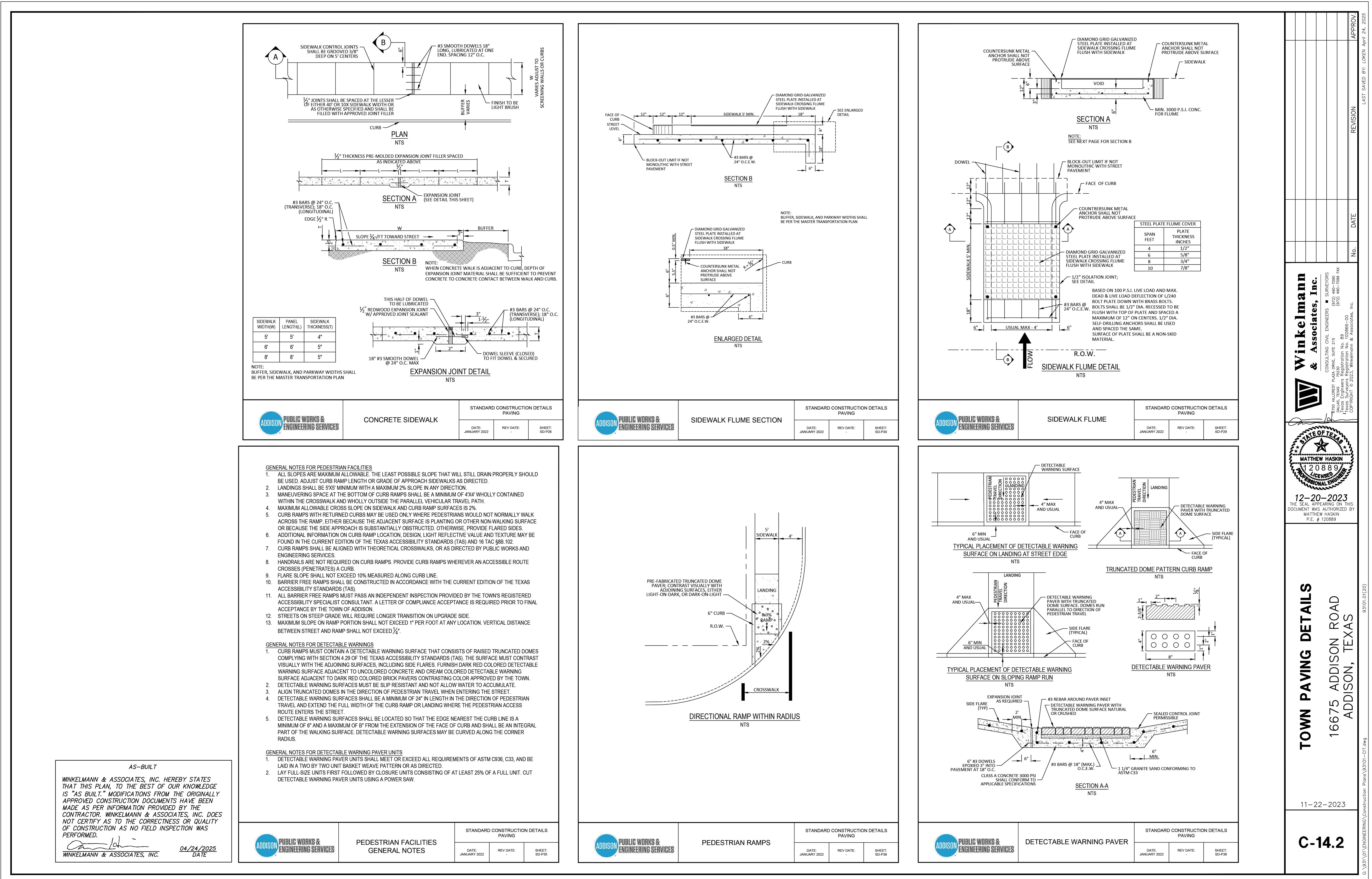
**STANDARD CONSTRUCTION DETAILS
PAVING**

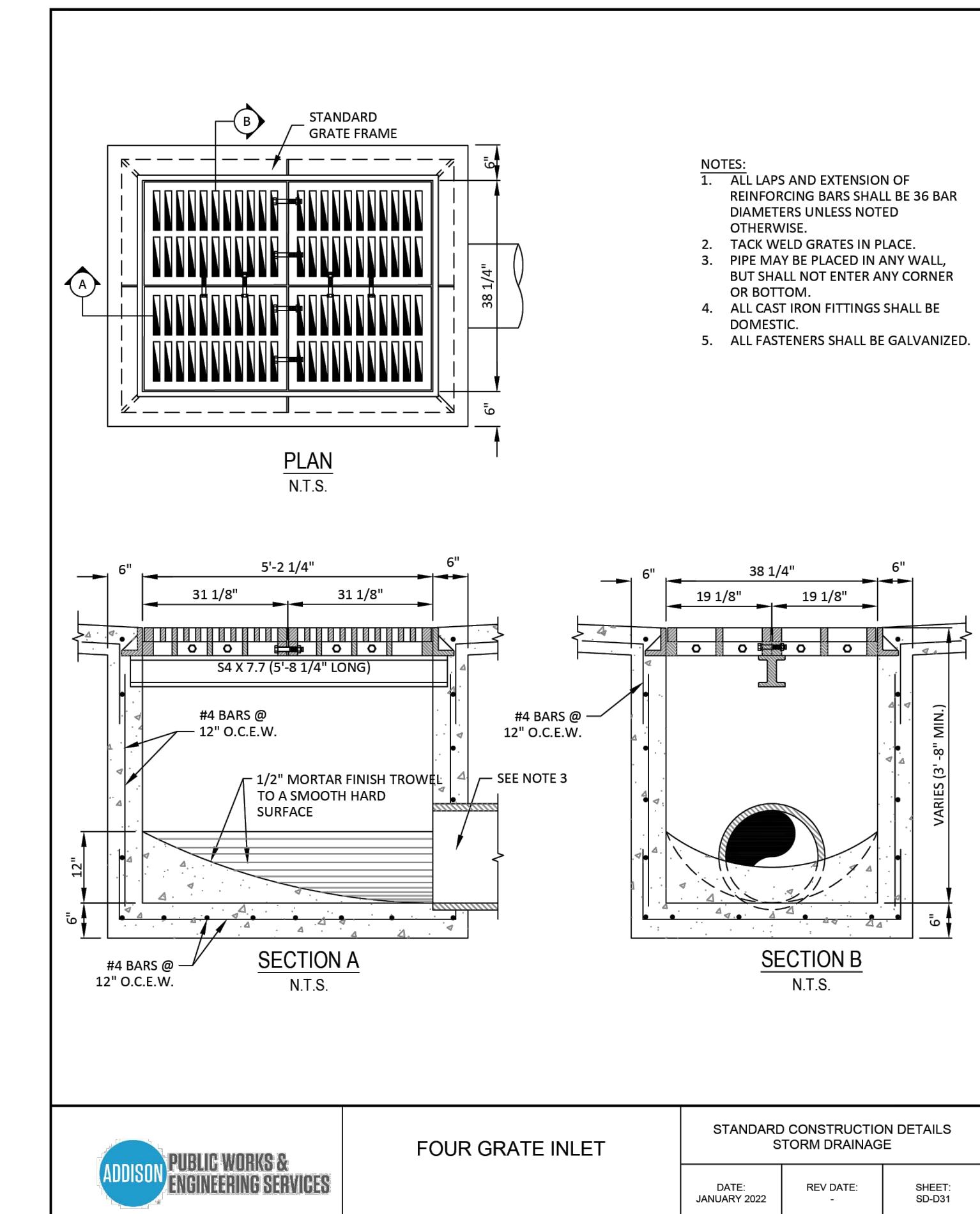
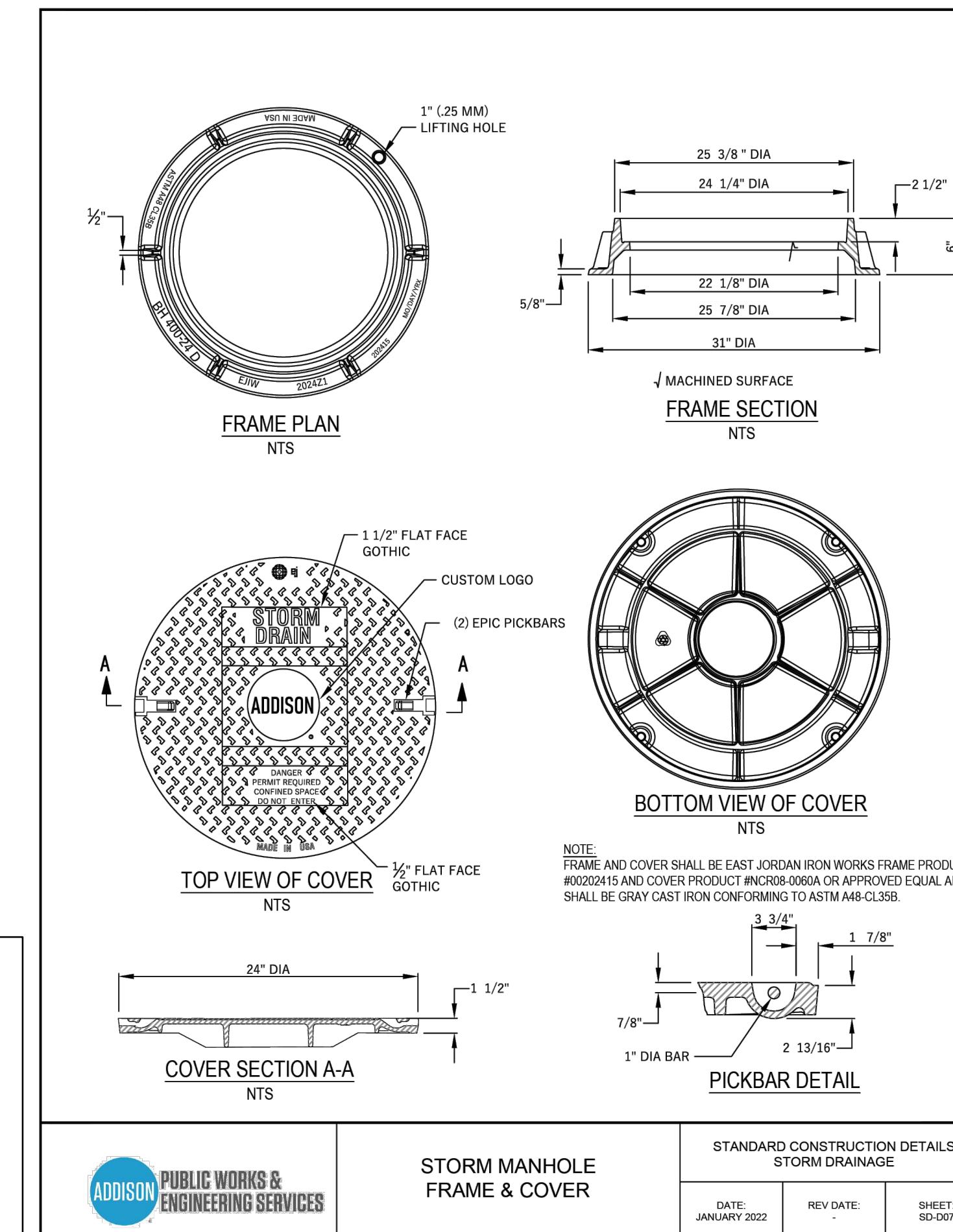
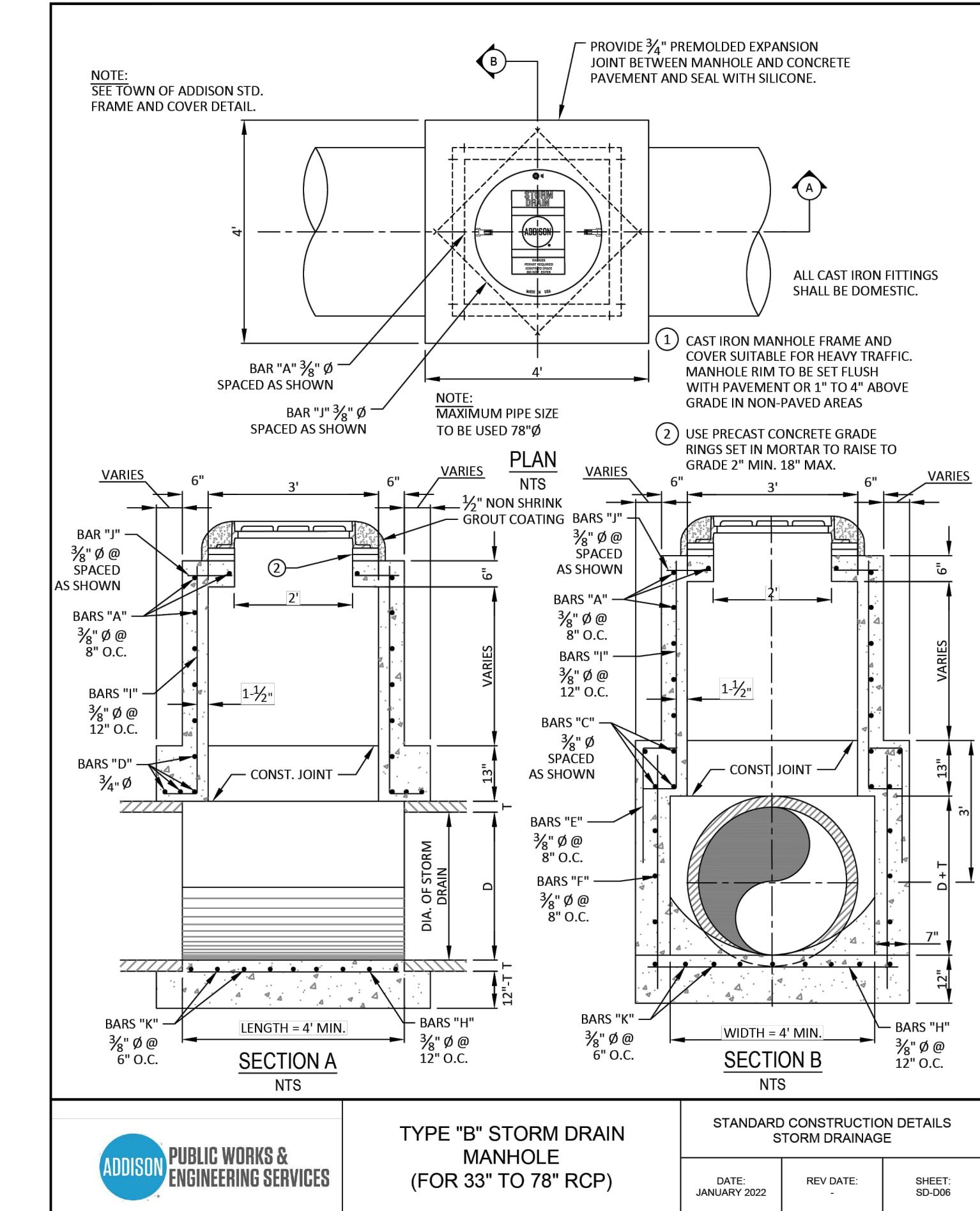
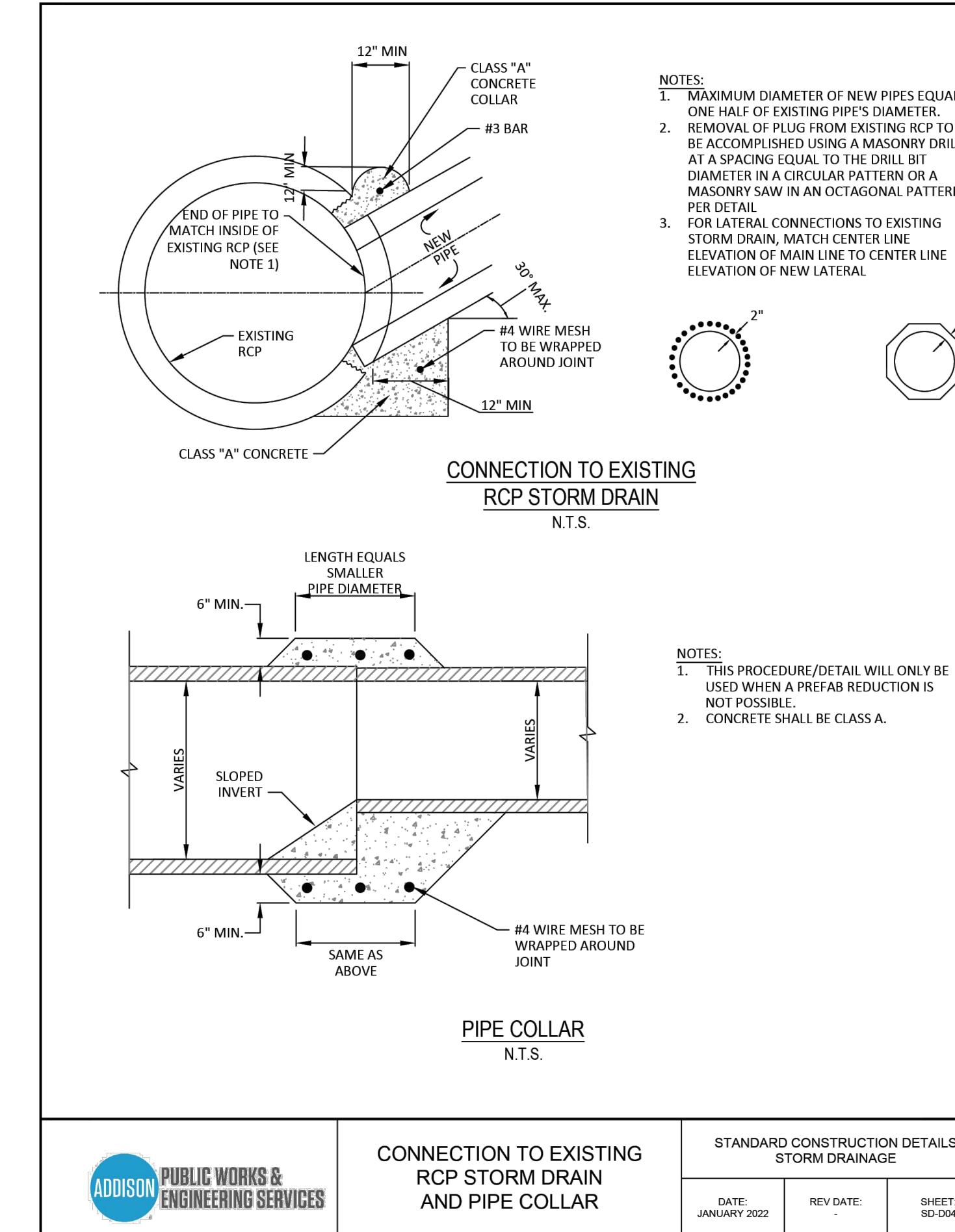
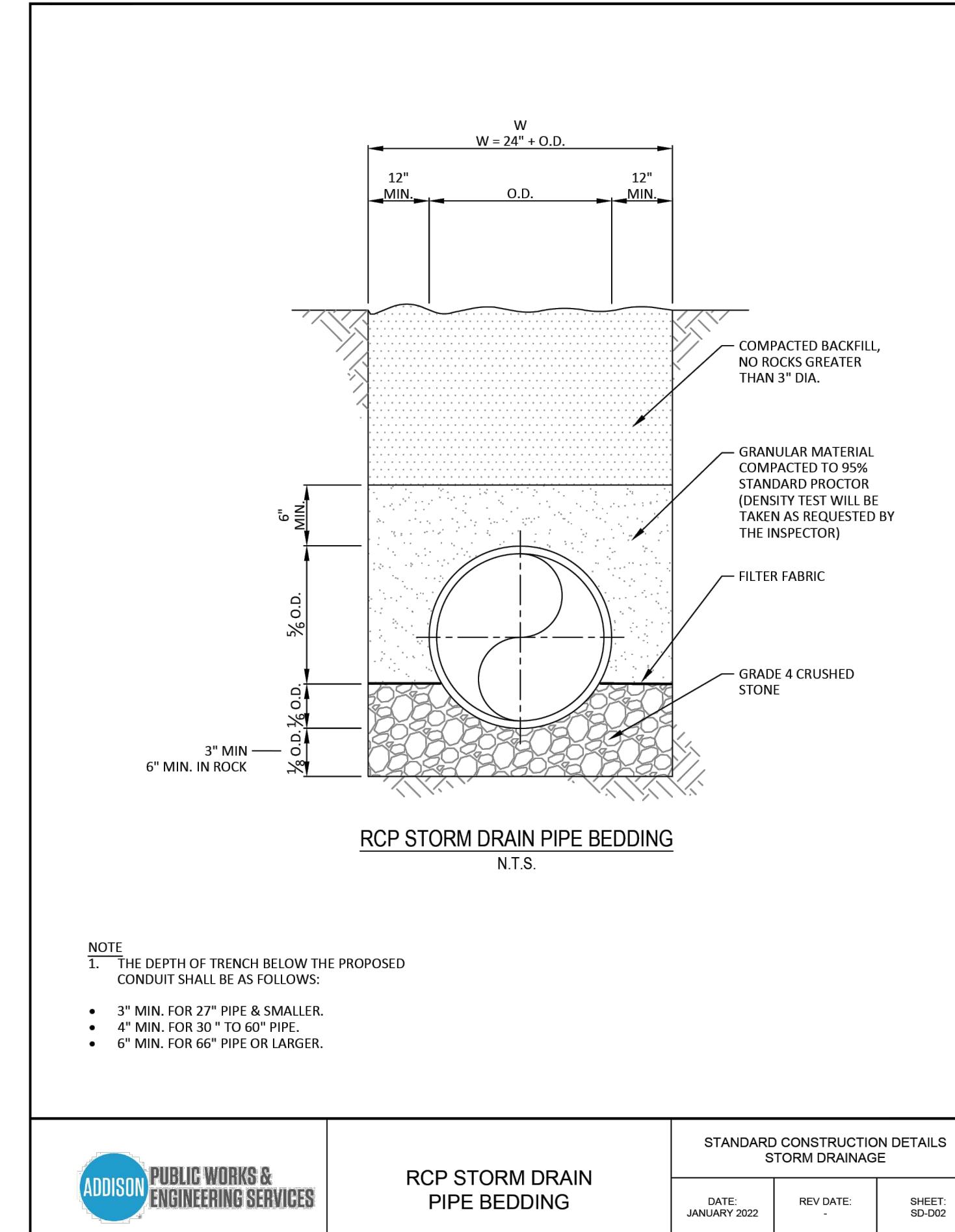
DATE: JANUARY 2022 REV DATE: SHEET: SD-P23

AS-BUILT

WINKELMANN & ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN, TO THE BEST OF OUR KNOWLEDGE IS "AS BUILT" MODIFICATIONS FROM THE ORIGINALLY APPROVED CONSTRUCTION DOCUMENTS HAVE BEEN MADE AS PER INFORMATION PROVIDED BY THE CONTRACTOR. WINKELMANN & ASSOCIATES, INC. DOES NOT CERTIFY AS TO THE CORRECTNESS OR QUALITY OF CONSTRUCTION AS NO FIELD INSPECTION WAS PERFORMED.

