

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	OWNER
PUBLIC WORKS & ENGINEERING ADDISON SERVICE CENTER 16801 WESTGROVE DRIVE ADDISON, TEXAS 75001 972-450-2871	LOVETT INDUSTRIAL 127 HOWELL STREET DALLAS, TEXAS 75207 972-489-5570
ARCHITECT	LANDSCAPE ARCHITECT:
LGE DESIGN BUILD 1280 LEVEE STREET DALLAS, TEXAS 75207 469-498-0998	STUDIO GREEN SPOT, INC. 1782 W. McDERMOTT DR. ALLEN, TEXAS 75013 469-369-4448



TEXAS ENGINEERS REGISTRATION #89

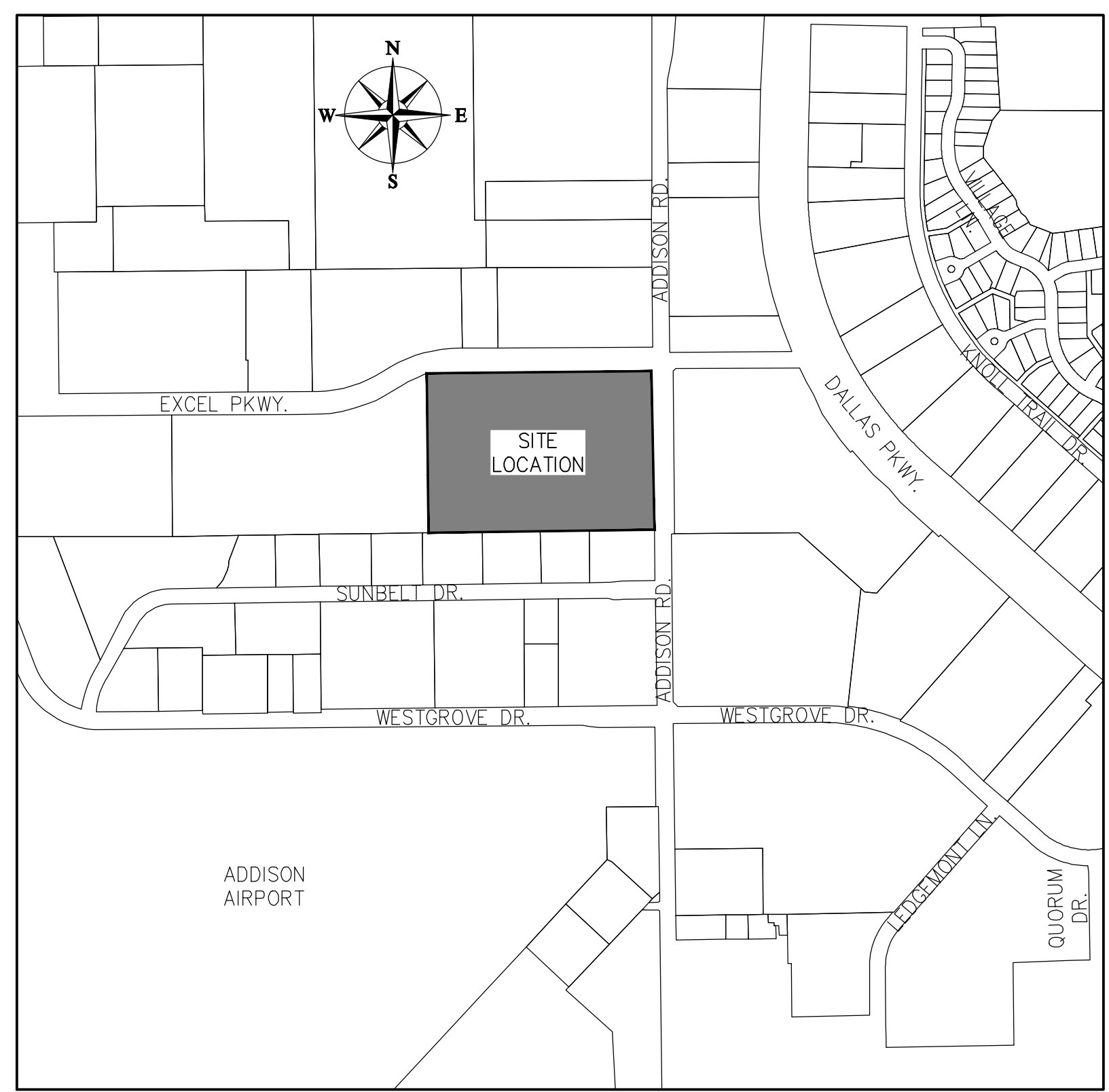
PREPARED BY:

**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE SUITE 215 (972) 490-7090  
DALLAS, TEXAS 75230 FAX (972) 490-7099

TEXAS ENGINEERS REGISTRATION NO. 89  
TEXAS SURVEYOR NO. 100866-00



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

DECEMBER 2023

CIVIL PLANS	
Sheet	Title
C-1	Cover Sheet
	Excel-Phase 1 Replat
C-2A	City General Notes
C-2B	City General Notes
C-2C	Site General Notes
C-3	Site Plan Approved
C-4	Ex Conditions Demolition Plan
C-5	Dimension Control Plan
C-6.1	Paving Plan
C-6.2	Paving Sections & Stem Wall Detail
C-7.1	Grading Plan
C-7.2	Grading Enlargements
C-7.3	Cross-Section Details
C-7.4	Outlet Structure Details
C-8.1	Pre-Development Drainage Area Map
C-8.2	Post-Development Drainage Area Map
C-8.3	Proposed Inlet Calculations
C-9.1	Erosion Control Plan
C-9.2	Erosion Control Details
C-9.3	Erosion Control Details
C-10.0	Overall Storm Drain Plan
C-10.1	Storm Line 1 Plan & Profile
C-10.2	Storm Lines 2 & 3 Plan
C-10.3	Hydraulic Calculations
C-11.1	Wastewater Plan
C-11.2	Wastewater Profile
C-11.3	Lift Station Details 1
C-11.4	Lift Station Details 2
C-12.0	Overall Water Plan
C-12.1	Water Line 1
C-12.2	Water Lines 2 & 3
C-13.1	Existing Overhead Electric Relocation Plan
C-13.2	Electric Installation Plan
C-13.3	Gas & Telephone Installation Plan
C-14.1	Town Paving Details
C-14.2	Town Paving Details
C-14.3	Town Drainage Details
C-14.4	Town Wastewater Details
C-14.5	Town Water Details
C-14.6	Town Water Details

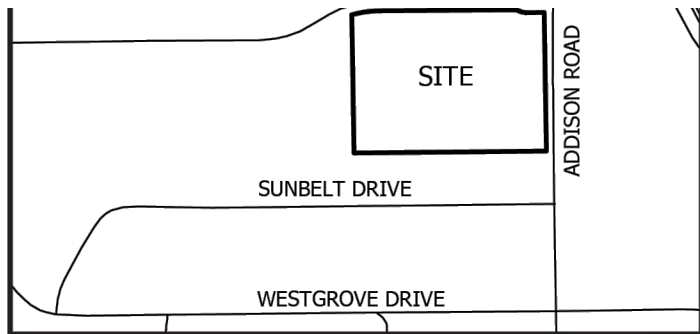
THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

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

16675 ADDISON ROAD, ADDISON, TEXAS 75001



- NOTES
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
  - According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 180 of 725, Map Number 48113CD180K, Effective Date July 7, 2014, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

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

4. The purpose of this replat is to move electric and utility easements.

5. Development standards of this plat shall comply with Appendix A of the Addison Code of ordinances.

UTILITY EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
UL1	S00°51'21"E	15.92'
UL2	N89°08'39"E	214.87'
UL3	S00°51'21"E	10.00'
UL4	N89°08'39"E	10.00'
UL5	S00°51'21"E	10.00'
UL6	N89°08'39"E	142.59'
UL7	S89°10'06"W	11.03'
UL8	N00°49'54"W	10.00'
UL9	N89°10'06"E	12.62'
UL10	N00°50'02"W	12.67'
UL11	N89°37'13"E	23.82'
UL12	S00°49'22"E	81.98'
UL13	S89°37'09"W	22.28'
UL14	S00°35'06"E	6.59'
UL15	S44°08'39"W	0.20'
UL16	S45°51'21"E	10.00'
UL17	S44°08'39"W	10.00'
UL18	N45°51'21"W	10.00'
UL19	S44°08'39"W	63.25'
UL20	S00°54'00"E	226.56'
UL21	N89°06'00"E	64.60'
UL22	S00°54'00"E	10.00'
UL23	S89°06'00"W	64.60'
UL24	S00°54'00"E	134.02'
UL25	N89°08'39"E	34.00'

UTILITY EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
UL26	S00°51'21"E	10.00'
UL27	S89°08'39"W	34.00'
UL28	S00°54'00"E	8.42'
UL29	S45°32'28"E	45.20'
UL30	N89°24'04"E	421.26'
UL31	S00°51'49"E	23.88'
UL32	S89°29'17"W	422.14'
UL33	S89°08'39"W	122.27'
UL34	N00°51'22"W	9.46'
UL35	S89°08'38"W	10.00'
UL36	N00°51'22"W	9.46'
UL37	S89°08'39"W	274.55'
UL38	N00°51'21"W	45.03'
UL39	S89°08'39"W	8.00'
UL40	N00°51'21"W	10.00'
UL41	N89°08'39"E	8.00'
UL42	N00°51'21"W	190.68'
UL43	S89°08'39"W	8.00'
UL44	N00°51'21"W	10.00'
UL45	S89°08'39"W	8.00'
UL46	S00°51'21"E	297.90'
UL47	S06°11'23"E	14.49'
UL48	N89°08'39"E	324.03'
UL49	S44°08'39"W	42.37'
UL50	S00°51'21"E	174.30'

UTILITY EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
UL51	S89°08'39"W	48.00'
UL52	S00°51'21"E	24.53'
UL53	N89°08'39"E	48.00'
UL54	S00°51'21"E	192.29'
UL55	S89°08'39"W	276.50'
UL56	N00°51'21"W	460.21'
UL57	N89°08'39"E	10.29'
UL58	N00°51'21"W	10.00'
UL59	S89°08'39"W	9.13'
UL60	N53°54'42"E	116.47'
UL61	S09°04'18"W	68.92'
UL62	N89°37'08"E	10.00'
UL63	S00°22'52"E	2.00'
UL64	S89°37'08"W	10.00'
UL65	N00°22'52"W	2.00'
UL66	S00°51'22"E	75.90'
UL67	N72°13'38"E	10.08'
UL68	N89°08'53"E	12.30'
UL69	S00°51'07"E	10.00'
UL70	S89°08'53"W	12.29'
UL71	N00°51'22"W	10.00'

UTILITY EASEMENT CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
UC2	89°56'06"	20.00'	31.39'	S45°49'24"E	28.27'
UC7	135°00'18"	20.00'	47.13'	S23°21'25"E	36.96'
UC8	45°00'00"	40.00'	31.42'	S21°38'39"W	30.61'
UC9	90°00'00"	20.00'	31.42'	S44°08'39"W	28.28'
UC10	90°00'00"	20.00'	31.42'	N45°51'21"W	28.28'
UC11	70°23'11"	20.00'	24.57'	N53°57'03"E	23.05'

ONCOR EASEMENT CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
OC1	90°00'00"	15.00'	23.56'	N45°51'21"W	21.21'
OC2	1°14'45"	460.00'	10.00'	N87°46'05"E	10.00'
OC3	90°16'14"	35.00'	55.14'	S45°43'14"E	49.61'
OC4	90°16'14"	25.00'	39.39'	N45°43'14"W	35.44'

ONCOR EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
OL1	S89°29'26"W	419.15'
OL2	S89°08'39"W	63.25'
OL3	N02°05'40"W	48.78'
OL4	N00°51'21"W	208.47'
OL5	S89°08'39"W	37.74'
OL6	S00°51'21"E	3.00'
OL7	S89°08'39"W	20.00'
OL8	N00°51'21"W	16.00'
OL9	N89°08'39"E	20.00'
OL10	S00°51'21"E	3.00'
OL11	N89°08'39"E	52.74'
OL12	N00°51'21"W	260.99'
OL13	N23°18'47"W	41.49'
OL14	S89°25'25"W	248.95'
OL15	N01°10'41"W	20.13'
OL16	S01°10'41"E	10.42'
OL17	N89°25'25"E	251.12'
OL18	S23°18'47"E	47.63'
OL19	N89°08'39"E	52.27'
OL20	S00°35'07"E	42.94'

ONCOR EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
OL21	N89°24'53"E	5.00'
OL22	S00°35'07"E	15.00'
OL23	S89°24'53"W	15.00'
OL24	N00°35'07"W	57.94'
OL25	S89°08'39"W	56.74'
OL26	S00°51'21"E	505.40'
OL27	S54°47'52"E	37.54'
OL28	N89°10'00"E	23.98'
OL29	N89°29'17"E	419.13'
OL30	S00°51'22"E	10.00'
OL31	N00°35'06"W	25.96'

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
DL1	S00°51'21"E	333.55'
DL2	N88°41'40"W	43.38'
DL3	N00°51'07"W	332.28'
DL4	N89°37'09"E	43.32'
DL5	N00°51'21"W	33.02'
DL6	S00°51'21"E	185.90'
DL7	S89°25'34"W	43.36'
DL8	N00°51'07"W	187.58'
DL71	S88°21'29"E	43.39'

#### SURVEYOR'S CERTIFICATION

#### KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Desirée L. Hurst**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulation of the City Plan Commission of the Town of Addison, Texas.

Desirée L. Hurst  
Registered Professional Land Surveyor No. 6230

Date

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS  
COUNTY OF TARRANT

Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me/he/she executed the same for the purpose and consideration therein expressed, in the capacity of \_\_\_\_\_.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**APPLICANT:**  
LOVETT INDUSTRIAL  
127 HOWELL ST  
DALLAS, TX, 75207  
PHONE: 972.489.5570

**SURVEYOR:**  
YAZEL PEEBLES & ASSOCIATES, LLC  
PO BOX 210097  
BEDFORD, TX, 76095  
PHONE: 817.268.3316

**OWNER:**  
RPC LI ADDISON JV LLC  
401 FRANKLIN ST, SUITE 2555,  
HOUSTON, TX, 77002  
PHONE: 817.268.3316

**ENGINEER:**  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DR.,  
SUITE 215, DALLAS, TX, 75230  
PHONE: 972.490.7090

**YAZEL PEEBLES & ASSOCIATES, INC.**  
P.O. Box 210097  
Bedford, TX 76095  
2023-214-001

817.268.3316

ypassociates.com

info@ypassociates.com

September 8, 2023

North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202, Grid G 7043329.8 and Easting 2480428.0, at the intersection of the west right-of-way line of Addicks right-of-way) and the south right-of-way line of Bent Tree Plaza Parkway (variable width right-of-way) northeast corner of said Lot 1, Excel-Phase 1;

**THENCE** South 00 degrees 51 minutes 22 seconds East (bearings are based on State Plane Texas North Central Zone 4202), with the east line of said Lot 1, Excel-Phase 1 and the west line of said Lot 1, Excel-Phase 2, a distance of 613.38 feet to a found 1/2" iron rod at the southeast corner of said Lot 1, Excel-Phase 1, a distance of 1.13 acre tract of land described in the Special Warranty Deed of Mi Casa Holdings Ltd, recorded in Instrument Number 200600067587, Official Public Records (OPRDCT);

**THENCE** South 89 degrees 24 minutes 54 seconds West, with the south line of said Lot 1, Excel-Phase 1, a distance of 613.38 feet to a found 1/2" iron rod at the southwest corner of said Lot 1, Excel-Phase 1, a distance of 1.13 acre tract of land described in the Special Warranty Deed of Mi Casa Holdings Ltd, recorded in Instrument Number 200600067587, Official Public Records (OPRDCT);

**THENCE** North 00 degrees 51 minutes 22 seconds West, with the west line of said Lot 1, Excel-Phase 1, a distance of 611.44 feet to a found "X" cut in the south line of said Lot 1, Excel-Phase 2, at the beginning of a non tangent curve to the right with a radius whose chord bears North 81 degrees 48 minutes 43 seconds East, a distance of 124.98 feet, a distance of 124.98 feet to a found 1/2" iron rod, and the northeast corner of said Lot 1, Excel-Phase 2;

**THENCE** Easterly, with the south line of said Bent Tree Plaza Parkway and the north line of the following five (5) calls:

- Along said curve to the right through a central angle of 15 degrees 36 minutes 56 second 125.37 feet to a found 5/8" iron rod with busted cap;
- North 89 degrees 37 minutes 08 seconds East, a distance of 597.86 feet to a point at the right with a radius of 40.94 feet and whose chord bears South 76 degrees 12 minutes 16 seconds East, a distance of 20.05 feet;
- Along said curve to the right through a central angle of 28 degrees 20 minutes 54 second 20.26 feet to a found 1/2" iron rod at the beginning of a curve to the left with a radius whose chord bears South 76 degrees 12 minutes 14 seconds East, a distance of 28.94 feet to a found 1/2" iron rod;
- Along said curve to the left through a central angle of 28 degrees 21 minutes 16 seconds North 89 degrees 37 minutes 08 seconds East, a distance of 83.26 feet to the POINT OF BEGINNING containing 12.222 acres (532,406 square feet) of land, more or less.

#### OWNER'S DEDICATION

#### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **RPC LI ADDISON JV LLC**, does hereby adopt this plat designating the herein above property as **BLOCK A, AIC**, an addition to the Town of Addison, Texas, and subject to the conditions, reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown on this plat.

The easements shown on this plat are hereby reserved for the purposes as indicated, including the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, television. Owner shall have the right to use these easements, provided, however, that it does not interfere or impede with the provision of the services to others. Said utility easements are her mutual use and accommodation of all public utilities using or desiring to use the same. An ingress and egress is hereby expressly granted on, over and across all such easements for the purposes for which easements are granted.

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

#### RPC LI ADDISON JV LLC

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me/he/she executed the same for the purpose and consideration therein expressed, in the capacity of \_\_\_\_\_.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

#### CERTIFICATE OF APPROVAL

Approved and accepted by the Planning and Zoning Commission of the Town of Addison date \_\_\_\_\_, 2024

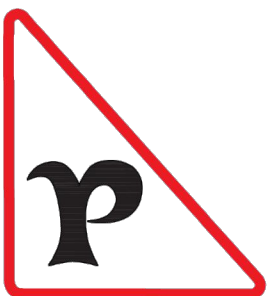
Planning and Zoning Chair

City Secretary, Town of Addison

## REPLAT AIC LOT 1R, BLOCK A

BEING A 12.222 ACRE REPLAT OF LOT 1, BLOCK A, EXCEL-PHASE 1, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS, RECORDED VOLUME 96064, PAGE 4828, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT 792

TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
PREPARATION DATE: DECEMBER 2023  
CASE NUMBER: R2024-01



**YAZEL PEEBLES & ASSOCIATES, INC.**  
P.O. Box 210097  
Bedford, TX 76095  
2023-214-001

817.268.3316

ypassociates.com

info@ypassociates.com

September 8, 2023

**1. GENERAL NOTES FOR ALL CONSTRUCTION ACTIVITIES**

1. 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.
- 1.2. 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.
- 1.3. 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.
- 1.4. CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 1.5. 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.
- 1.6. 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:
  - 1.6.1.1. TOWN OF ADDISON ENGINEERING STANDARDS & DETAILS
  - 1.6.1.2. NCTCOG STANDARDS & SPECIFICATIONS
  - 1.6.1.3. TCEQ STANDARDS & SPECIFICATIONS
  - 1.6.1.4. TxDOT SPECIFICATIONS & STANDARD DRAWINGS, AS APPLICABLE.
- 1.7. 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.
- 1.8. 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.
- 1.9. 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.
- 1.10. FOR PUBLIC PROJECTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS.
- 1.11. 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.
- 1.12. 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.
- 1.13. 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.
- 1.14. 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.
- 1.15. 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.
- 1.16. 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.
- 1.17. 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

- 2.1. 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.
- 2.2. 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.
- 2.3. SUBGRADE
- 2.3.1. SHALL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
- 2.3.2. 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.
- 2.3.3. 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".
- 2.3.4. FLEXIBLE BASE (CRUSHED STONE/CONCRETE) PER NCTCOG ITEM 301.5 MAY BE SUBSTITUTED FOR LIME TREATMENT WITH THE APPROVAL OF THE TOWN ENGINEER.
- 2.4. REINFORCING STEEL
- 2.4.1. BAR LAPS SHALL BE THIRTY DIAMETERS.
- 2.4.2. REINFORCING STEEL SHALL BE #3 REBAR (3/8") ON 18" CENTERS FOR 8" OR LESS PAVEMENT THICKNESS, #4 FOR 10" OR MORE PAVEMENT THICKNESS.
- 2.4.3. REBAR SHALL BE SUPPORTED BY BAR CHAIRS OR OTHER DEVICES APPROVED BY TOWN ENGINEER.
- 2.4.4. 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.
- 2.5. CONCRETE PAVEMENT:
- 2.5.1. ALL CONCRETE STRENGTH AND MIX DESIGN SHALL BE AS SHOWN IN LATEST EDITION OF NCTCOG SECTION 303.3.
- 2.5.2. 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.
- 2.5.3. 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.
- 2.5.4. MINIMUM PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
- 2.5.4.1. MAJOR ARTERIAL - 10" CLASS "P1" OR "P2"
- 2.5.4.2. MINOR ARTERIAL - 8" CLASS "P1" OR "P2"
- 2.5.4.3. COMMERCIAL/ INDUSTRIAL COLLECTOR - 8" CLASS "P1" OR "P2"
- 2.5.4.4. RESIDENTIAL COLLECTOR - 8" CLASS "P1" OR "P2"
- 2.5.4.5. RESIDENTIAL LOCAL - 8" CLASS "P1" OR "P2"
- 2.5.4.6. SIDEWALK AND BFR'S - 4" - CLASS "A"
- 2.5.4.7. DRIVE APPROACH 8" - CLASS "P2"
- 2.5.4.8. ALLEY - 6" CLASS "P1" OR "P2"
- 2.5.5. 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.
- 2.5.6. SPACING AND CONSTRUCTION OF JOINTS SHALL CONFORM TO TOWN OF ADDISON STANDARD CONSTRUCTION DETAILS.
- 2.5.7. 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.
- 2.5.8. ALL MEDIANS AND PARKWAYS SHALL BE PROVIDED WITH GROUND COVER. TYPE OF GROUND COVER 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 GROUND COVER SHALL BE MINIMUM ONE (1) GALLON PLANT MATERIAL.

### 3. GENERAL NOTES FOR WATER AND WASTEWATER SYSTEMS


- 3.1. 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.
- 3.2. TRENCH SAFETY
  - 3.2.1. PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
  - 3.2.2. PUBLIC PROJECTS : CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
- 3.3. 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.
- 3.4. 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.
- 3.5. 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

- 4.1. 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.
- 4.2. TRENCH SAFETY
  - 4.2.1. PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
  - 4.2.2. PUBLIC PROJECTS : CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
- 4.3. ALL CONCRETE DRAINAGE STRUCTURES SHALL BE MINIMUM CLASS C CONCRETE.
- 4.4. ALL CRUSHED STONE SHALL BE ¾", PASSING #4 SIEVE (GRADE 4).
- 4.5. ALL FIELD JOINTS WILL BE APPROVED BY THE TOWN ENGINEER IF NECESSARY. FIELD JOINTS SHALL BE WIPED ON THE INSIDE AND OUTSIDE AND PROVIDE FOR SMOOTH FLOW OF WATER.
- 4.6. RAMNECK COMPOUND OR APPROVED EQUAL SHALL BE USED FOR JOINT SEALS.
- 4.7. CLEANING & INSPECTION
  - 4.7.1. ALL STORM SEWER PIPE SHALL BE CAMERA INSPECTED AFTER THE INSTALLATION OF ALL PAVING AND UTILITIES AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
  - 4.7.2. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN ONE WEEK PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

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.

  
WINKELMANN & ASSOCIATES, INC

04/24/2025  
DATE

## CITY GENERAL NOTES

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

**C-2A**



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

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LAST SAVED BY: LOKEN April 24, 2025



GENERAL PAVING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN STANDARDS, SPECIFICATIONS AND DETAILS. TxDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TxDOT RIGHT-OF-WAY(S).
2. 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.
3. 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.
4. 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.
5. 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.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL CURB RADII ON FIRE LANES ARE AS NOTED.
8. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO THE START OF PAVEMENT CONSTRUCTION.
9. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
10. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1 FOOT.
11. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
12. TRANSVERSE JOINTS MAY BE SKEWED OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
13. ALL REINFORCING STEEL, SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
14. 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.
15. SEE IRRIGATION PLAN FOR LOCATION OF PROPOSED SLEEVEING.

SITE GRADING GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN STANDARDS, SPECIFICATIONS, AND DETAILS. TxDOT SPECIFICATIONS SHALL TAKE PRECEDENCE IN TxDOT RIGHT-OF-WAY(S).
2. 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.
3. REFERENCE CIVIL SPECIFICATIONS AND PLAN SHEETS FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS. REFERENCE ARCHITECTURAL SPECIFICATIONS FOR BUILDING PAD PREPARATION.
4. 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.
5. 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.
6. 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.
7. 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.
8. FOR ALL WORK WITHIN STATE OR TOWN RIGHT OF WAY, THE CONTRACTOR SHALL:
  - A. NOTIFY THE TxDOT OR TOWN A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND HAVE ALL NECESSARY PERMITS.
  - B. 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.
  - C. 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 AND 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.
  - D. POST NECESSARY BONDS AS REQUIRED BY THE TOWN AND/OR THE STATE.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
15. CONTRACTOR TO CLEAN STREETS DAILY WHERE DIRT & DEBRIS ARE TRACKED ONTO STREETS.

WATER AND SANITARY SEWER GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. ALL FIRE HYDRANTS SHALL BE PRIMED AND PAINTED WITH A MACHINE IMLEMENT GRADE ENAMEL PAINT. THE HYDRANT BODY AND BONNET SHALL BE PAINTED IN ACCORDANCE CITY STANDARDS.
9. ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT TOWN FIRE DEPARTMENT STANDARDS AND SPECIFICATIONS.
10. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
11. 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.
12. 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.
13. 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.
14. THE TOWN WILL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
15. FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.

NOTES:

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

AS-BUILT

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WINKELMANN & ASSOCIATES, INC.

04/24/2025  
DATE

SITE GENERAL NOTES

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

C-2C

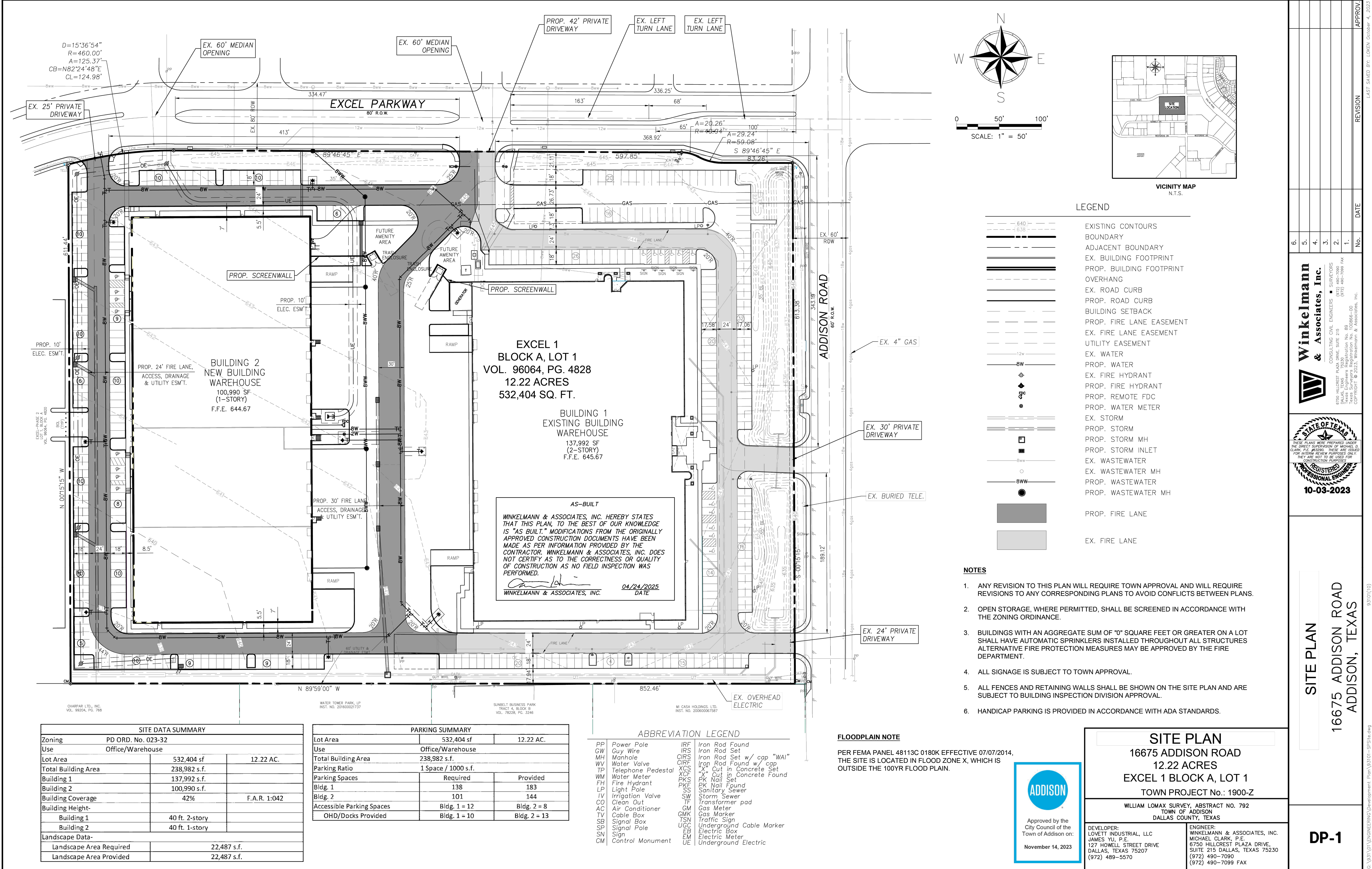
Winkelmann & Associates, Inc.

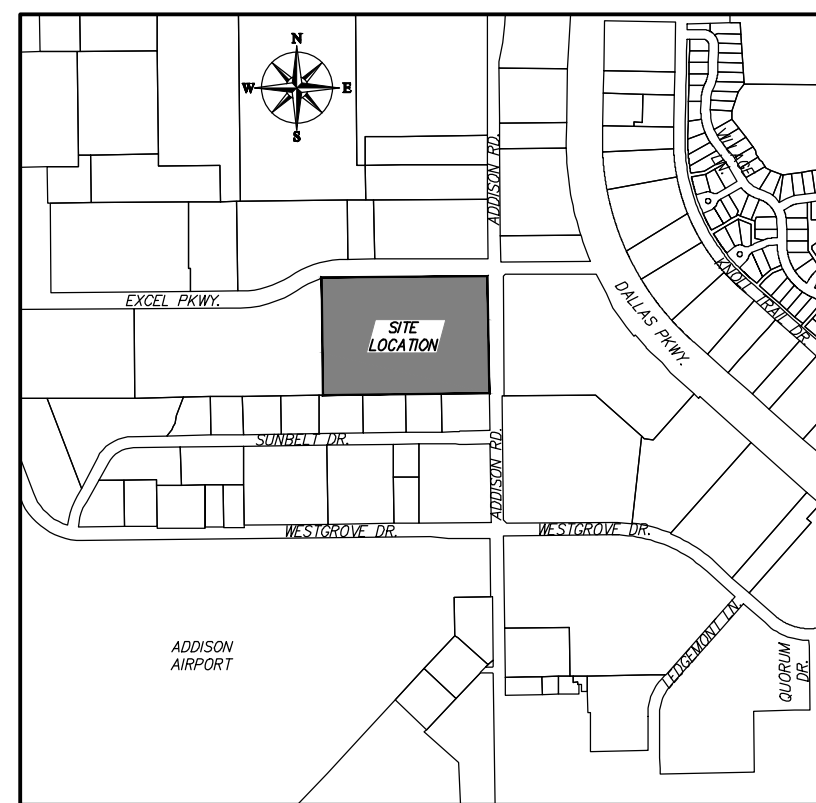
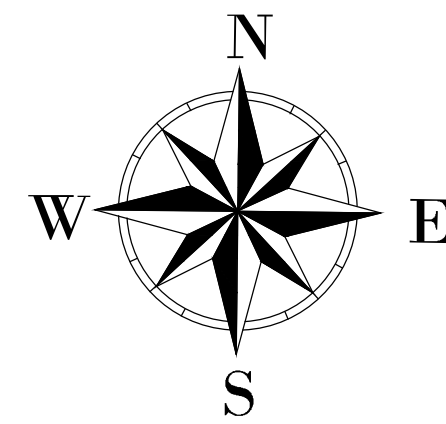
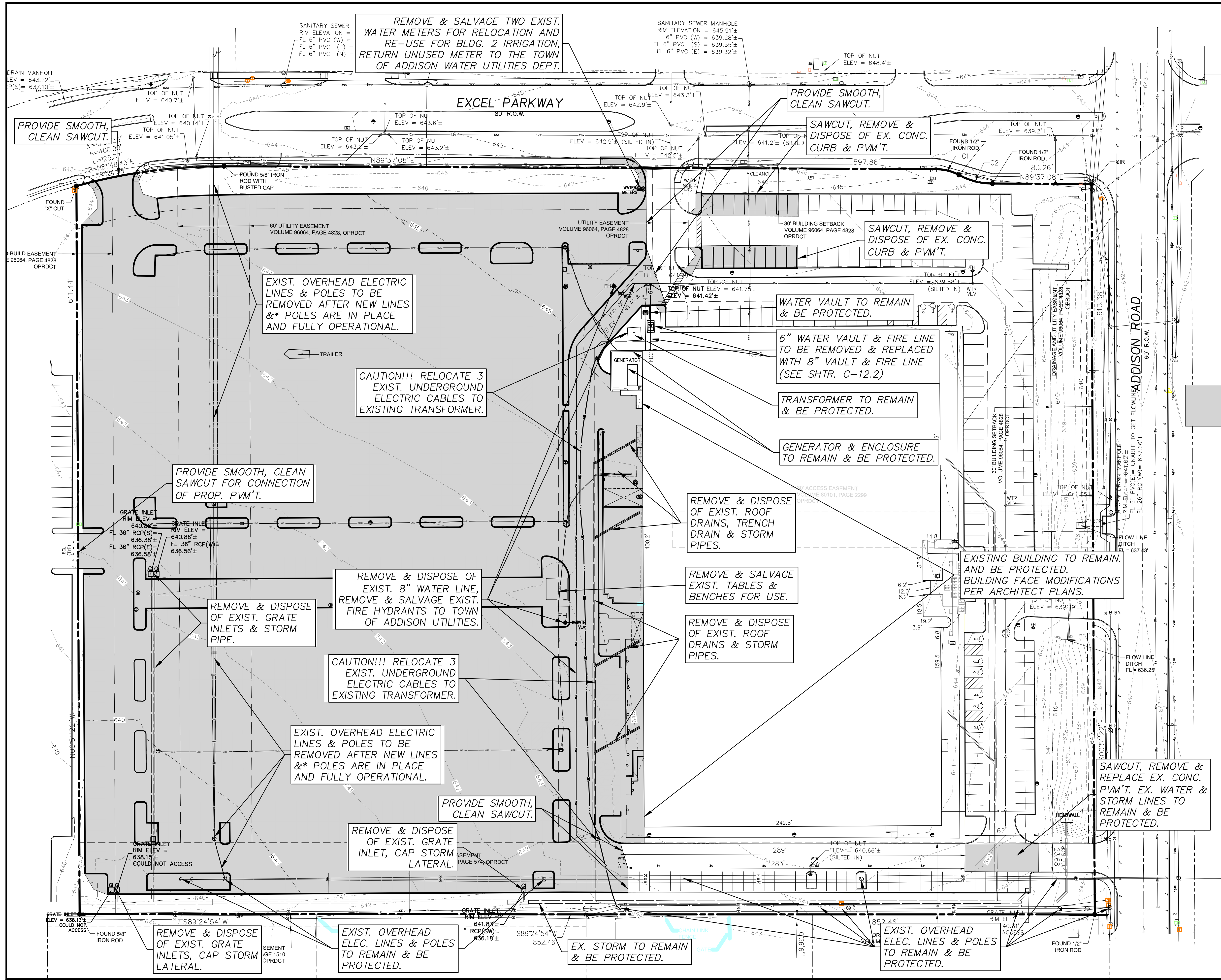


CONSULTING CIVIL ENGINEERS ■ SURVEYORS



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





VICINITY MAP  
N.T.S.  
MAPSCO MAP 40

HATCHED AREA TO BE CLEARED AND GRUBBED, BUT NOT LIMITED TO THE FOLLOWING:

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITY SERVICES ARE DISCONNECTED OR PROTECTED PRIOR TO THE START OF DEMOLITION OF THE SITE.

THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES, AND SHALL NOTIFY UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.

SAWCUT & REMOVE ALL EXISTING PAVEMENT, CURB & GUTTER, LIGHT POLES & BASES.

REMOVE ALL EXISTING TREES WITHIN THE SHADED AREA ONLY. TREES NOT IN THE SHADED AREA TO REMAIN AND BE PROTECTED.

REMOVE & DISPOSE OF EXIST. 8" WATER LINE, REMOVE EXIST. FIRE HYDRANTS TO TOWN OF ADDISON UTILITIES.

REMOVE & DISPOSE OF EXIST. STORM INLETS, CAP STORM LATERALS.

REMOVE & SALVAGE EXIST. TABLES & BENCHES FOR RELOCATION ON PROPOSED SITE.

REMOVE ALL EXISTING SIGNS, APPURTENANCES, CAP/PLUG EXISTING UTILITY LINES. SALVAGE ANY WATER METERS, FIRE HYDRANTS, ETC. TO THE TOWN OF ADDISON UTILITY WAREHOUSE IF NECESSARY.

ALL AREAS NOT HATCHED ARE TO REMAIN AND BE PROTECTED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE IN NON-HATCHED AREAS.

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.

