

ENGINEERING PLANS

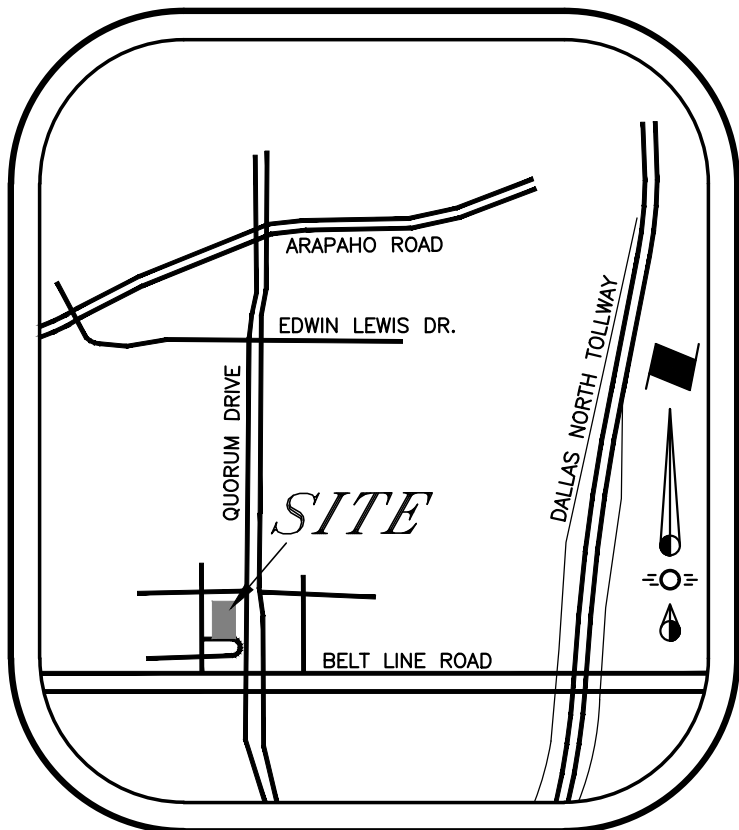
MEXICAN SUGAR ADDISON

Town of Addison, Texas

SUP CASE NUMBER: 1930-USP

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Vicinity Map
NTS

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
Cross Engineering Consultants
1720 W. Virginia Street
McKinney, Texas 75069
(972) 562-4409
Record Drawings Prepared On:
08/28/2025

Note:
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.

The seal that originally appeared on this document was authorized by Casey R. McBroom, Texas No. 110104 on 05/14/2025. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