[Signature] 04/24/2025
WINKELMANN & ASSOCIATES, INC. DATE





TOWN DRAINAGE DETAILS

16675 ADDISON ROAD
ADDISON, TEXAS

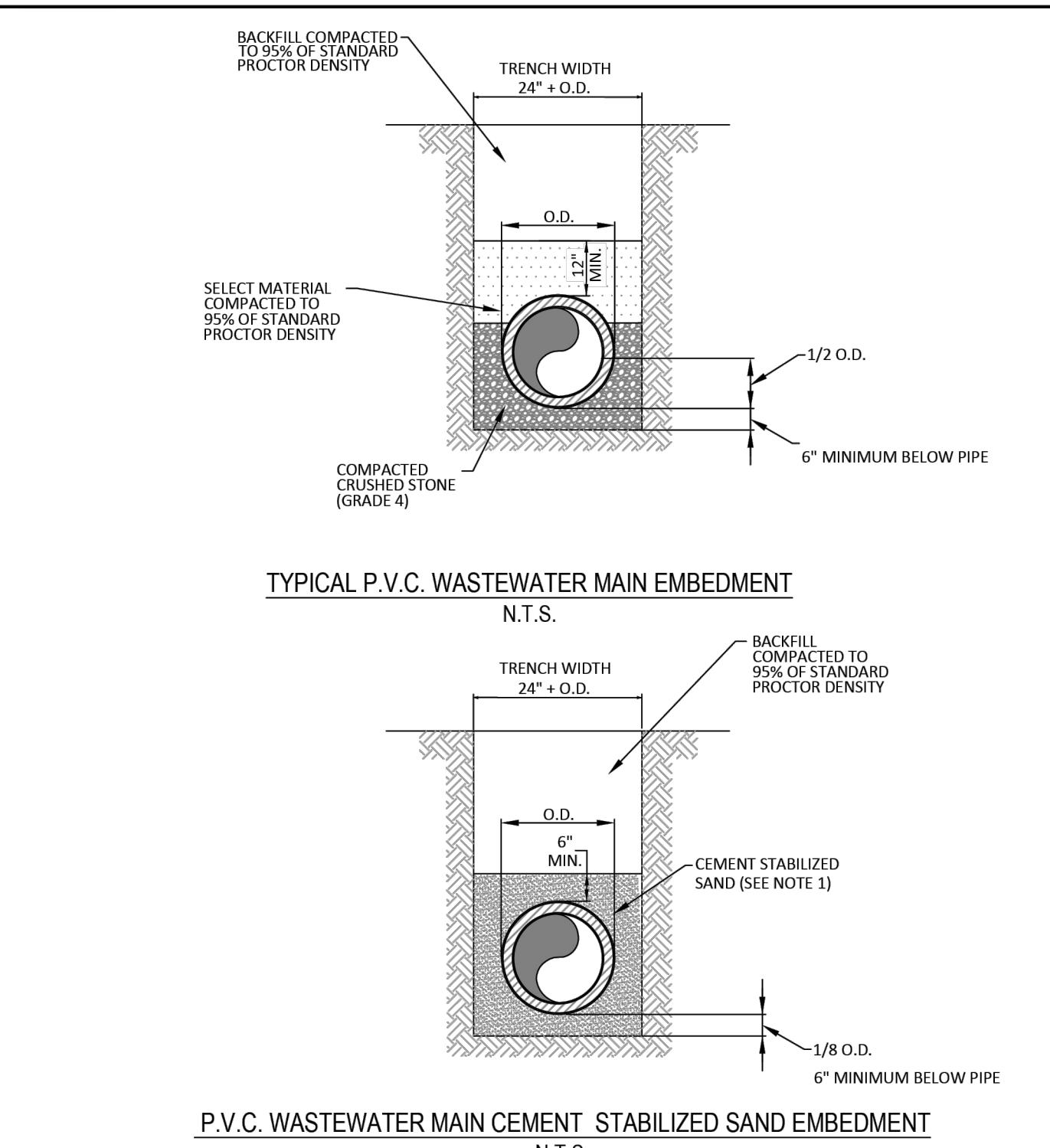
12-20-2023
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
MATTHEW HASKIN
P.E. # 120889

The logo for Winkelman & Associates, Inc. It consists of a large, bold, stylized letter 'W' and a smaller letter 'A' positioned below and to the right of the 'W'. Both letters are enclosed within a thin black rectangular border. Above this graphic, the company name 'Winkelman' is written in a large, bold, black, sans-serif font. Below 'Winkelman', the word '& Associates, Inc.' is written in a slightly smaller, bold, black, sans-serif font.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
5750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 F
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
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11-22-2023

C-14.3



N.T.S.

NOTES:

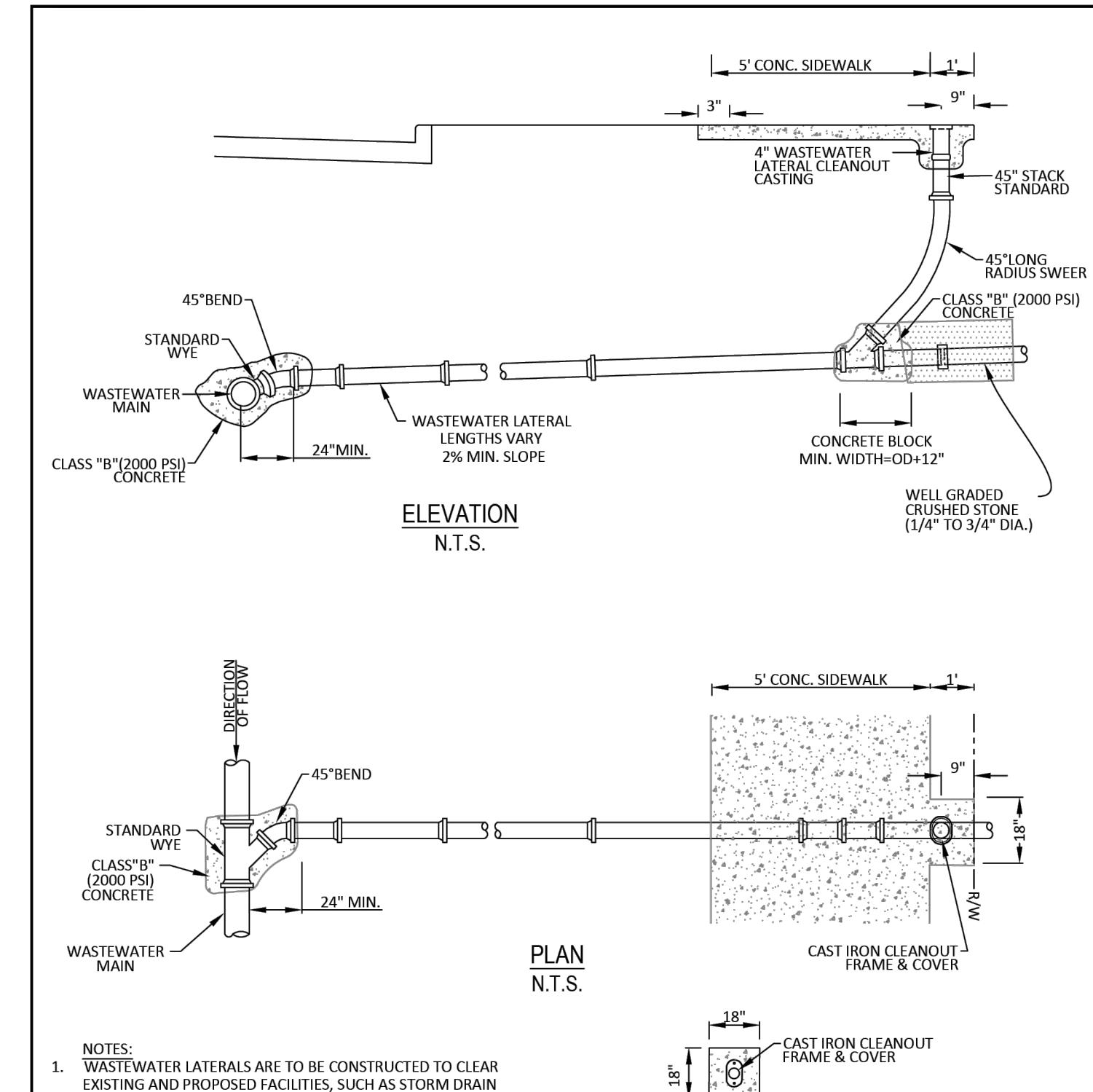
1. CEMENT STABILIZED SAND IS REQUIRED FOR PRESSURE RATED WASTEWATER MAIN AND LATERAL BEDDING. CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND IS REQUIRED FOR PRESSURE RATED

N.T.C.

NOTES:

1. CEMENT STABILIZED SAND IS REQUIRED FOR PRESSURE RATED WASTEWATER MAIN AND LATERAL BEDDING. CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE , BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND IS REQUIRED FOR PRESSURE RATED WASTEWATER MAIN AND LATERAL BEDDING.