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

**Winkelmänn & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
7520 HILDCREST PLAZA DRIVE, SUITE 215  
FARMERSVILLE, TEXAS 77936  
(972) 480-7990  
(972) 480-1099 FAX  
Texas Engineers Registration No. 83  
Texas Surveyors Registration No. 100865-00  
C-1201-01-2025 Winkelmänn & Associates, Inc.

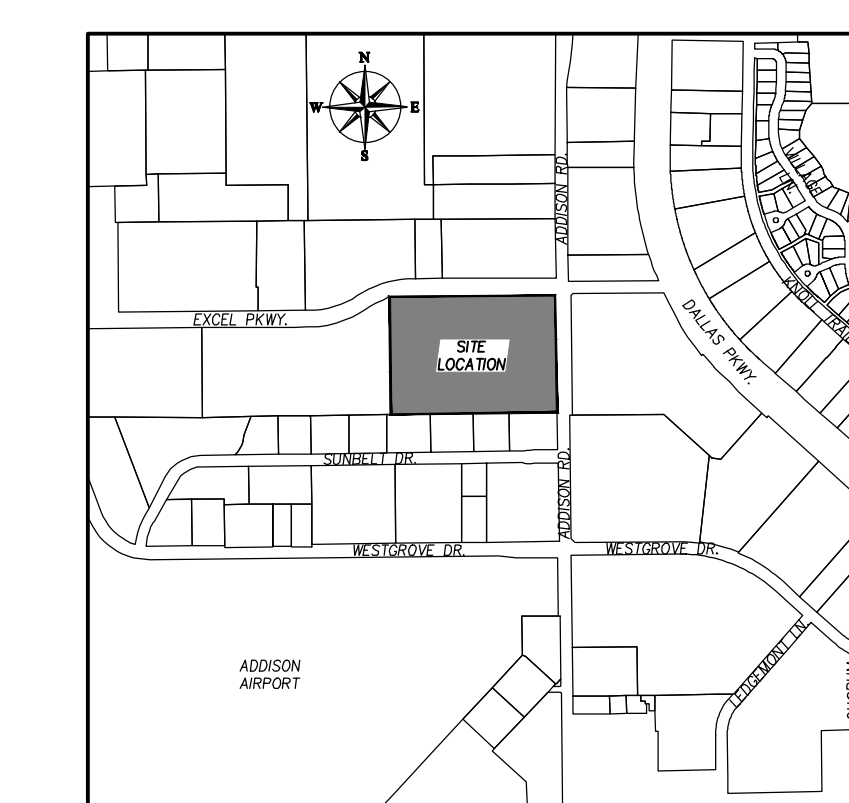
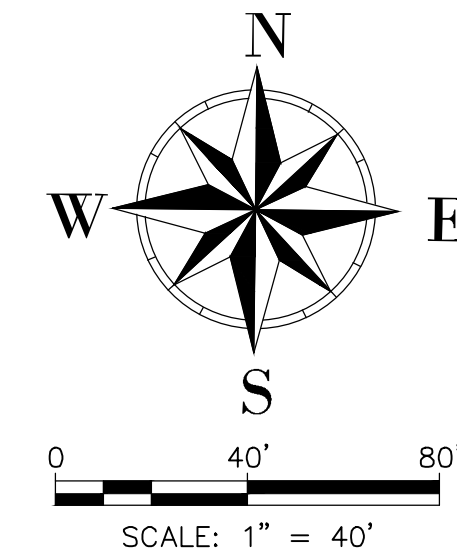


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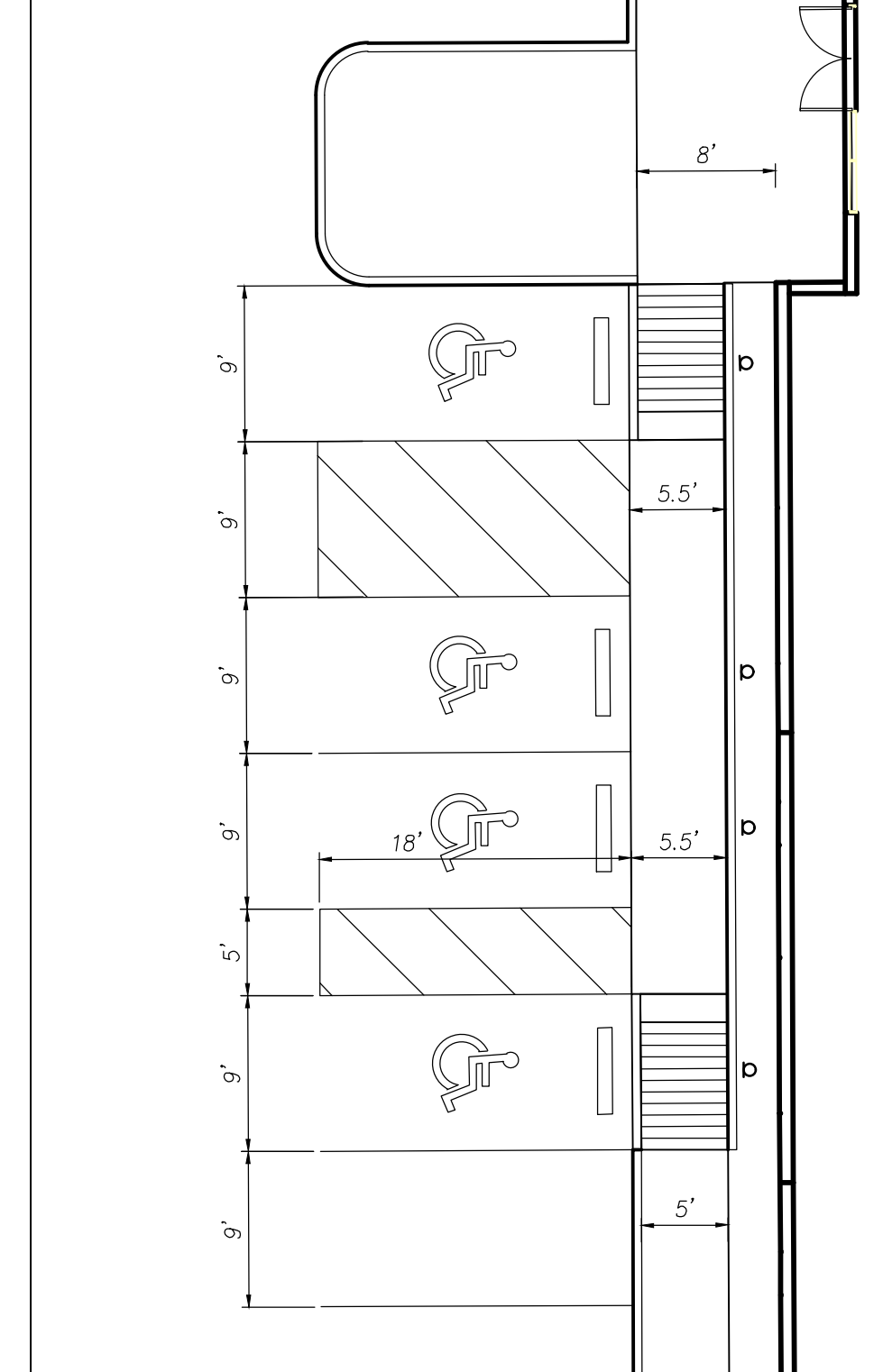
EX. CONDITIONS DEMOLITION PLAN  
16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

C-4














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

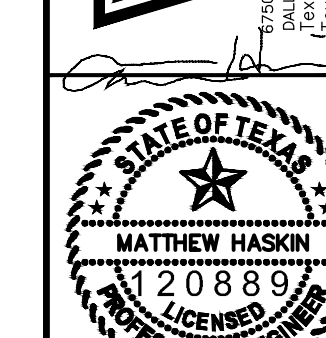


TYPICAL ADA PARKING DETAIL  
1" = 10'

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

**Winkelmann  
& Associates, Inc.**

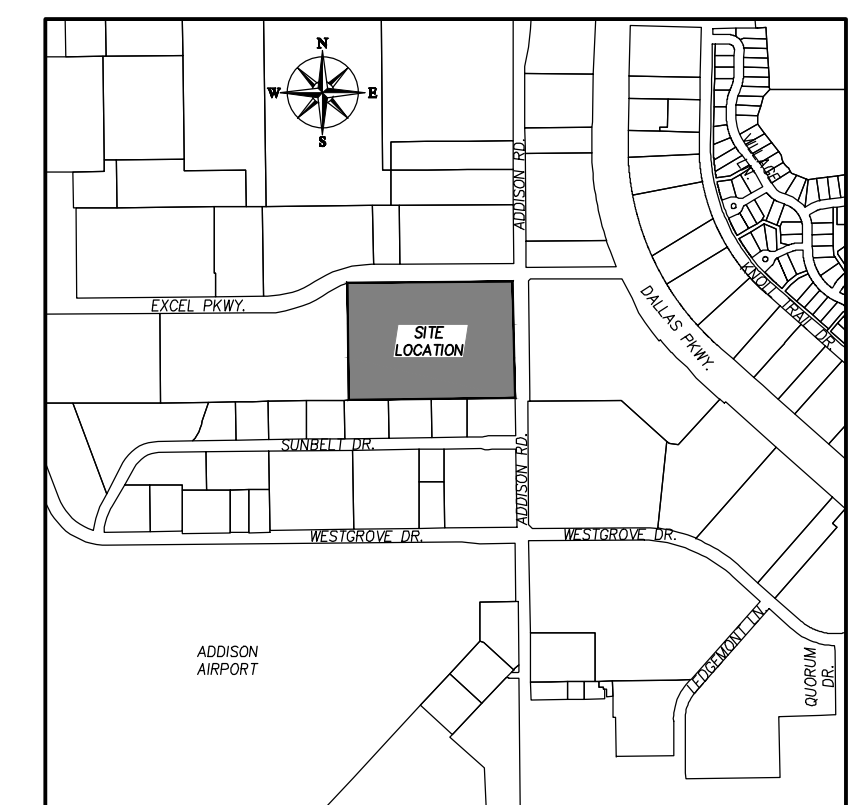
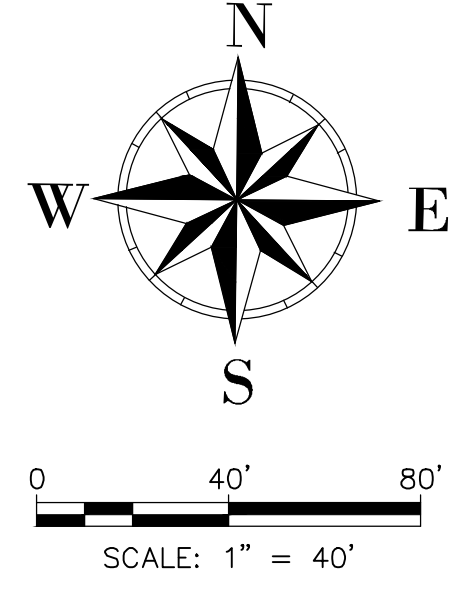
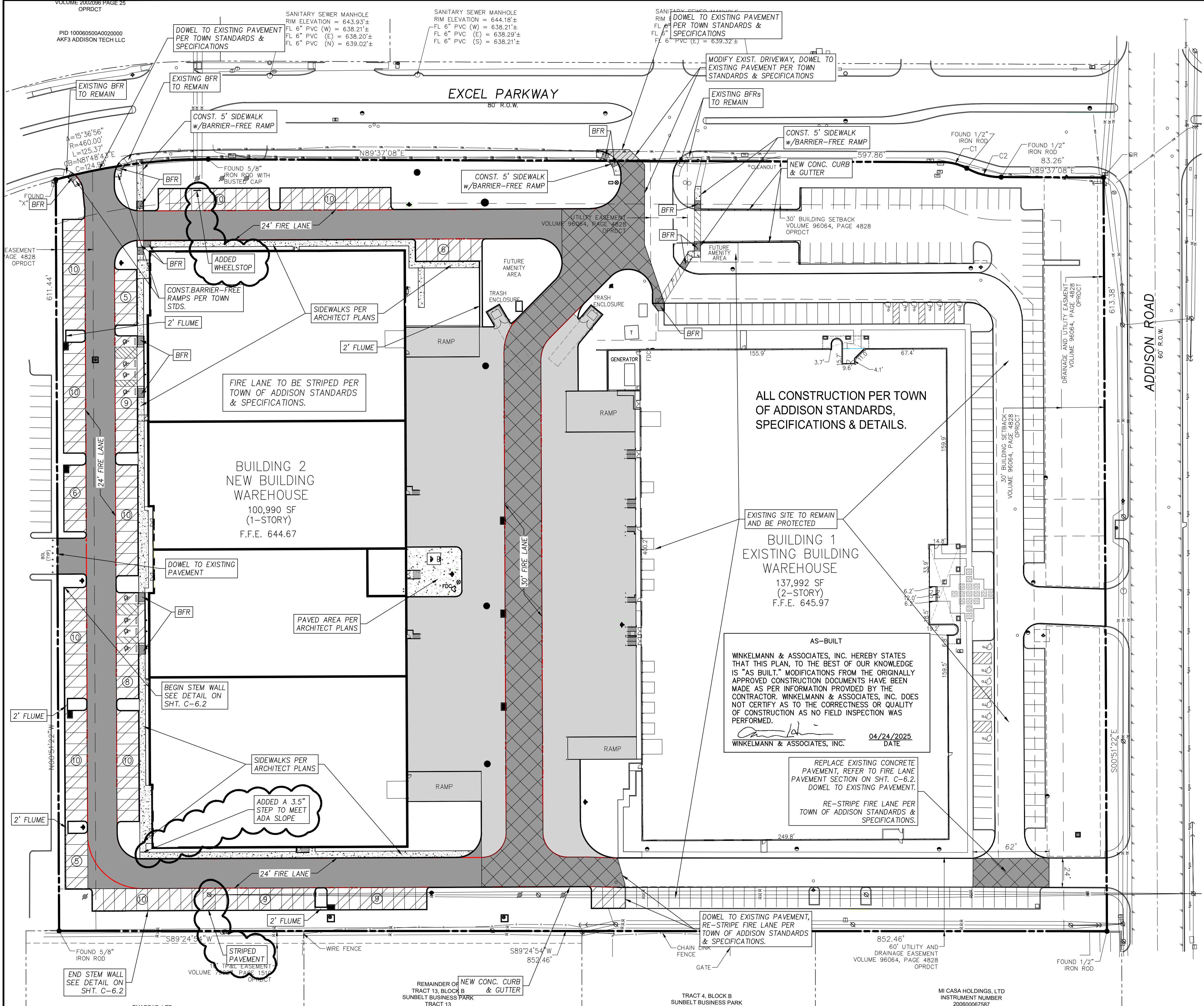


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MATTHEW HASKIN

## DIMENSION CONTROL PLAN

11 23 2023

C-5



**VICINITY MAP**  
N.T.S.  
MAPSCO MAP 40

ALL PAVING, SUBGRADE AND BUILDING PAD PREPARATION RECOMMENDATIONS PER ALPHA TESTING DRAFT GEOTECHNICAL REPORT NO.: G233197 DATED NOVEMBER 17, 2023.

- CITY REINFORCED CONCRETE PAVEMENT FOR ROAD EXTENSION  
SUBGRADE PER SECTION 6.9.1  
CONCRETE PER SECTION 6.9.2
- HEAVY-DUTY FIRE LANE REINFORCED CONCRETE PAVEMENT  
SUBGRADE PER SECTION 6.9.1  
CONCRETE PER SECTION 6.9.2
- HEAVY-DUTY REINFORCED CONCRETE & DUMPSTER PAD PAVEMENT  
SUBGRADE PER SECTION 6.9.1  
CONCRETE PER SECTION 6.9.2
- FIRE LANE REINFORCED CONCRETE PAVEMENT  
SUBGRADE PER SECTION 6.9.1  
CONCRETE PER SECTION 6.9.2
- LIGHT-DUTY REINFORCED CONCRETE PAVEMENT  
SUBGRADE PER SECTION 6.9.1  
CONCRETE PER SECTION 6.9.2
- 5' WIDE, 4"-3000psi REINFORCED CONCRETE SIDEWALK PER TOWN STANDARDS

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\*\*\***

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.

CONTRACTOR(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 OWNERS.

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

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
7520 HILLCREST PLAZA DRIVE, SUITE 215  
FARMERSVILLE, TEXAS 77936  
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(972) 440-1099 FAX  
Texas Engineers Registration No. 100865-00  
Surveyors Registration No. 100865-00  
C-6101.01(20)

**STATE OF TEXAS**  
MATTHEW HASKIN  
20889  
LICENSED PROFESSIONAL ENGINEER  
10-01-2024  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW HASKIN P.E. # 120889

**PAVING PLAN**  
16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

**C-6.1**

REVISION  
DATE  
No.

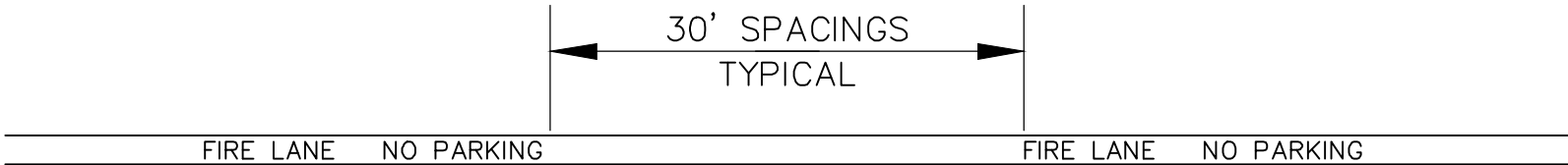
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LAST SAVED BY: LOKEN April 24, 2025

FIRE LANE STRIPING DETAILS AND SPECIFICATIONS

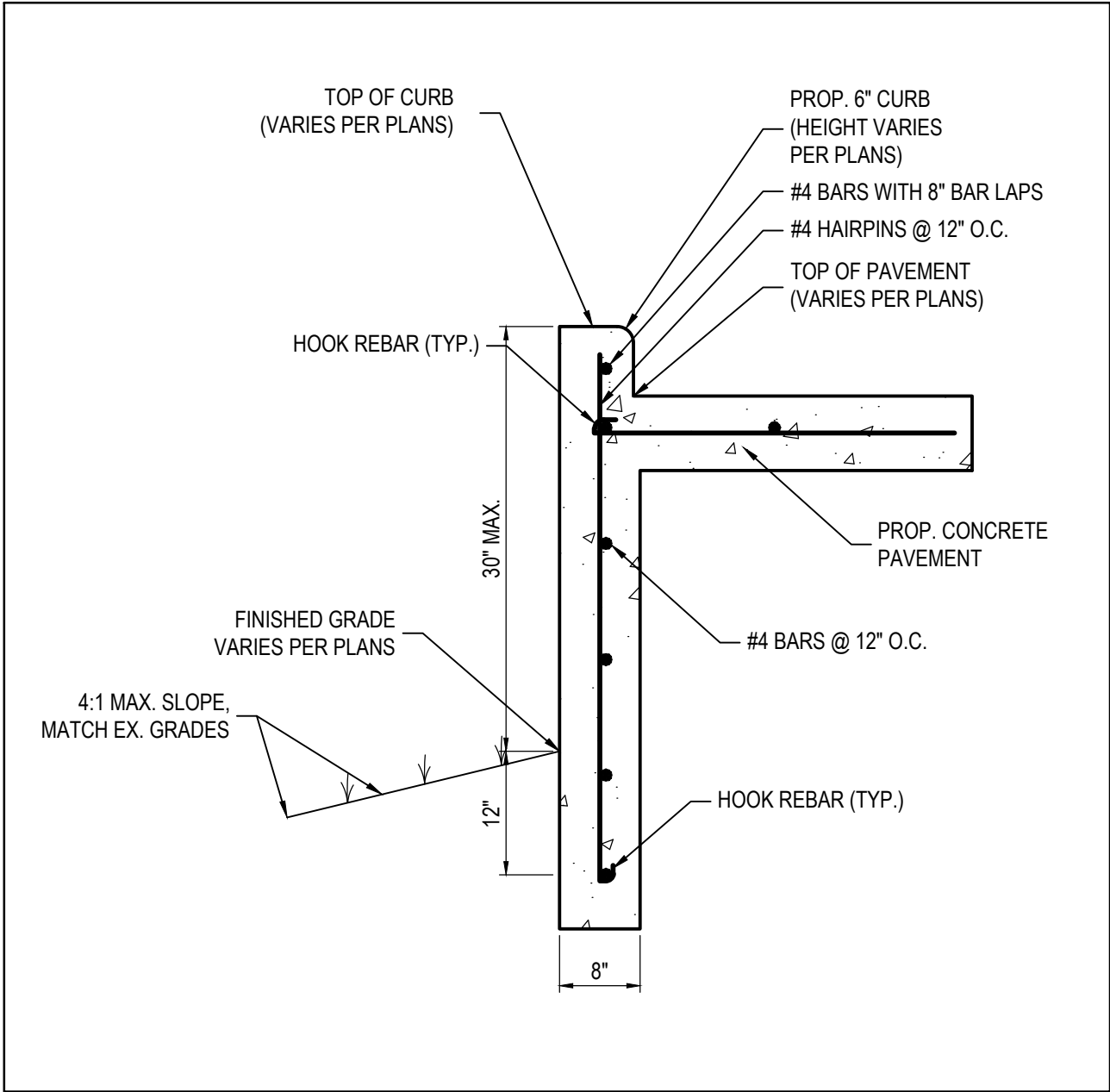
A. FIRE LANE MARKINGS:

FIRE LANES MUST BE MARKED, AS SHOWN ABOVE, BY A 6-INCH WIDE, DURABLE RED STRIPE RUNNING THE ENTIRE LENGTH OF THE FIRE LANE ON BOTH SIDES. THE WORDS "FIRE LANE NO PARKING" SHALL BE APPLIED IN 4-INCH WHITE LETTERING AT 30-FOOT INTERVALS. WHENEVER POSSIBLE ALL MARKINGS WILL BE PLACED ON CURBS.

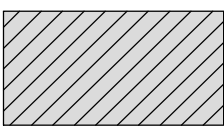
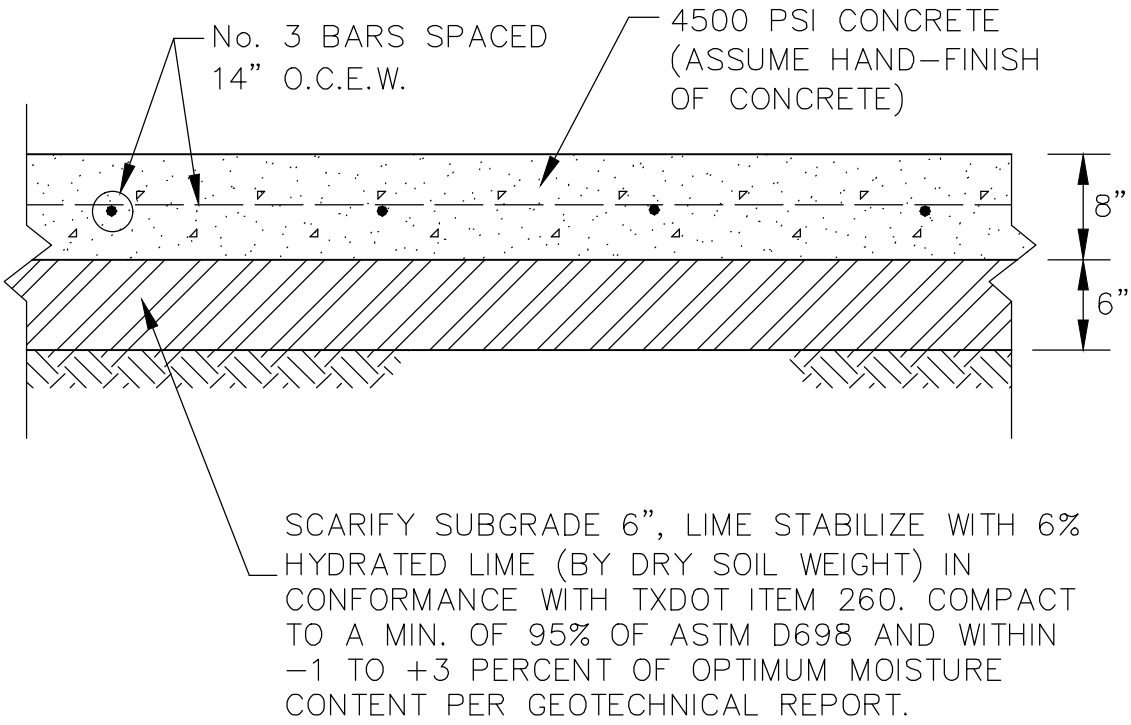


WHERE NECESSARY, FIRE LANES MAY BE MARKED IN ALTERNATIVE MANNERS AS APPROVED BY THE FIRE MARSHAL. IF SUCH AN ALTERNATIVE DESIGNATION IS ALLOWED BUT FAILS TO EFFECTIVELY CONTROL PARKING, THEN THE STANDARD RED-STRIPLE MARKING WILL BE INSTALLED.

FOR FURTHER INFORMATION, PLEASE CONTACT THE ADDISON FIRE DEPARTMENT AT 972-450-7201

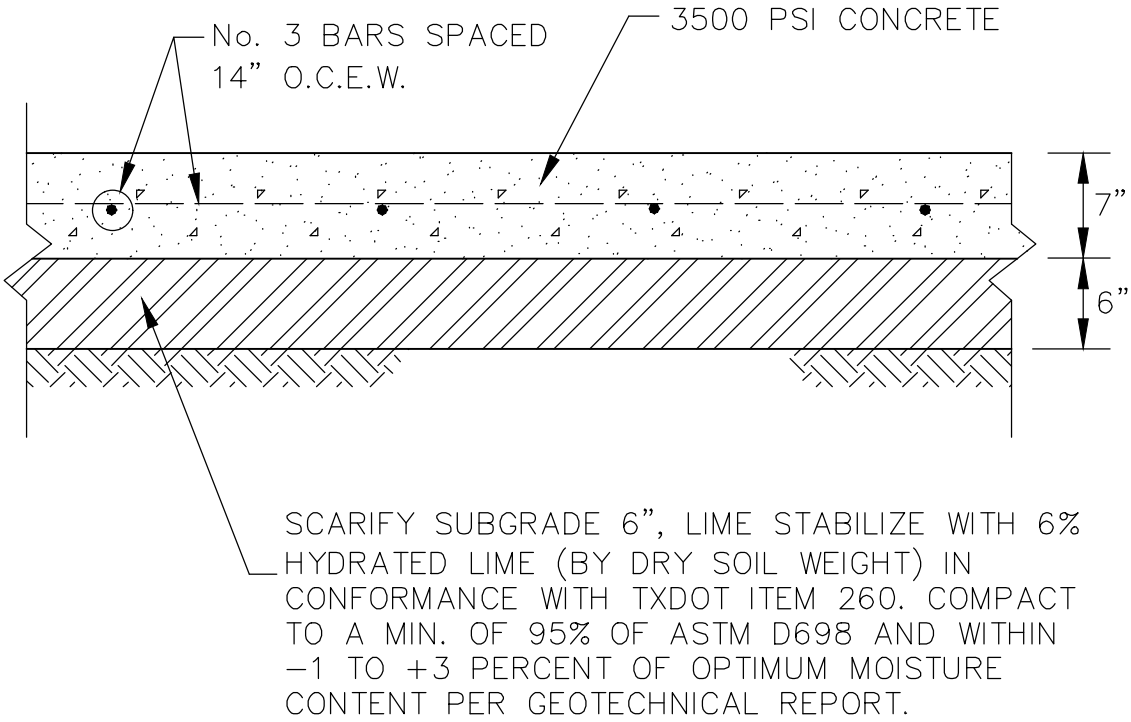


TYPICAL STEM WALL DETAIL  
N.T.S.



CITY ROADWAY EXTENSION  
PAVEMENT SECTION

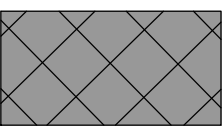
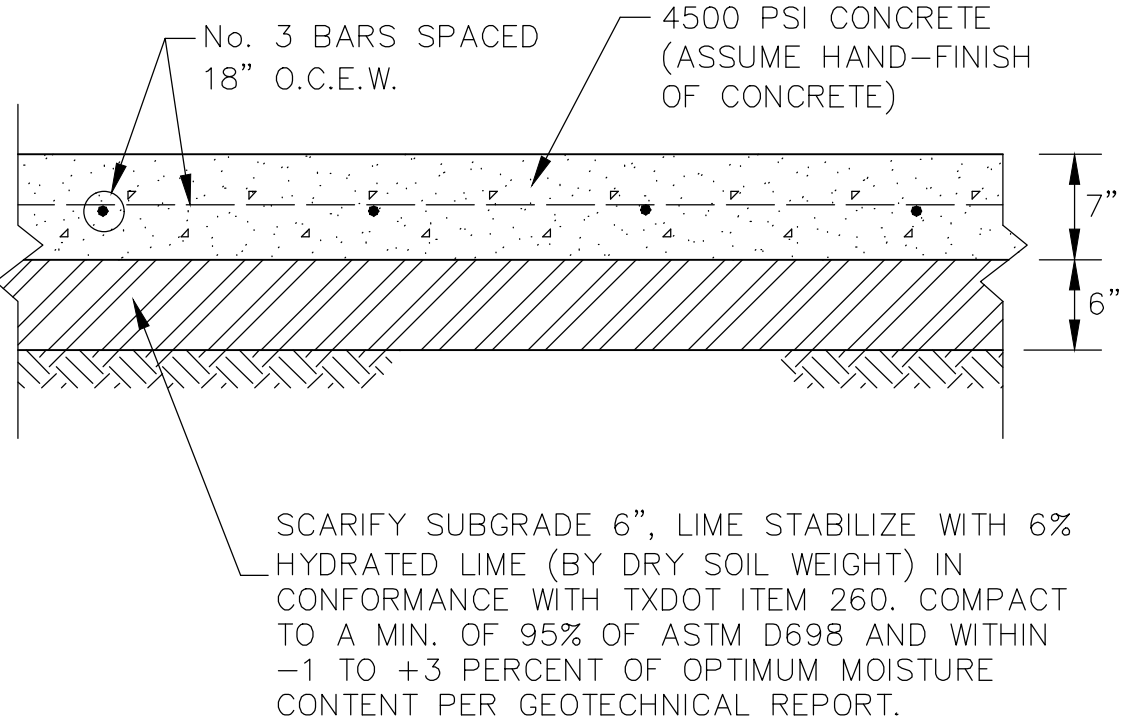
N.T.S.



HEAVY DUTY PAVEMENT &  
DUMPSTER PAD SECTION

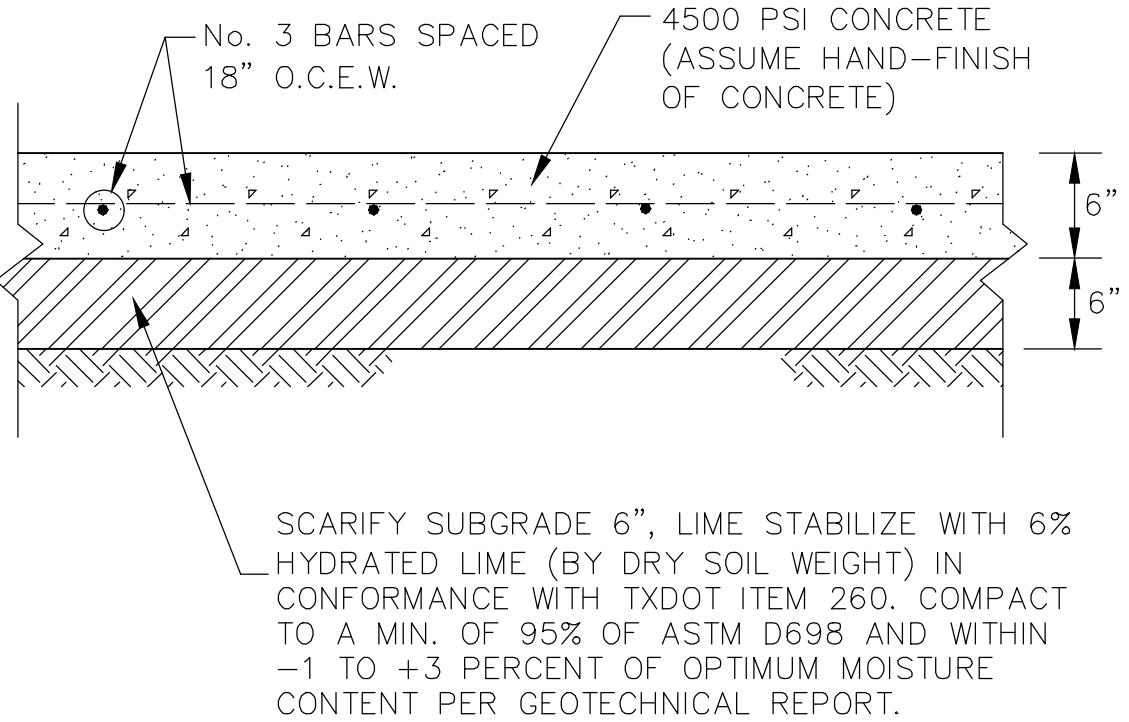
N.T.S.

CROSSWALKS TO BE MARKED PER TMUTCD 2011, rev2, SECTION 3B.18 "CROSSWALK MARKINGS", WITH WHITE DIAGONAL LINES.



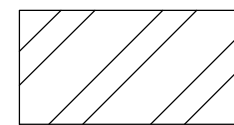
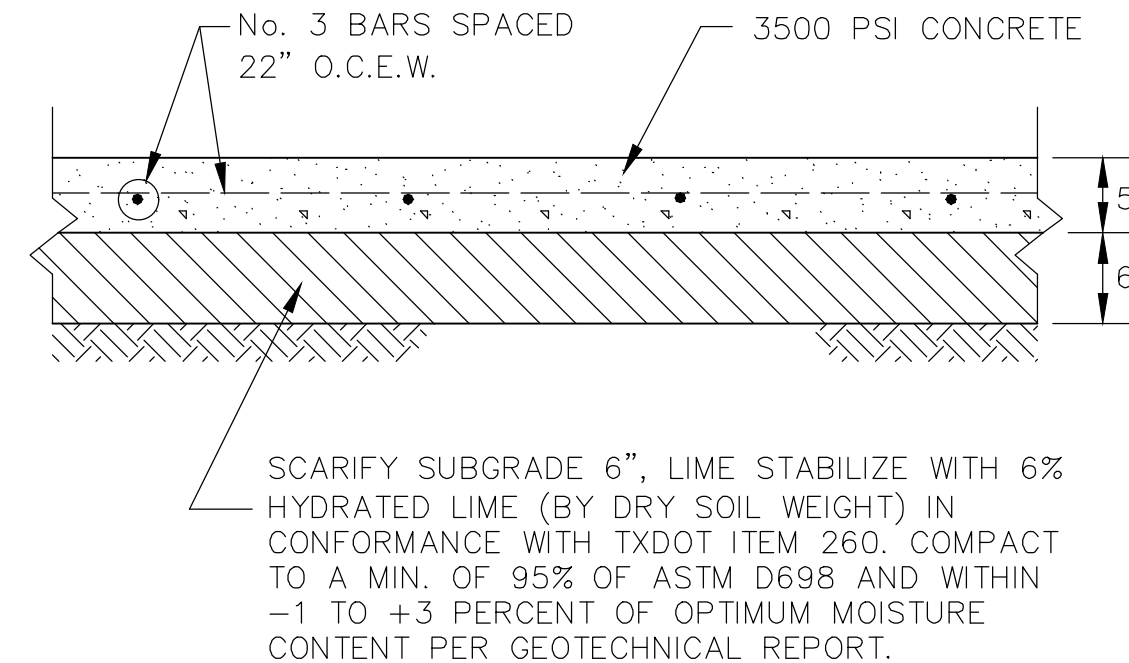
HEAVY DUTY FIRE LANE  
PAVEMENT SECTION

N.T.S.



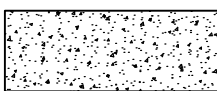
FIRE LANE PAVEMENT SECTION

N.T.S.

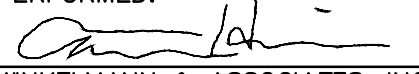


LIGHT DUTY PAVEMENT SECTION

N.T.S.



4"-3000 psi CONCRETE SIDEWALK  
SEE DETAIL ON SHT. C-13.1

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

ALL PAVING, SUBGRADE AND BUILDING PAD PREPARATION RECOMMENDATIONS PER ALPHA TESTING DRAFT GEOTECHNICAL REPORT NO.: G233197 DATED NOVEMBER 17, 2023.

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
8750 HILDCREST PLAZA DRIVE, SUITE 215 (972) 440-7990 FAX  
TEXAS ENGINEERS REGISTRATION NO. 000666-00 (972) 440-1094  
CORPORATE OFFICE: 2225 WINKELMANN & ASSOCIATES, INC.