ISSUE DATES:	DESCRIPTION:
04-01-2025	1ST CITY SUBMITTAL
04-23-2025	2ND CITY SUBMITTAL
05-13-2025	3RD CITY SUBMITTAL

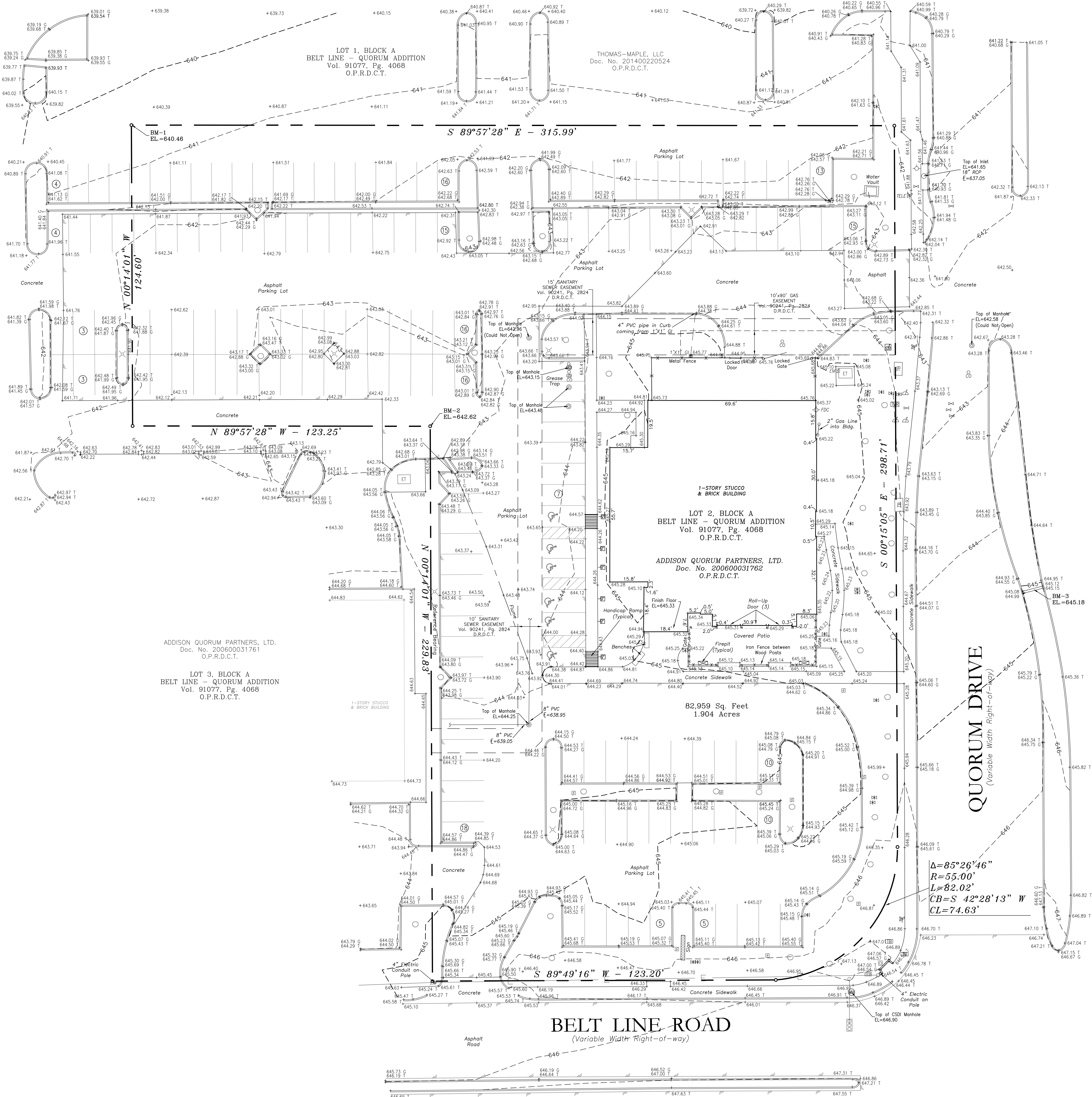
Prepared For

Addison Quorum Partners, LTD

15280 Addison Rd., Ste. 301
Addison, Texas 75001



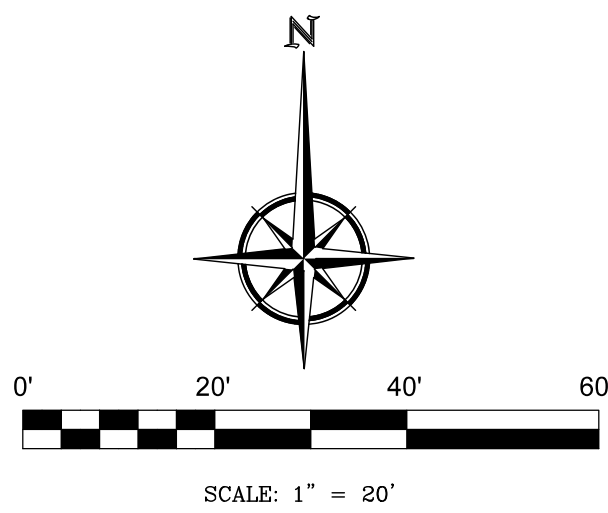
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935



THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR THE CONVEYANCE OF PROPERTY. THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR CROSS ENGINEERING CONSULTANTS, INC. FOR THE DESIGN PURPOSE ONLY. THE BOUNDARY SHOWN HEREON WAS PLOTTED FROM THE CURRENT DEED AND PLACED UPON CORNER MONUMENTS FOUND ON THE GROUND DURING THE TIME OF THE SURVEY.

G.W. Fisher Survey, Abstract No. 482
City of Addison, Dallas County, Texas

RINGLEY & ASSOCIATES, INC.



LOT 1, BLOCK A
BELT LINE - QUORUM ADDITION
Vol. 91077, Pg. 4068
O.P.R.D.C.T.

THOMAS-MAPLE, LLC
Doc. No. 201400220524
O.P.R.D.C.T.