 ADDISON PUBLIC WORKS & ENGINEERING SERVICES	P.V.C. WASTEWATER MAIN EMBEDMENT	STANDARD CONSTRUCTION DATA WASTEWATER
		DATE: JANUARY 2022 REV DATE: - SH- SD-

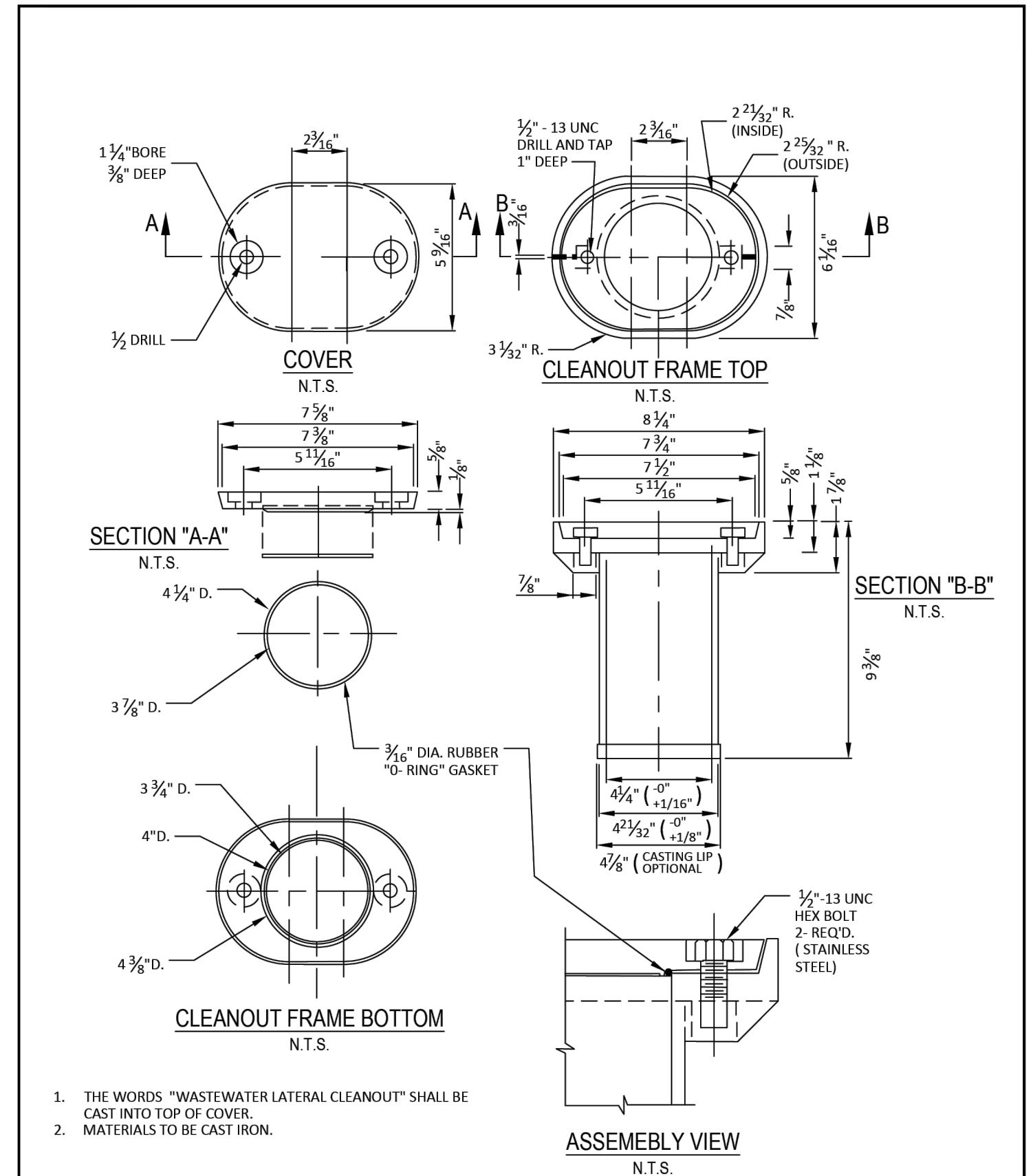


NOTES:

1. WASTEWATER LATERALS ARE TO BE CONSTRUCTED TO CLEAR EXISTING AND PROPOSED FACILITIES, SUCH AS STORM DRAIN MAINS, RETAINING WALLS, OTHER UTILITIES, ETC.
2. THE WASTEWATER LATERAL SHALL HAVE MINIMUM COVER OF 4'-0" BELOW THE PROPOSED CURB GRADE AT THE PROPERTY LINE, DETERMINED FROM PAVING GRADE, OR AS REQUIRED TO MAINTAIN A MINIMUM OF 2.0% GRADE, OR AS DIRECTED BY PUBLIC WORKS & ENGINEERING SERVICES.
3. PROPERTY OWNER IS RESPONSIBLE FOR OWNERSHIP & MAINTENANCE OF THE SEWER SERVICE LATERAL.

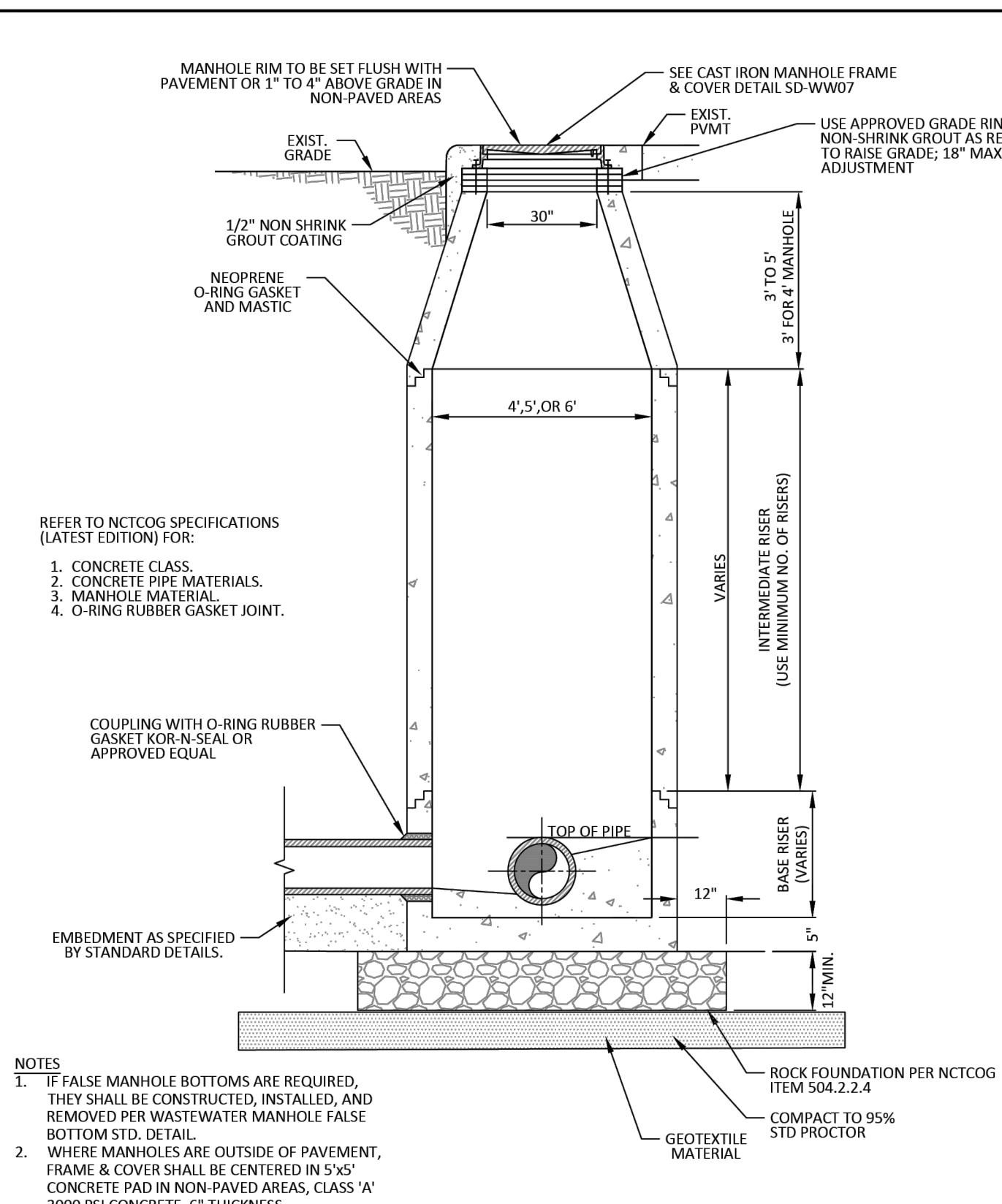


 PUBLIC WORKS & ENGINEERING SERVICES	CLEANOUT NEW CONSTRUCTION	STANDARD CONSTRUCTION DETAILS WASTEWATER
	DATE: JANUARY 2022	REV DATE: -



1. THE WORDS "WASTEWATER LATERAL CLEANOUT" SHALL BE CAST INTO TOP OF COVER.
2. MATERIALS TO BE CAST IRON

 PUBLIC WORKS & ENGINEERING SERVICES	CAST IRON CLEANOUT FRAME & COVER IN PAVEMENT APPLICATION	STANDARD CONSTRUCTION DETAILS WASTEWATER
DATE: JANUARY 2022	REV DATE: -	SHEET: SD-WW03



NOTES

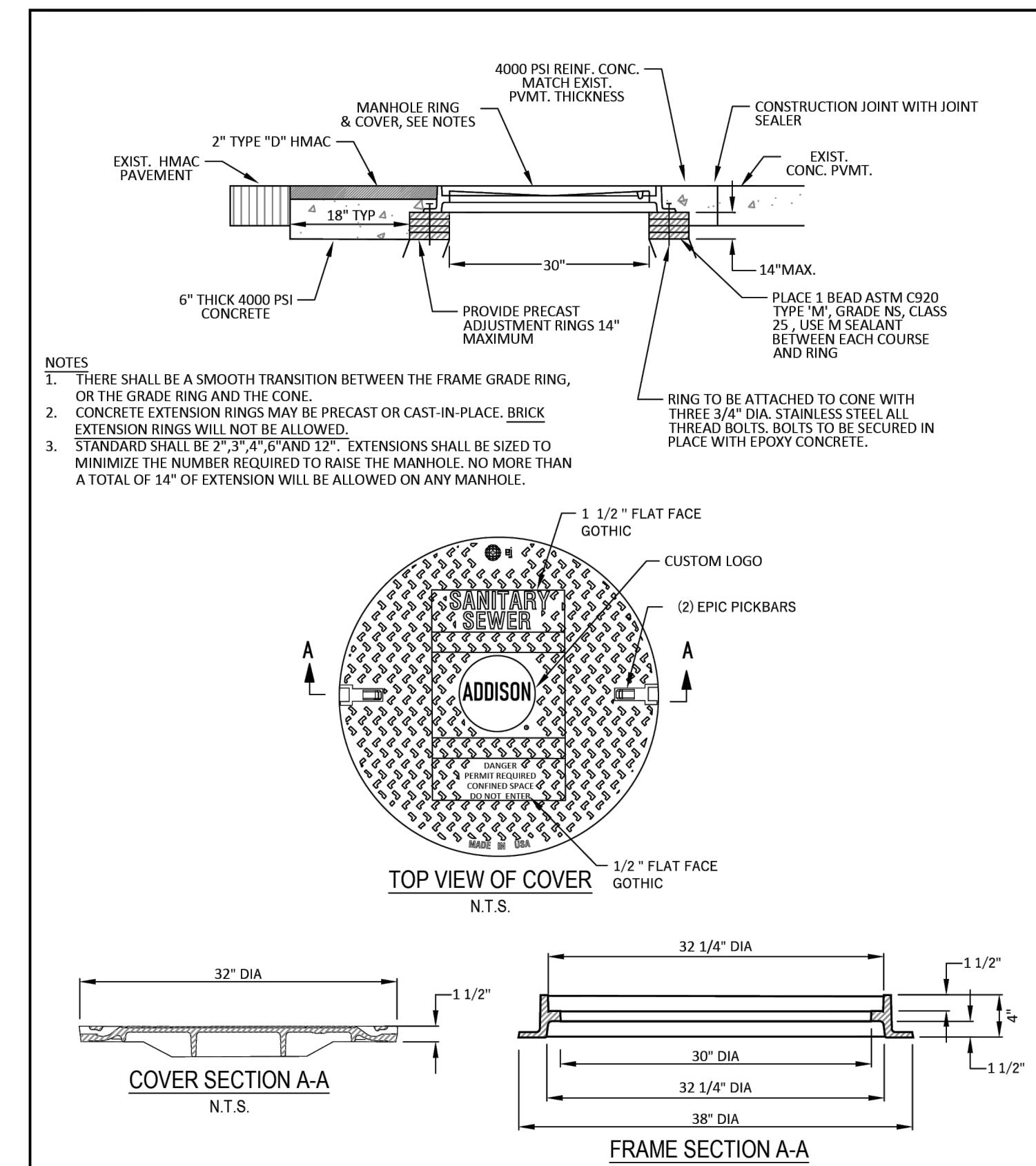
1. IF FALSE MANHOLE BOTTOMS ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED, AND REMOVED PER WASTEWATER MANHOLE FALSE BOTTOM STD. DETAIL.
2. WHERE MANHOLES ARE OUTSIDE OF PAVEMENT, FRAME & COVER SHALL BE CENTERED IN 5'x5' CONCRETE PAD IN NON-PAVED AREAS, CLASS 'A' 3000 PSI CONCRETE, 6" THICKNESS.