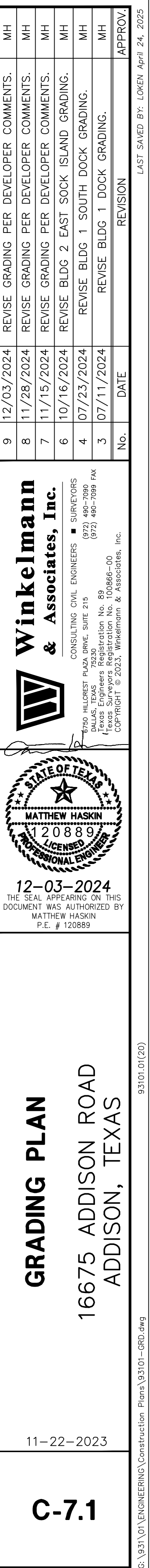


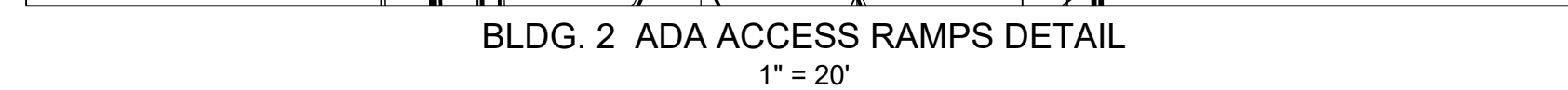
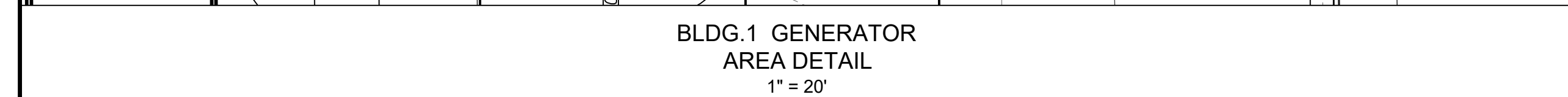
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PAVING SECTIONS &  
STEM WALL DETAIL  
16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

C-6.2

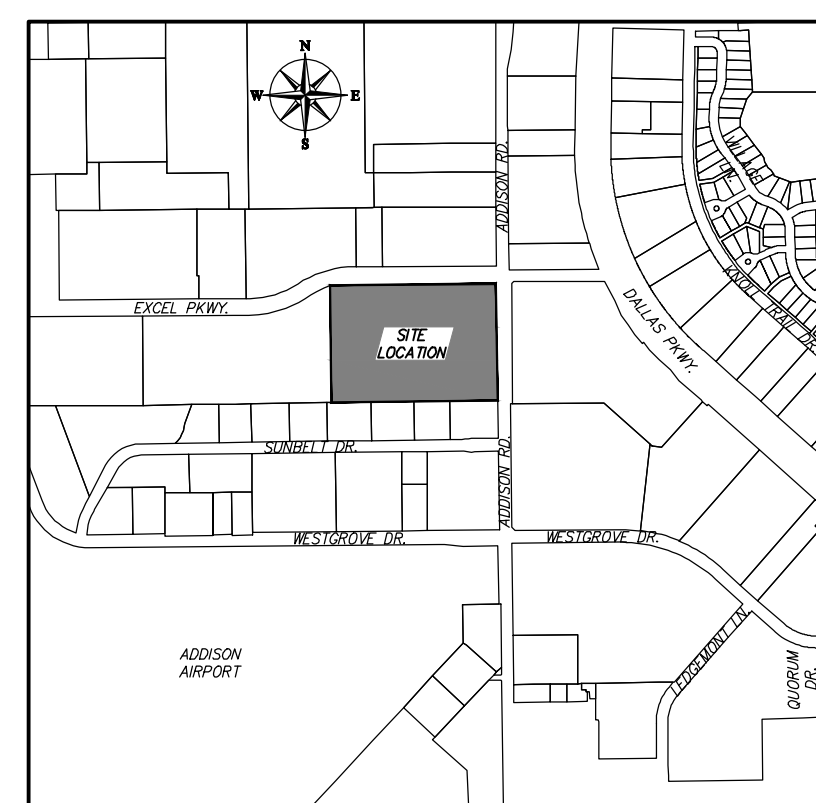
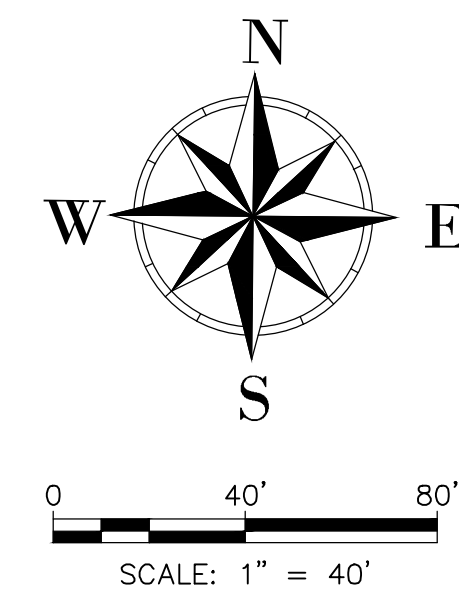
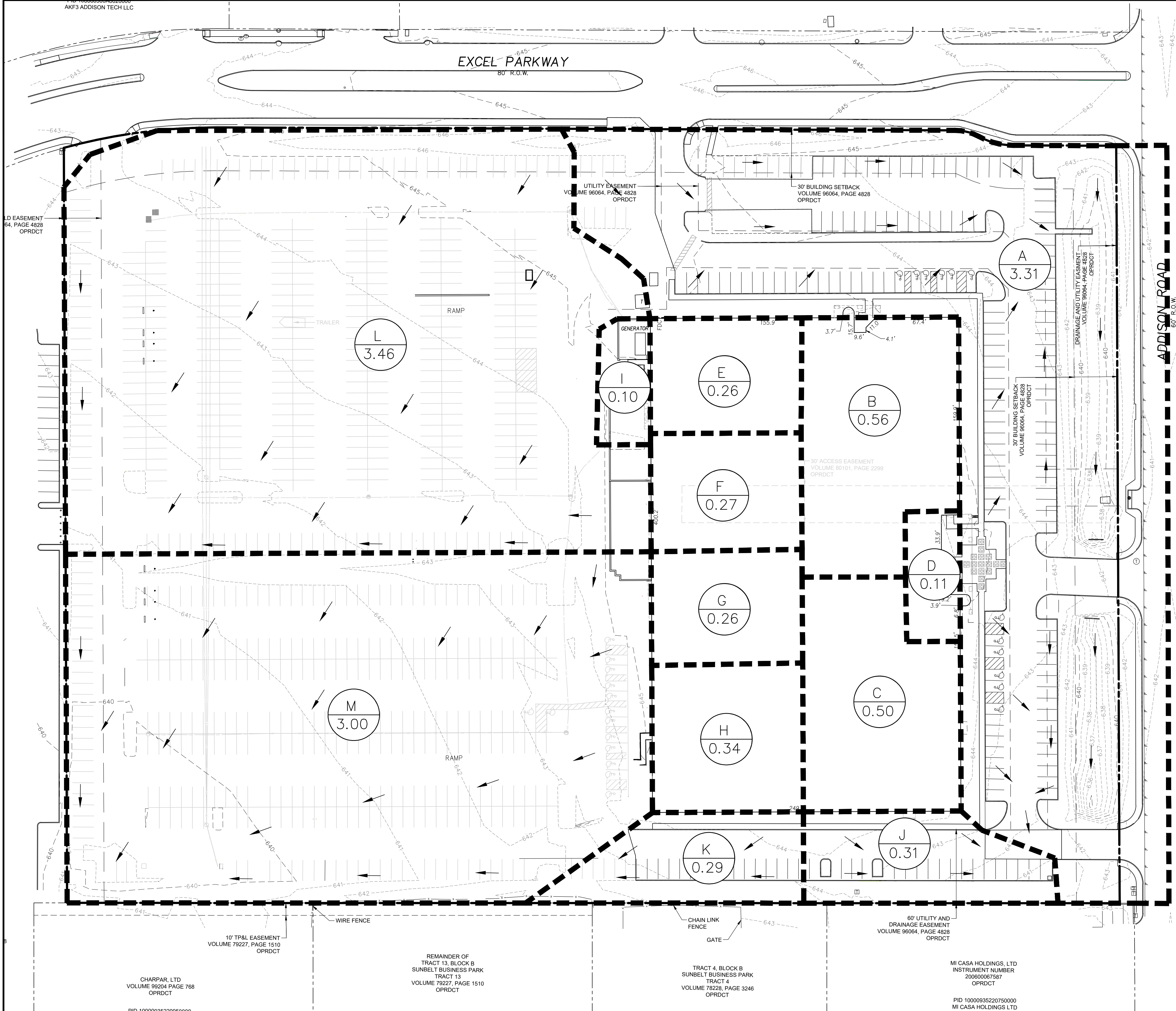




**C-7.2**

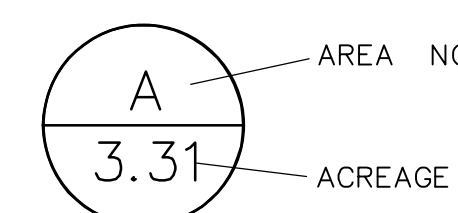






VICINITY MAP  
N.T.S.  
MAPSCO MAP 4Q

- LEGEND
- 640 --- EXIST. CONTOURS
  - DRAINAGE AREA BOUNDARY
  - FLOW ARROW



PRE-DEVELOPMENT FLOW CALCULATIONS						
AREA NO.	AREA (AC.)	C	Tc (min)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (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.

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*Matthew Haskin*  
WINKELMANN & ASSOCIATES, INC. 04/24/2025  
DATE

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

11-22-2023

C-8.1

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
2750 HILLCREST PLAZA DRIVE, SUITE 215  
FARMERSVILLE, TEXAS 77936  
(972) 440-7990  
(972) 440-7999 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 100866-00  
COMMITTEE # 2023, Winkelmann & Associates, Inc.

STATE OF TEXAS  
MATTHEW HASKIN  
20889  
LICENSED PROFESSIONAL ENGINEER

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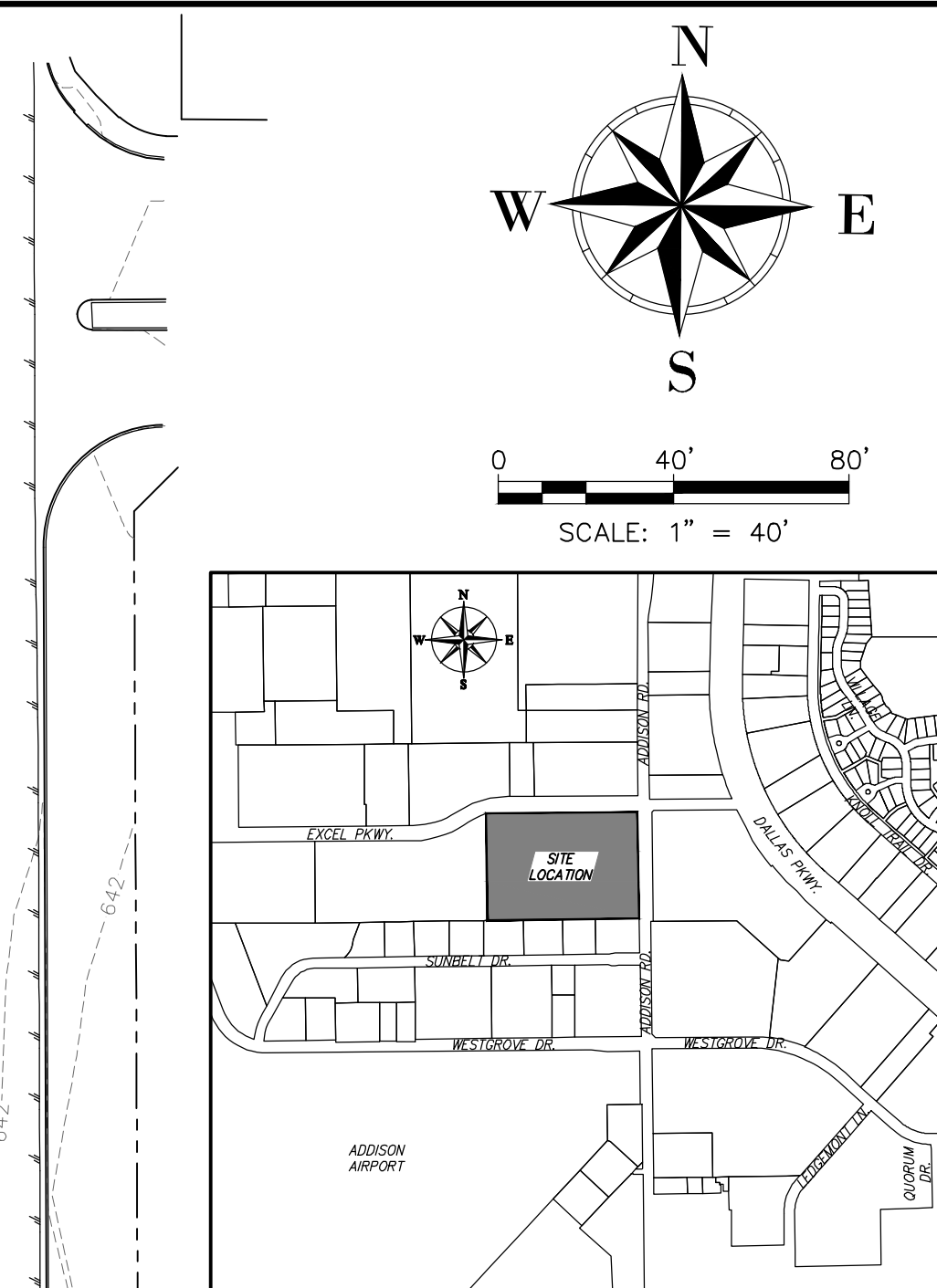
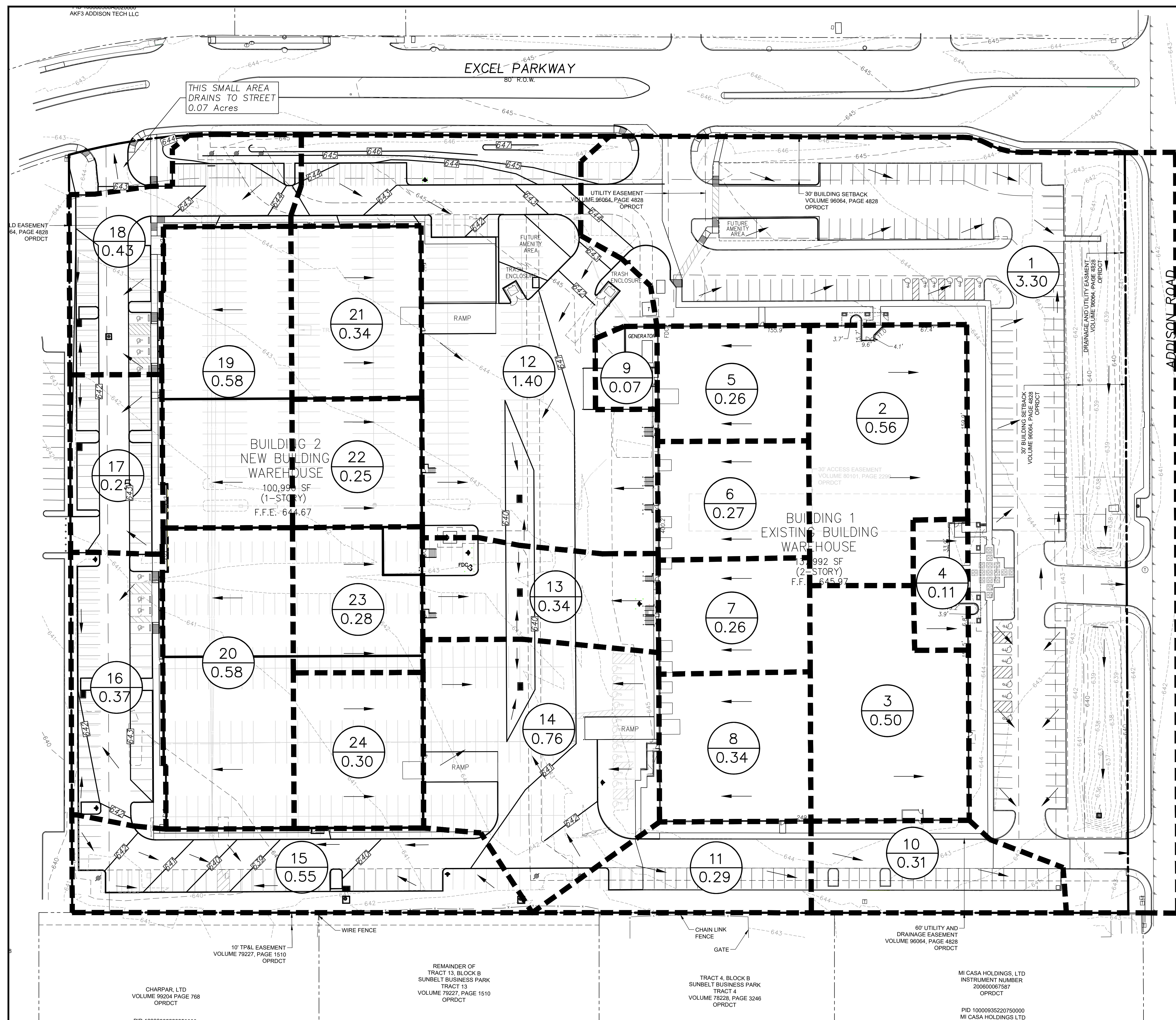
DATE

REVISION

APPROV.

LAST SAVED BY: LOKEN April 24, 2025

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POST-DEVELOPMENT FLOW CALCULATIONS						
AREA NO.	AREA (AC.)	C	Tc (min)	I <sub>100</sub> (IN/HR)	Q100 (CFS)	Notes
1	3.30	0.90	10.0	9.27	27.53	FLUME TO DETENTION POND
2	0.56	0.90	10.0	9.27	4.67	ROOF DRAIN
3	0.50	0.90	10.0	9.27	4.17	ROOF DRAIN
4	0.11	0.90	10.0	9.27	0.92	ROOF DRAIN
5	0.26	0.90	10.0	9.27	2.17	ROOF DRAIN
6	0.27	0.90	10.0	9.27	2.25	ROOF DRAIN
7	0.26	0.90	10.0	9.27	2.17	ROOF DRAIN
8	0.34	0.90	10.0	9.27	2.84	ROOF DRAIN
9	0.07	0.90	10.0	9.27	0.58	EX. DBL. GRATE INLET @ SAG
10	0.31	0.90	10.0	9.27	2.59	EX. GRATE INLET @ SAG
11	0.29	0.90	10.0	9.27	2.42	EX. GRATE INLET @ SAG
12	1.40	0.90	10.0	9.27	11.68	PROP. DBL. GRATE INLET @ SAG
13	0.34	0.90	10.0	9.27	2.84	PROP. DBL. GRATE INLET @ SAG
14	0.76	0.90	10.0	9.27	6.34	PROP. DBL. GRATE INLET @ SAG
15	0.55	0.90	10.0	9.27	4.59	PROP. DBL. GRATE INLET @ SAG
16	0.37	0.90	10.0	9.27	3.09	PROP. DBL. GRATE INLET @ SAG
17	0.25	0.90	10.0	9.27	2.09	PROP. DBL. GRATE INLET @ SAG
18	0.43	0.90	10.0	9.27	3.59	PROP. DBL. GRATE INLET @ SAG
19	0.58	0.90	10.0	9.27	4.84	ROOF DRAIN
20	0.58	0.90	10.0	9.27	4.84	ROOF DRAIN
21	0.34	0.90	10.0	9.27	2.84	ROOF DRAIN
22	0.25	0.90	10.0	9.27	2.09	ROOF DRAIN
23	0.28	0.90	10.0	9.27	2.34	ROOF DRAIN
24	0.30	0.90	10.0	9.27	2.50	ROOF DRAIN
Total=	12.70			Total cfs=	105.96	

POST DEV. cfs - PRE DEV. cfs= 2.49cfs

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




PRELIMINARY POST-DEVELOPMENT  
DRAINAGE AREA MAP

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

**C-8.2**

**Winkelman & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
1700 BILBERT PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75250  
(972) 446-7000 FAX  
(972) 446-7059 FAX  
MATTHEW HASKIN, P.E., S.  
Texas Surveyors Registration No. 120889-00  
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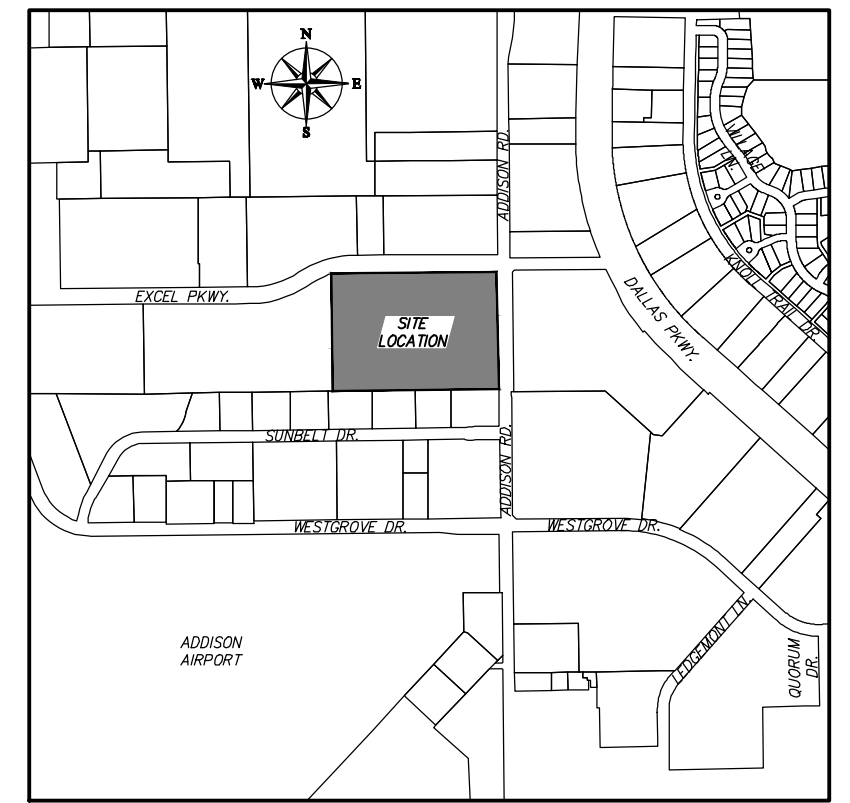
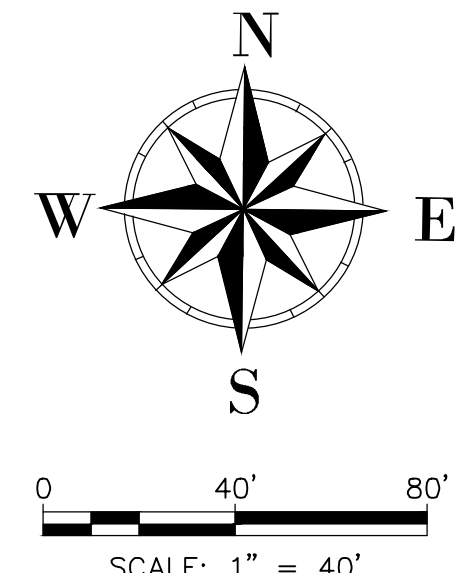
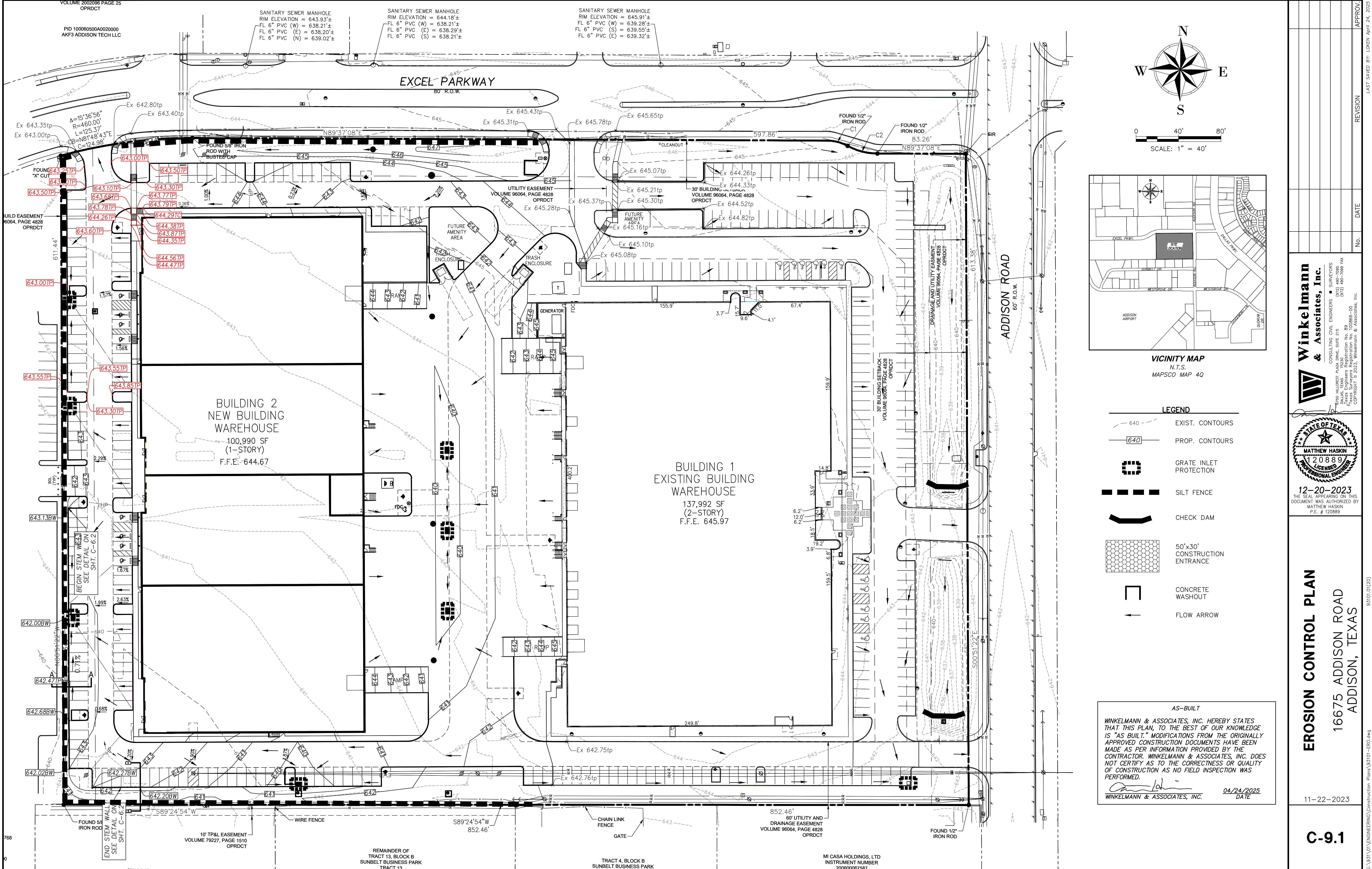
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MATTHEW HASKIN

93101.01(20)

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

- LEGEND**
- 640 EXIST. CONTOURS
  - 640 PROP. CONTOURS
  - GRATE INLET PROTECTION
  - SILT FENCE
  - CHECK DAM
  - 50'x30' CONSTRUCTION ENTRANCE
  - CONCRETE WASHOUT
  - FLOW ARROW

AS-BUILT

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*Matthew Haskin*  
WINKELMANN & ASSOCIATES, INC. 04/24/2025  
DATE

Winkelmann & Associates, Inc.	
CONSULTING CIVIL ENGINEERS ■ SURVEYORS 7520 HILDCREST PLAZA DRIVE, SUITE 215 (972) 480-7990 FAX (972) 480-1094 Texas Engineers Registration No. 89 Texas Surveyors Registration No. 100866-00 COMPTON, TX 75225 Winkelmann & Associates, Inc.	
12-20-2023 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW HASKIN P.E. # 120889	
<b>EROSION CONTROL PLAN</b>	
16675 ADDISON ROAD ADDISON, TEXAS	
11-22-2023	C-9.1

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LAST SAVED BY: LOKEN April 24, 2025

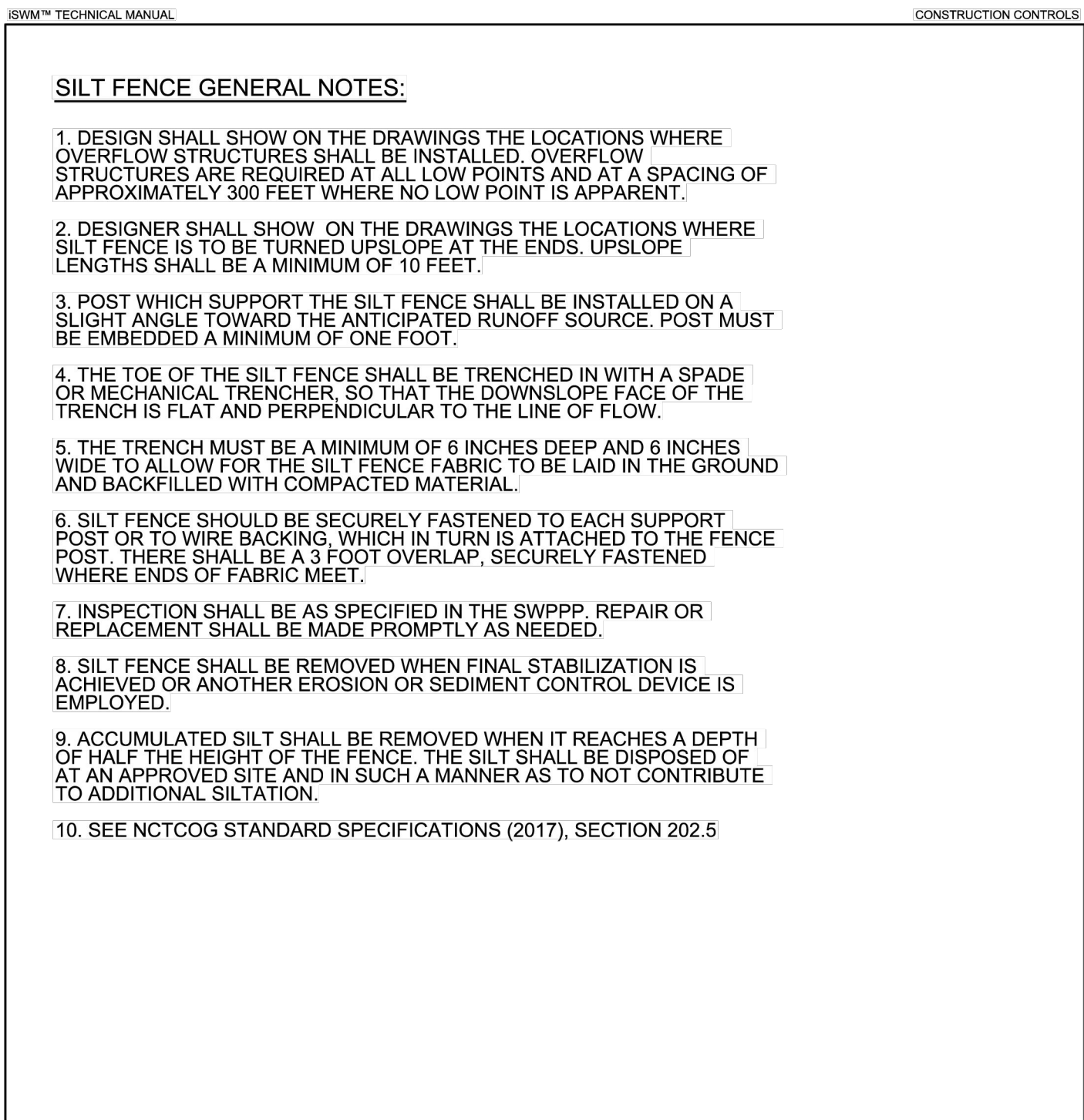


FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

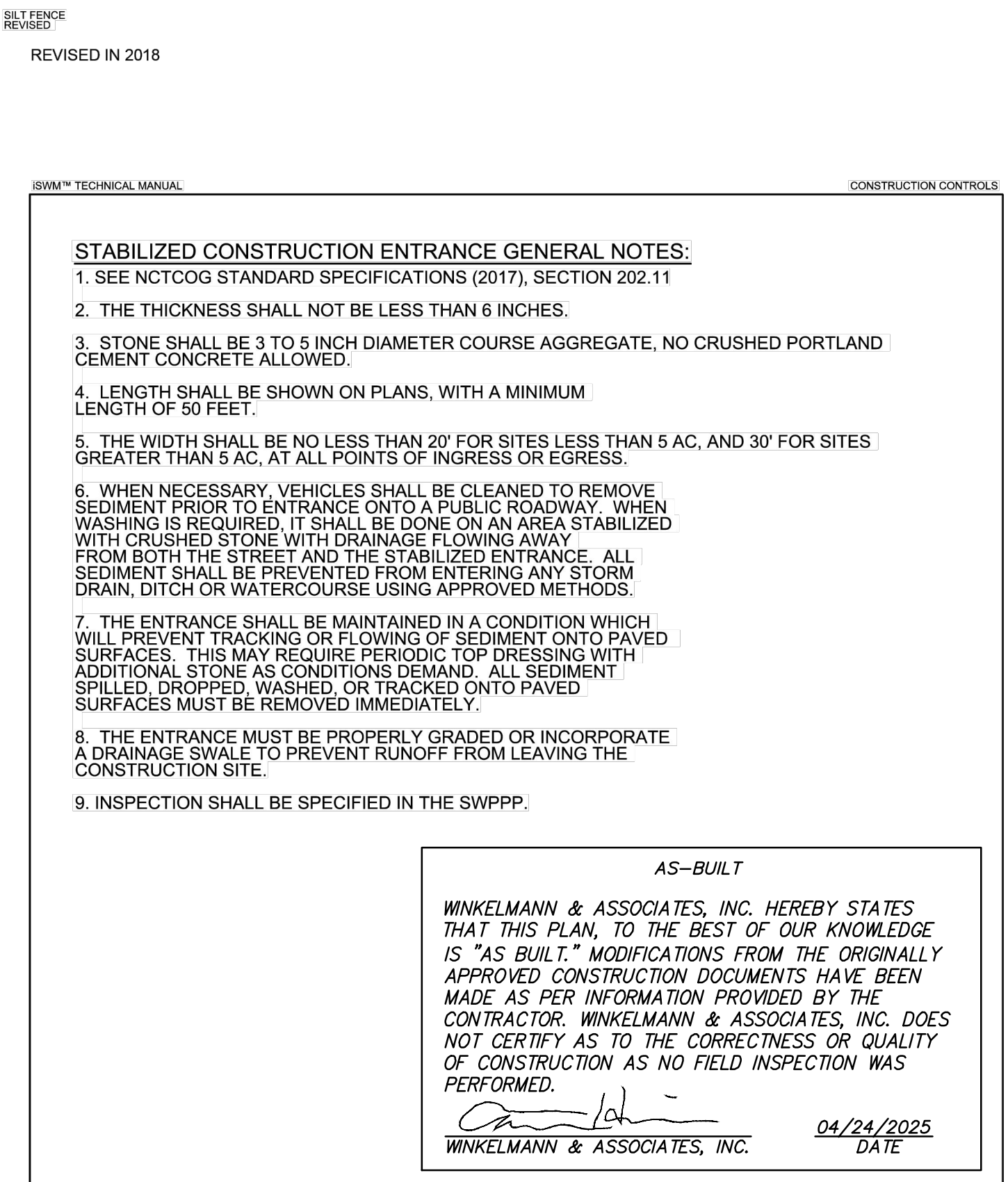
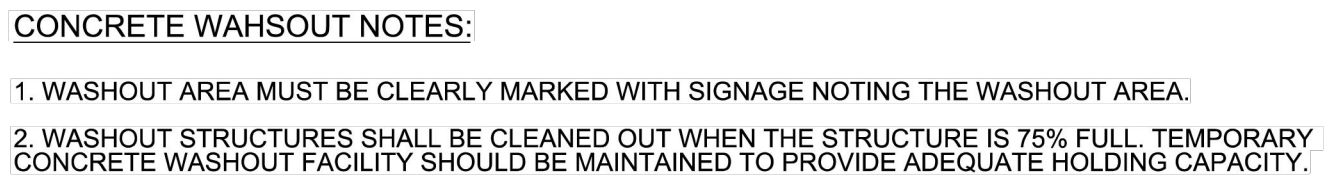


FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)



GRATE INLET PROTECTION (IN PAVED AREAS)



### FIGURE 4.1 SCHEMATICS OF CONCRETE WASHOUT CONTAINMENT

[illegible]

**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

1750 HILLCREST PLAZA, DRVL. SUITE 215  
DALLAS, TEXAS 75230  
(972) 480-7089  
(972) 480-7089

Texas Surveyors Registration No. 89  
Texas Surveyors Registration No. 100866-00  
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16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

**C-9.2**



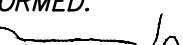
1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.9 CHECK DAM (ROCK).
2. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1 1/2 TO 3 1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
3. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM SHALL BE REMOVED AND THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

FIGURE 2.1 NOTES ON ROCK CHECK DAM (2 OF 2)

CHECK DATA  
REVISED

AS-BUILT

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DATE 04/24/2025

WINKELMANN & ASSOCIATES, INC.