TREE INFORMATION TABLE

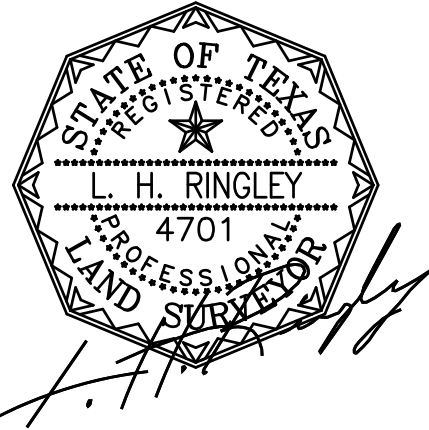
TREE No.	BOTANICAL NAME	COMMON NAME	(DBH)
3755	Cupressus	CYPRESS	16"
3756	Quercus virginiana	LIVE OAK	20"
3757	Quercus virginiana	LIVE OAK	22"
3758	Ulmus crassifolia	CEDAR ELM	13"
3759	Ulmus crassifolia	CEDAR ELM	15"
3760	Ulmus crassifolia	CEDAR ELM	17"
3761	Quercus virginiana	LIVE OAK	15"
3762	Ulmus crassifolia	CEDAR ELM	12"
3763	Ulmus crassifolia	CEDAR ELM	9"
3764	Cupressus	CYPRESS	7"
3765	Cupressus	CYPRESS	8"
3766	Cupressus	CYPRESS	8"
3767	Cupressus	CYPRESS	8"
3769	Ilex vomitoria	YAUPO	
3770	Quercus virginiana	LIVE OAK	25"
3771	Quercus rubra	RED OAK	8"
3772	Quercus rubra	RED OAK	8"
3773	Quercus rubra	RED OAK	10"
3774	Quercus rubra	RED OAK	9"
3775	Quercus virginiana	LIVE OAK	22"
3776	Cupressus	CYPRESS	17"
3777	Quercus virginiana	LIVE OAK	24"
3778	Lagerstroemia	CRAPE MYRTLE	
3779	Quercus virginiana	LIVE OAK	16"
3780	Ulmus crassifolia	CEDAR ELM	13"
3781	Lagerstroemia	CRAPE MYRTLE	
3782	Lagerstroemia	CRAPE MYRTLE	
3783	Lagerstroemia	CRAPE MYRTLE	
3784	Lagerstroemia	CRAPE MYRTLE	
3785	Quercus virginiana	LIVE OAK	20"
3786	Cupressus	CYPRESS	14"
3787	Cupressus	CYPRESS	16"
3788	Quercus virginiana	LIVE OAK	15"
3789	Quercus virginiana	LIVE OAK	12"
3790	Cupressus	CYPRESS	9"
3791	Cupressus	CYPRESS	13"
3801	Quercus virginiana	LIVE OAK	23"
3802	Ulmus crassifolia	CEDAR ELM	18"
3803	Cupressus	CYPRESS	13"

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48113C0180K (effective date July 7, 2014) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

NOTE:

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR THE CONVEYANCE OF PROPERTY. THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR CROSS ENGINEERING CONSULTANTS, INC. FOR THE DESIGN PURPOSES ONLY. THE BOUNDARY SHOWN HEREON WAS PLOTTED FROM THE CURRENT DEED AND PLACED UPON CORNER MONUMENTS FOUND ON THE GROUND DURING THE TIME OF THE SURVEY.



TREE SURVEY

LOT 2, BLOCK A
BELT LINE - QUORUM ADDITION
1.904 ACRES

situated in the
G.W. Fisher Survey, Abstract No. 482
City of Addison, Dallas County, Texas



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	03/07/2025	1" = 20'	2025-014	2025-014-TREE.DWG	1 of 1

LEGEND

- FDC FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ POWER POLE
- ⊕ LIGHT STANDARD
- ⊕ ELECTRIC CONDUIT
- ⊕ ELECTRIC BOX/METER(EM)
- ⊕ ELECTRIC TRANSFORMER
- ⊕ CROSS WALK SIGNAL
- ⊕ TRAFFIC CONTROL BOX
- ⊕ TRAFFIC SIGNAL LIGHT
- ⊕ CSD: MANHOLE
- ⊕ UTILITY MARKER (Labeled)
- ⊕ TELEPHONE BOX
- ⊕ GAS METER
- ⊕ TV CABLE RISER
- ⊕ 1'x1' GRATE INLET
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ STORM SEWER MANHOLE
- ⊕ HANDICAP PARKING SIGN
- ⊕ ROAD SIGN
- ⊕ COVERED PATIO WOOD POST
- ⊕ GAS FIREPIST
- ⊕ BENCH
- ⊕ MAILBOX
- 3755 TREE LOCATION & NUMBER
- ⊕ HANDICAP RAMP
- ⊕ SIGN
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- OVERHAED POWER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- ASPHALT PAVEMENT
- FENCE LINE (Labeled)