ROCK FOUNDATION PER NCTCOG ITEM 504.2.2.4

COMPACT TO 95% STD PROCTOR

GEOTEXTILE MATERIAL

AS-BUILT

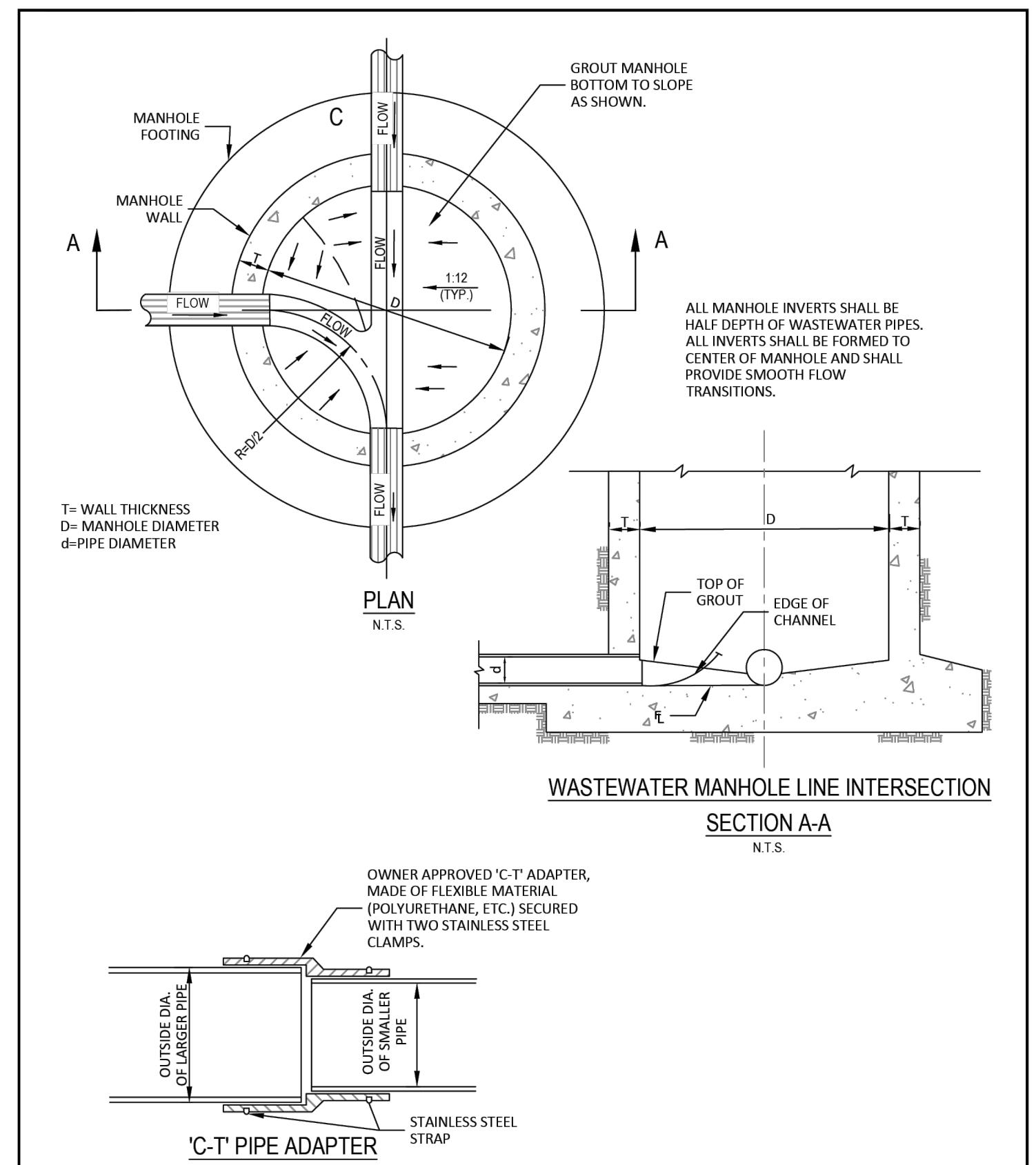


NOTES

1. THERE SHALL BE A SMOOTH TRANSITION BETWEEN THE FRAME GRADE RING, OR THE GRADE RING AND THE CONE.
2. CONCRETE EXTENSION RINGS MAY BE PRECAST OR CAST-IN-PLACE. BRICK EXTENSION RINGS WILL NOT BE ALLOWED.
3. STANDARD SHALL BE 2", 3", 4", 6" AND 12". EXTENSIONS SHALL BE SIZED TO MINIMIZE THE NUMBER REQUIRED TO RAISE THE MANHOLE. NO MORE THAN **ONE** CONCRETE EXTENSION RING IS ALLOWED.

AND RING

RING TO BE ATTACHED TO CONE WITH THREE 3/4" DIA. STAINLESS STEEL ALL THREAD BOLTS. BOLTS TO BE SECURED IN PLACE WITH EPOXY CONCRETE.



WASTEWATER MANHOLE LINE INTERSECTION
SECTION A-A

PLAN
N.T.S.