**C-9.3**

11--22--2023

**EROSION CONTROL DETAILS**

16675 ADDISON ROAD  
ADDISON, TEXAS

93101.01(20)

**Winkelmänn & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

27150 HILDCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75244  
Phone: (972) 492-7090  
Fax: (972) 492-7099  
E-mail: [info@winkelmanna.com](mailto:info@winkelmanna.com)  
Website: [www.winkelmanna.com](http://www.winkelmanna.com)

STATE OF TEXAS  
MATTHEW HASKIN  
120889  
LICENSED PROFESSIONAL ENGINEER

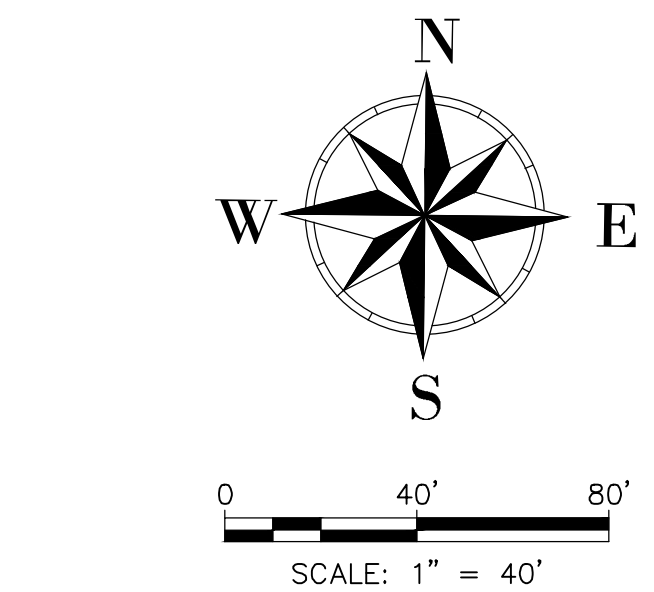
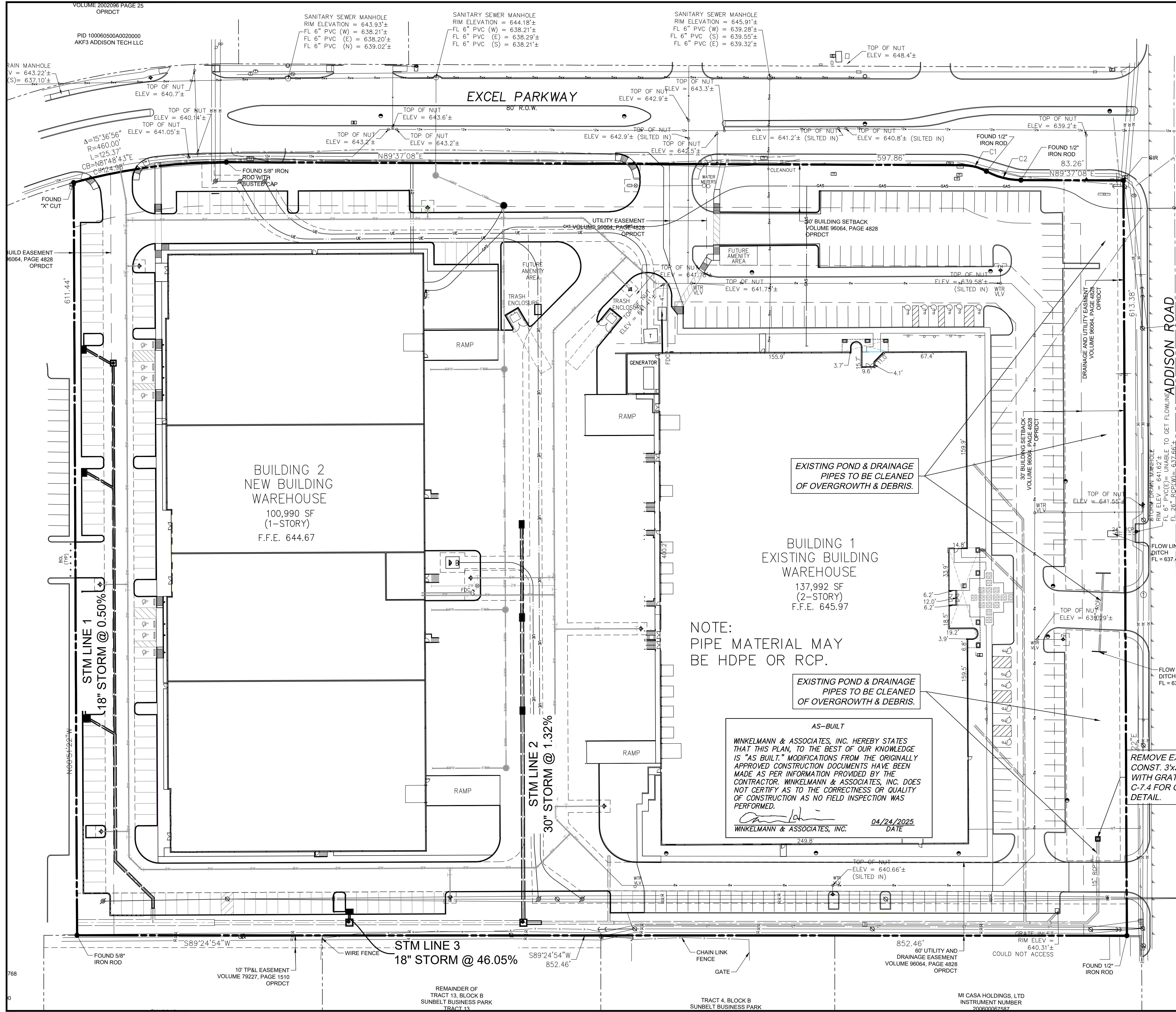
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MATTHEW HASKIN  
P.E. # 120889

REVISION

DATE

APPROVAL



**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

EXISTING POND & DRAINAGE PIPES TO BE CLEANED OF OVERGROWTH & DEBRIS.

EXISTING POND & DRAINAGE PIPES TO BE CLEANED OF OVERGROWTH & DEBRIS.

AS-BUILT  
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*Matthew Haskin*  
WINKELMANN & ASSOCIATES, INC. 04/24/2025 DATE

REMOVE EXISTING HEADWALL, CONST. 3'x3' OUTLET STRUCTURE WITH GRATE TOP. SEE SHEET C-7.4 FOR OUTLET STRUCTURE DETAIL.



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

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS FOR 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.

CONTRACTOR(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 OWNERS.

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

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

7520 HILDCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75243  
(972) 480-7990 FAX  
(972) 480-1999 FAX

STATE OF TEXAS

MATTHEW HASKIN

20889

PROFESSIONAL ENGINEER

12-20-2023  
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OVERALL STORM DRAIN PLAN

16675 ADDISON ROAD

ADDISON, TEXAS

11-22-2023

C-10.0

No.

DATE

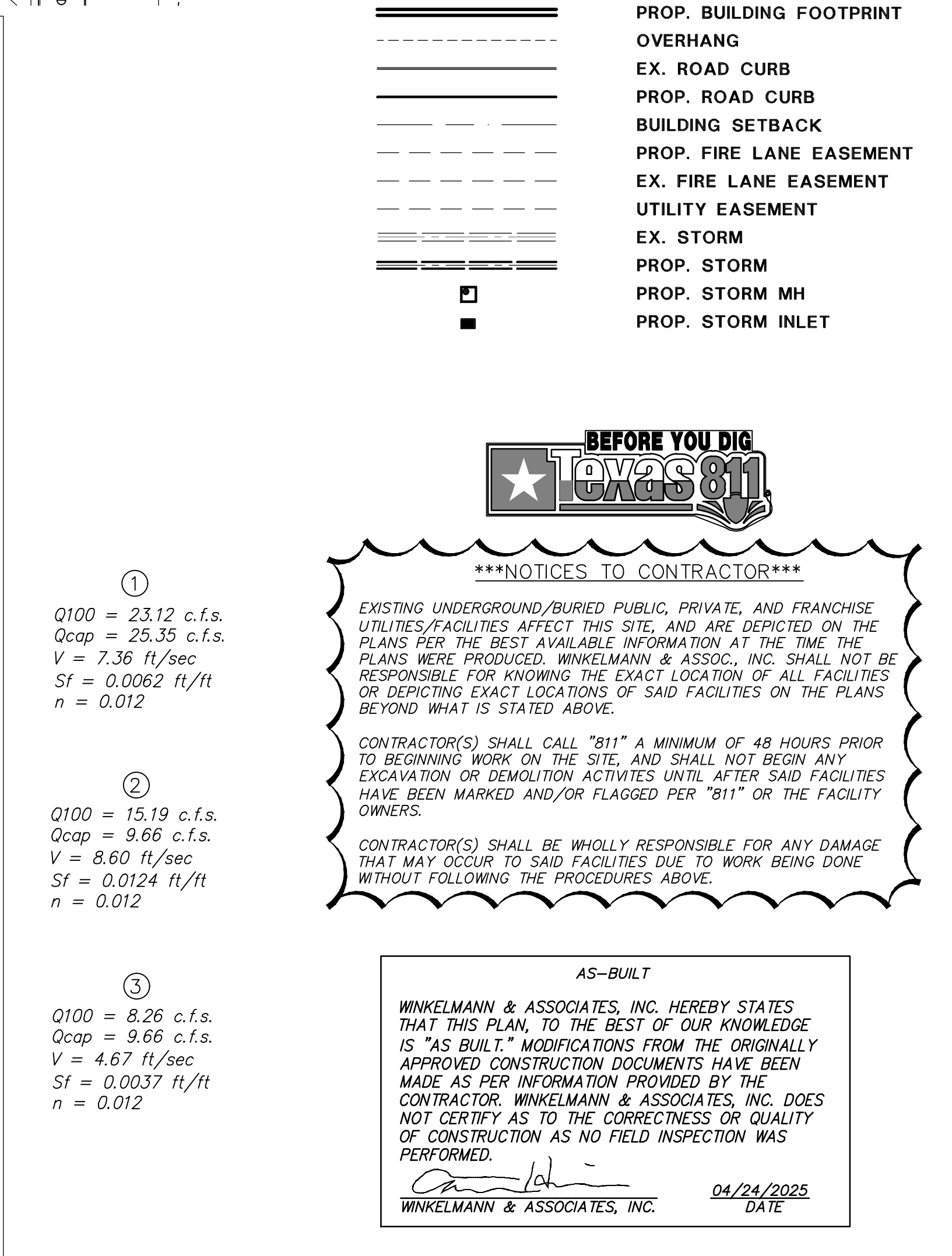
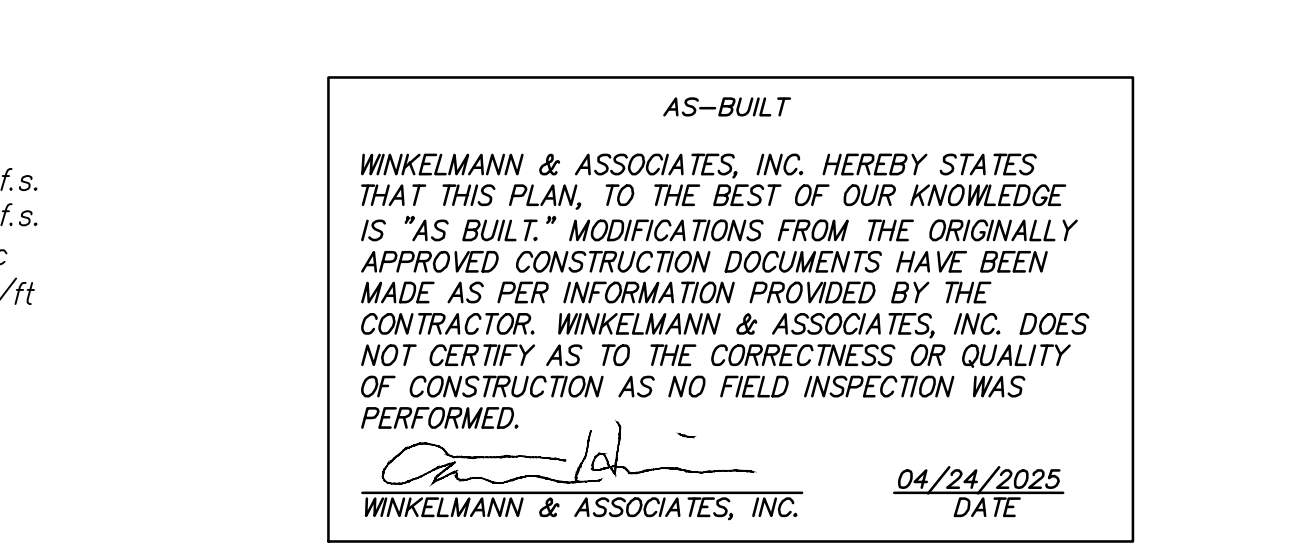
REVISION


APPROV.

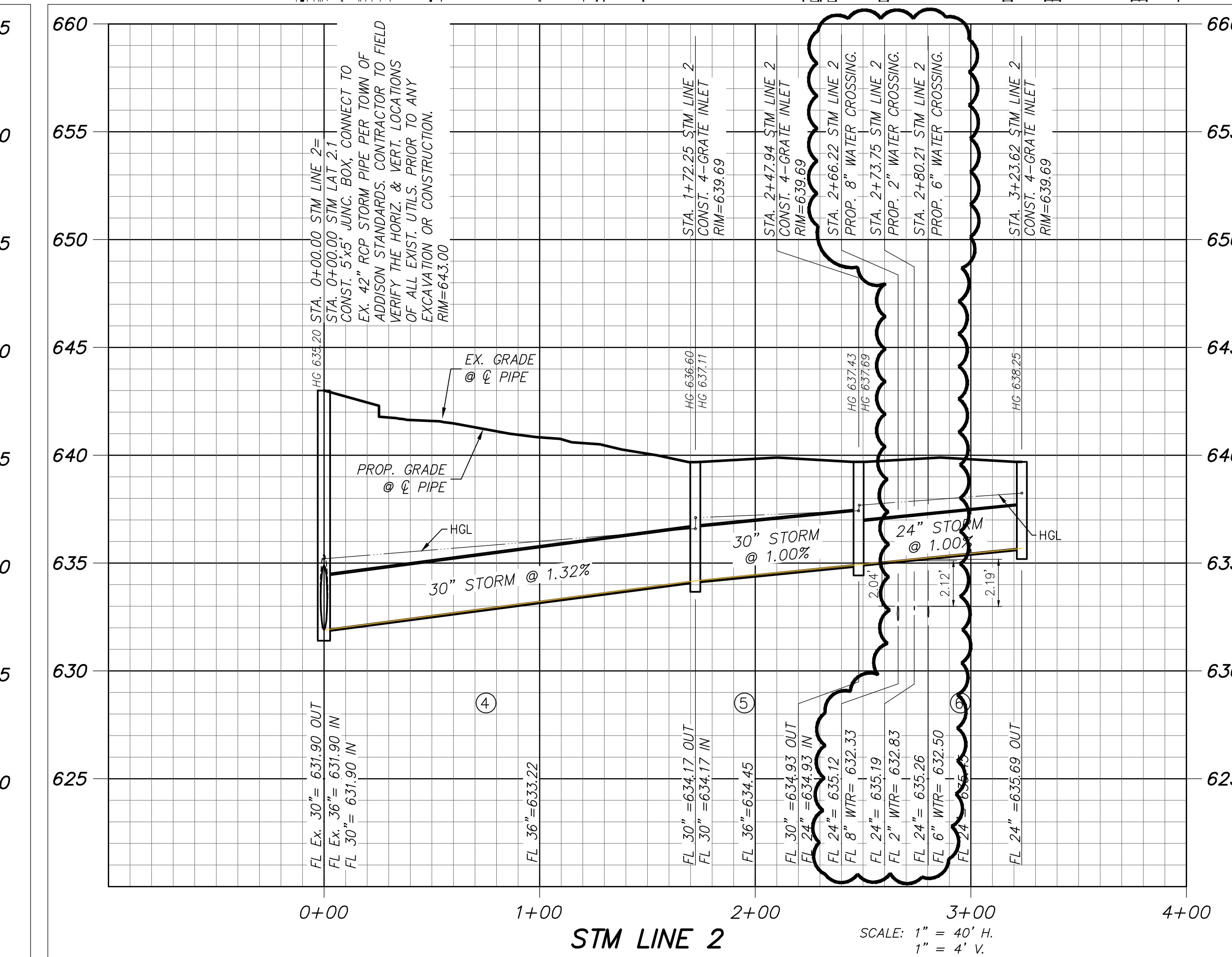
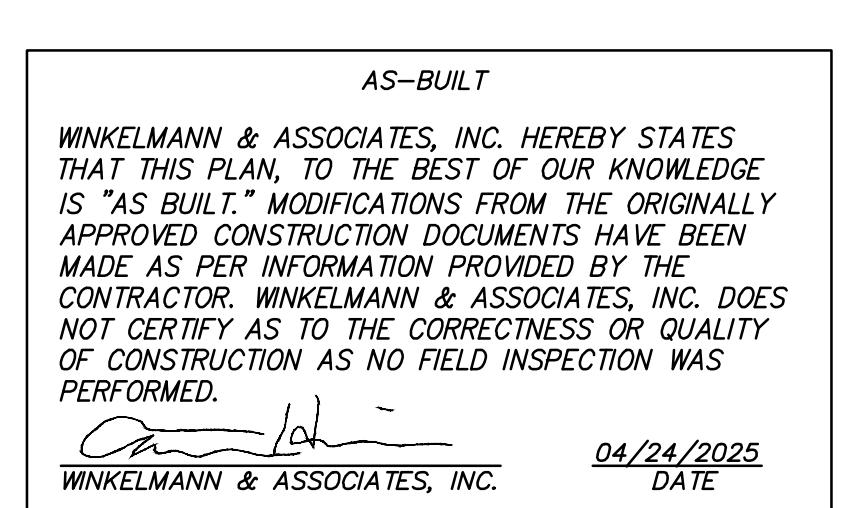
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LAST SAVED BY: LOKEN April 24, 2025



C-10.1	11-22-2023	<p><b>STORM LINE 1 PLAN &amp; PROFILE</b></p> <p>16675 ADDISON ROAD ADDISON, TEXAS</p>	<p>12-20-2023</p> <p>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY P.E. # 20889</p>	 <p><b>Winkelmänn &amp; Associates, Inc.</b></p> <p>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</p> <p>7150 HILCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75231 Texas Surveyors Registration No. 89 Texas Engineers Registration No. 100866--00 COPYRIGHT © 2023, Winkelmänn &amp; Associates, Inc.</p>	<p>No.</p> <p>DATE</p>	<p>REVISION</p>	<p>APPROV.</p>



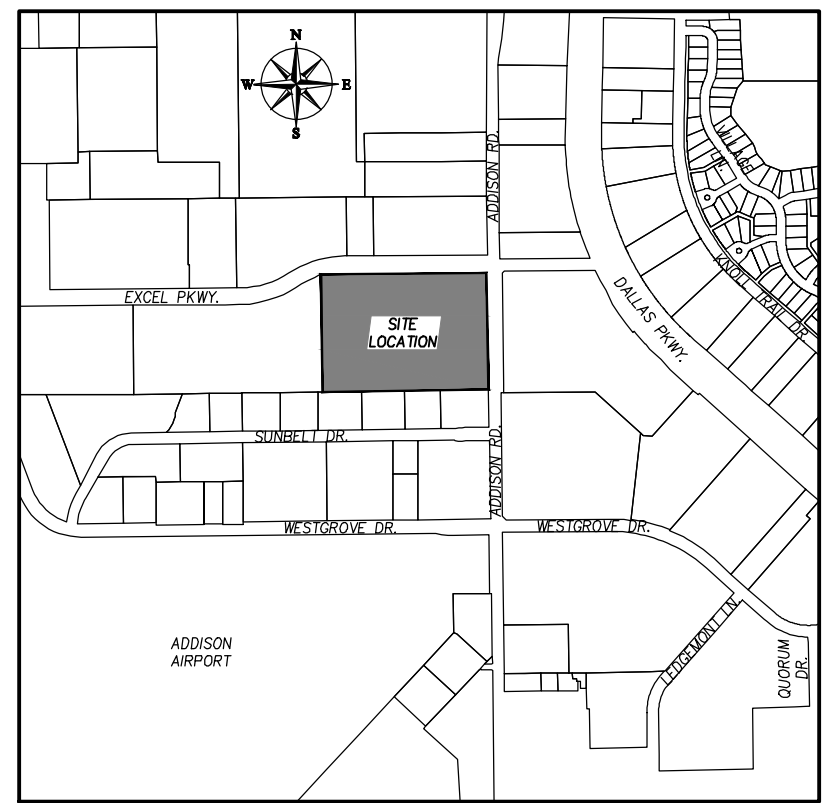
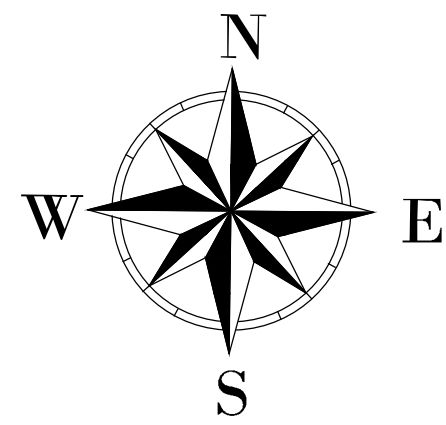
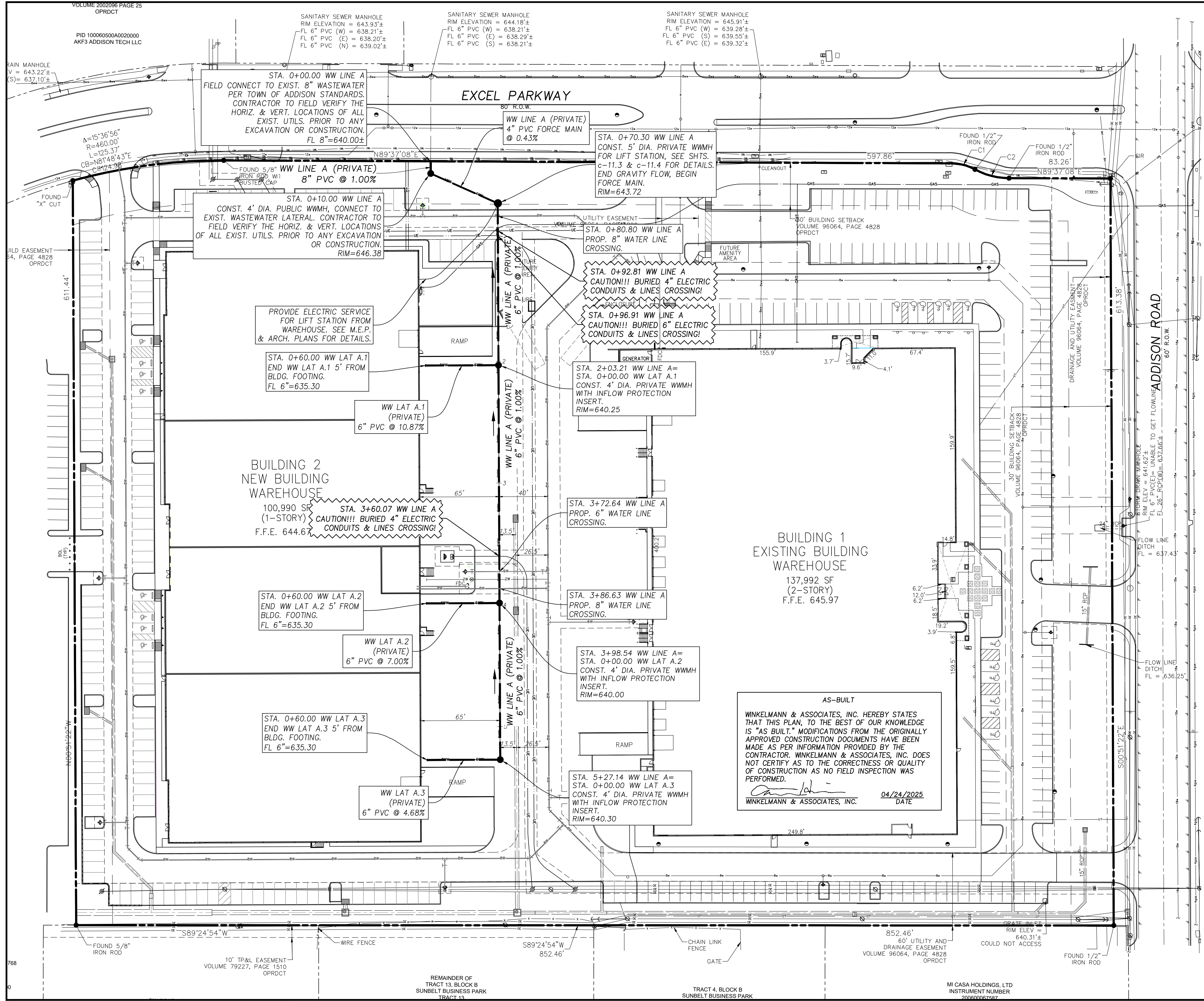
C-10.2	11-22-2023	<p><b>STORM LINES 2 &amp; 3 PLAN</b></p> <p>16675 ADDISON ROAD</p> <p>ADDISON, TEXAS</p>	<p>06-13-2024</p> <p>THE SEAL AND SIGNATURE OF THIS DOCUMENT WAS AUTHORIZED BY</p> <p>MATTHEW HASKIN</p> <p>P.E. # 120869</p>	 <p><b>Winkelmann &amp; Associates, Inc.</b></p> <p>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</p> <p>6750 MILLENET PLAZA DRIVE, SUITE 215          (972) 490-7090          (972) 490-7098 fax          16675 Addison Road          Frisco, Texas 75034          Texas Surveyors Registration No. 89          Texas Engineers Registration No. 100866-00          Copyright © 2023, Winkelmann &amp; Associates, Inc.</p>	No.	DATE	REVISION	APPROV.
					2	06/13/2024	ADJUST WATER SERVICE LINES FOR BLDG. 2.	WH

93101.01(120)

LAST SAVED BY: LOKEN April 24, 2025

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

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- EX. WASTEWATER
- EX. WASTEWATER MH
- PROP. WASTEWATER
- PROP. WASTEWATER MH



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Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS

2750 HILDCREST PLAZA DRIVE, SUITE 215

ADDISON, TEXAS 75001

(972) 480-7990 FAX

(972) 480-7999 FAX

TXS Surveyors Registration No. 100866-00

TXS Professional Engineers Registration No. 100866-00

STATE OF TEXAS

MATTHEW HASKIN

20889

PROFESSIONAL ENGINEER

07-01-2024

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

WASTE WATER PLAN

16675 ADDISON ROAD

ADDISON, TEXAS

11-22-2023

C-11.1

3

07/01/2024

ADJUST WASTEWATER LINE A

MH

2

06/13/2024

ADJUST WATER SERVICE LINES FOR BLDG 2.

MH

No.

DATE

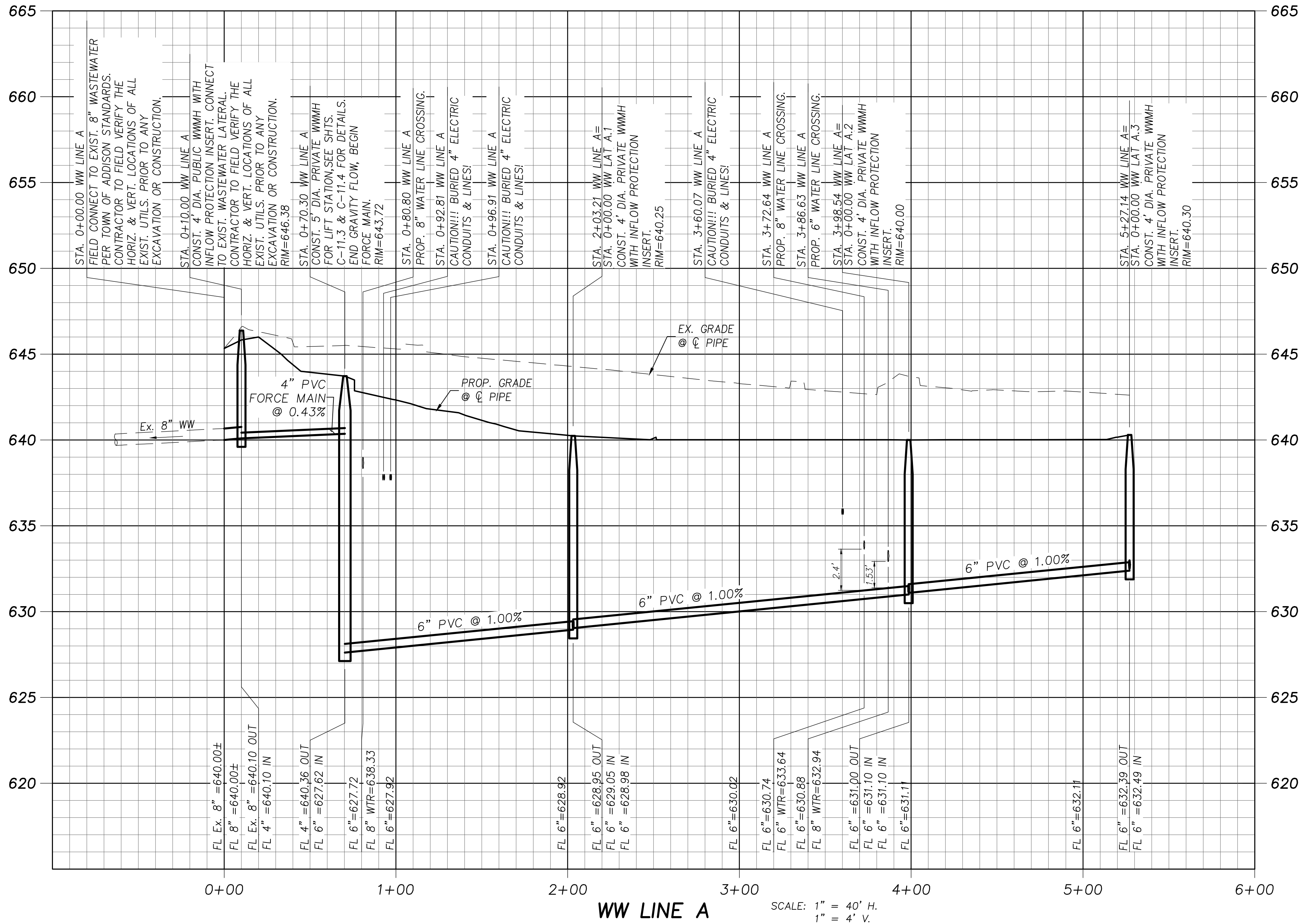
REVISION

APPROV.

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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.

*Matthew Haskin*  
WINKELMANN & ASSOCIATES, INC. 04/24/2025  
DATE

Winkelm  
& Associates, Inc.

CONSULTING CIVIL ENGINEERS

SURVEYORS

7520 HILDCREST PLAZA DRIVE, SUITE 215  
FARMERSBURG, TEXAS 77430  
TEL: (972) 440-7890  
FAX: (972) 440-1894

STATE OF TEXAS

MATTHEW HASKIN

20889

PROFESSIONAL ENGINEER

07-01-2024  
THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
MATTHEW HASKIN  
P.E. # 120889

WASTE WATER PROFILE

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

C-11.2

3

07/01/2024

ADJUST WASTEWATER LINE A

MH

2

06/13/2024

ADJUST WATER SERVICE LINES FOR BLDG 2.

MH

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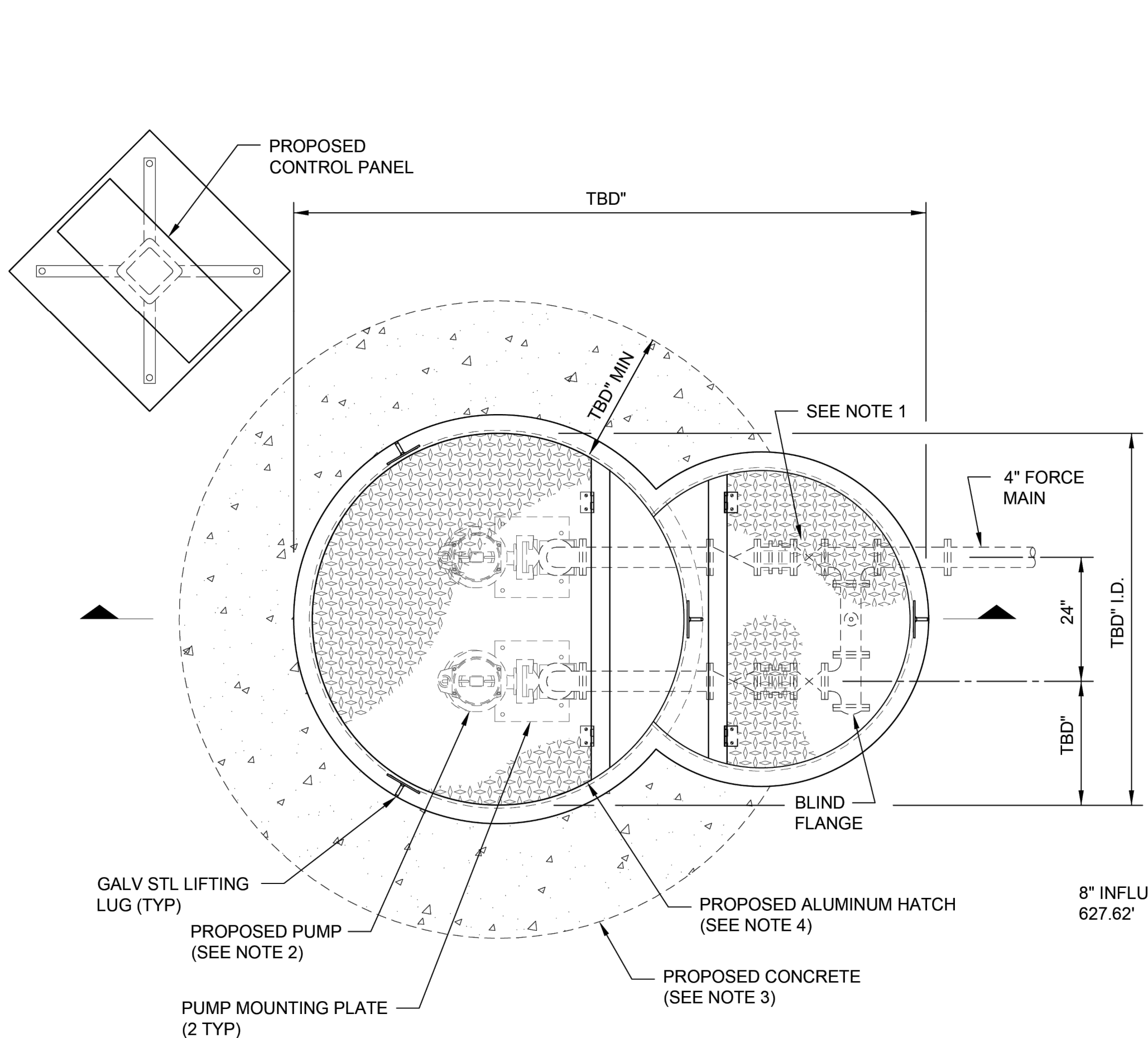
DATE

REVISION

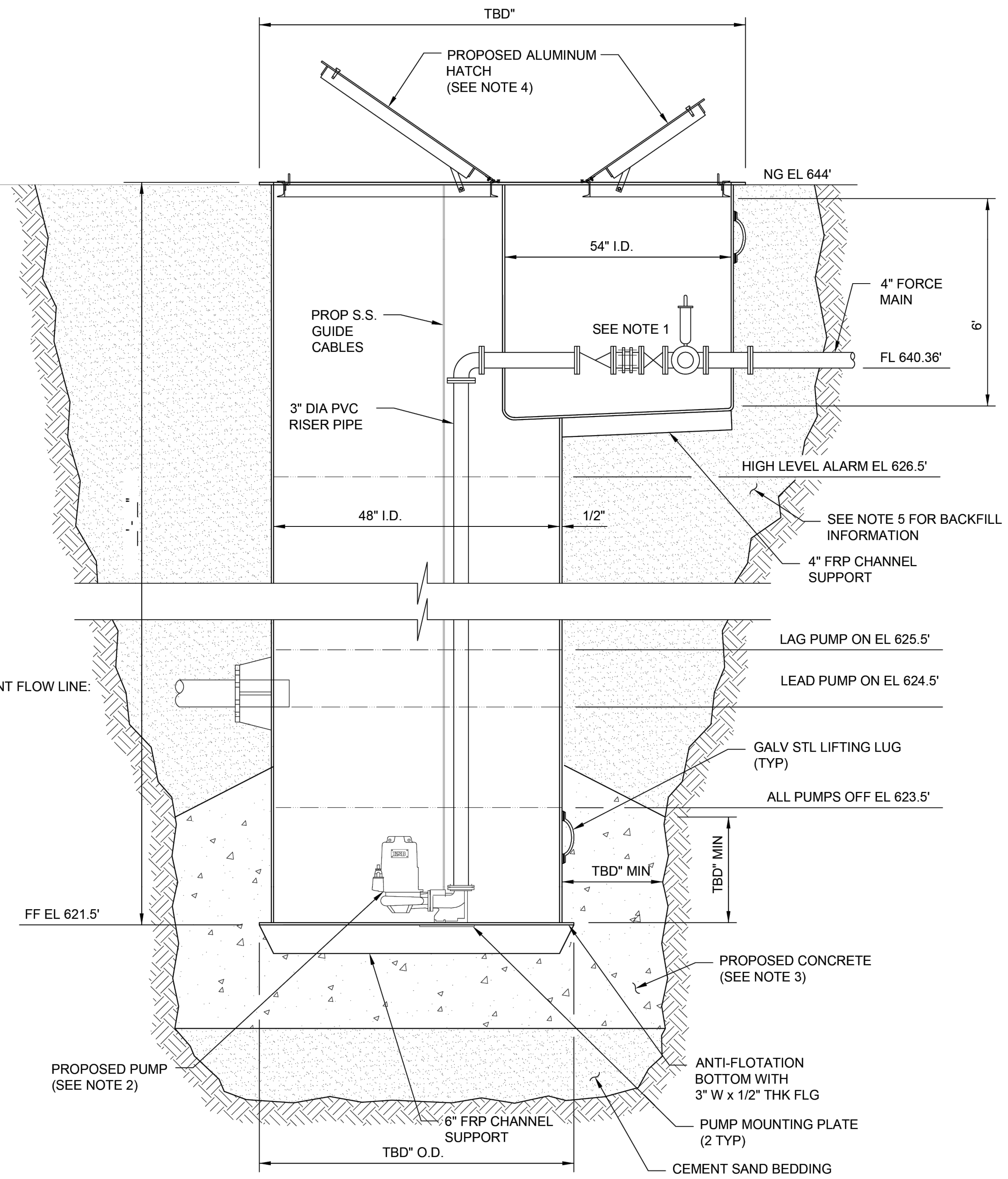
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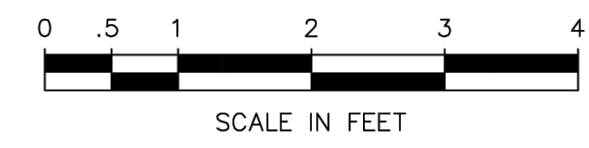
PLAN VIEW



PROFILE VIEW

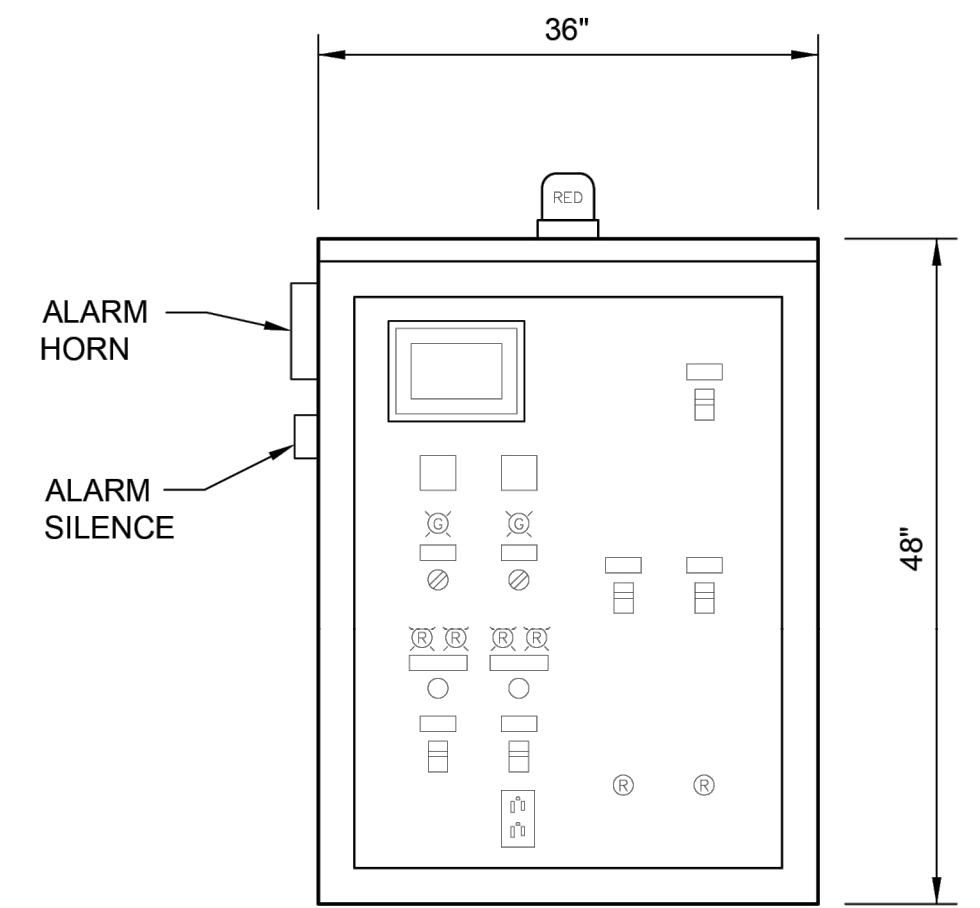
48" DIAMETER FRP BASIN  
 DUPLEX LIFT STATION  
 WITH 54" DIAMETER x 60" VALVE VAULT

AS-BUILT  
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 WINKELMANN & ASSOCIATES, INC. 04/24/2025 DATE



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-FLOATATION 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.