ADDISON QUORUM PARTNERS, LTD.
Doc. No. 200600031761
O.P.R.D.C.T.

LOT 3, BLOCK A
BELT LINE - QUORUM ADDITION
Vol. 91077, Pg. 4068
O.P.R.D.C.T.

S 89°57'28" E - 315.99'

N 00°14'01" W
124.60'

N 89°57'28" W - 123.25'

N 00°14'01" W - 229.83'

LOT 2, BLOCK A
BELT LINE - QUORUM ADDITION
Vol. 91077, Pg. 4068
O.P.R.D.C.T.

ADDISON QUORUM PARTNERS, LTD.
Doc. No. 200600031762
O.P.R.D.C.T.

82,959 Sq. Feet
1.904 Acres

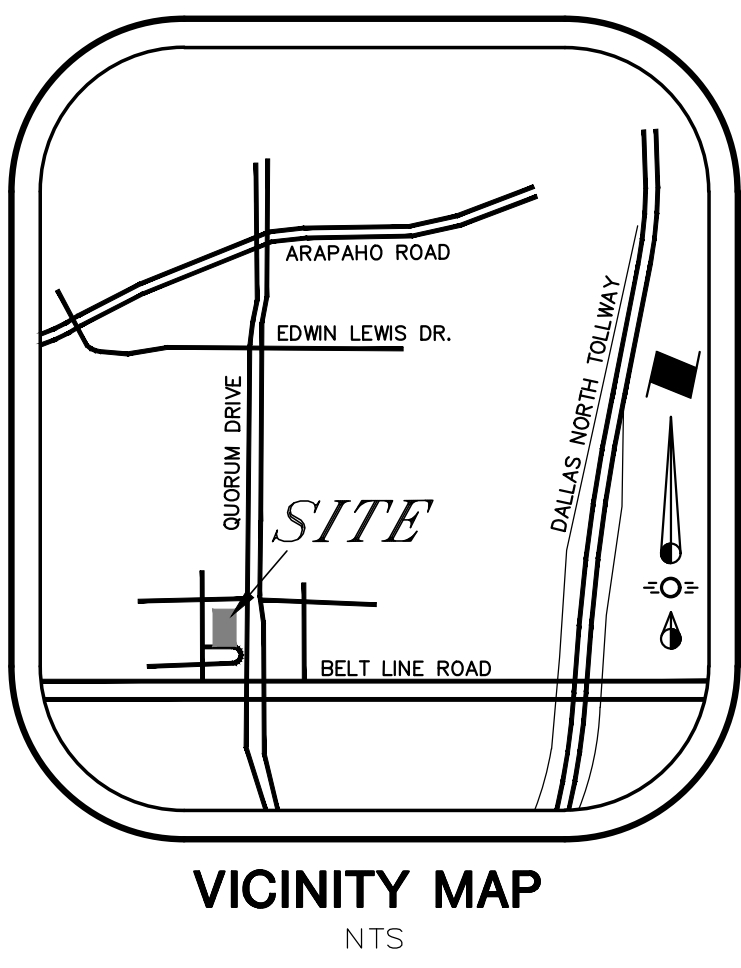
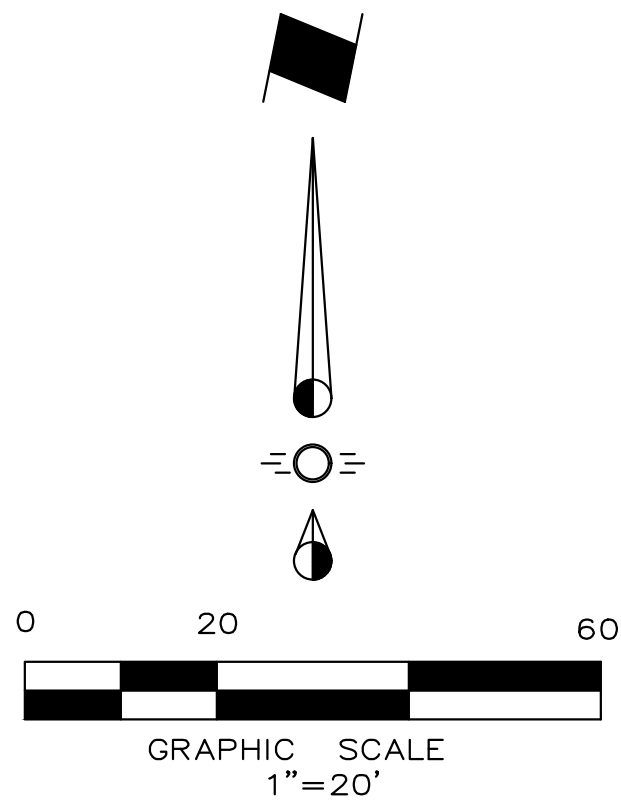
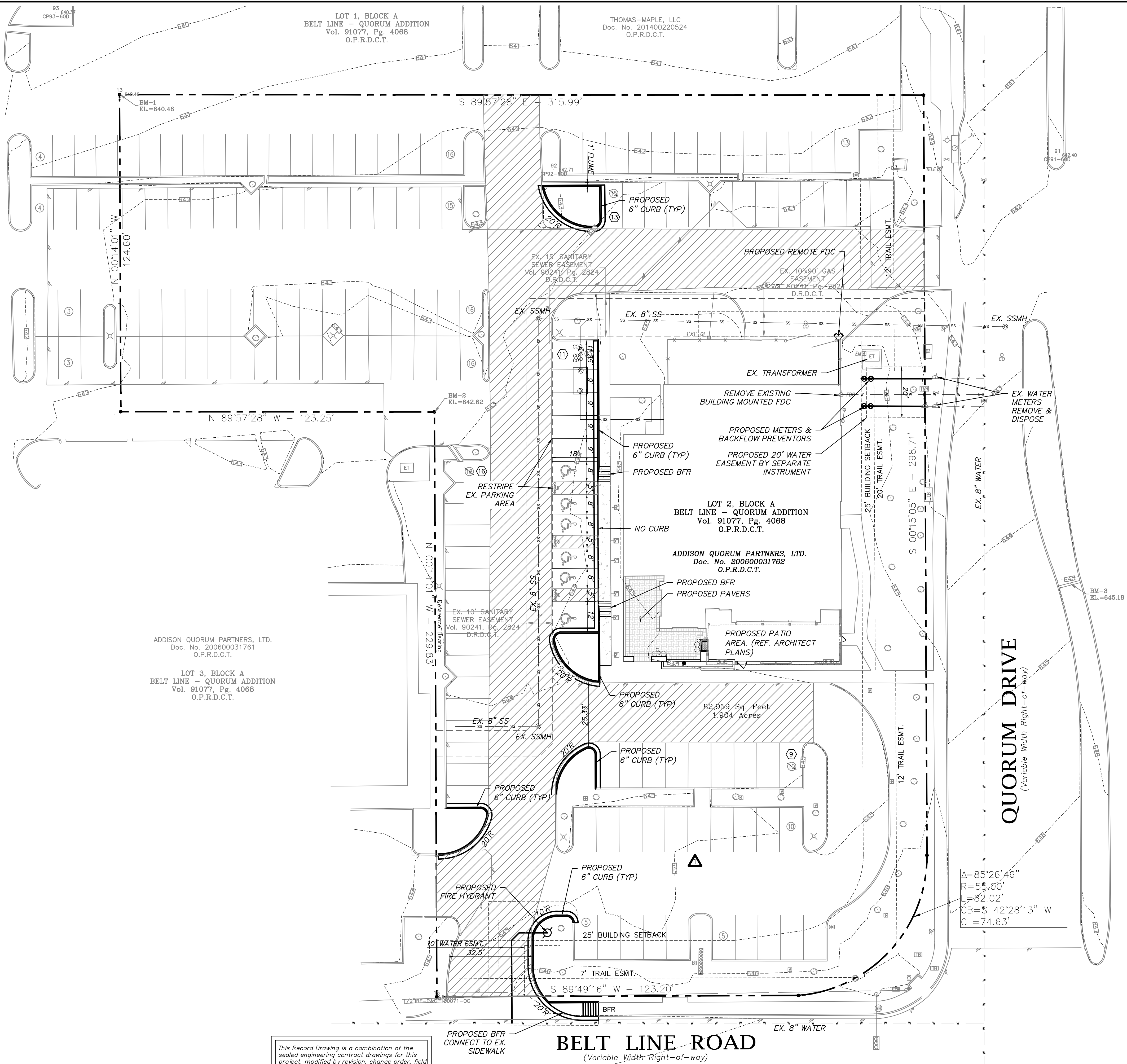
BELT LINE ROAD