TOP OF GROUT
EDGE OF CHANNEL
P
T D T
d
F
T
WALL THICKNESS
MANHOLE DIAMETER
PIPE DIAMETER

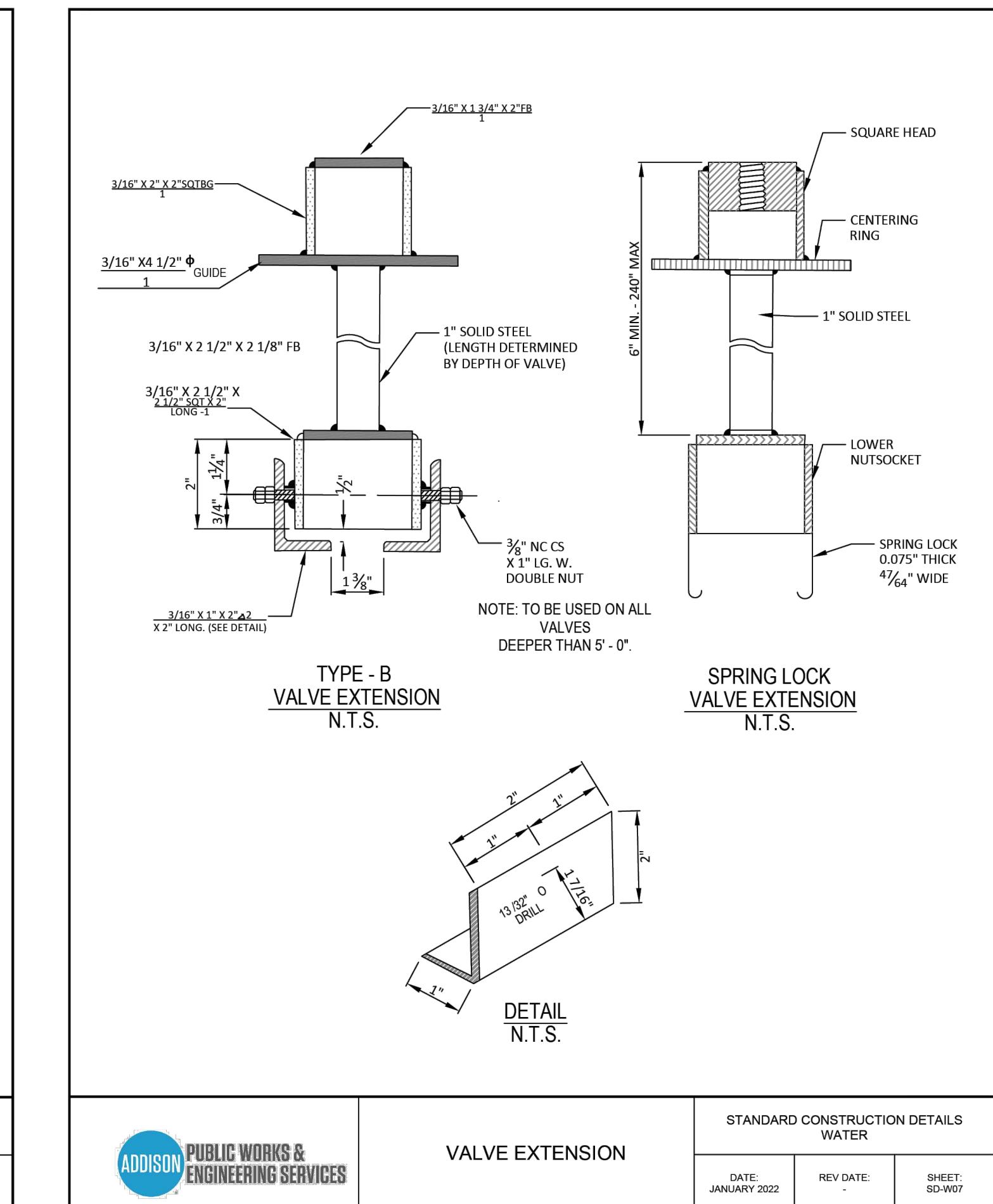
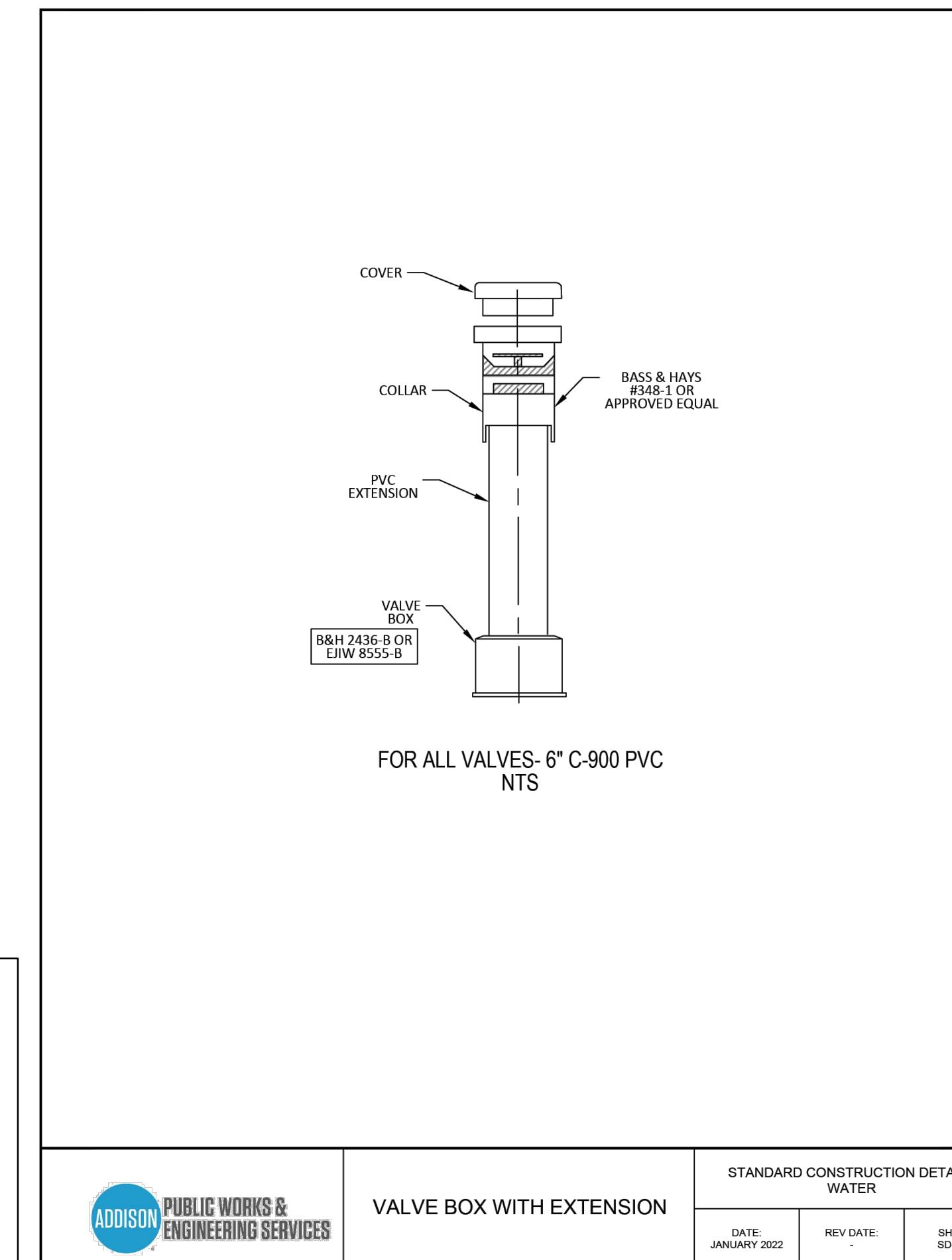
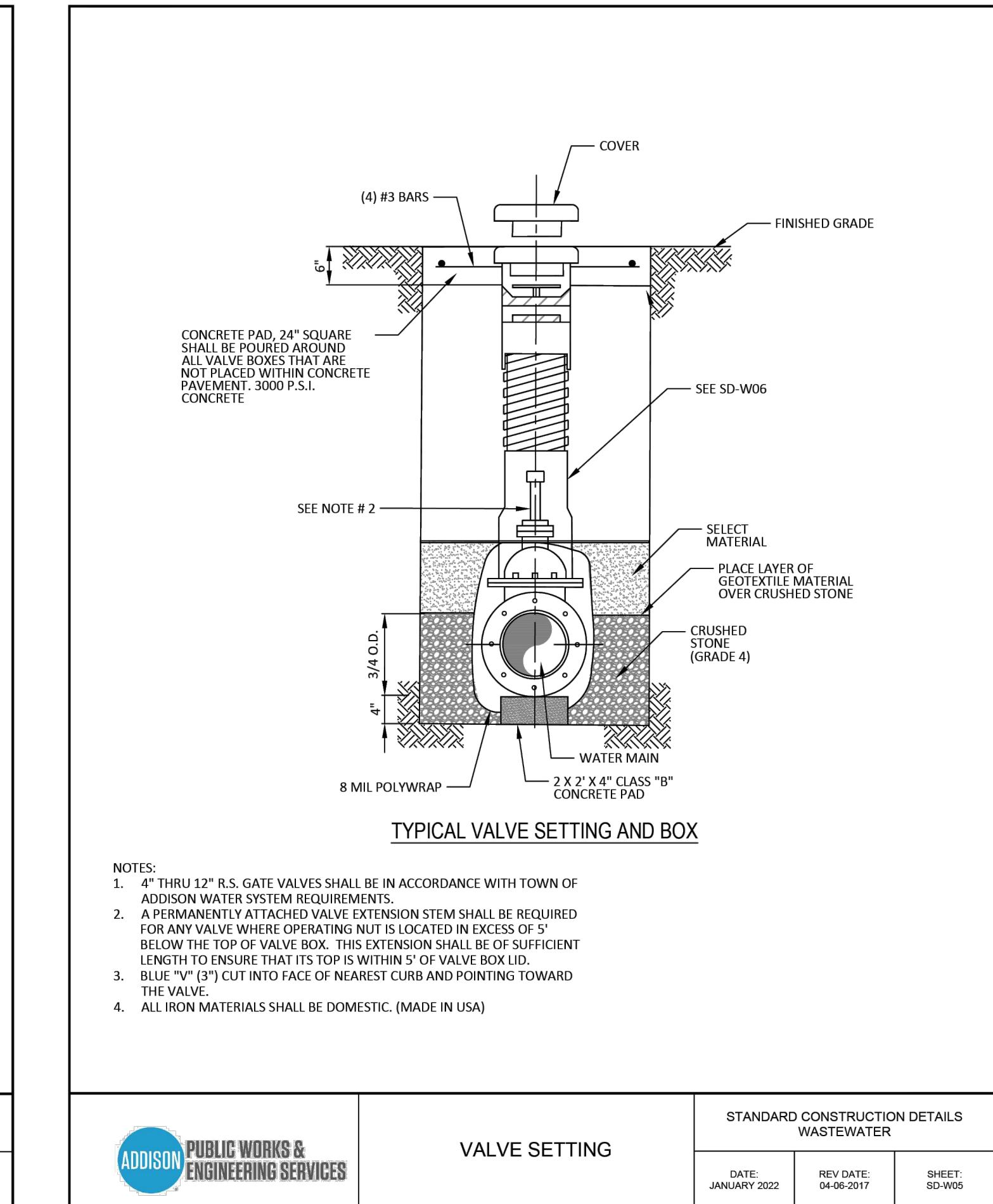
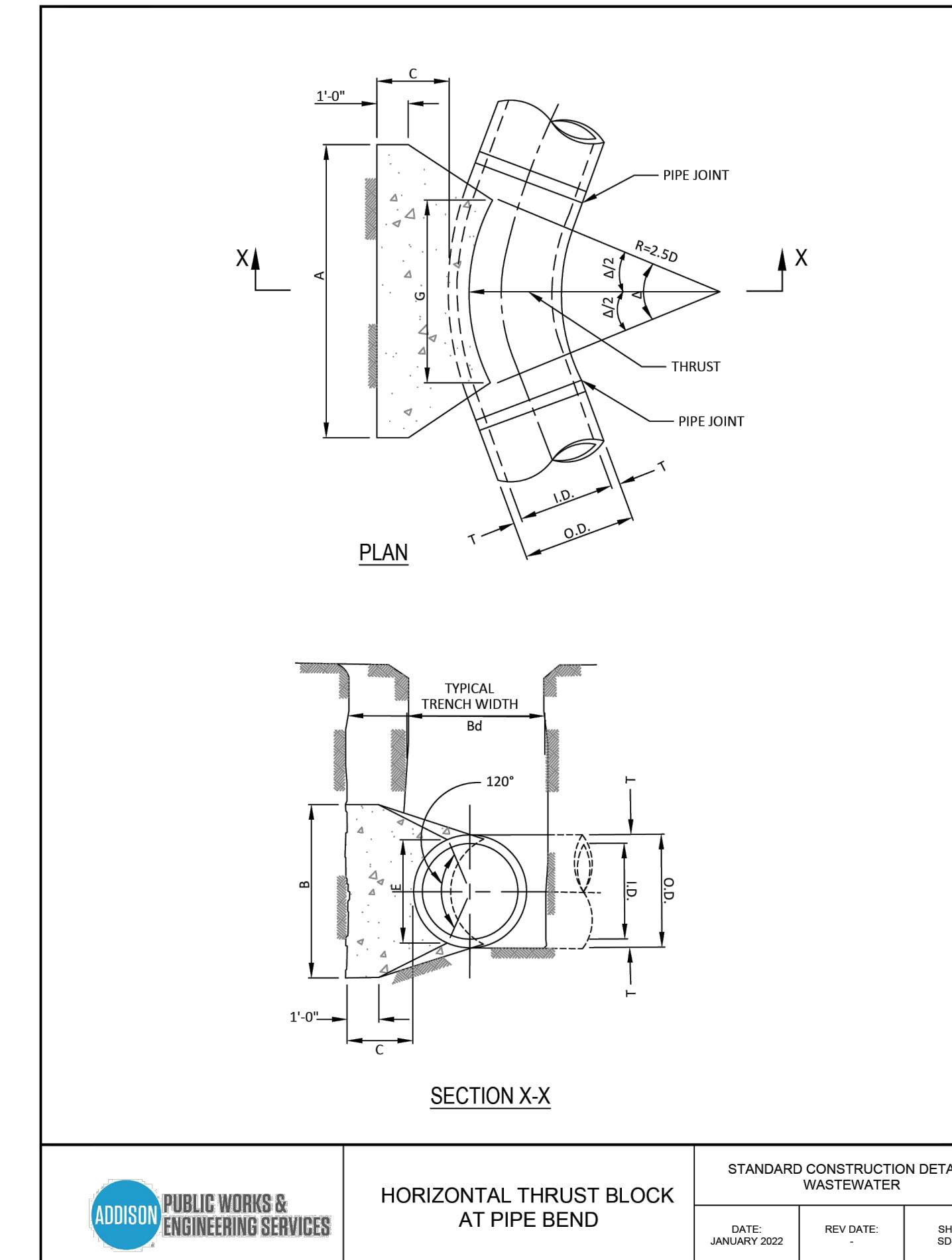
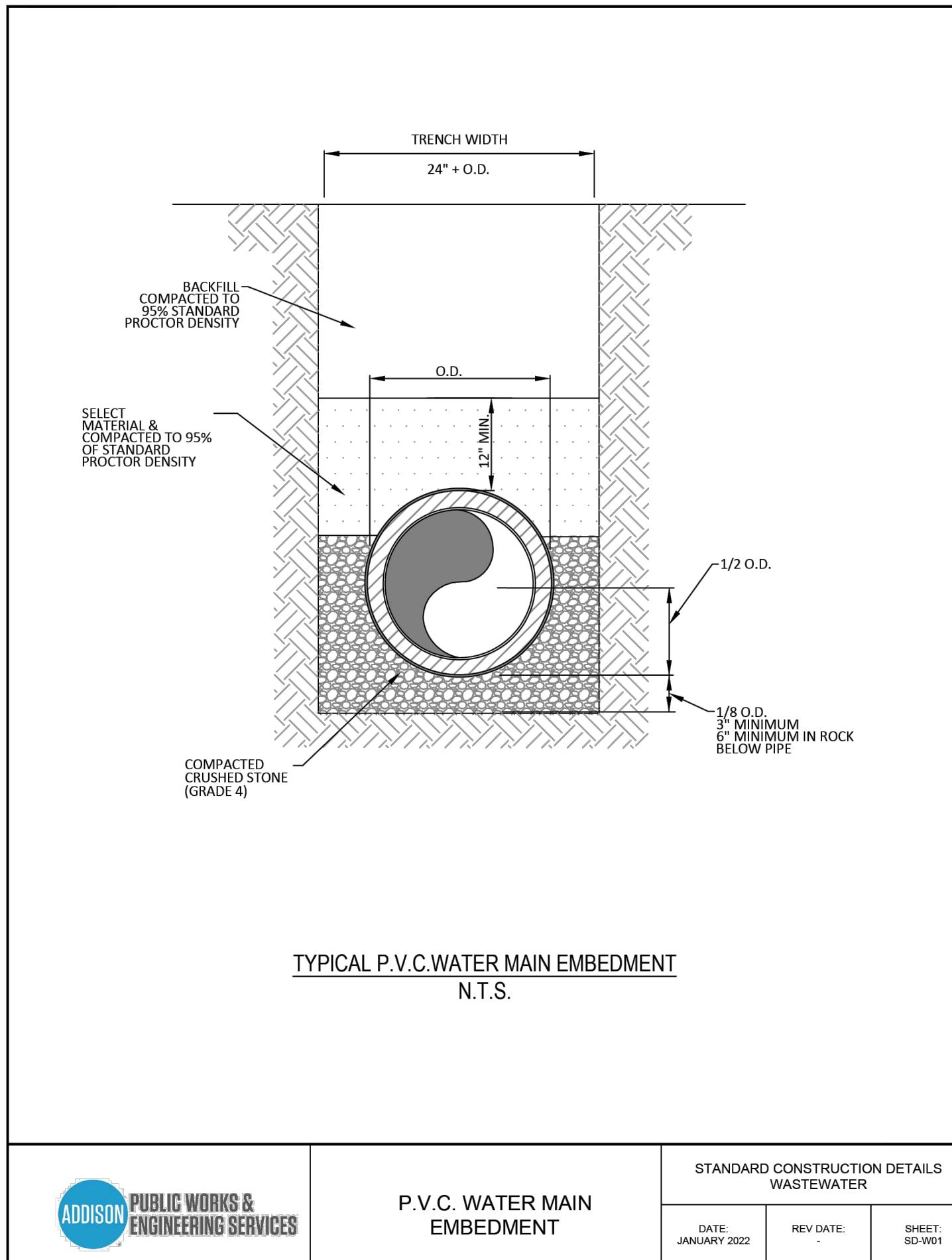
OWNER APPROVED 'C-T' ADAPTER,
MADE OF FLEXIBLE MATERIAL
(POLYURETHANE, ETC.) SECURED
WITH TWO STAINLESS STEEL
CLAMPS.