INNER DOOR VIEW  
 (SHOWN WITH OUTER DOORS REMOVED)

PUMP CONTROL PANEL DETAIL

NOTES:

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



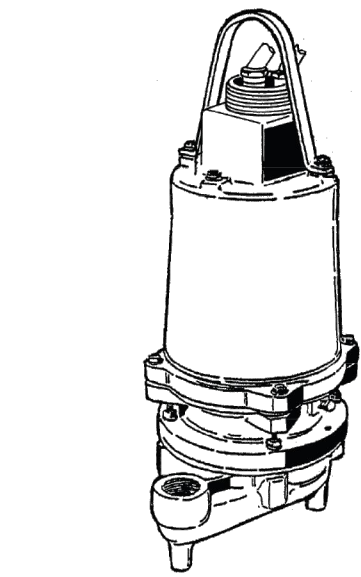
PUMP SOLUTIONS, INC.  
 1463 S. 2ND AVENUE  
 MANSFIELD, TX 76063  
 (817) 684-0900

 CONSULTING CIVIL ENGINEERS ■ SURVEYORS 7520 HILDCREST PLAZA DRIVE, SUITE 215 FORT WORTH, TEXAS 76116 (817) 440-7990 FAX (817) 440-1094 FAX Texas Engineers Registration No. 100866-00 Surveyors Registration No. 100866-00 CONTRACT # 2023-01 Winkelmenn & Associates, Inc.		REVISION No. DATE	APPROV. No. DATE
STATE OF TEXAS MATTHEW HASKIN 20889 LICENSED PROFESSIONAL ENGINEER 12-20-2023 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW HASKIN P.E. # 120889		LIFT STATION DETAILS 1 16675 ADDISON ROAD ADDISON, TEXAS	
11-22-2023		C-11.3	

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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 .....85-5-5-5 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  
Elastomer - Buna-N  
CORD ENTRY .....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 L-Single Phase,  
NEMA B-Three Phase Torque  
Curve, Oil-Filled, Squirrel Cage Induction  
Class B,  
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 (N/O), Requires relay  
in control panel  
TEMPERATURE SENSORS .....Normally Closed (N/C), Requires relay  
in control panel  
OPTIONAL EQUIPMENT .....Seal Material, Impeller Trims,  
Cord Length



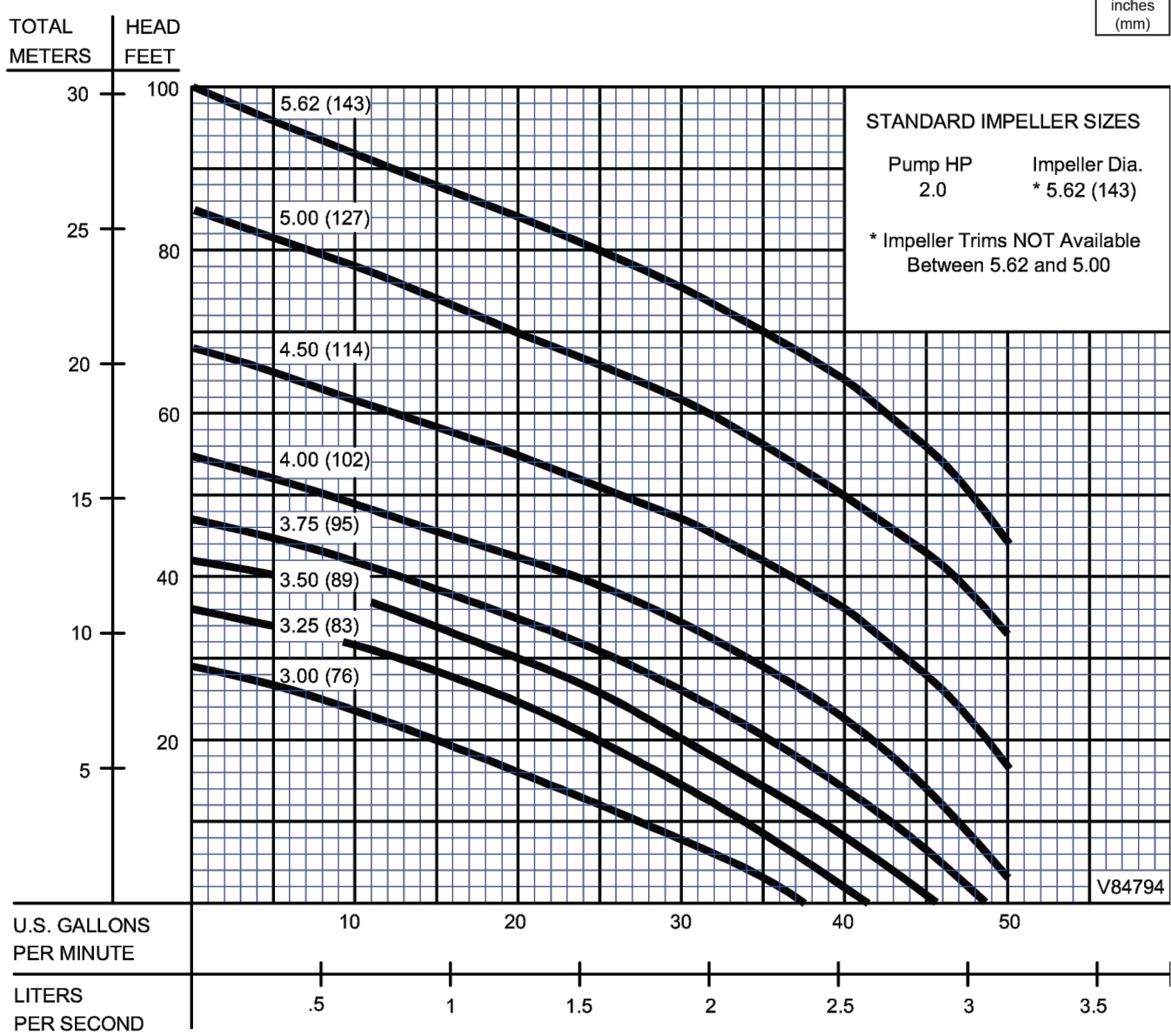
Series: XSGV-L  
2HP, 3450RPM, 60Hz

Sample Specification

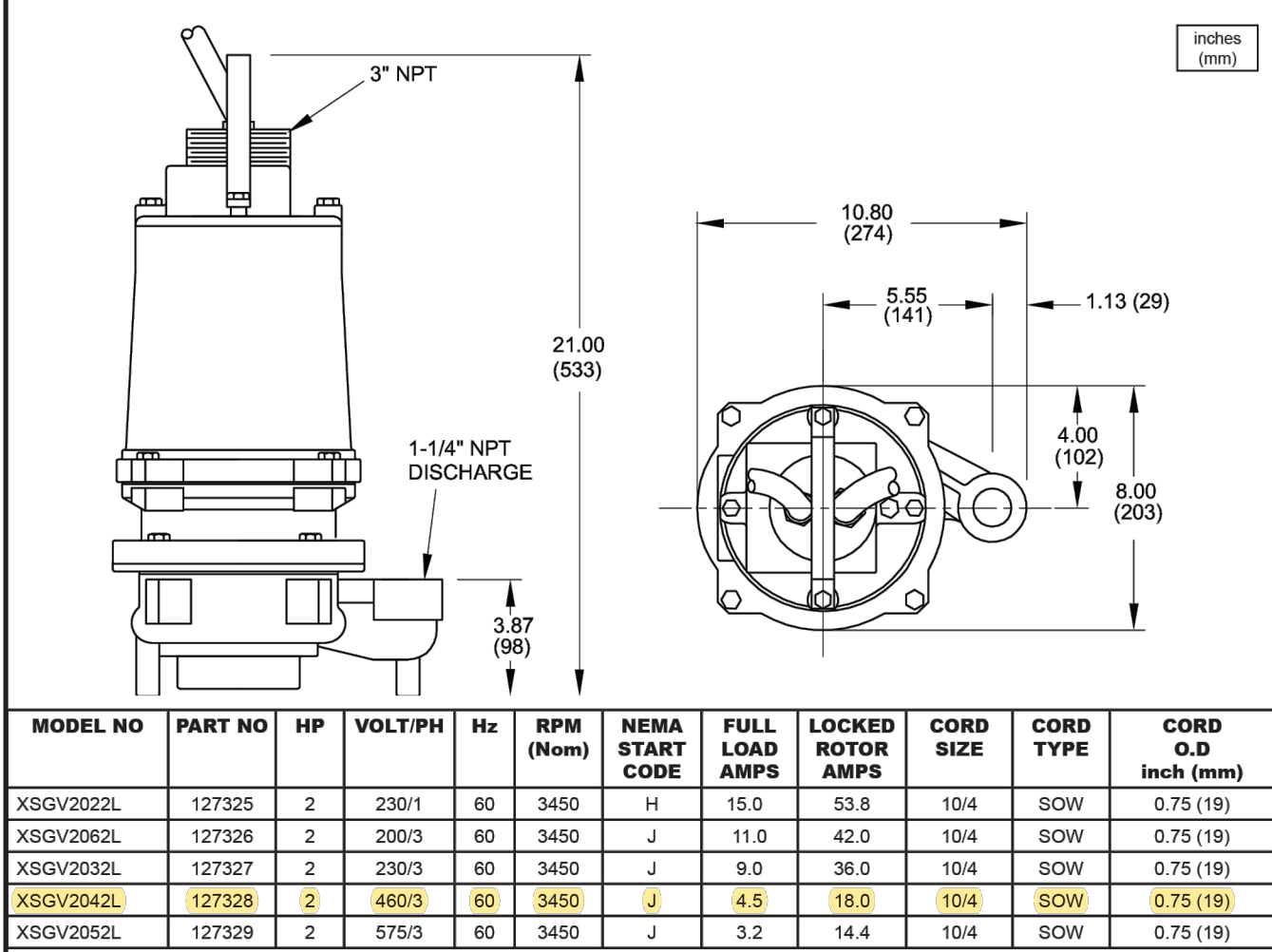
DESCRIPTION:

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

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

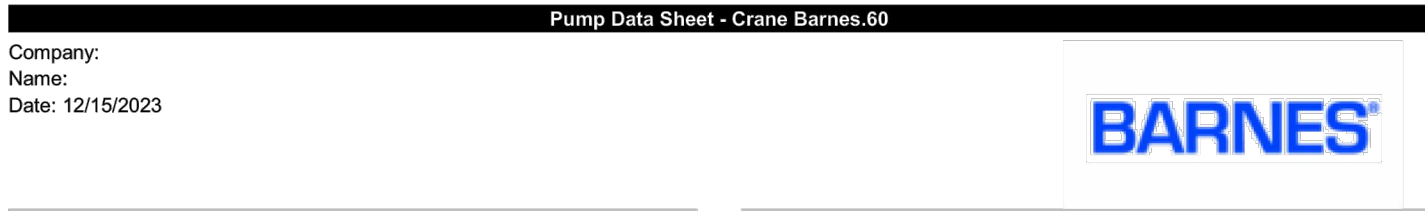


Testing is performed with water, specific gravity 1.0 @ 68° F @ (20°C), other fluids may vary performance

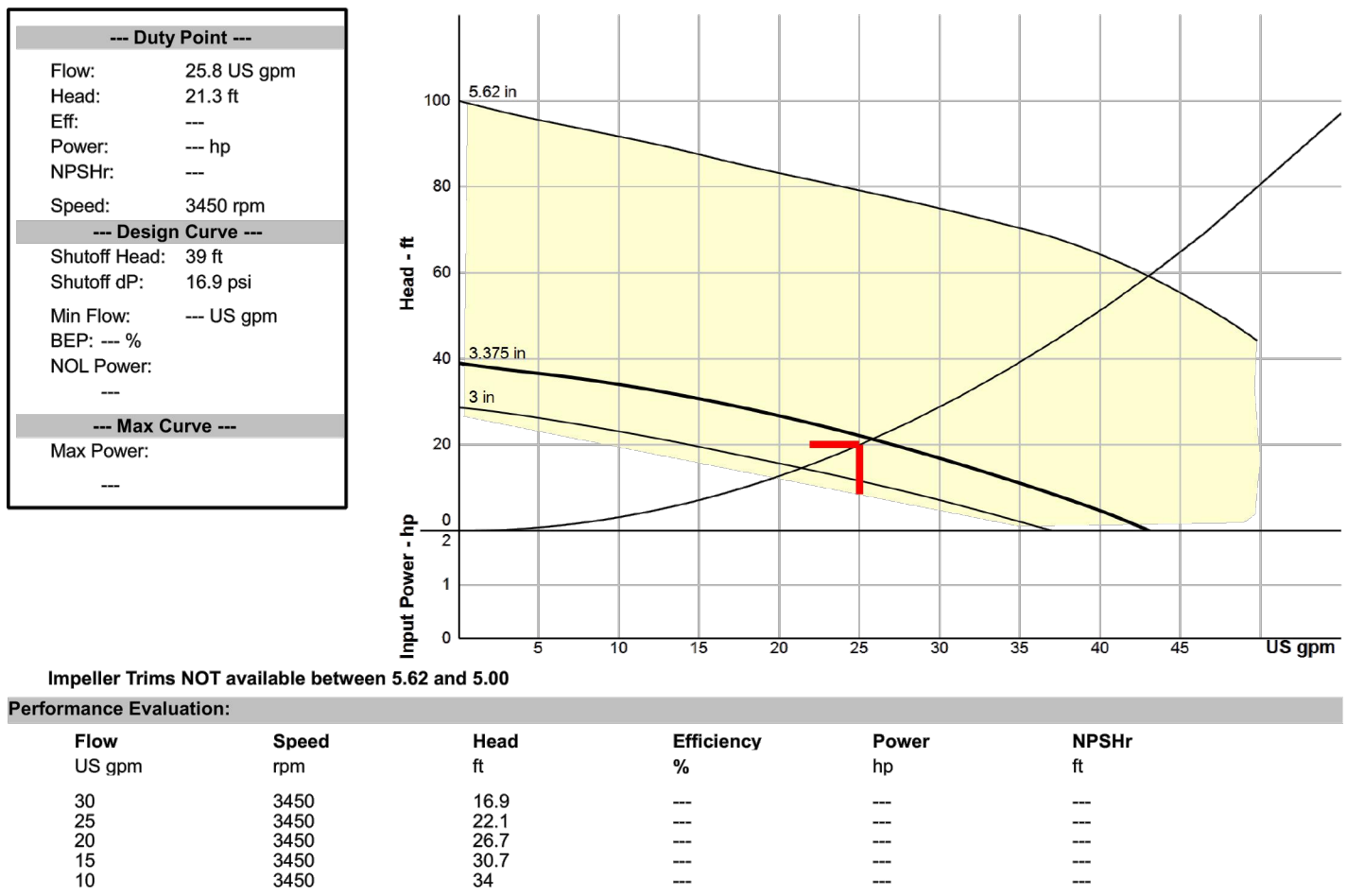


Moisture & Temperature sensor cord for all models is 18/5 SOW, 476 (12mm) O.D.

- IMPORTANT !
- 1.) MOISTURE AND TEMPERATURE SENSORS MUST BE CONNECTED TO VALIDATE THE UL LISTING.
  - 2.) A NON-SPARKING BREAK AWAY FITTING MUST BE USED TO VALIDATE THE UL LISTING.
  - 3.) A SPECIAL MOISTURE SENSOR RELAY IS REQUIRED IN THE CONTROL PANEL FOR PROPER OPERATION OF THE MOISTURE SENSORS. CONTACT BARNES PUMPS FOR INFORMATION CONCERNING MOISTURE SENSING RELAYS FOR CUSTOMER SUPPLIED CONTROL PANELS.
  - 4.) THESE PUMPS ARE UL LISTED FOR PUMPING WATER AND WASTEWATER. DO NOT USE TO PUMP FLAMMABLE LIQUIDS.
  - 5.) INSTALLATIONS SUCH AS DECORATIVE FOUNTAINS OR WATER FEATURES PROVIDED FOR VISUAL ENJOYMENT MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE ANSI/NFPA 70 AND/OR THE AUTHORITY HAVING JURISDICTION. THIS PUMP IS NOT INTENDED FOR USE IN SWIMMING POOLS, RECREATIONAL WATER PARKS, OR INSTALLATIONS IN WHICH HUMAN CONTACT WITH PUMPED MEDIA IS A COMMON OCCURRENCE.



Pump:				Fluid:			
Size:	XSGV20*2L	Dimensions:		Name:	Water		
Type:	Grinder XP - 3C	Suction:	---	SG:	1	Vapor Pressure:	0.256 psi a
Synch Speed:	3600 rpm	Discharge:	1.25 in	Density:	62.4 lb/ft³	Atm Pressure:	14.7 psi a
Dia:	3.375 in			Viscosity:	1.1 cP		
Curve:	V84794			Temperature:	60 °F	Margin Ratio:	1
Search Criteria:				Pump Limits:			
Flow:	25 US gpm	Near Miss:	---	Temperature:	104 °F	Sphere Size:	---
Head:	20 ft	Static Head:	0 ft	Wkg Pressure:	---		
Pump Selection Warnings:				Motor:			
None				Motor is integral to the pump except in 4A, 4B, and 5B catalog sections.			



Flow	Speed	Head	Efficiency	Power	NPSHr
US gpm	rpm	ft	%	hp	ft
30	3450	16.9	---	---	---
25	3450	22.1	---	---	---
20	3450	28.7	---	---	---
15	3450	30.7	---	---	---
10	3450	34	---	---	---

Selected from catalog: Barnes.60s, Vers 4/23/20

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04/24/2025  
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LIFT STATION DETAILS 2  
16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

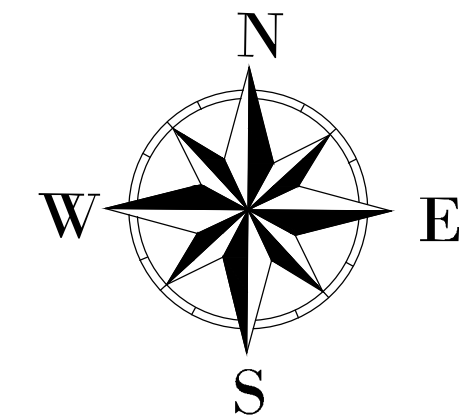
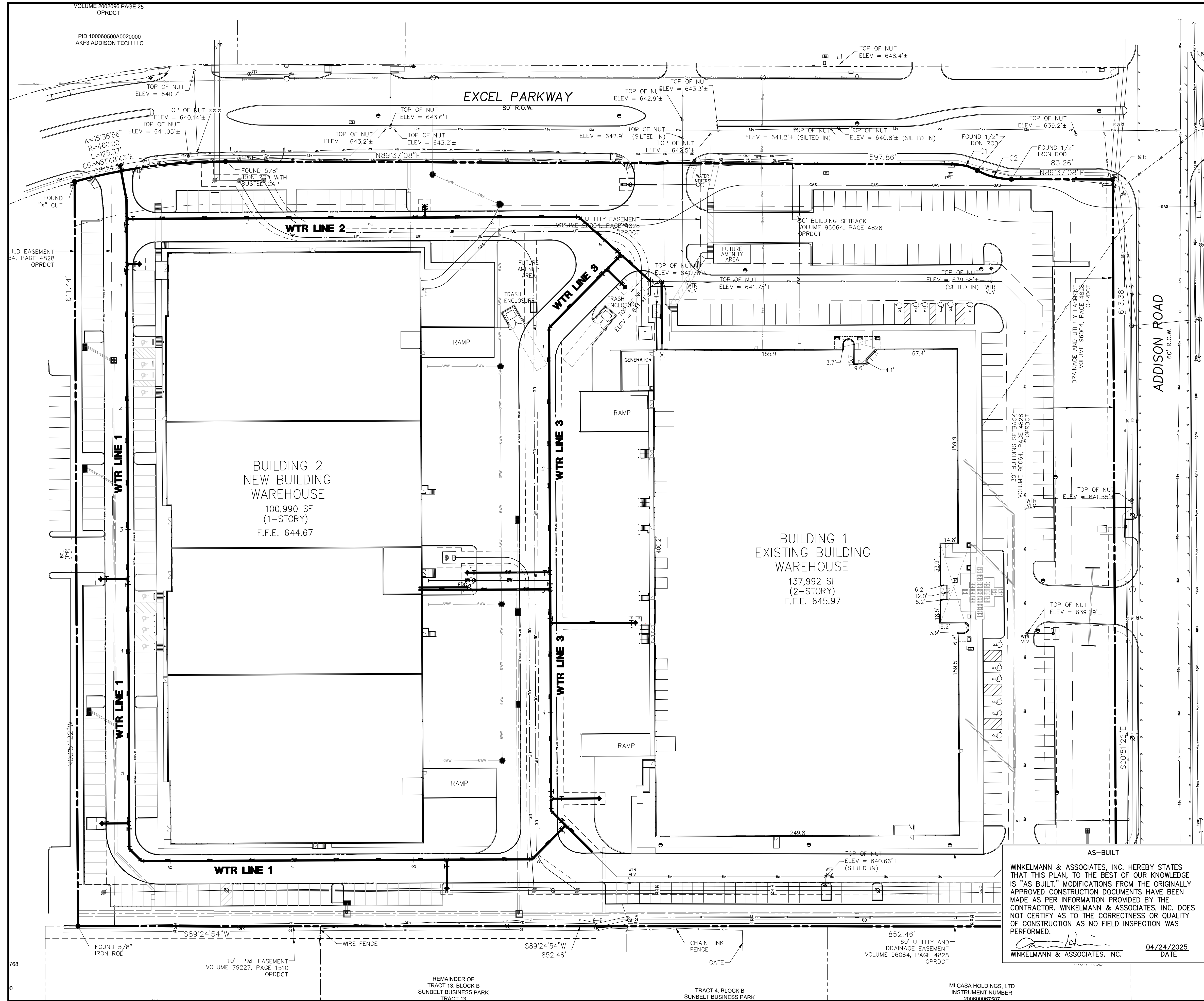
C-11.4

Winkelmann & Associates, Inc.

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Texas Engineers Registration No. 89  
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CORPORATE # 2023, Winkelmann & Associates, Inc.

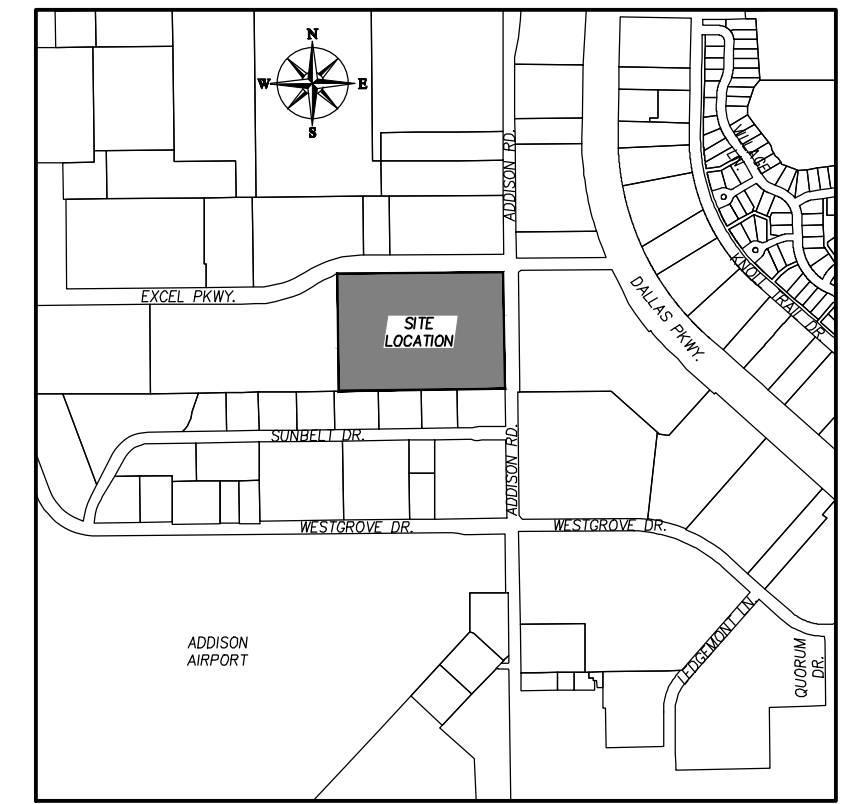


12-20-2023  
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0 40' 80'





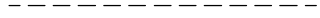












SCALE: 1" = 40'



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

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LEGEND

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|  | 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        |



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

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AS-BUILT

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04/24/2025  
DATE

**Winkelmann  
& Associates, Inc.**

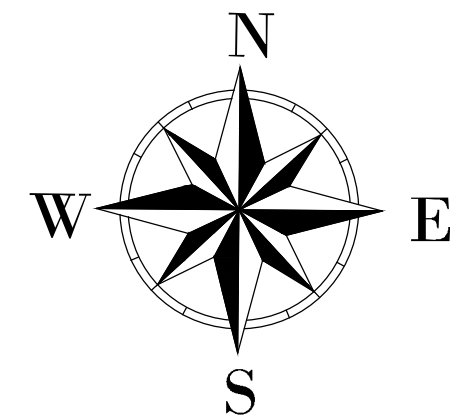
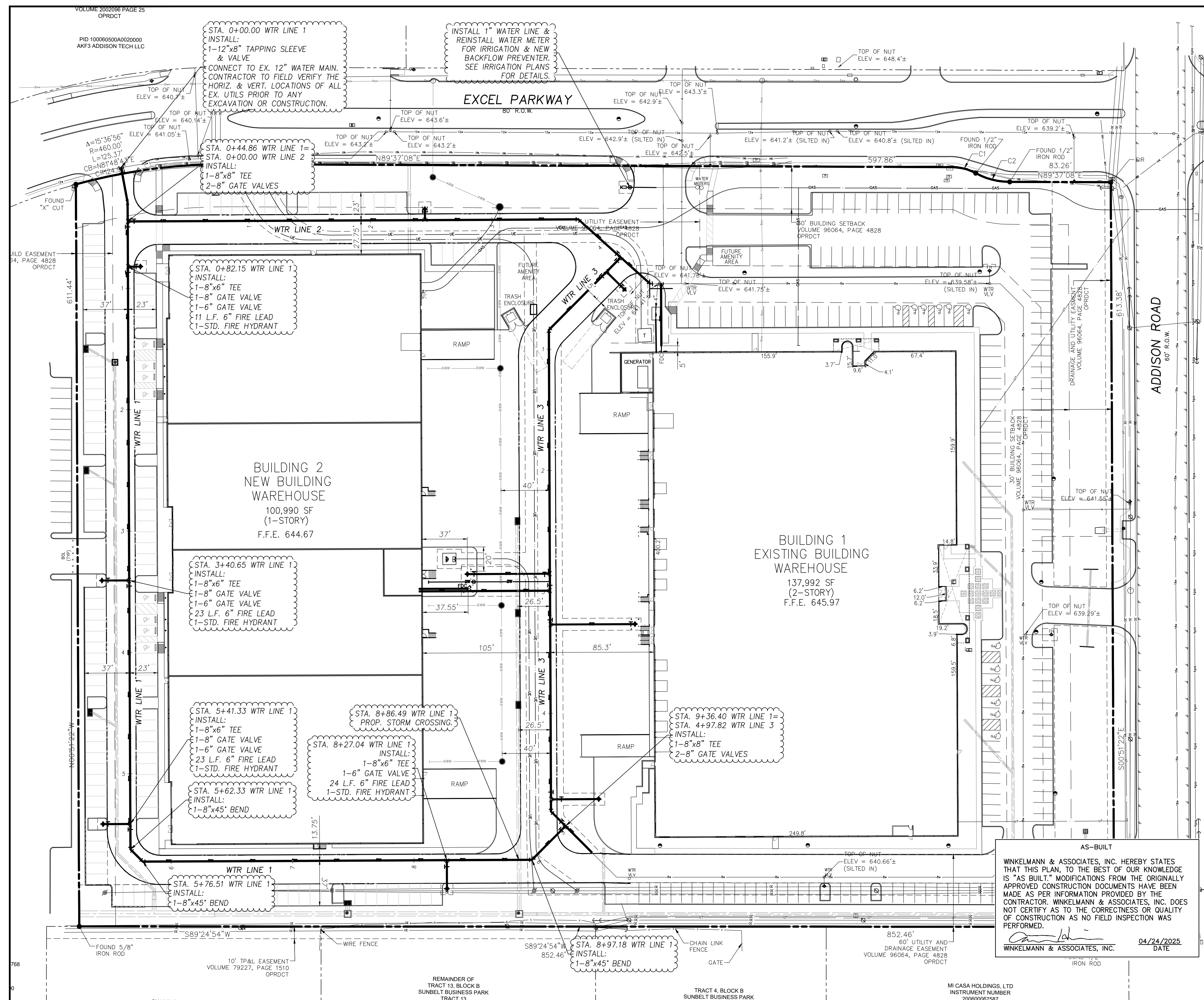


12-20-2023  
THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
MATTHEW HASKIN  
P.E. # 120889

**OVERALL WATER PLAN**  
16675 ADDISON ROAD  
ADDISON, TEXAS

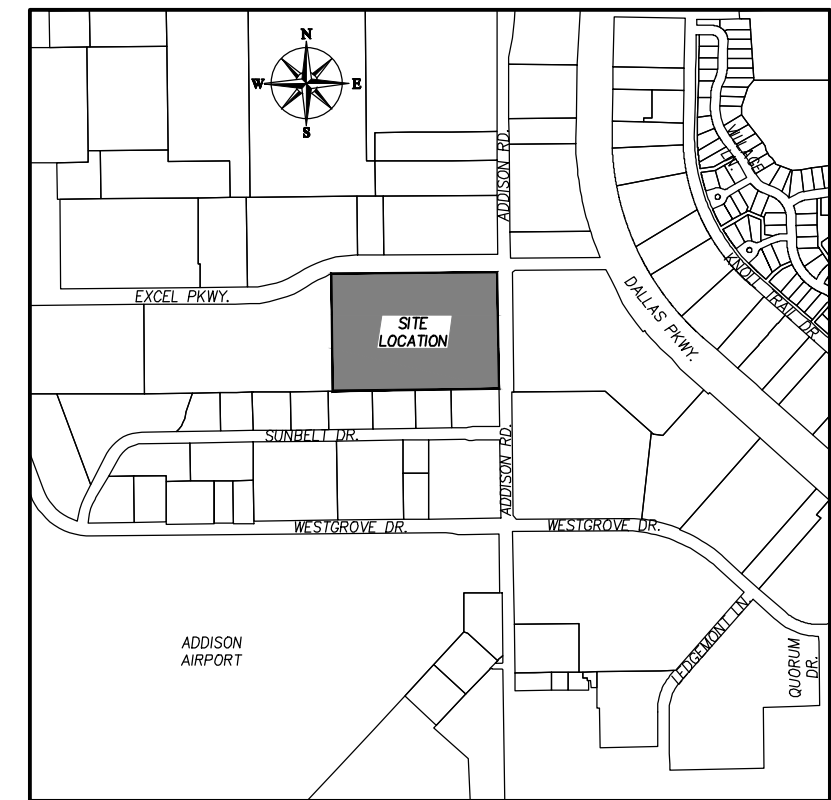
11-22-2023

## C-12.0



0 40' 80'

SCALE: 1" = 40'



**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



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

# Winkelmann & Associates, Inc.



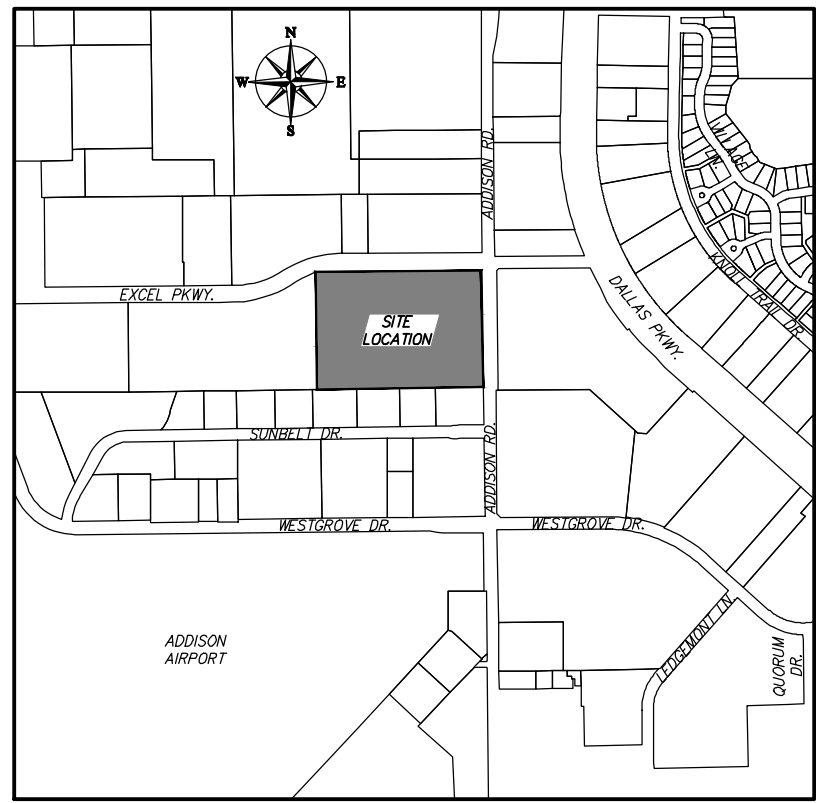
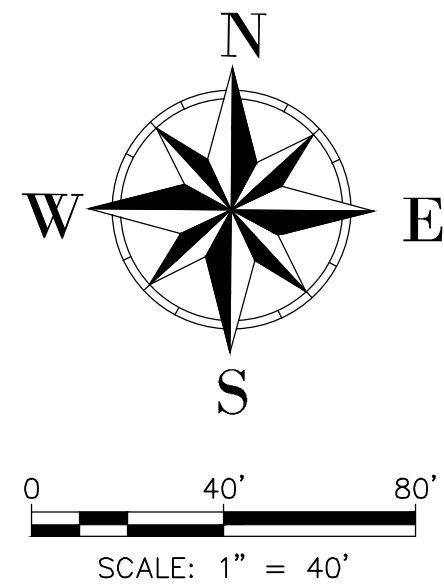
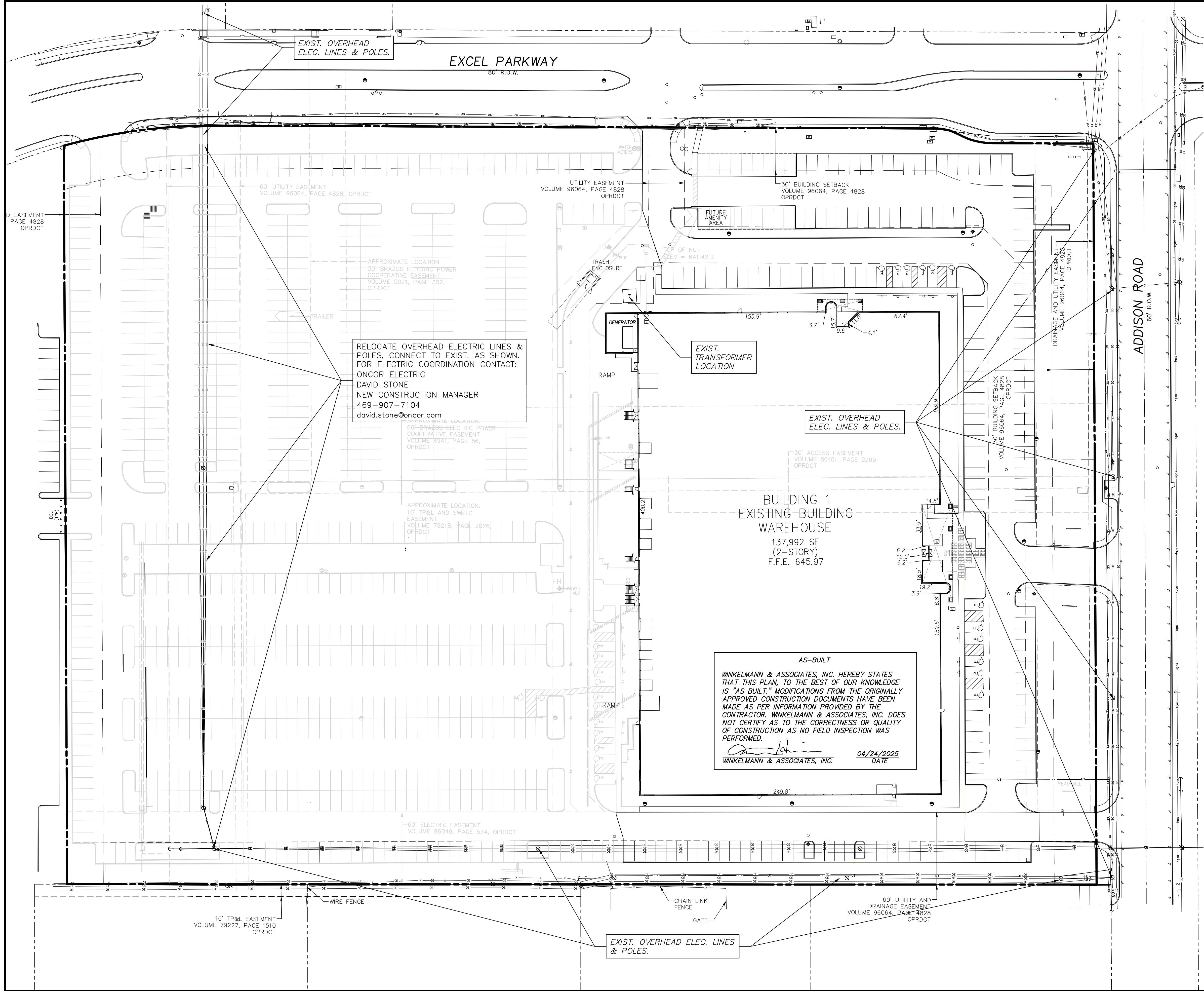
2-20-2023  
SEAL APPEARING ON THIS  
MENT WAS AUTHORIZED BY  
MATTHEW HASKIN  
P.E. # 120889