(Variable Width Right-of-way)

QUORUM DRIVE

(Variable Width Right-of-way)

Δ=85°26'46"
R=55.00'
L=82.02'
CB=S 42°28'13" W
CL=74.63'



SITE DATA TABLE	
EXISTING ZONING:	LR - LOCAL RETAIL DISTRICT
PROPOSED ZONING:	LR - LOCAL RETAIL DISTRICT
PROPOSED USE:	RESTAURANT
LOT AREA:	82,986 S.F. / 1.90509 ACRES
BUILDING AREA:	7,844 S.F.
BUILDING HEIGHT:	1 STORY / 24'-8" ABV. SLAB
TOTAL PARKING REQUIRED:	1 SPACE PER 70 S.F. = 126 SPACES
TOTAL PARKING PROVIDED:	145 SPACES PROVIDED
TOTAL ADA PARKING PROVIDED:	6 SPACES
NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS."	
IMPERVIOUS AREA: 67,477 S.F.	

- A. "ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS."
- B. "OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH TOWN REGULATIONS."
- C. "BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL."
- D. "ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL VIA A SIGN PERMIT."
- E. "ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL."
- F. "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."

FDC CLEAR SPACE AROUND CONNECTIONS

A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

- LEGEND**
- Existing Firelane
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp
 - Existing Parking Count
 - Proposed Parking Count
 - Proposed 6" Curb & Gutter

Note:
REFERENCE DEMO PLAN FOR PAVEMENT REMOVAL AREAS.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

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3341 Regent Blvd., Ste 130-321
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Phone 214-613-0680
Fax 469-730-3341
Contact: Rick Civitarese

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McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
Cross Engineering Consultants
1720 W. Virginia Street
McKinney, Texas 75069
(972) 562-4409
Record Drawings Prepared On:
06/28/2025

Fire Hydrant Relocation

Issue Date	Description
1 04/01/2025	1 08/05/2025
2 04/23/2025	2
3 05/14/2025	3
4	4
5	5
6	6

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935


The seal that originally appeared on this document was authorized by Casey R. McBroom, Texas No. 110104 on 05/14/2025. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.	SITE PLAN		Sheet No.
	MEXICAN SUGAR ADDISON		SP
	CIVITARESE MORGAN ARCHITECTURE		
	4981 BELT LINE ROAD TOWN OF ADDISON, TEXAS		Project No. 25019