OUTSIDE DIA.
OF LARGER PIPE

OUTSIDE DIA.
OF SMALLER PIPE

STAINLESS STEEL
STRAP

N.T.S.			
 PUBLIC WORKS & ENGINEERING SERVICES	WASTEWATER MANHOLE LINE INTERSECTION & 'C-T' PIPE ADAPTER	STANDARD CONSTRUCTION DETAILS WASTEWATER	
		DATE: JANUARY 2022	REV DATE: -

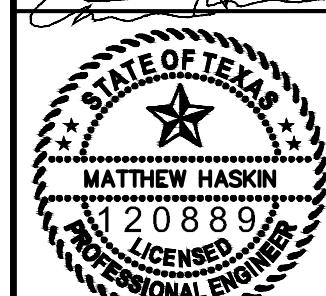


TOWN WATER DETAILS

16675 ADDISON ROAD
ADDISON, TEXAS

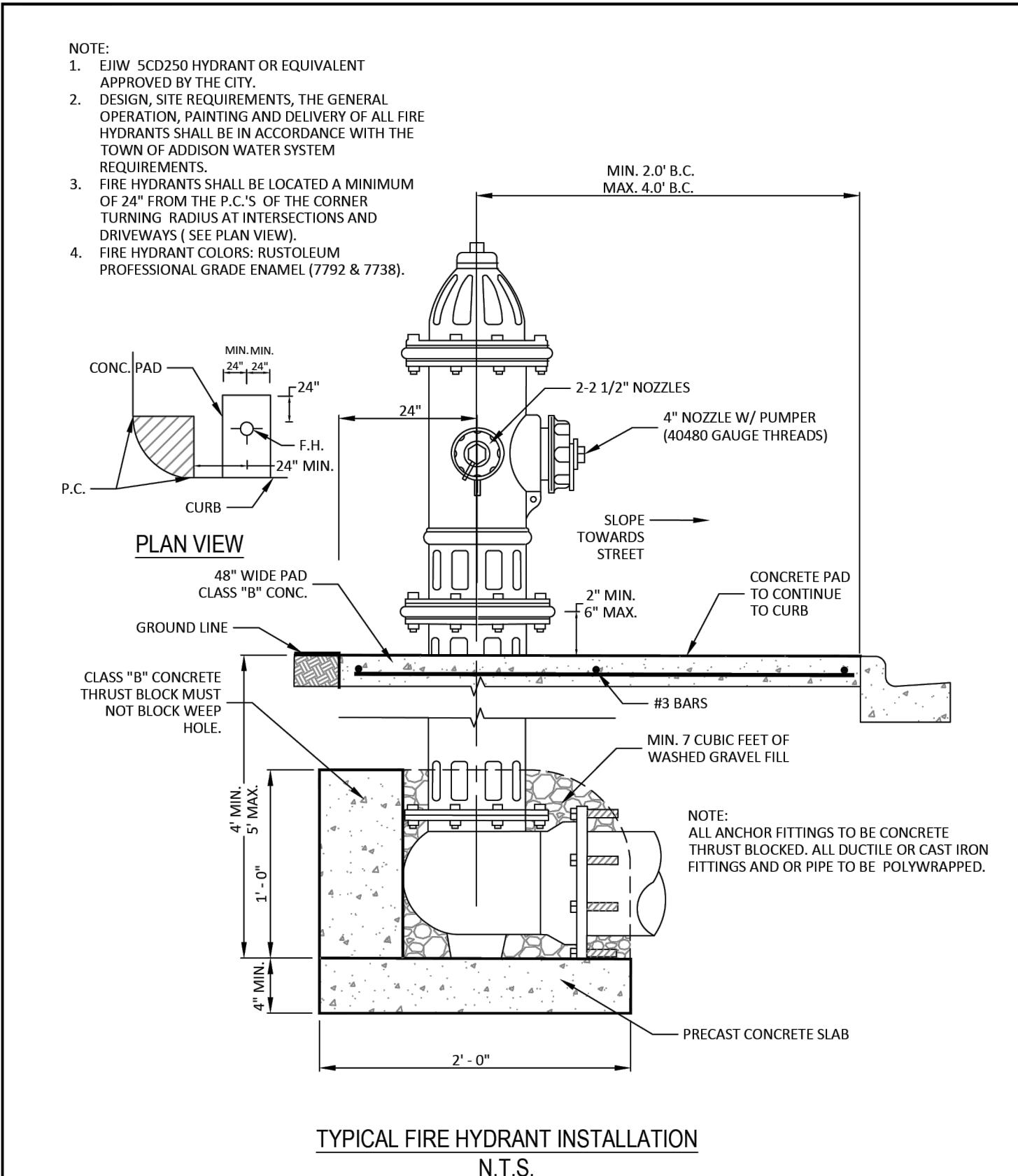
11-22-2023

C-14.5



12-20-2023

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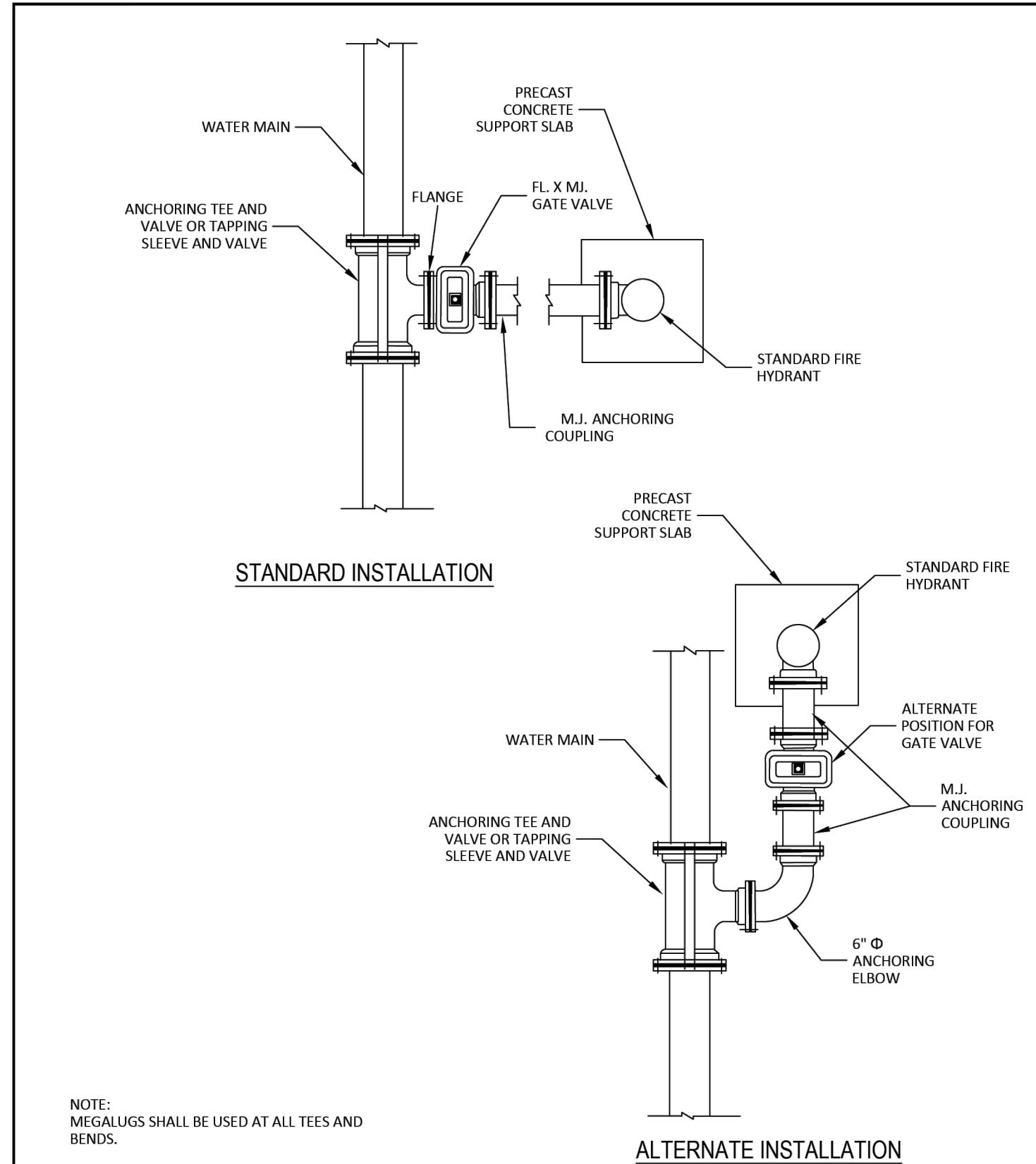