**WATER LINE 1**  
16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

## C-12.1





## 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             |



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## EXISTING OVERHEAD ELECTRIC RELOCATION PLAN

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

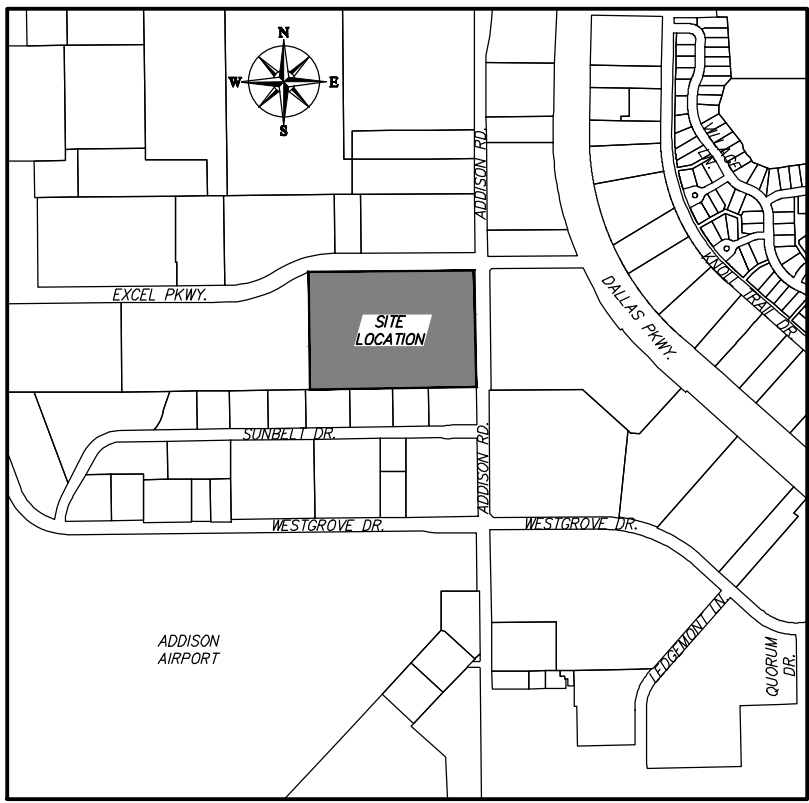
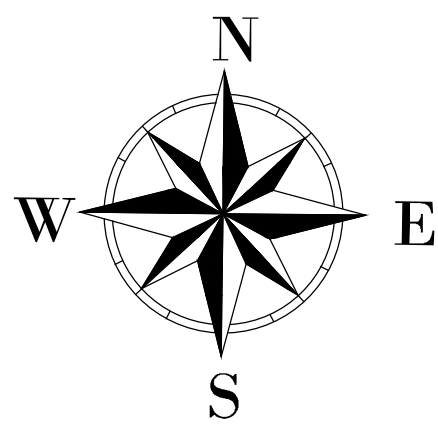
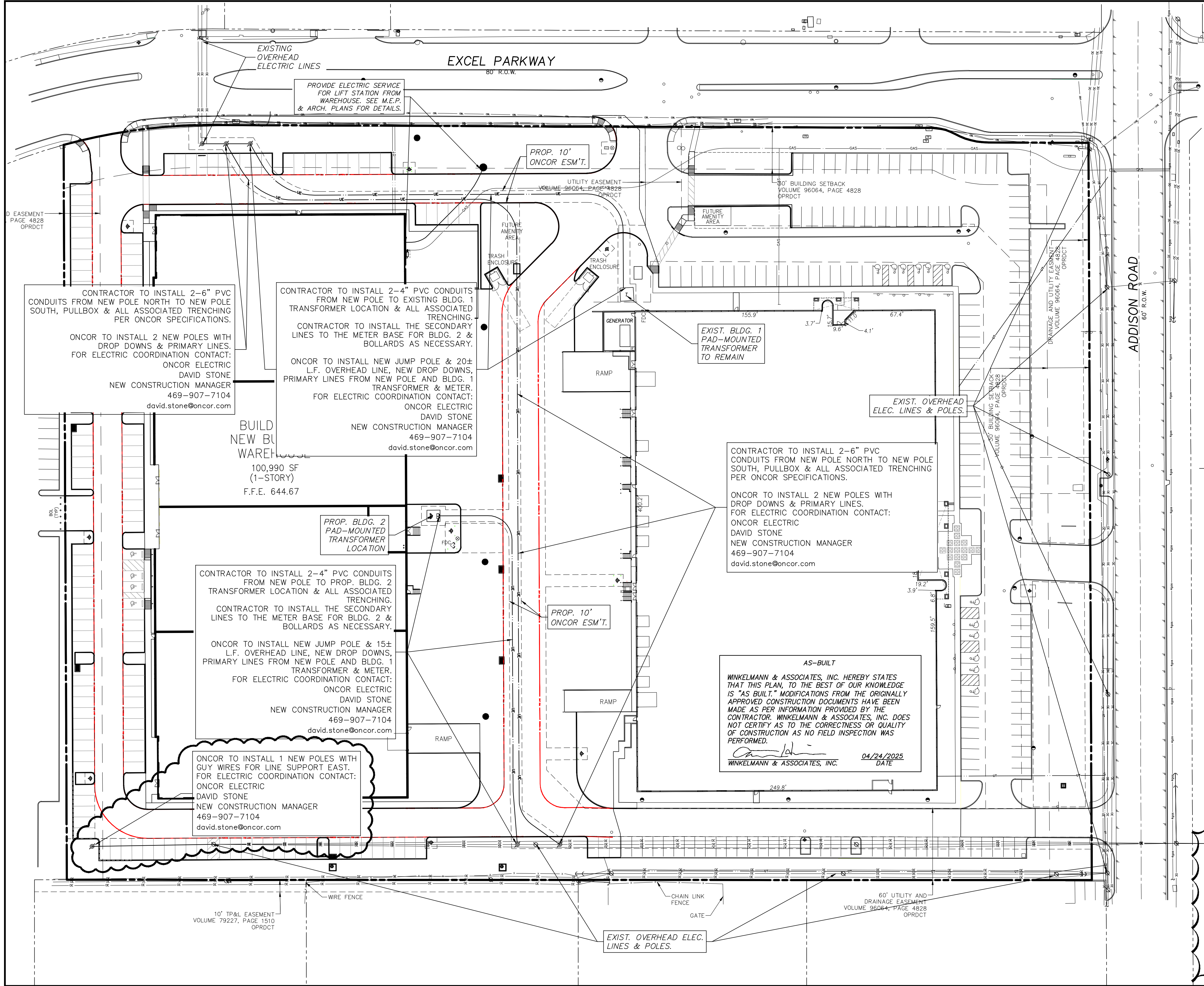
C-13.1

**Winkelmann & Associates, Inc.**



12-20-2023  
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C-13.1



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             |



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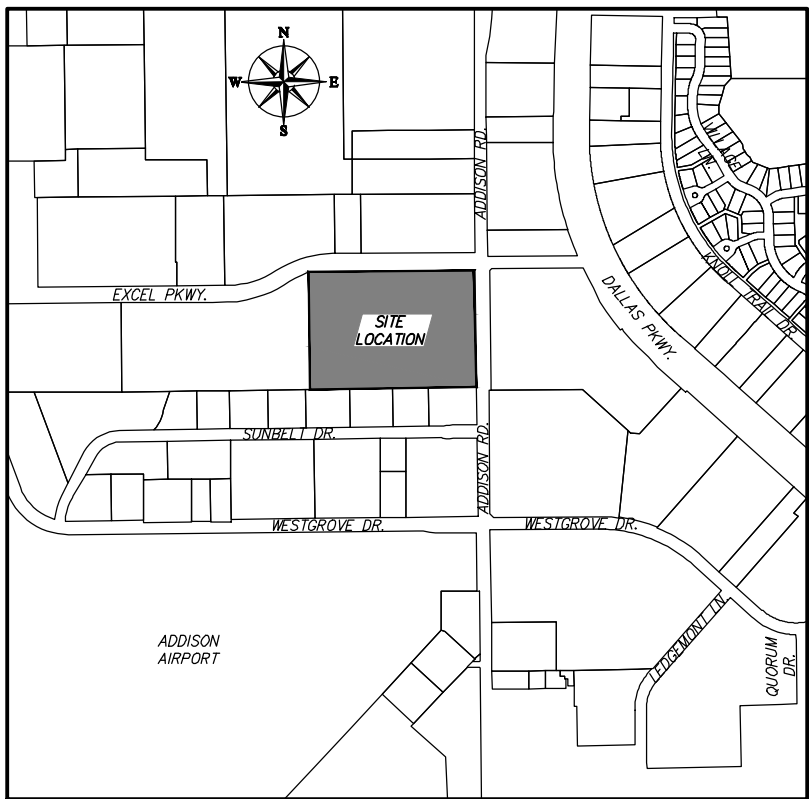
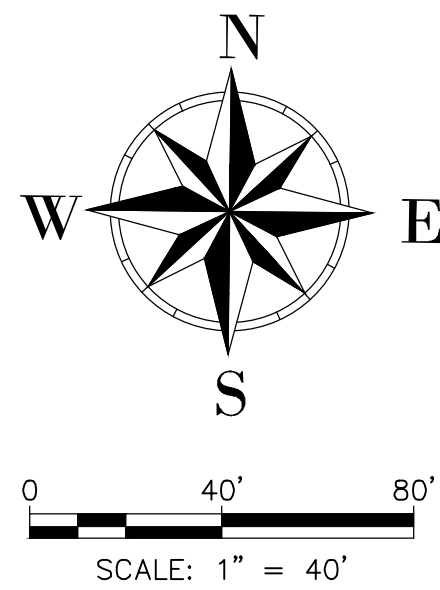
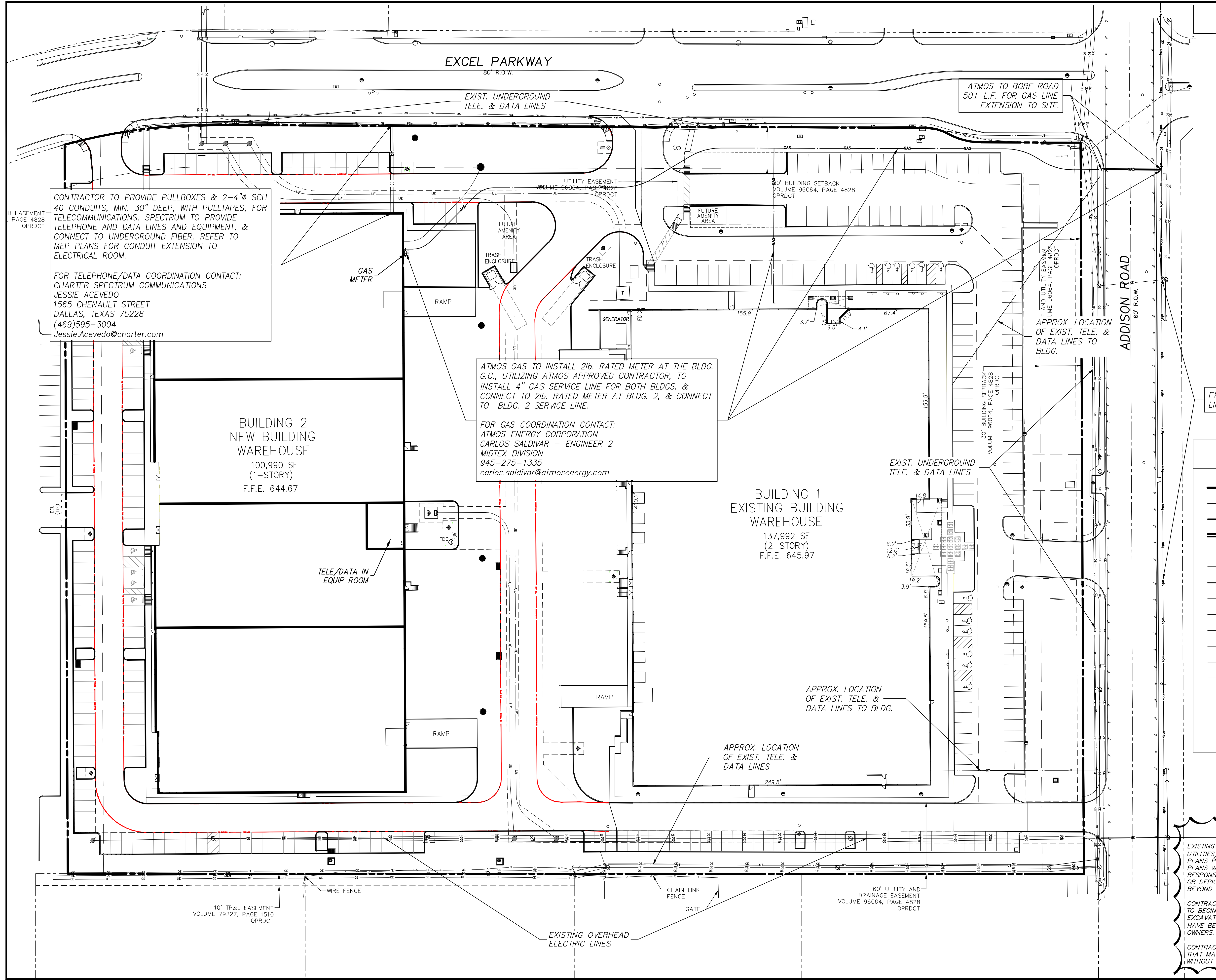


12-20-2023  
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**ELECTRIC INSTALLATION PLAN**  
16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

**C-13.2**



VICINITY MAP  
N.T.S.  
MAPSCO MAP 40

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         |
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**Winkelmänn & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
7520 HILDCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75231  
(972) 440-7990  
(972) 440-1094 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 100866-00  
CONTRACT # 2023-00000000000000000000



12-20-2023  
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**GAS & TELEPHONE  
INSTALLATION PLAN**  
16675 ADDISON ROAD  
ADDISON, TEXAS

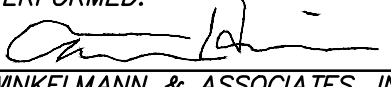
11-22-2023

**C-13.3**

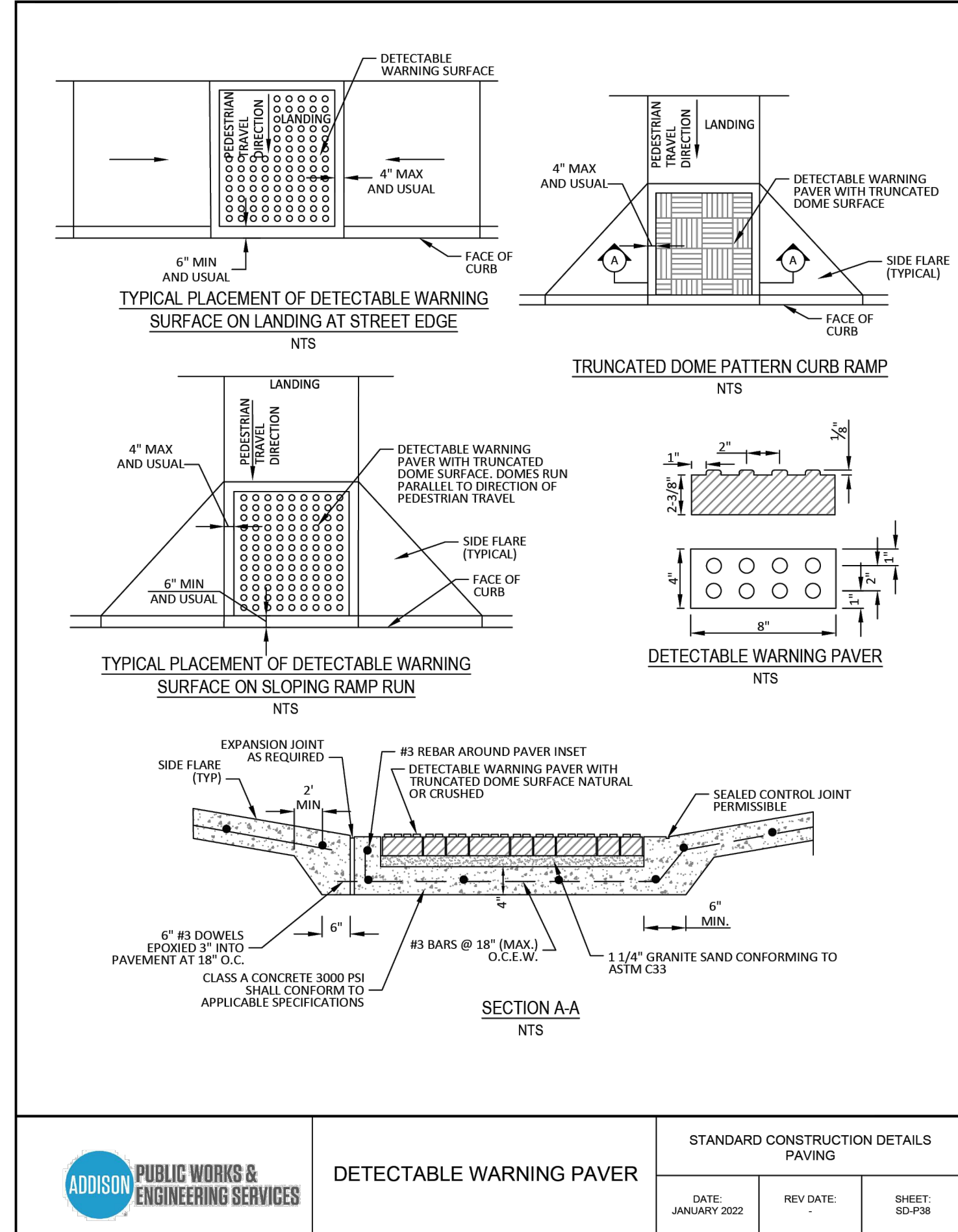
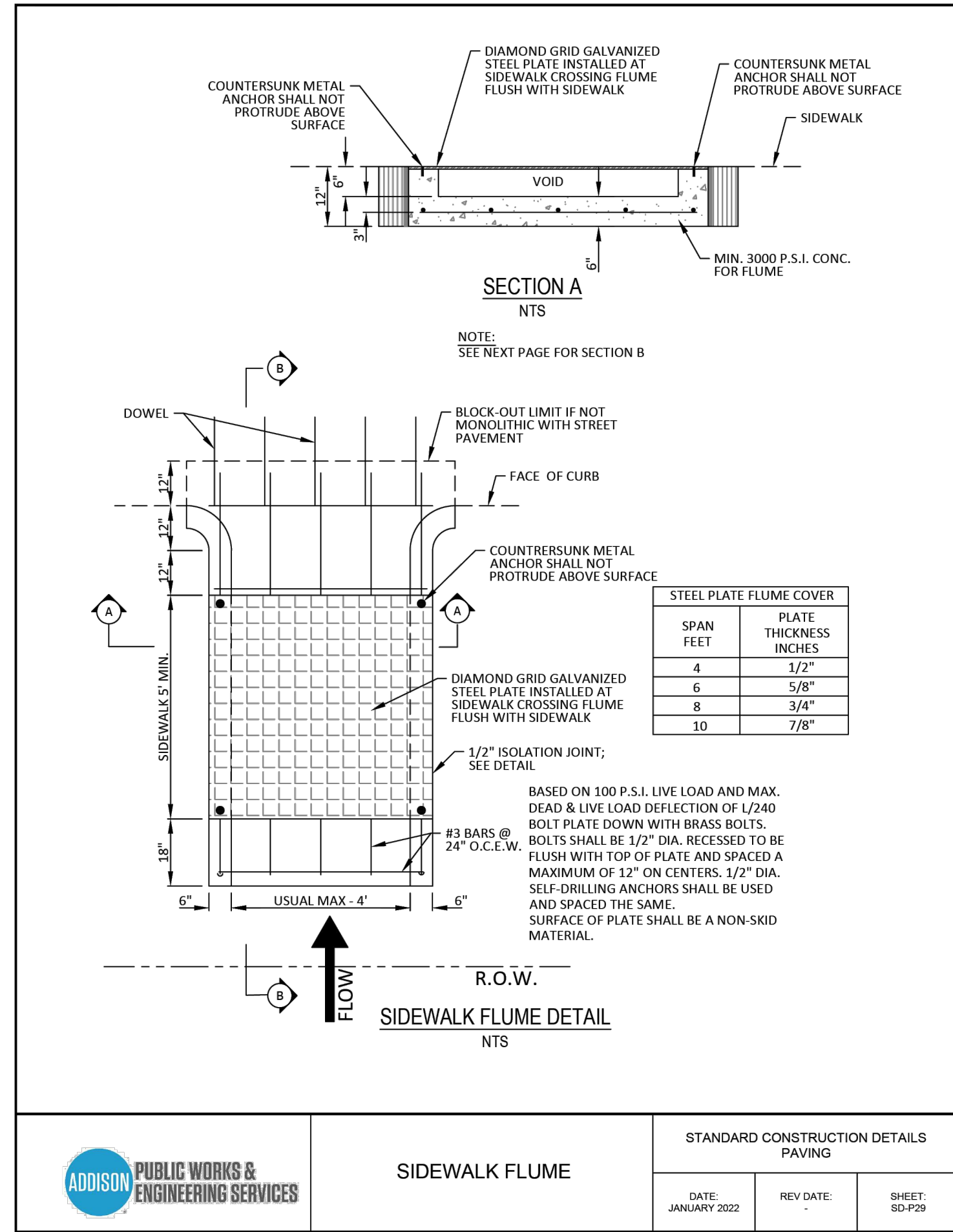
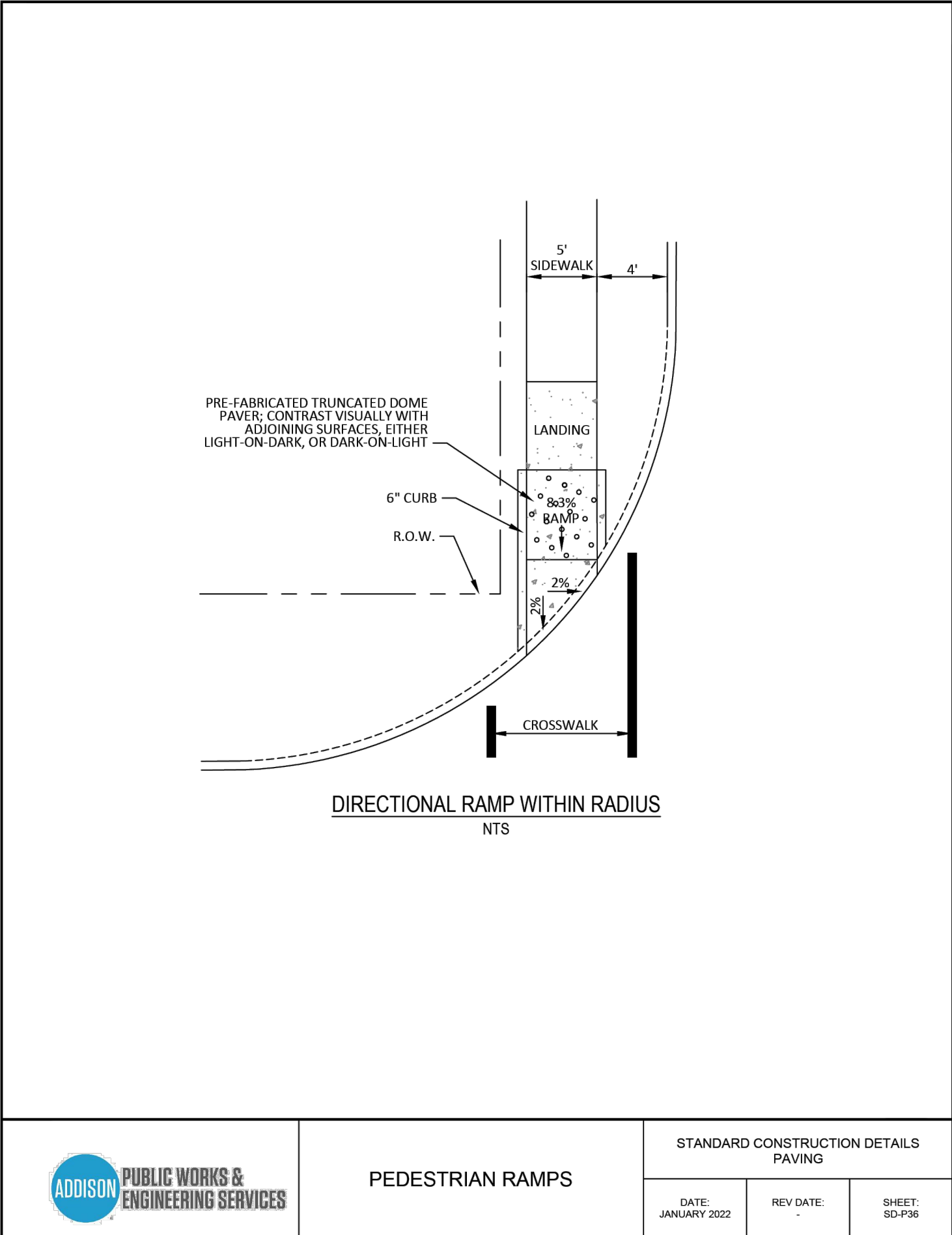
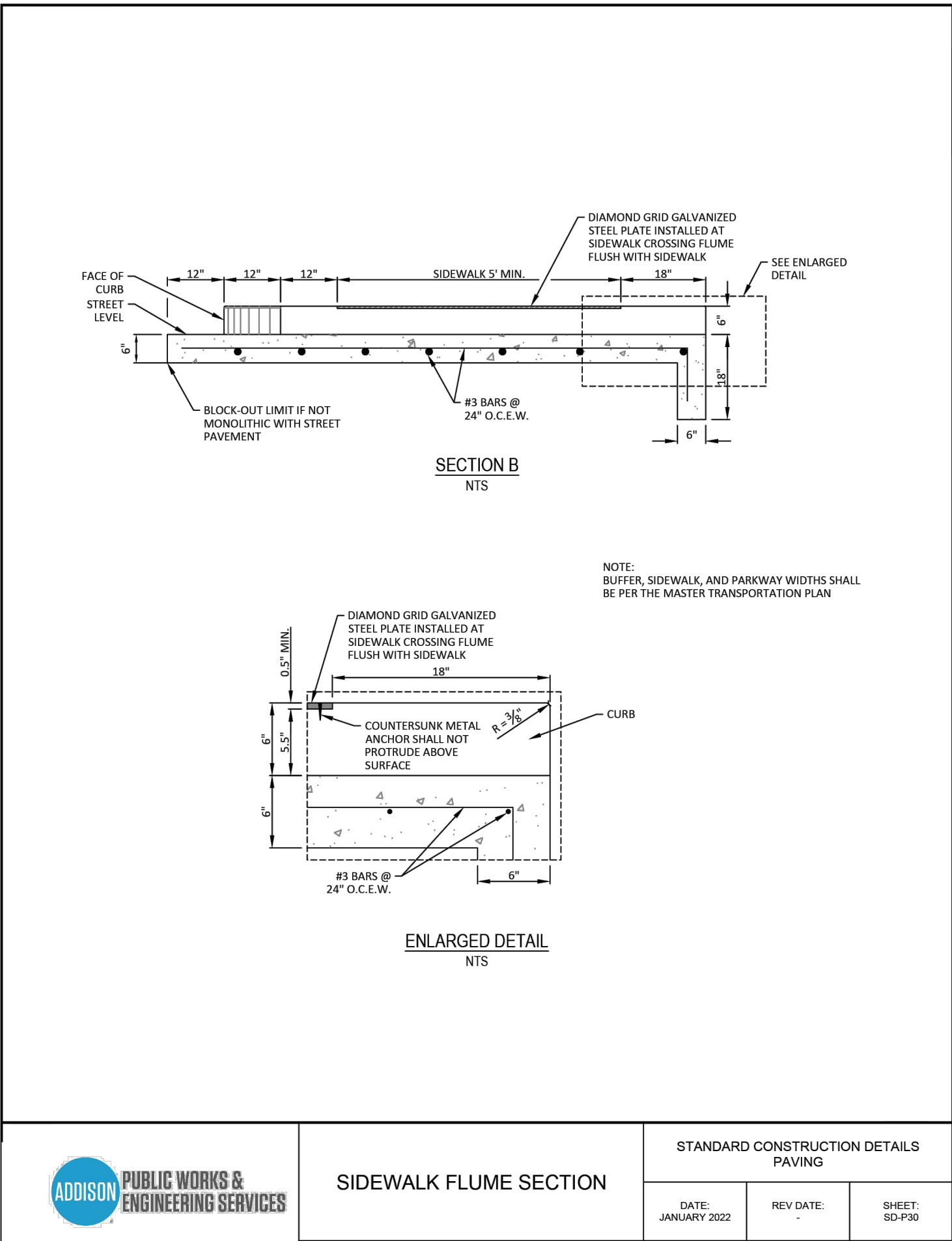
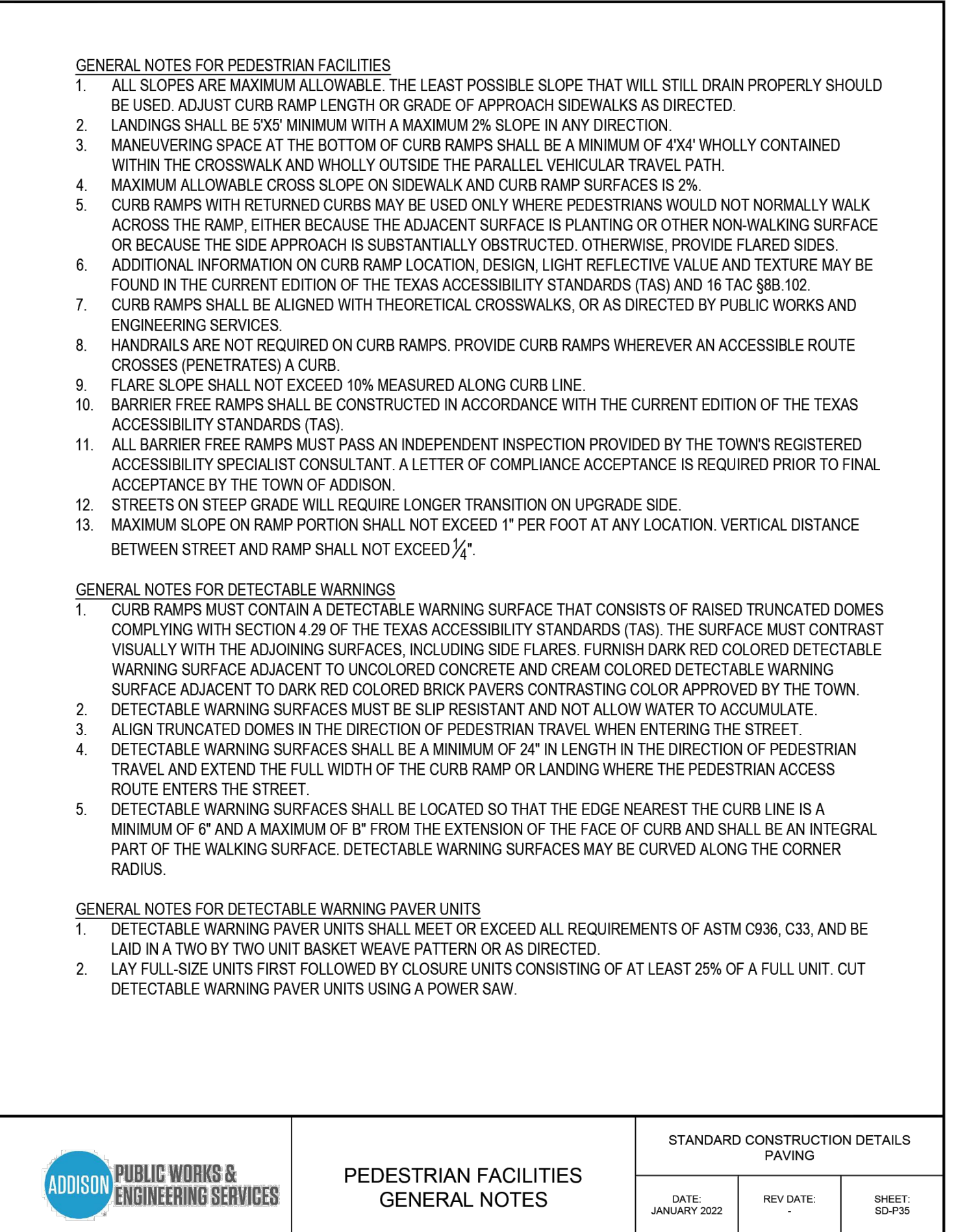
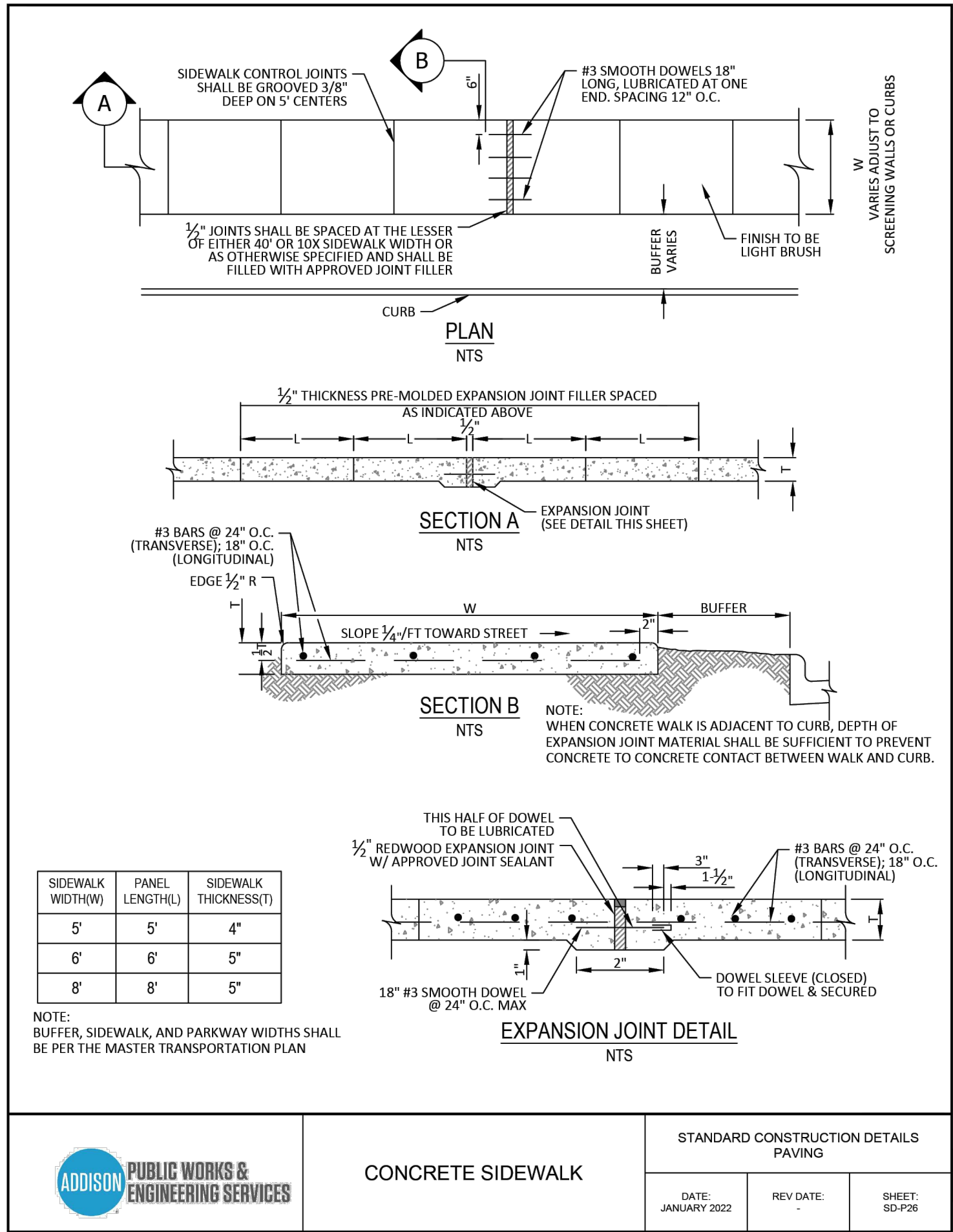


AS-BUILT

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WINKELMANN & ASSOCIATES, INC.