<p>1. GENERAL NOTES FOR ALL CONSTRUCTION ACTIVITIES</p> <p>1.1. 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.</p> <p>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.</p> <p>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.</p> <p>1.4. CONTRACTOR SHALL PROVIDE TREE PROTECTION PER TOWN OF ADDISON LANDSCAPE STANDARDS PRIOR TO BEGINNING CONSTRUCTION.</p> <p>1.5. CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.</p> <p>1.6. 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.</p> <p>1.7. 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:</p> <p>1.7.1. TOWN OF ADDISON ENGINEERING STANDARDS & DETAILS</p> <p>1.7.2. NCTCOG STANDARDS & SPECIFICATIONS</p> <p>1.7.3. TCEQ STANDARDS & SPECIFICATIONS</p> <p>1.7.4. TxDOT SPECIFICATIONS & STANDARD DRAWINGS, AS APPLICABLE.</p> <p>1.8. 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.</p> <p>1.9. 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.</p> <p>1.10. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY SPECIFIED BY OR APPROVED BY THE TOWN.</p> <p>TOA General Construction Notes 10/2024</p>	<p>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.</p> <p>1.11. FOR PUBLIC PROJECTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS.</p> <p>1.12. 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.</p> <p>1.13. 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.</p> <p>1.14. 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.</p> <p>1.15. 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.</p> <p>1.16. 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.</p> <p>1.17. 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.</p> <p>1.18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE TOWN'S RECORDS.</p> <p>TOA General Construction Notes 10/2024</p>	<p>2. GENERAL NOTES FOR PAVING SYSTEMS</p> <p>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.</p> <p>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.</p> <p>2.3. SUBGRADE</p> <p>2.3.1. SHALL EXTEND 12" MIN. BEHIND THE BACK OF CURB.</p> <p>2.3.2. SUBGRADE UNDER ALL PAVEMENT SHALL BE 6" THICK AND SHALL BE STABILIZED WITH AT LEAST 30 LBS. PER SQ. YD. HYDRATED LIME, COMPACTED TO A DENSITY NOT LESS THAN 95 PERCENT.</p> <p>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".</p> <p>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.</p> <p>2.4. REINFORCING STEEL</p> <p>2.4.1. BAR LAPS SHALL BE THIRTY DIAMETERS.</p> <p>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.</p> <p>2.4.3. REBAR SHALL BE SUPPORTED BY BAR CHAIRS OR OTHER DEVICES APPROVED BY TOWN ENGINEER.</p> <p>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.</p> <p>2.5. CONCRETE PAVEMENT:</p> <p>2.5.1. ALL CONCRETE STRENGTH AND MIX DESIGN SHALL BE AS SHOWN IN LATEST EDITION OF NCTCOG SECTION 303.3</p> <p>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.</p> <p>TOA General Construction Notes 10/2024</p>	<p>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</p> <p>2.5.4. MINIMUM PAVEMENT THICKNESS SHALL BE AS FOLLOWS:</p> <p>2.5.4.1. MAJOR ARTERIAL - 10" CLASS "P1" OR "P2"</p> <p>2.5.4.2. MINOR ARTERIAL - 8" CLASS "P1" OR "P2"</p> <p>2.5.4.3. COMMERCIAL/ INDUSTRIAL COLLECTOR - 8" CLASS "P1" OR "P2"</p> <p>2.5.4.4. RESIDENTIAL COLLECTOR - 8" CLASS "P1" OR "P2"</p> <p>2.5.4.5. RESIDENTIAL LOCAL - 8" CLASS "P1" OR "P2"</p> <p>2.5.4.6. SIDEWALK AND BFFS - 4" - CLASS "A"</p> <p>2.5.4.7. DRIVE APPROACH 8" - CLASS "P2"</p> <p>2.5.4.8. ALLEY - 6" CLASS "P1" OR "P2"</p> <p>2.5.4.9. FIRE LANE - 6" CLASS "P1" OR "P2"</p> <p>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.</p> <p>2.5.6. SPACING AND CONSTRUCTION OF JOINTS SHALL CONFORM TO TOWN OF ADDISON STANDARD CONSTRUCTION DETAILS.</p> <p>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.</p> <p>2.5.8. ALL MEDIANS AND PARKWAYS SHALL BE PROVIDED WITH GROUND COVER. TYPE OF GROUNDCOVER SHALL BE DETERMINED BY THE PARKS & RECREATION DEPARTMENT. OR SHALL BE RESTORED TO MATCH EXISTING PLANT MATERIALS IN EQUAL OR BETTER CONDITION. ALL TURF AREAS SHALL BE SOLID SOD, AND GROUNDCOVER SHALL BE MINIMUM ONE (1) GALLON PLANT MATERIAL.</p> <p>TOA General Construction Notes 10/2024</p>