ADISON PUBLIC WORKS & ENGINEERING SERVICES

TYPICAL FIRE HYDRANT INSTALLATION

STANDARD CONSTRUCTION DETAILS
WATER

DATE: JANUARY 2022 REV DATE: SHEET: SD-W09



ADISON PUBLIC WORKS & ENGINEERING SERVICES

TYPICAL FIRE HYDRANT INSTALLATION

STANDARD CONSTRUCTION DETAILS
WATER

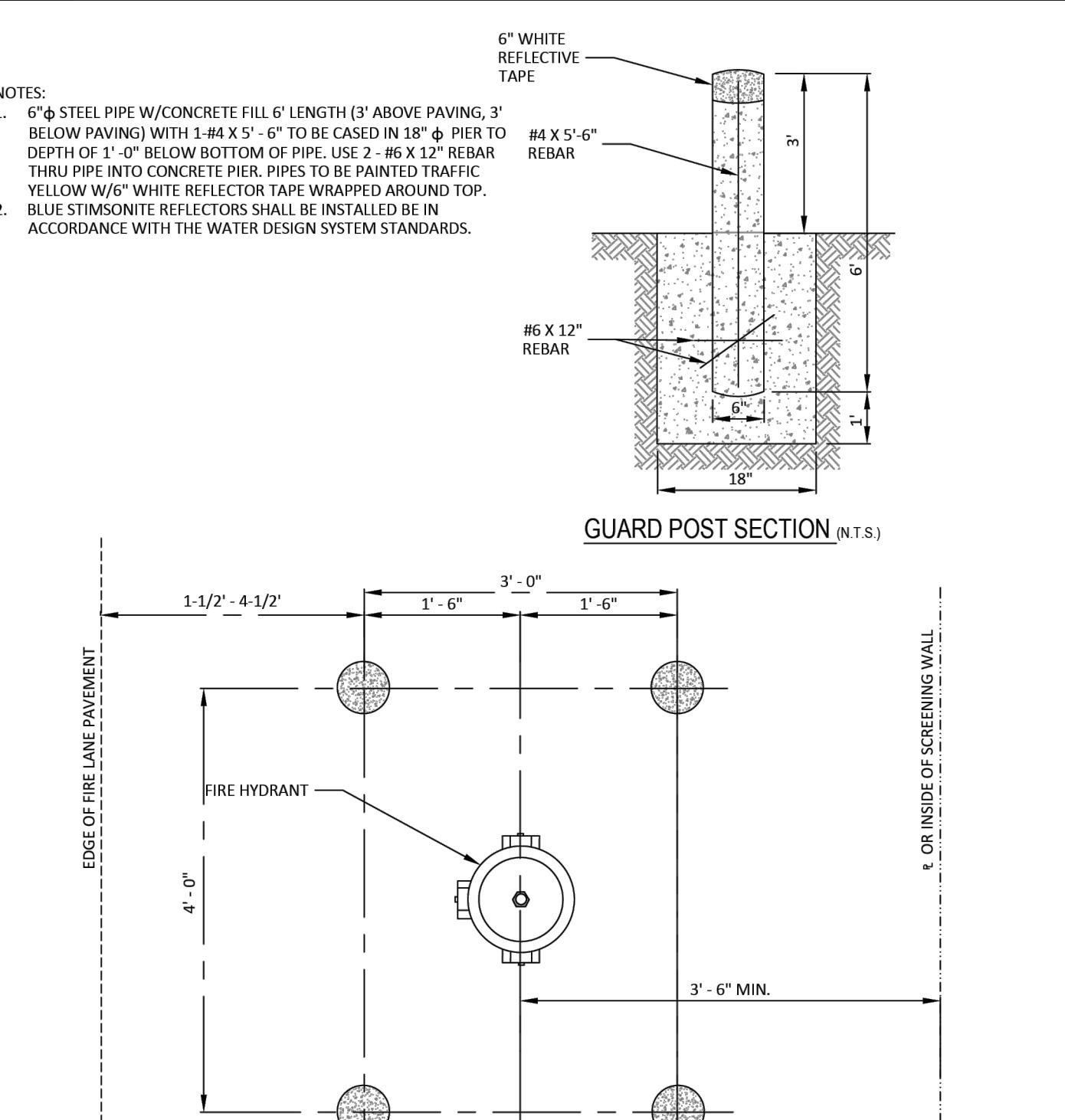
DATE: JANUARY 2022 REV DATE: SHEET: SD-W10

AS-BUILT

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[Signature]

04/24/2025
WINKELMANN & ASSOCIATES, INC.
DATE

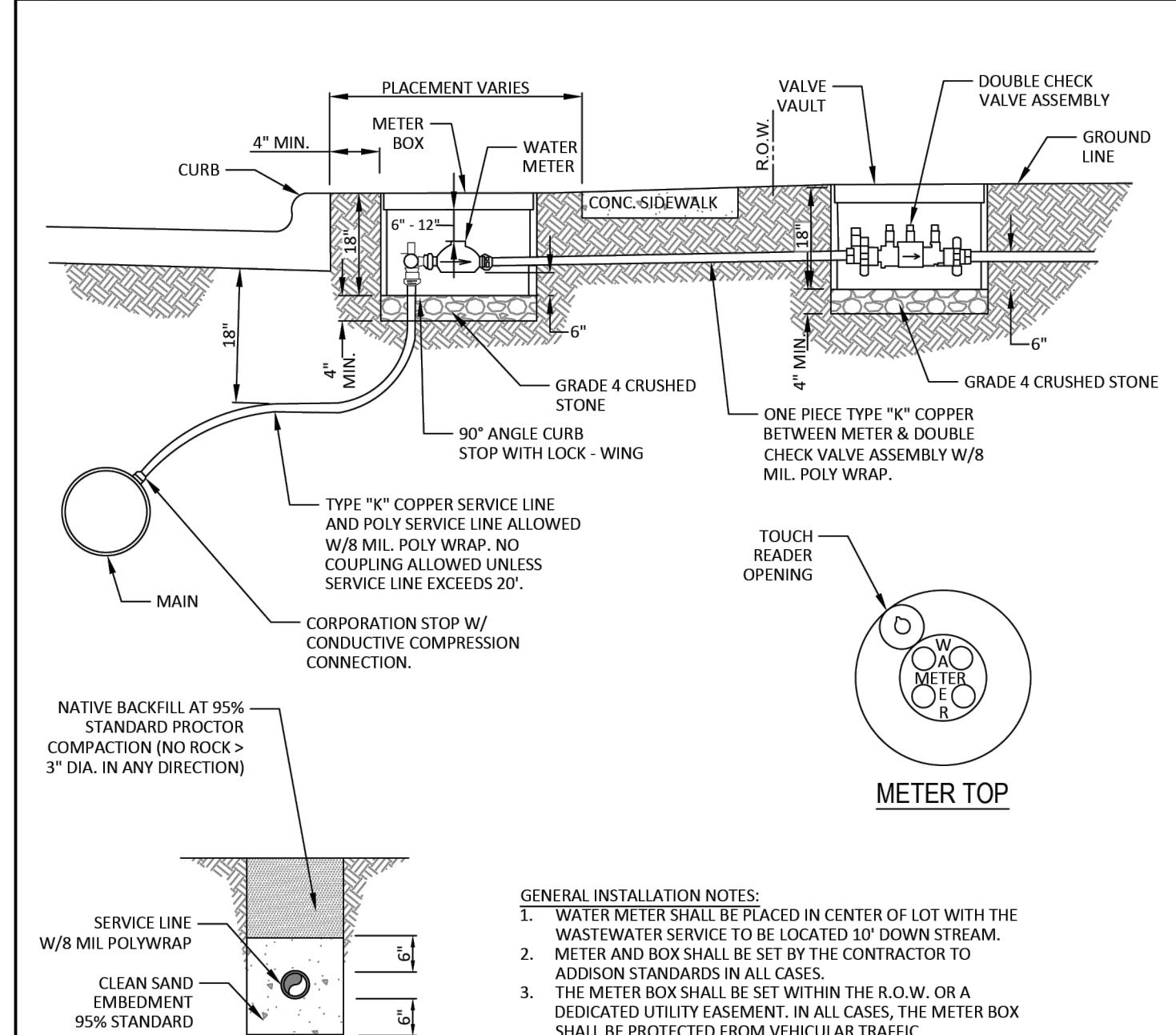


ADISON PUBLIC WORKS & ENGINEERING SERVICES

FIRE HYDRANT GUARD POST

STANDARD CONSTRUCTION DETAILS
WATER

DATE: JANUARY 2022 REV DATE: SHEET: SD-W11



POLY SERVICE LINE ALLOWED	DFW PLASTICS, INC. DFWAWBC-24-1 RING & COVER				
	ENDOTRACE CONNECTION	MIN. DIA.	COVER & RINGS	MIN. HT.	MIN. CAN WEIGHT
1 INCH	1 INCH	24 INCHES	20 1/8 INCHES	18 INCHES	17 LBS.
2 INCH	2 INCH	28 INCHES	20 1/8 INCHES	18 INCHES	20 LBS.

ADISON	PUBLIC WORKS & ENGINEERING SERVICES	STANDARD CONSTRUCTION DETAILS		
		WATER	DATE: JANUARY 2022	REV DATE: SHEET: SD-W12

TOWN WATER DETAILS

16675 ADDISON ROAD
ADDISON, TEXAS

11-22-2023

C-14.6