04/24/2025  
DATE



**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

8750 HILDCREST PLAZA DRIVE, SUITE 215 (972) 480-7990 FAX (972) 480-1094

Texas Engineers Registration No. 89 (972) 480-7990

CONTRACT # 2023-0000000000000000

STATE OF TEXAS

MATTHEW HASKIN

20889

12-20-2023

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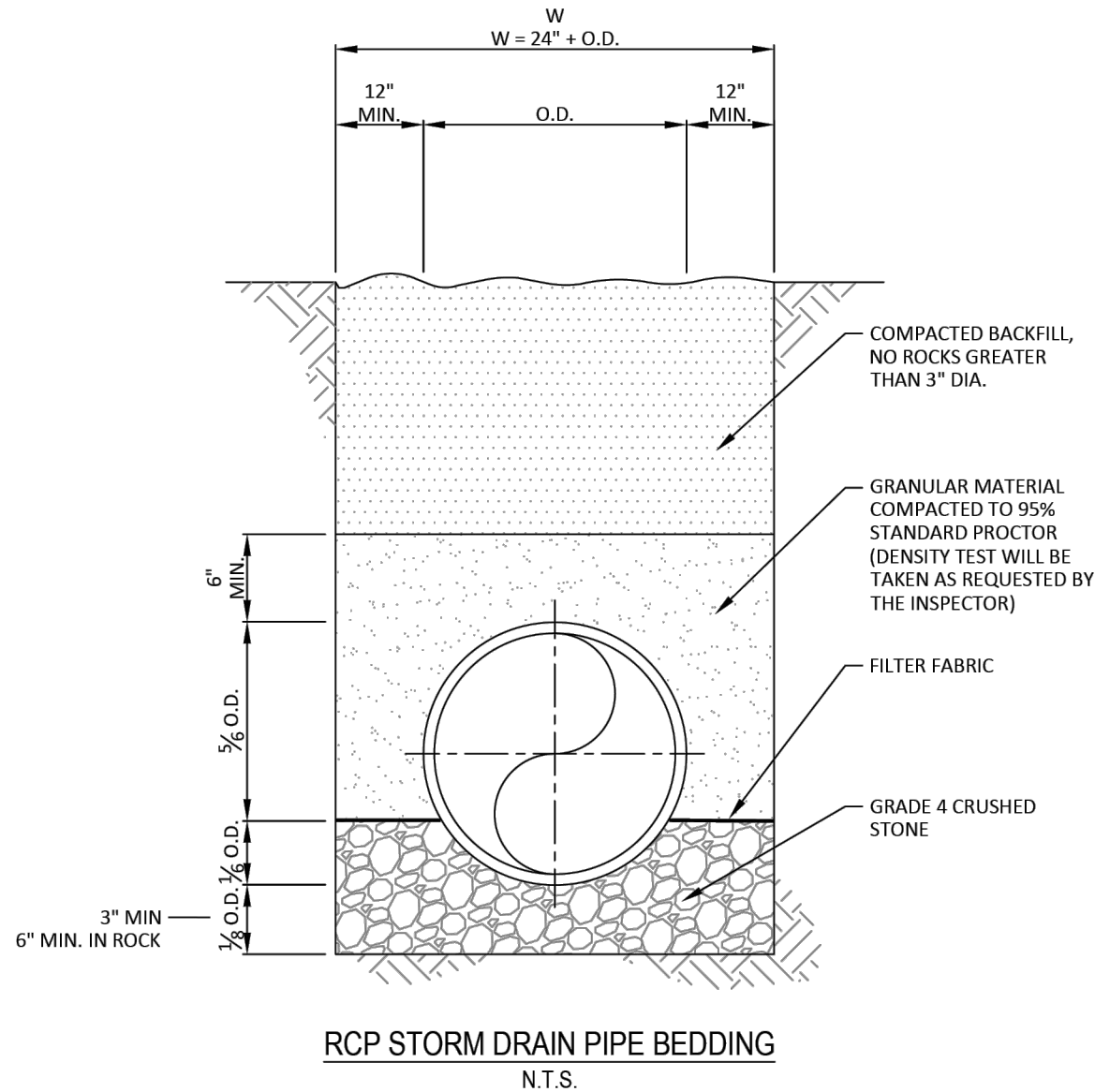
**TOWN PAVING DETAILS**

16675 ADDISON ROAD

ADDISON, TEXAS

11-22-2023

**C-14.2**



NOTE  
1. THE DEPTH OF TRENCH BELOW THE PROPOSED CONDUIT SHALL BE AS FOLLOWS:

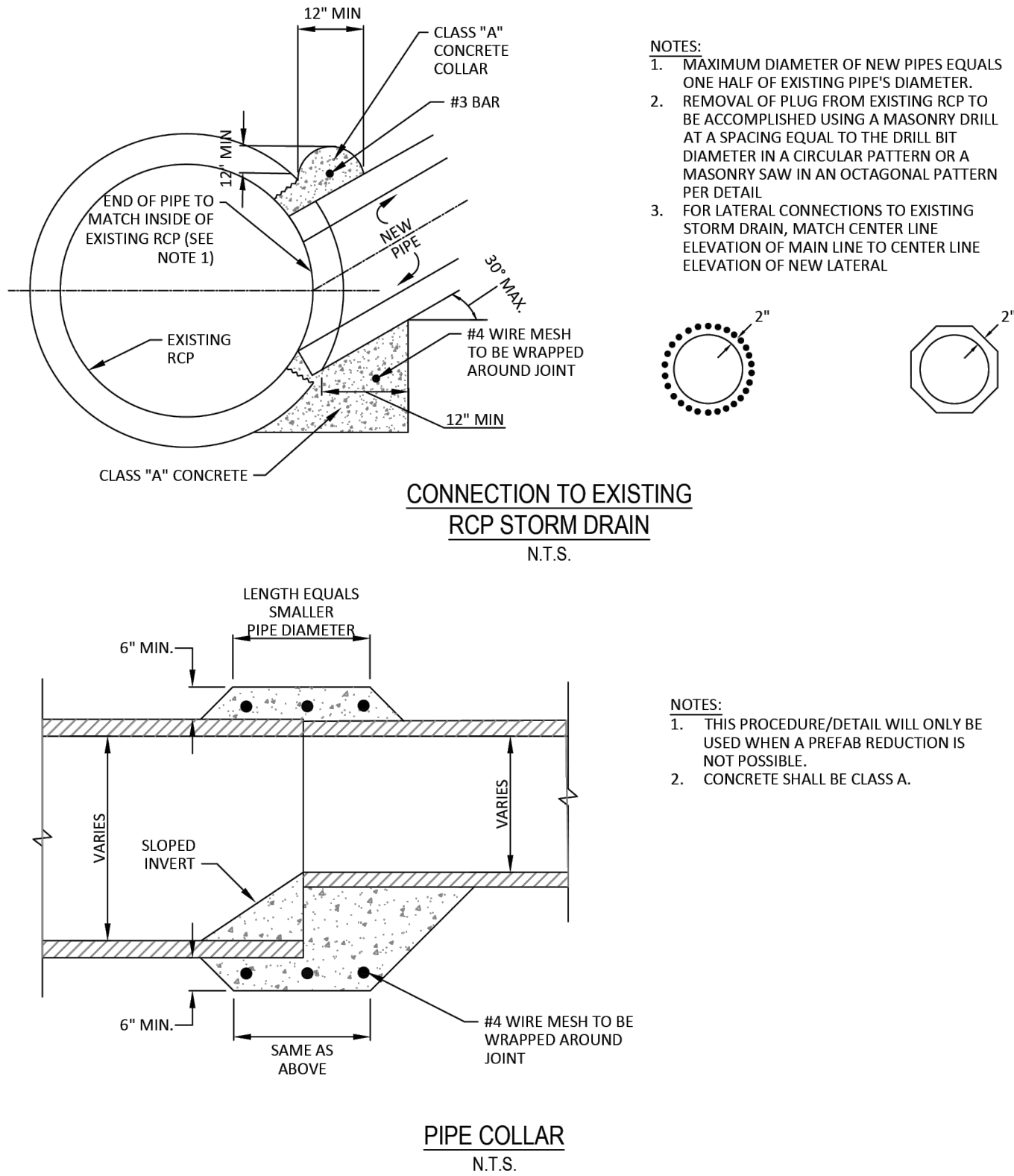
- 3" MIN. FOR 27" PIPE & SMALLER.
- 4" MIN. FOR 30" TO 60" PIPE.
- 6" MIN. FOR 66" PIPE OR LARGER.



RCP STORM DRAIN  
PIPE BEDDING

STANDARD CONSTRUCTION DETAILS  
STORM DRAINAGE

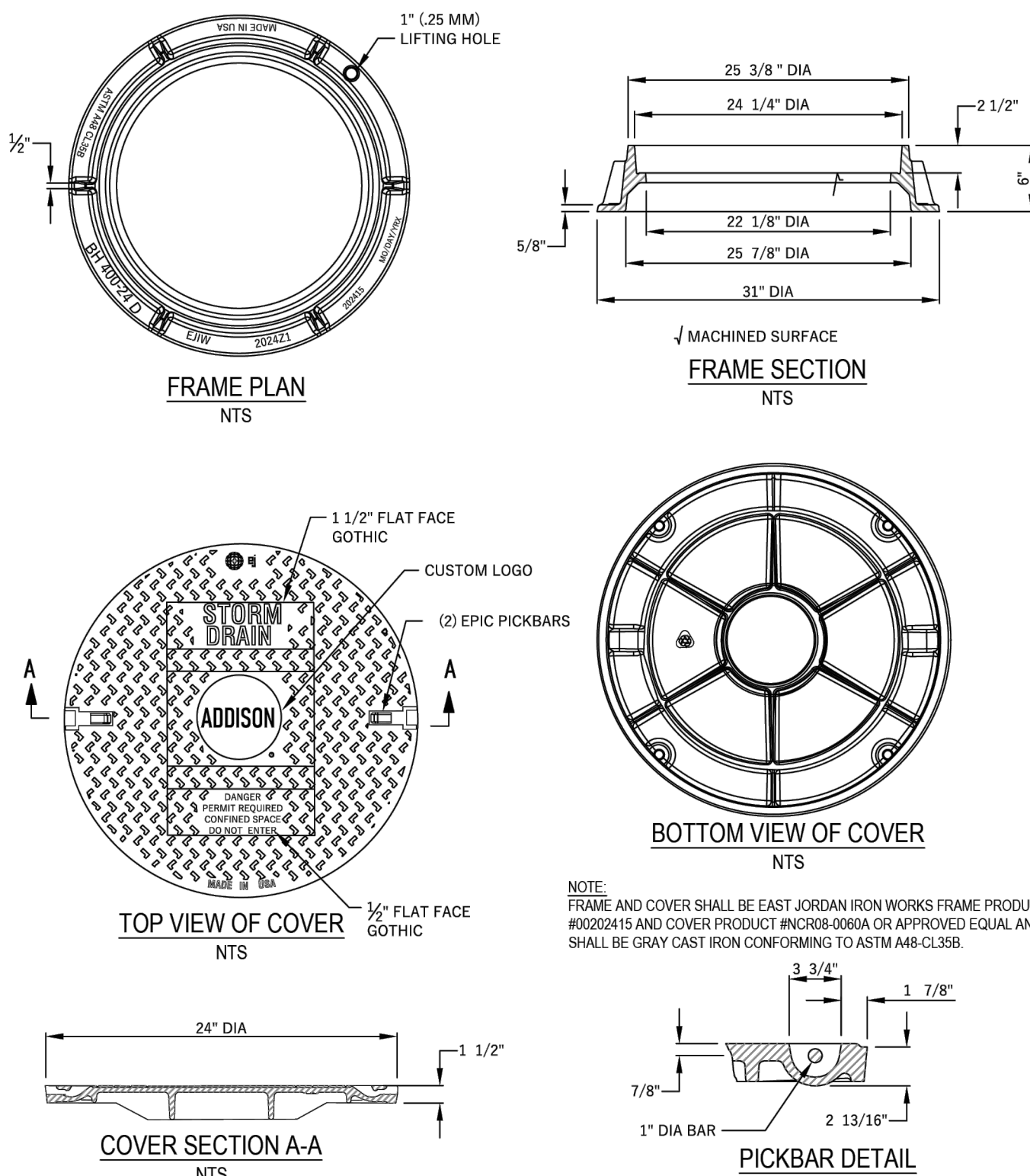
DATE: JANUARY 2022 REV. DATE: SHEET: SD-D02



CONNECTION TO EXISTING RCP STORM DRAIN AND PIPE COLLAR

STANDARD CONSTRUCTION DETAILS  
STORM DRAINAGE

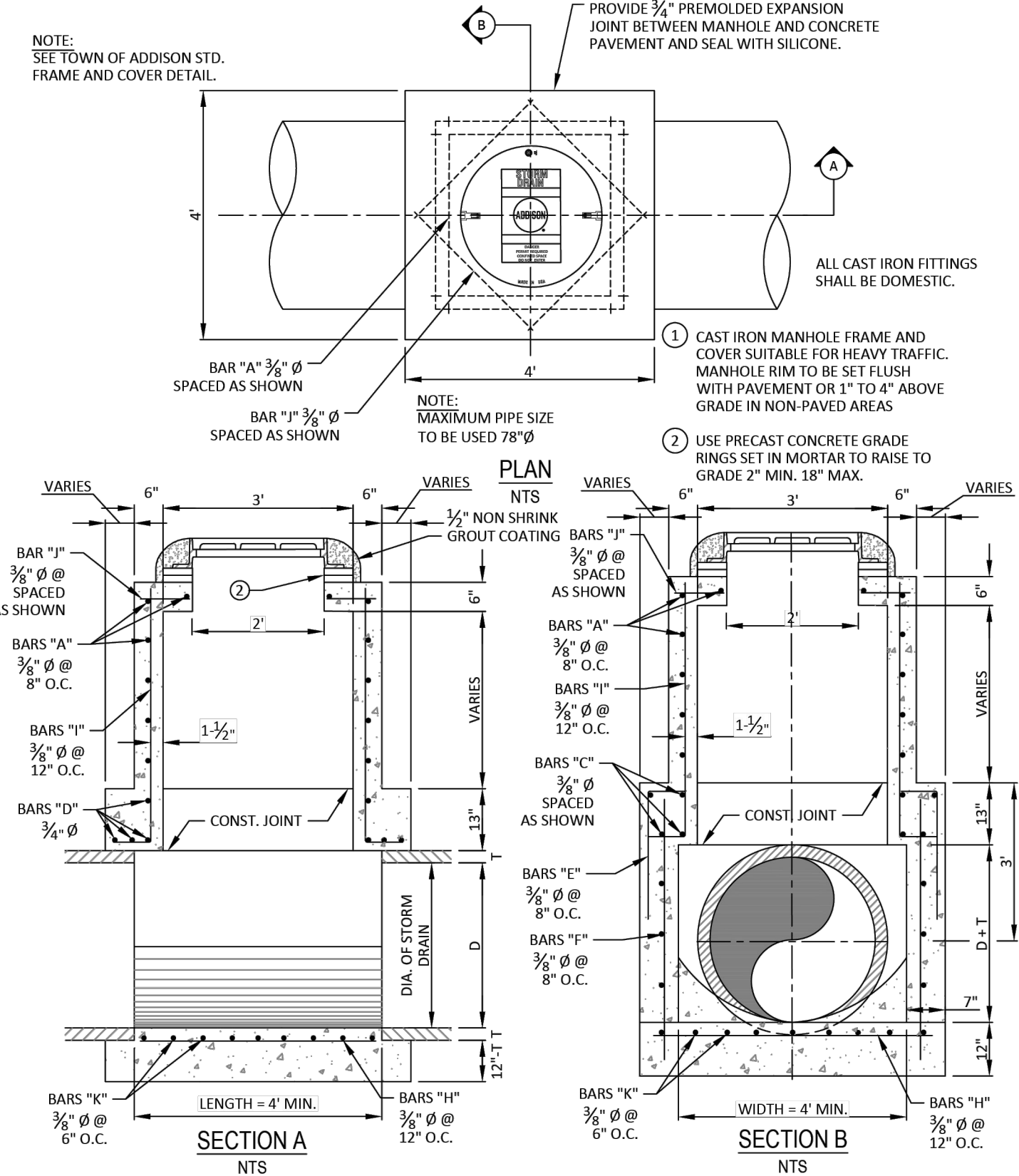
DATE: JANUARY 2022 REV. DATE: SHEET: SD-D04



STORM MANHOLE  
FRAME & COVER

STANDARD CONSTRUCTION DETAILS  
STORM DRAINAGE

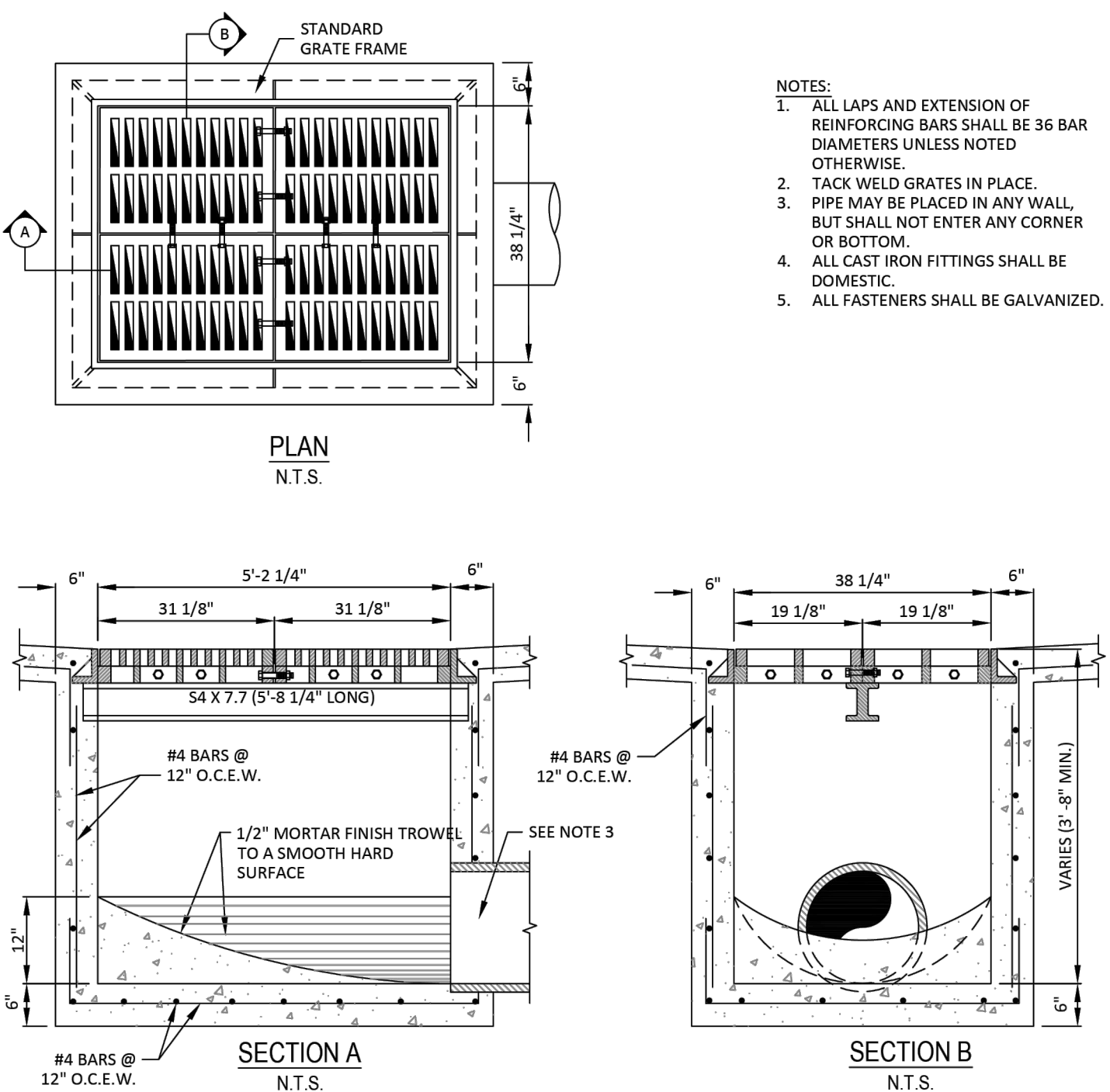
DATE: JANUARY 2022 REV. DATE: SHEET: SD-D07



TYPE "B" STORM DRAIN  
MANHOLE  
(FOR 33" TO 78" RCP)

STANDARD CONSTRUCTION DETAILS  
STORM DRAINAGE

DATE: JANUARY 2022 REV. DATE: SHEET: SD-D06



FOUR GRATE INLET

STANDARD CONSTRUCTION DETAILS  
STORM DRAINAGE

DATE: JANUARY 2022 REV. DATE: SHEET: SD-D01

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04/24/2025 DATE

WINKELMANN & ASSOCIATES, INC.

TOWN DRAINAGE DETAILS

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

C-14.3

Winkelmänn & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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ADDISON, TEXAS 75001-4099  
(972) 440-7990 FAX  
(972) 440-1094 FAX

STATE OF TEXAS  
MATTHEW HASKIN  
20889  
LICENSED PROFESSIONAL ENGINEER

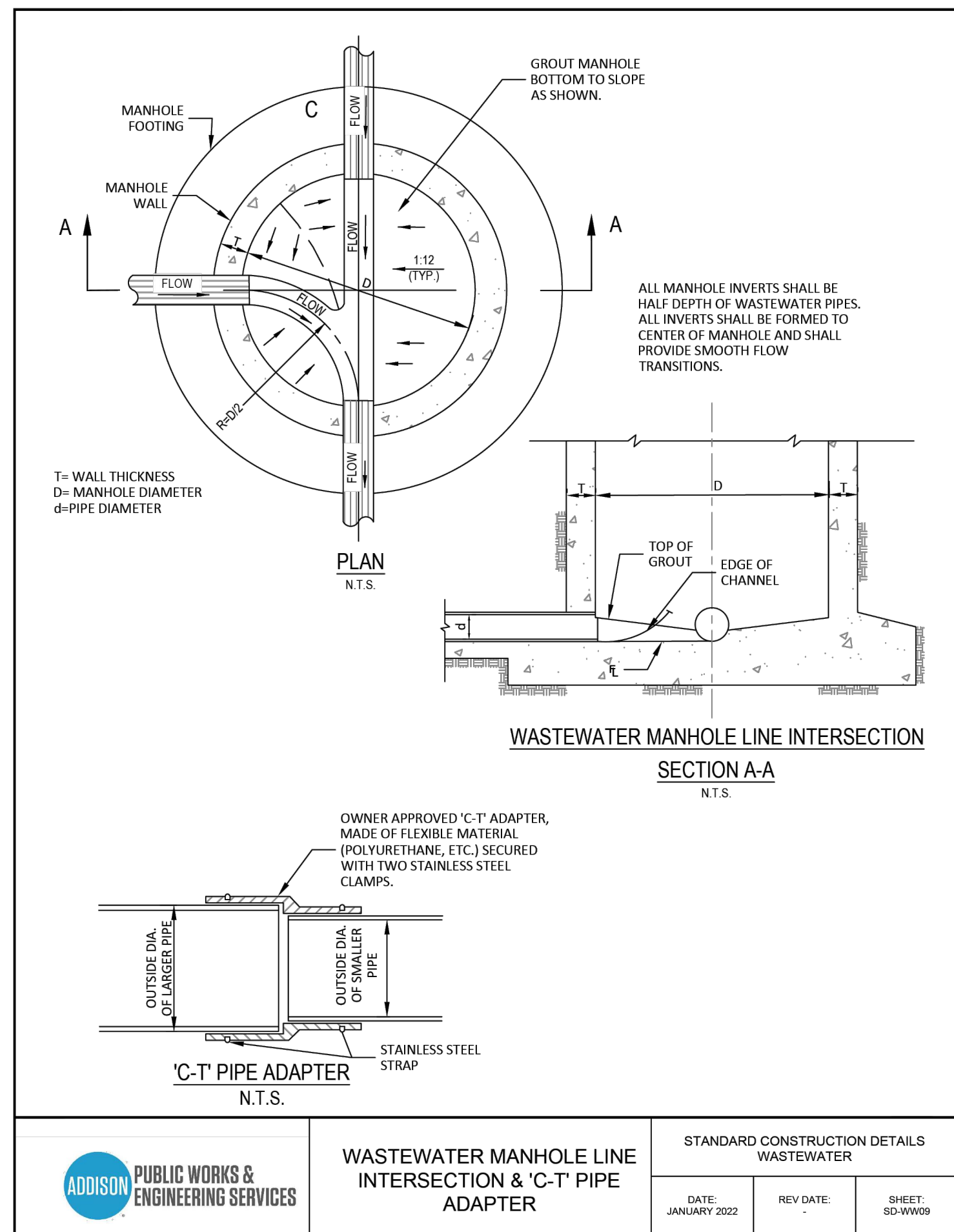
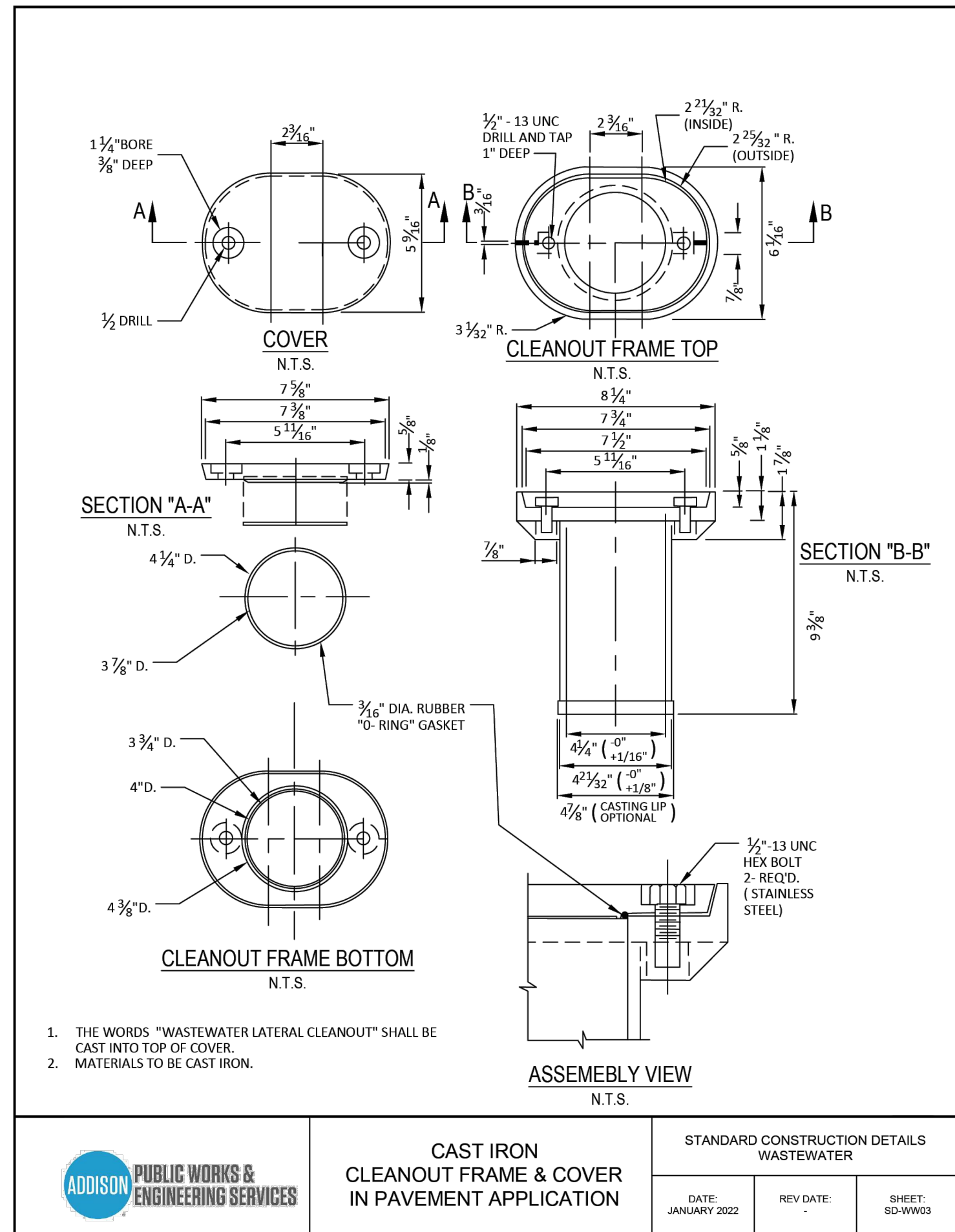
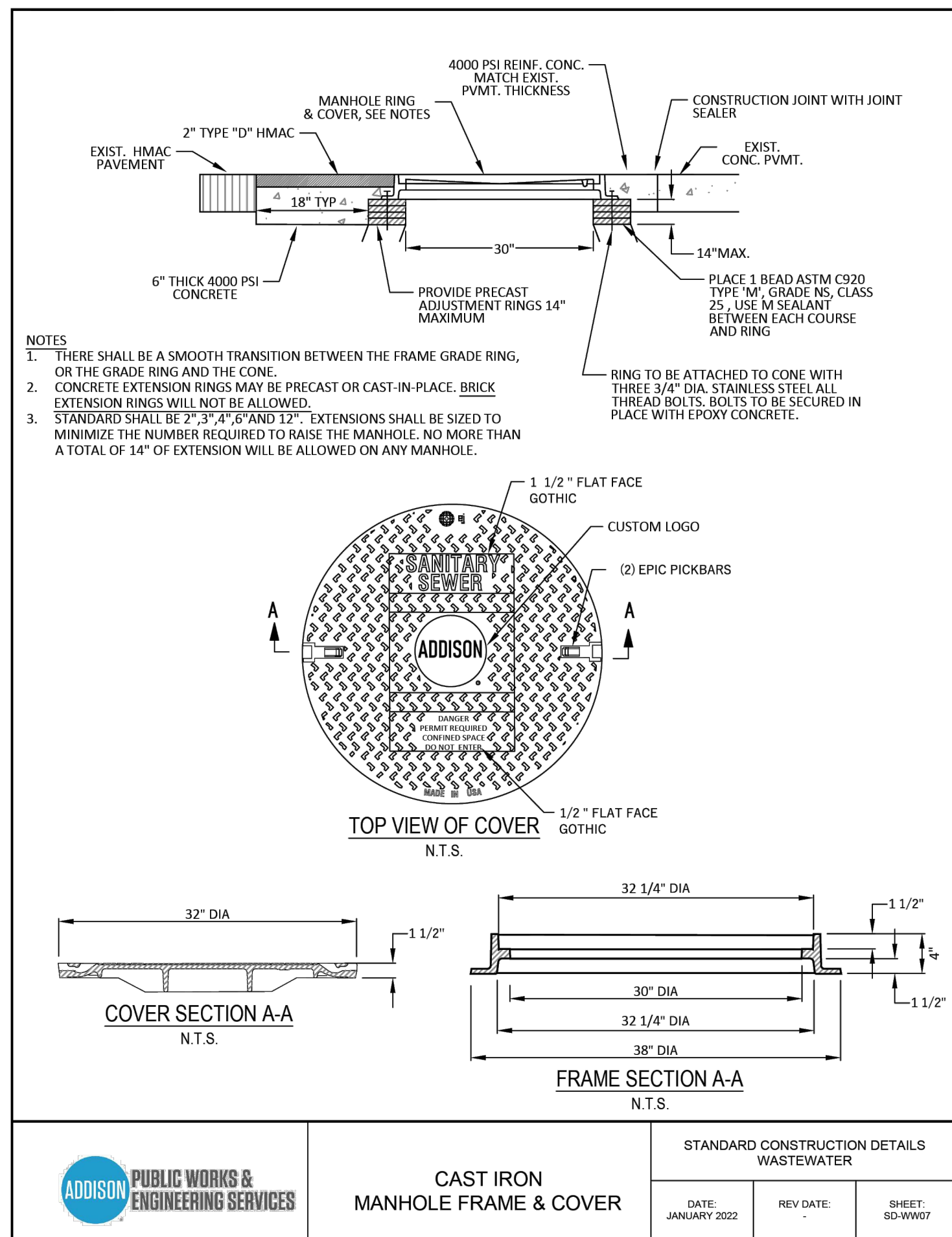
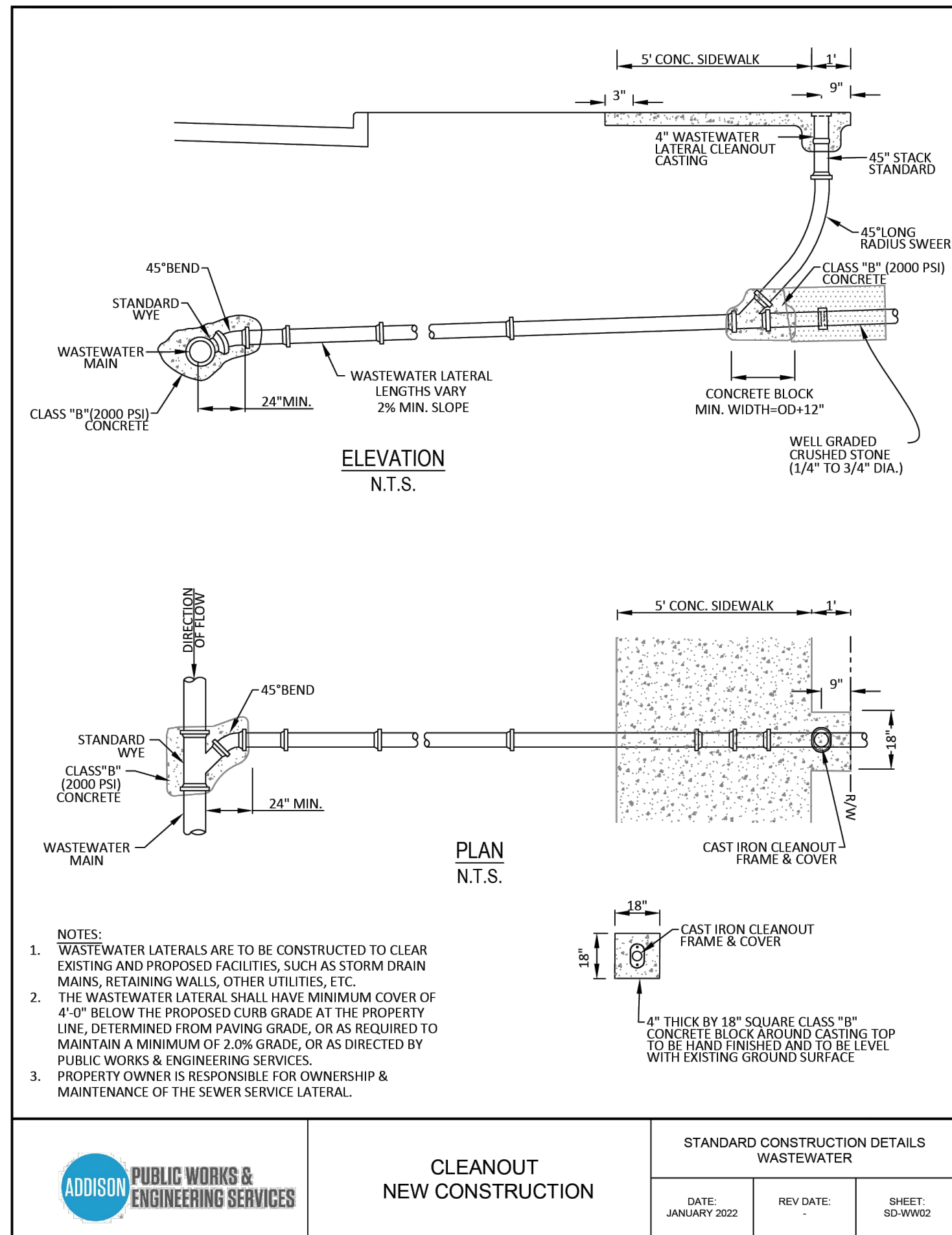
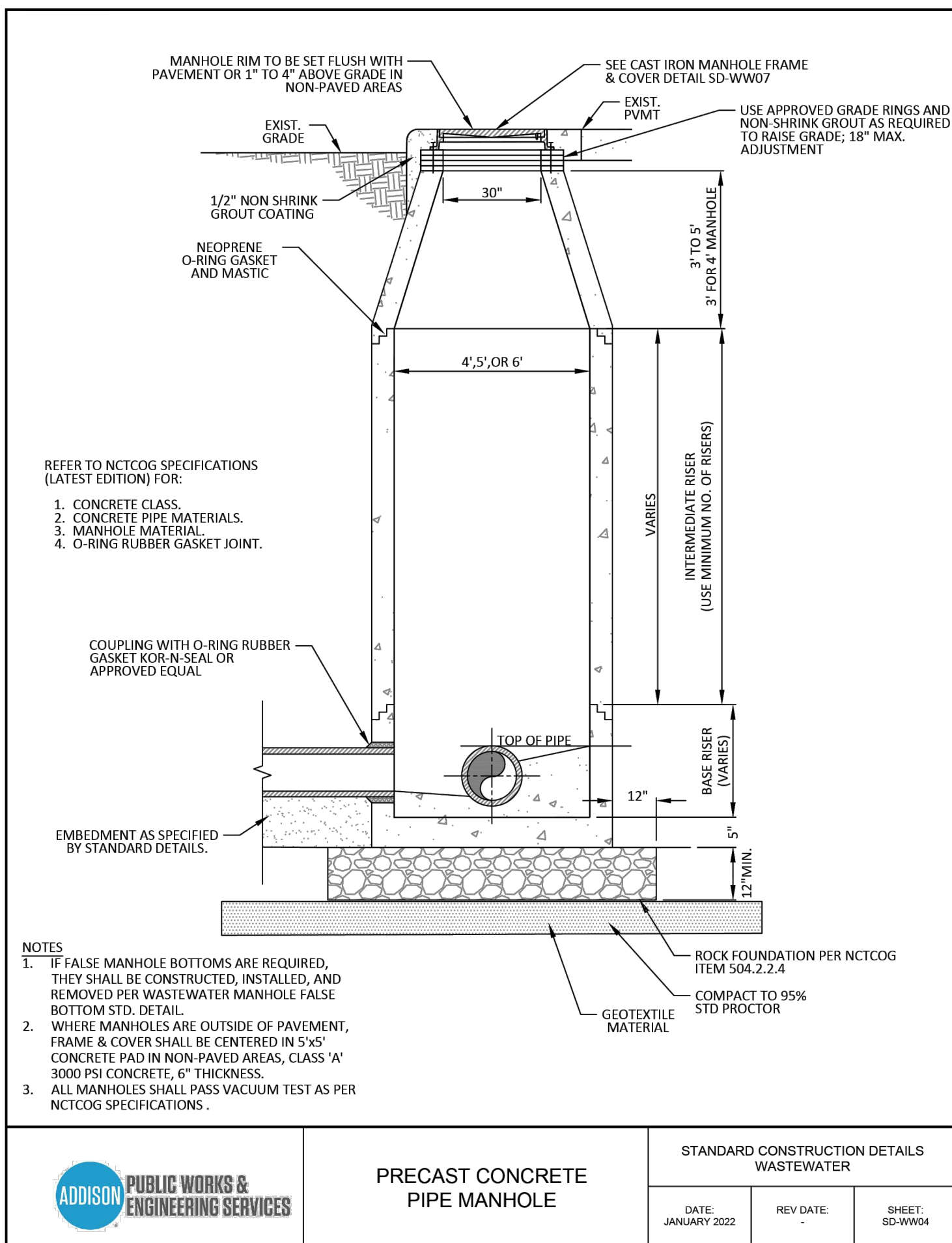
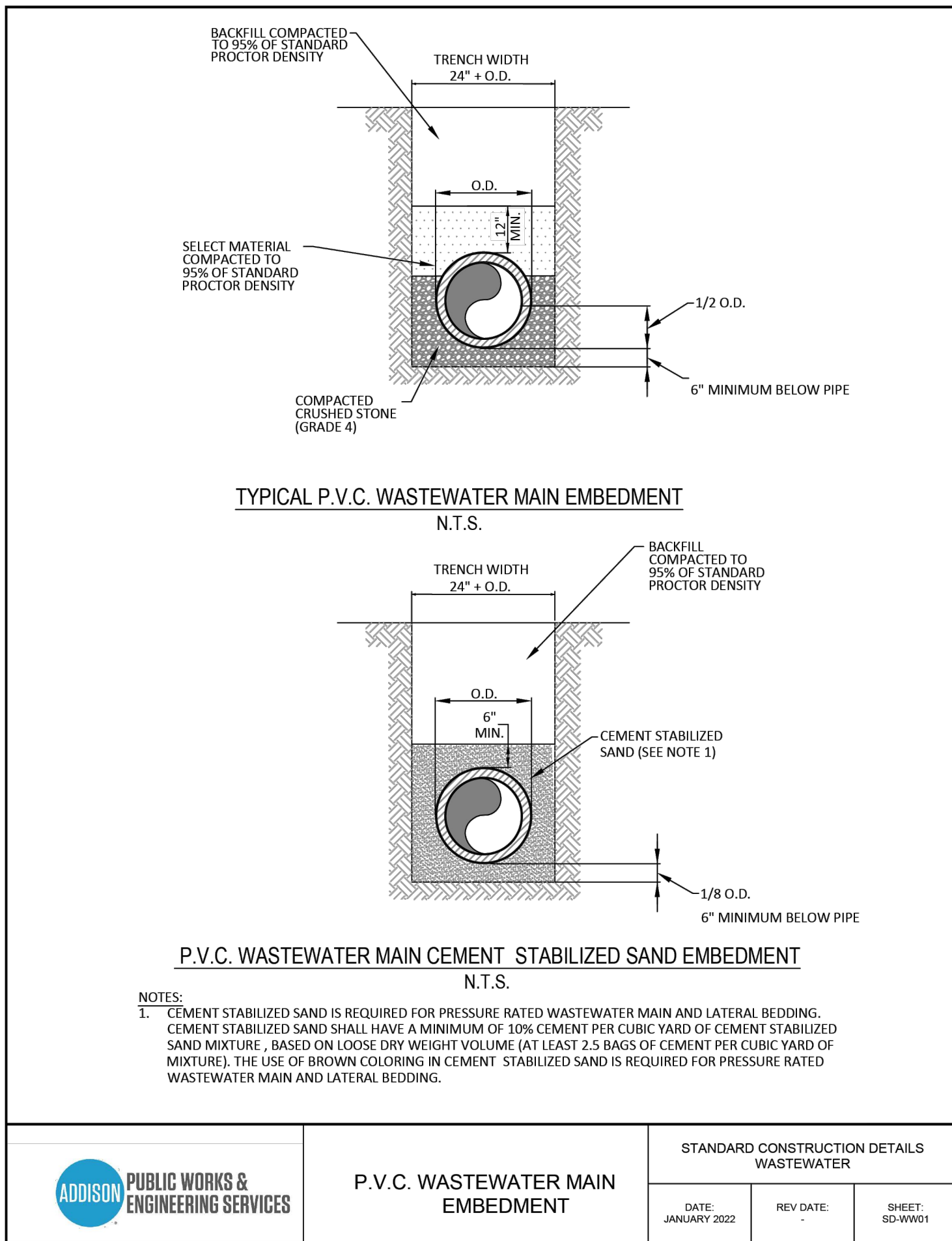
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*[Signature]*

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



**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

8750 HILDCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75243-1099 FAX (972) 440-7990  
Texas Engineers Registration No. 000866-00  
Surveyors Registration No. 000866-00  
CORPORATE OFFICE: 2525 W. WILLOW PARKWAY, SUITE 100, DALLAS, TEXAS 75243

STATE OF TEXAS  
MATTHEW HASKIN  
20889  
LICENSED PROFESSIONAL ENGINEER

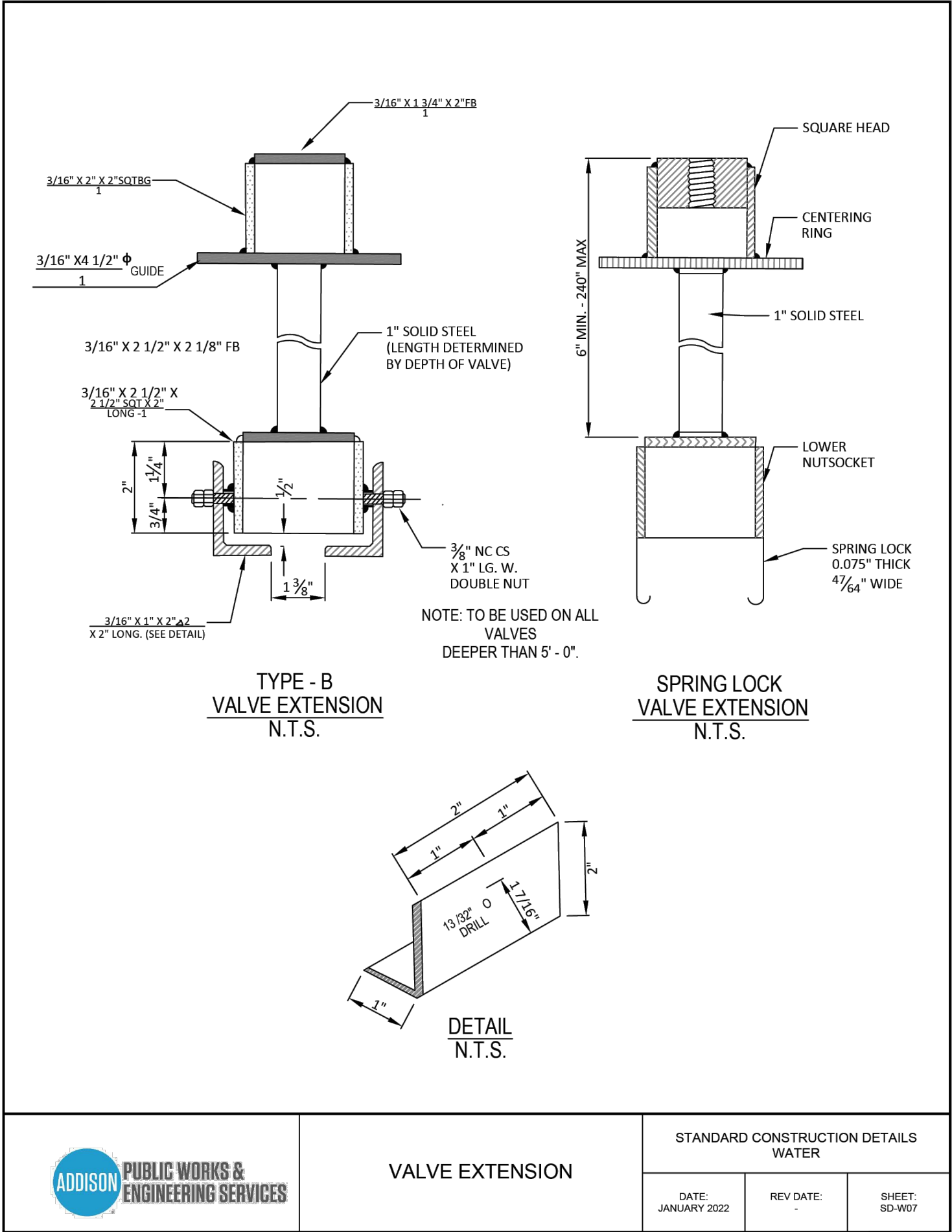
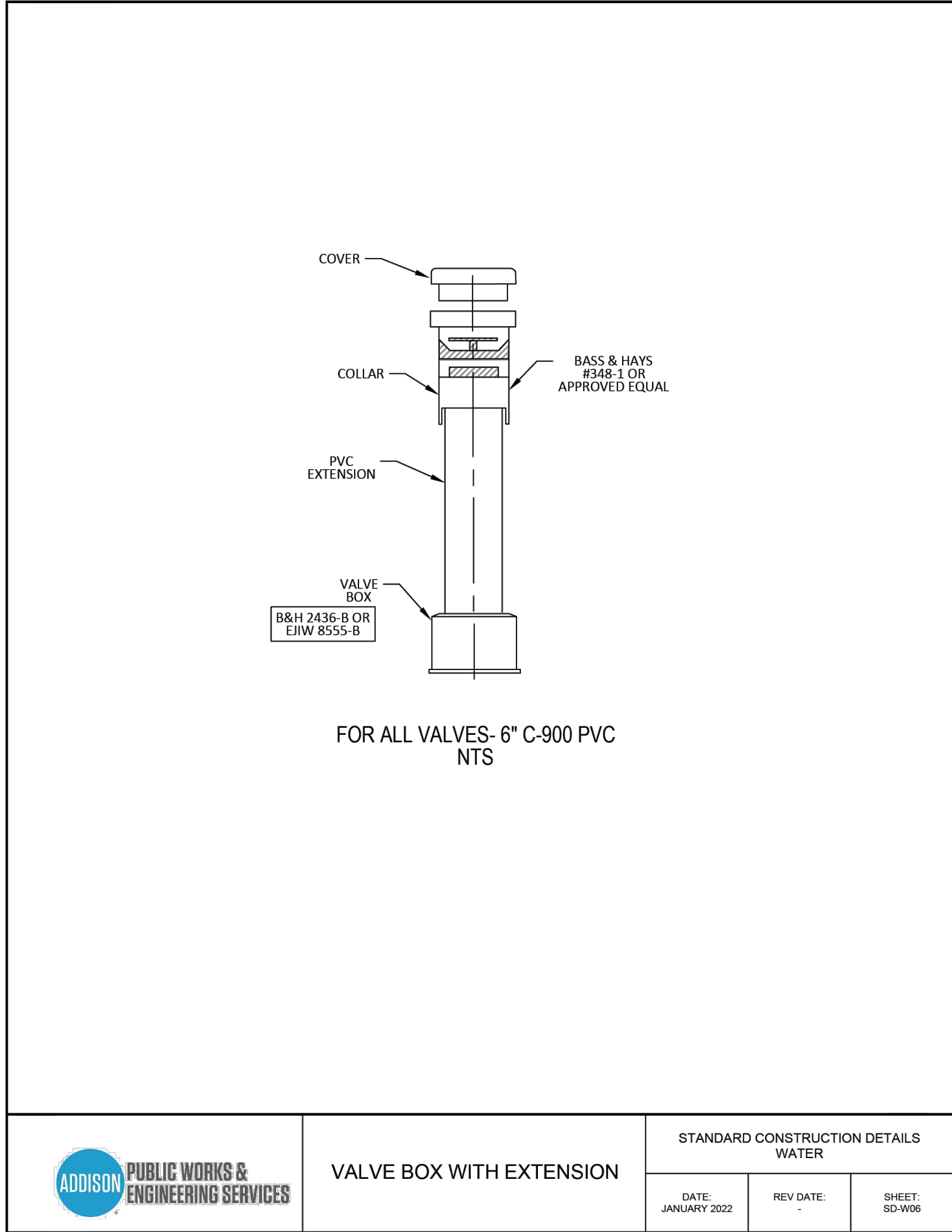
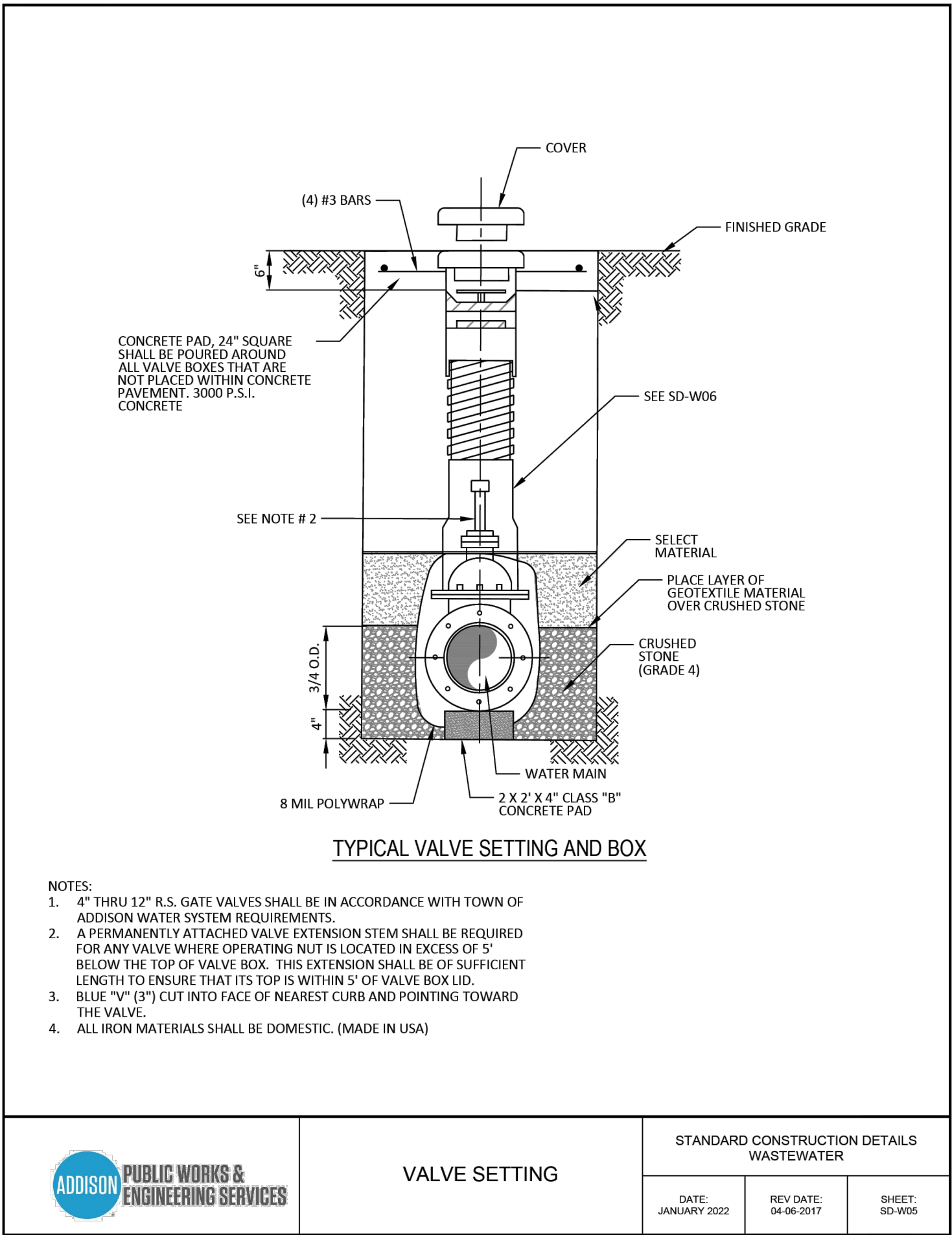
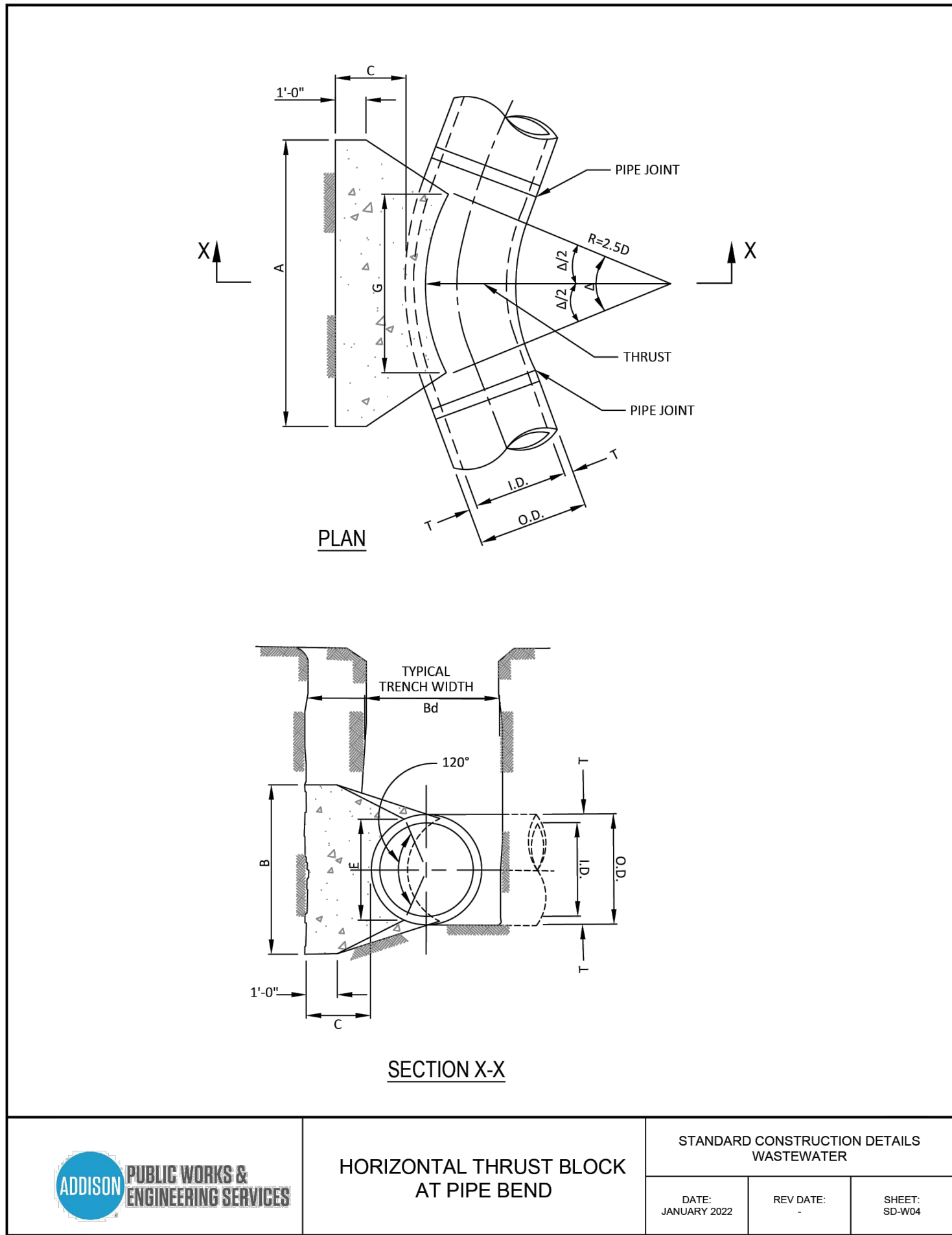
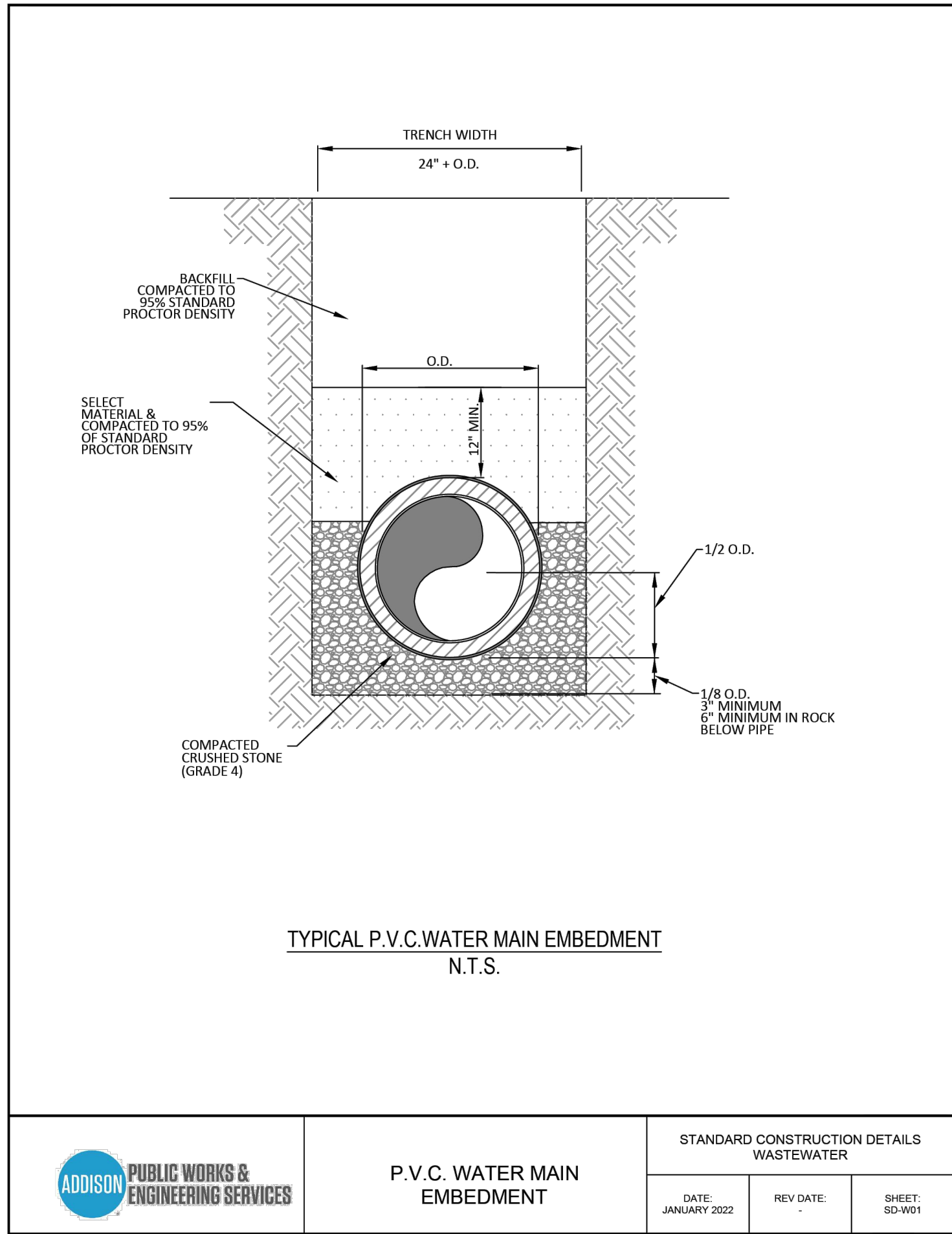
12-20-2023  
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**TOWN WASTEWATER DETAILS**

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

**C-14.4**



AS-BUILT

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04/24/2025  
DATE

WINKELMANN & ASSOCIATES, INC.

- 
- REQUIREMENTS:
3. FIRE HYDRANTS SHALL BE LOCATED AT A MINIMUM OF 24" FROM THE P.C.'S OF THE CORNER TURNING RADIUS AT INTERSECTIONS AND DRIVEWAYS (SEE PLAN VIEW)
  4. FIRE HYDRANT COLORS: RUSTOLEUM PROFESSIONAL GRADE ENAMEL (7792 & 7738).
- MIN. 2.0' B.C.  
MAX. 4.0' B.C.
- CONC. PAD  
MIN. MIN. 24" 24" 24" 24" F.H. 24" MIN.  
P.C. CURB
- PLAN VIEW
- 48" WIDE PAD CLASS "B" CONC.  
GROUND LINE
- CLASS "B" CONCRETE THRUST BLOCK MUST NOT BLOCK WEEP HOLE.
- 2-2 1/2" NOZZLES  
4" NOZZLE W/ PUMPER (40480 GAUGE THREADS)  
SLOPE TOWARDS STREET  
2" MIN. 6" MAX.  
CONCRETE PAD TO CONTINUE TO CURB
- #3 BARS  
MIN. 7 CUBIC FEET OF WASHED GRAVEL FILL
- NOTE: ALL ANCHOR FITTINGS TO BE CONCRETE THRUST BLOCKED. ALL DUCTILE OR CAST FITTINGS AND OR PIPE TO BE POLYWRAP
- 4" MIN. 5" MAX.  
1" - 0"  
4" MIN.
- PRECAST CONCRETE SLAB
- 2' - 0"



**ADDISON** PUBLIC WORKS & ENGINEERING SERVICES

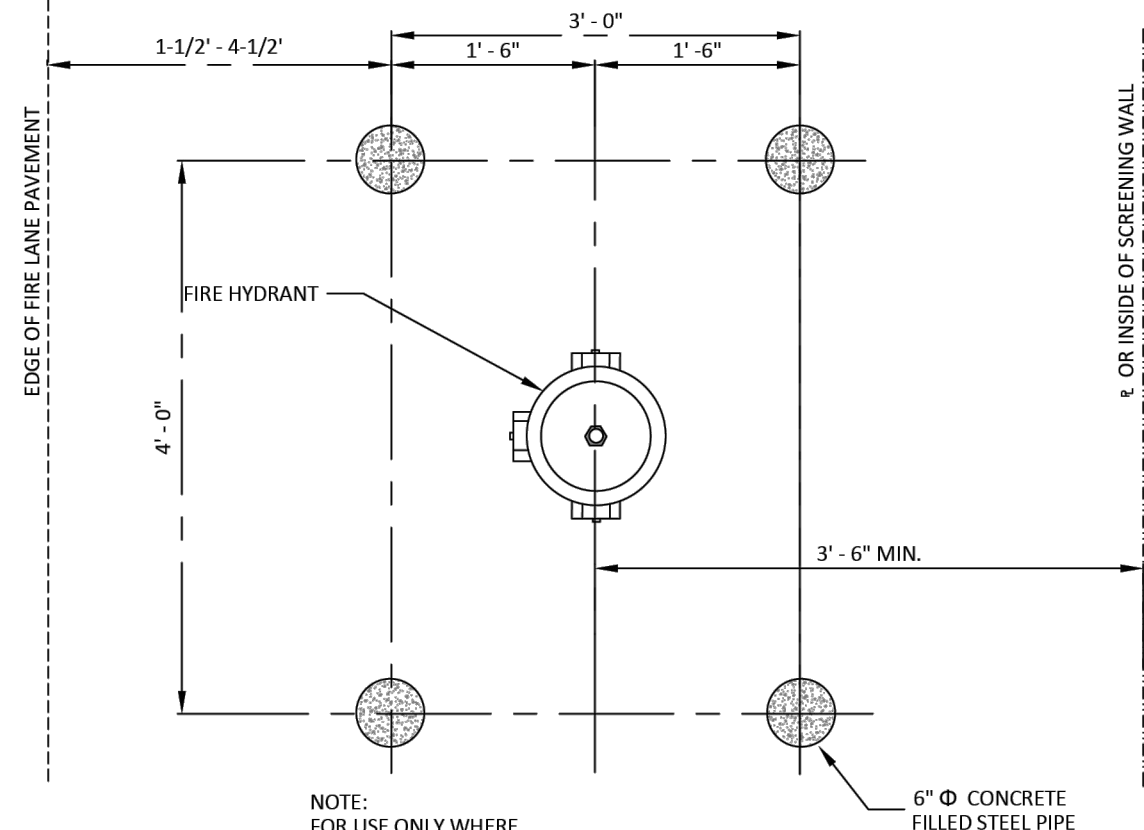
## TYPICAL FIRE HYDRANT INSTALLATION

## STANDARD CONSTRUCTION DETAILS

DATE: JANUARY 2022	REV DATE: -	SHEET: SD-W09
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- 
- 6" WHITE REFLECTIVE TAPE
- 3"
- 6"
- #4 X 5/8" REBAR
- #6 X 12" REBAR
- 6"
- 1"
- 18"

GUARD POST SECTION (N.T.S.)



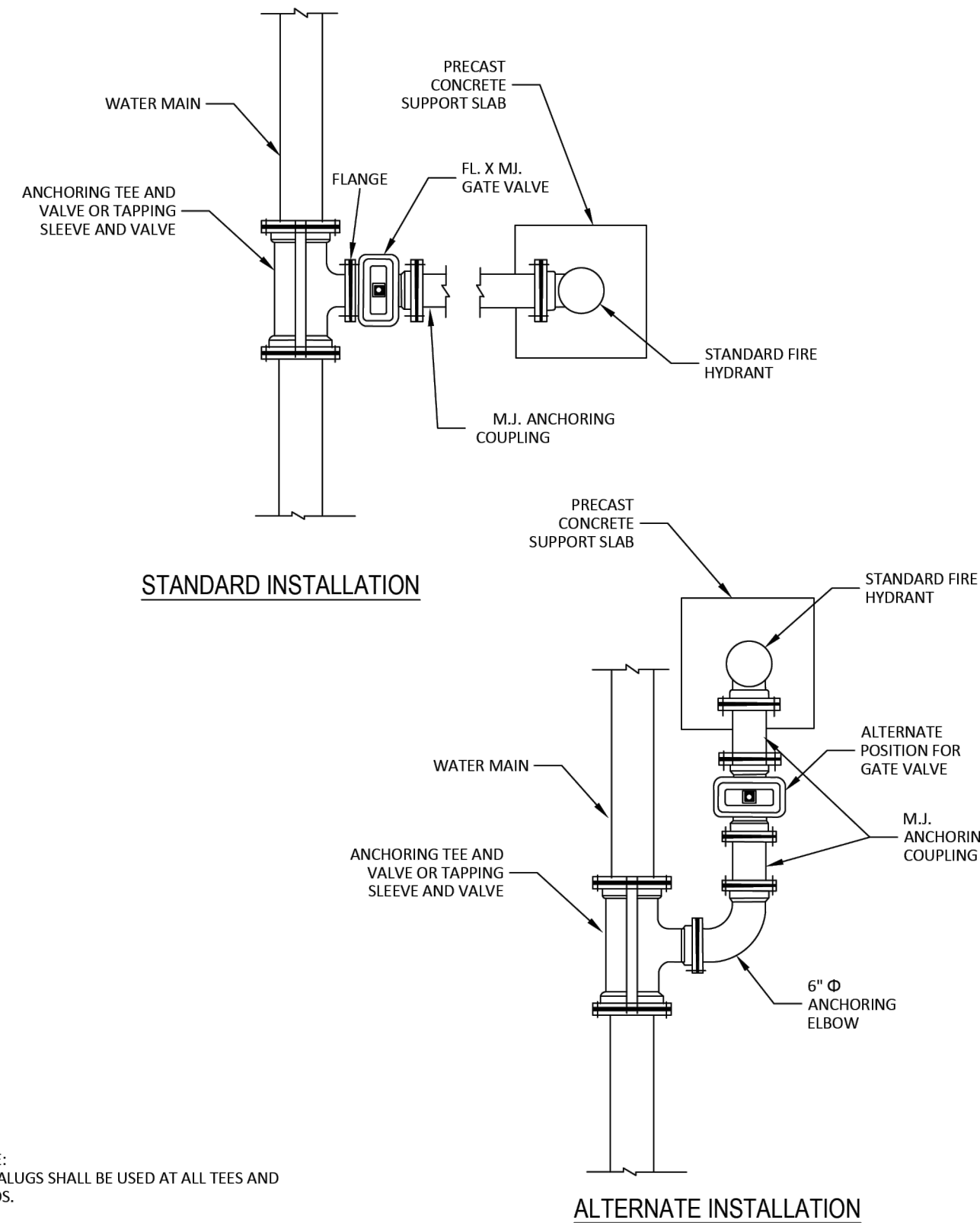
FIRE HYDRANT GUARD POST DETAIL (N.T.S.)

FIRE HYDRANT GUARD POST

## STANDARD CONSTRUCTION DETAILS

### WATER

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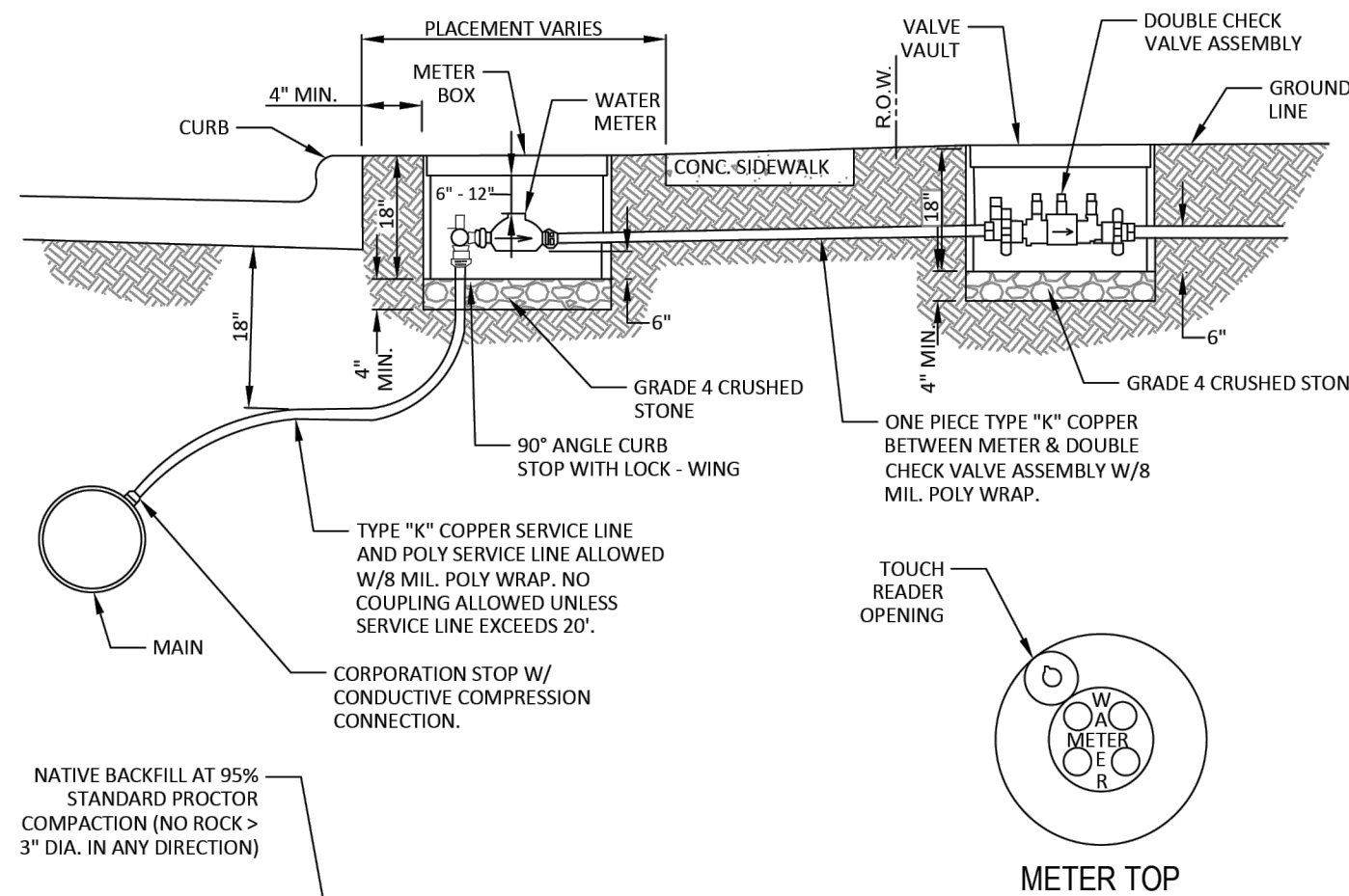


## TYPICAL FIRE HYDRANT INSTALLATION

## STANDARD CONSTRUCTION DETAILS

### WATER

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

- GENERAL INSTALLATION NOTES:**
1. WATER METER SHALL BE PLACED IN CENTER OF LOT WITH THE WASTEWATER SERVICE TO BE LOCATED 10' DOWN STREAM. METER AND BOX SHALL BE SET BY THE CONTRACTOR TO ADDISON STANDARDS IN ALL CASES.
  3. THE METER BOX SHALL BE SET WITHIN THE R.O.W. OR A DEDICATED UTILITY EASEMENT. IN ALL CASES, THE METER BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC.
  4. WATER SERVICES SHALL NOT BE CONNECTED TO DEAD END LINES OR FIRE HYDRANT LEADS WITHOUT PRIOR APPROVAL.
  5. ALL MATERIALS SHALL CONFORM TO THE TOWN OF ADDISON WATER SYSTEM REQUIREMENTS.

POLY SERVICE LINE ALLOWED	DFW PLASTICS, INC. DFWAWBC-24-1 RING & COVER					
	ENDOTRACE CONNECTION	MIN. DIA.	COVER & RINGS	MIN. HT.	MIN. CAN WEIGHT	MIN. TOTAL WEIGHT
1 INCH	1 INCH	24 INCHES	20 1/8 INCHES	18 INCHES	17 LBS.	98 LBS.
2 INCH	2 INCH	28 INCHES	20 1/8 INCHES	18 INCHES	20 LBS.	127 LBS.

### SERVICE CONNECTION WITH METER BOX

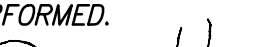
## STANDARD CONSTRUCTION DETAILS

### WATER

DATE: JANUARY 2022	REV DATE: -	SHEET: SD-W/12
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AS-BUILT

WINKELMANN & ASSOCIATES, INC. HEREBY STATES THAT THIS PLAN, TO THE BEST OF OUR KNOWLEDGE IS "AS BUILT," MODIFICATIONS FROM THE ORIGINALLY PROVIDED 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.

  
WINKELMANN & ASSOCIATES, INC.

04/24/2025  
DATE

## TOWN WATER DETAILS

16675 ADDISON ROAD  
ADDISON, TEXAS

11-22-2023

## C-14.6

**Winkelmann  
& Associates, Inc.**

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

93101.01(20)

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LAST SAVED BY: LOKEN April 24, 2025