<p>3. GENERAL NOTES FOR WATER AND WASTEWATER SYSTEMS</p> <p>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.</p> <p>3.2. TRENCH SAFETY</p> <p>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.</p> <p>3.2.2. PUBLIC PROJECTS: CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>3.6. CONTRACTOR SHALL PROVIDE DOMESTIC, IRRIGATION, AND FIRE BACKFLOW DETECTION METERS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF METERS IN APPROVED BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.</p> <p>TOA General Construction Notes 10/2024</p>	<p>4. GENERAL NOTES FOR STORM DRAIN SYSTEMS</p> <p>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.</p> <p>4.2. TRENCH SAFETY</p> <p>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.</p> <p>4.2.2. PUBLIC PROJECTS: CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.</p> <p>4.3. ALL CONCRETE DRAINAGE STRUCTURES SHALL BE MINIMUM CLASS C CONCRETE.</p> <p>4.4. ALL CRUSHED STONE SHALL BE ¾", PASSING #4 SIEVE (GRADE 4).</p> <p>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.</p> <p>4.6. RAMNECK COMPOUND OR APPROVED EQUAL SHALL BE USED FOR JOINT SEALS.</p> <p>4.7. CLEANING & INSPECTION</p> <p>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.</p> <p>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.</p> <p>TOA General Construction Notes 10/2024</p>	<p>5. GENERAL NOTES FOR EROSION CONTROL</p> <p>5.1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS & CONDITIONS OF THE TCEQ TPDES GENERAL PERMIT NO. 150000.</p> <p>5.1.1. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON THE SITE AT ALL TIMES BY EACH OPERATOR. A COPY OF THE NOI MUST BE PROVIDED TO THE PUBLIC WORKS & ENGINEERING SERVICES PRIOR TO START OF CONSTRUCTION.</p> <p>5.1.2. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA, AND TCEQ.</p> <p>5.1.3. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.</p> <p>5.2. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO ANY SOIL DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE TOWN.</p> <p>5.2.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY , THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.</p> <p>5.2.1.1. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE WEEKLY, AND WITHIN 24 HRS (BEFORE AND AFTER) A STORM EVEN OF 0.5 INCHES OR GREATER.</p> <p>5.2.1.2. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES (3") OF 25% OF THE HEIGHT OF THE DEVICE (WHICHEVER IS LESS). THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER SO AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.</p> <p>5.2.2. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.</p> <p>5.2.3. MODIFICATIONS TO THE SWPPP SHALL BE IMPLEMENTED AND IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD. ANY MAJOR MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER AND PUBLIC WORKS & ENGINEERING SERVICES PRIOR TO IMPLEMENTATION.</p> <p>5.3. CONSTRUCTION ENTRANCES AND WASHOUTS</p> <p>5.3.1. ASPHALT BAGS SHALL BE PLACED AT CONSTRUCTION ENTRANCES TO PREVENT CURB DAMAGE.</p> <p>5.3.2. GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO STONE PLACEMENT FOR CONSTRUCTION ENTRANCES.</p> <p>5.3.3. NO EQUIPMENT SHALL BE CLEANED ON-SITE, OR OTHER LIQUIDS DEPOSITED AND ALLOWED TO FLOW OVERLAND OR SUBTERRANEAN WITHIN THE LIMITS OF</p> <p>TOA General Construction Notes 10/2024</p>	<p>THE CRITICAL ROOT ZONE OF TREES THAT REMAIN ON SITE. THIS INCLUDES PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, CONCRETE EQUIPMENT WASH WATER, MORTAR OF SIMILAR MATERIALS.</p> <p>5.4. WASTE DISPOSAL</p> <p>5.4.1. CONTRACTOR SHALL PROVIDE WASTE DISPOSAL CONTAINERS ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO THE APPROPRIATE DISPOSAL LOCATION BY THE CONTRACTOR.</p> <p>5.4.2. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.</p> <p>5.5. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING, AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOTS, AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY THE MORE RESTRICTIVE OF CURRENT NCTCOG OR TOWN STANDARDS.</p> <p>5.6. SILT FENCE NOTES.</p> <p>5.6.1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18". STEEL POSTS SHALL NOT BE USED TO INSTALL EROSION CONTROL MEASURES WITHIN TOWN ROW.</p> <p>5.6.2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.</p> <p>5.6.2.1. THE TRENCH MUST BE A MINIMUM OF SIX INCHES (6") DEEP AND SIX INCHES (6") WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.</p> <p>5.6.2.2. WHERE THE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.</p> <p>5.6.3. WIRE REINFORCEMENT SHALL BE USED ON ALL SILT FENCE USED FOR EROSION CONTROL. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST. THERE SHALL BE A SIX INCH (6") DOUBLE OVERLAP, SECURELY FASTENED, WHERE ENDS OF FABRIC MEET.</p> <p>5.6.4. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.</p> <p>TOA General Construction Notes 10/2024</p>

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of

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- McKinney, Texas 75069
- Texas P.E. Firm No. F-5935


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GENERAL NOTES	Sheet No.
MEXICAN SUGAR ADDISON	GN1
CIVITARESE MORGAN ARCHITECTURE	
4981 BELT LINE ROAD TOWN OF ADDISON, TEXAS	Project No. 25019

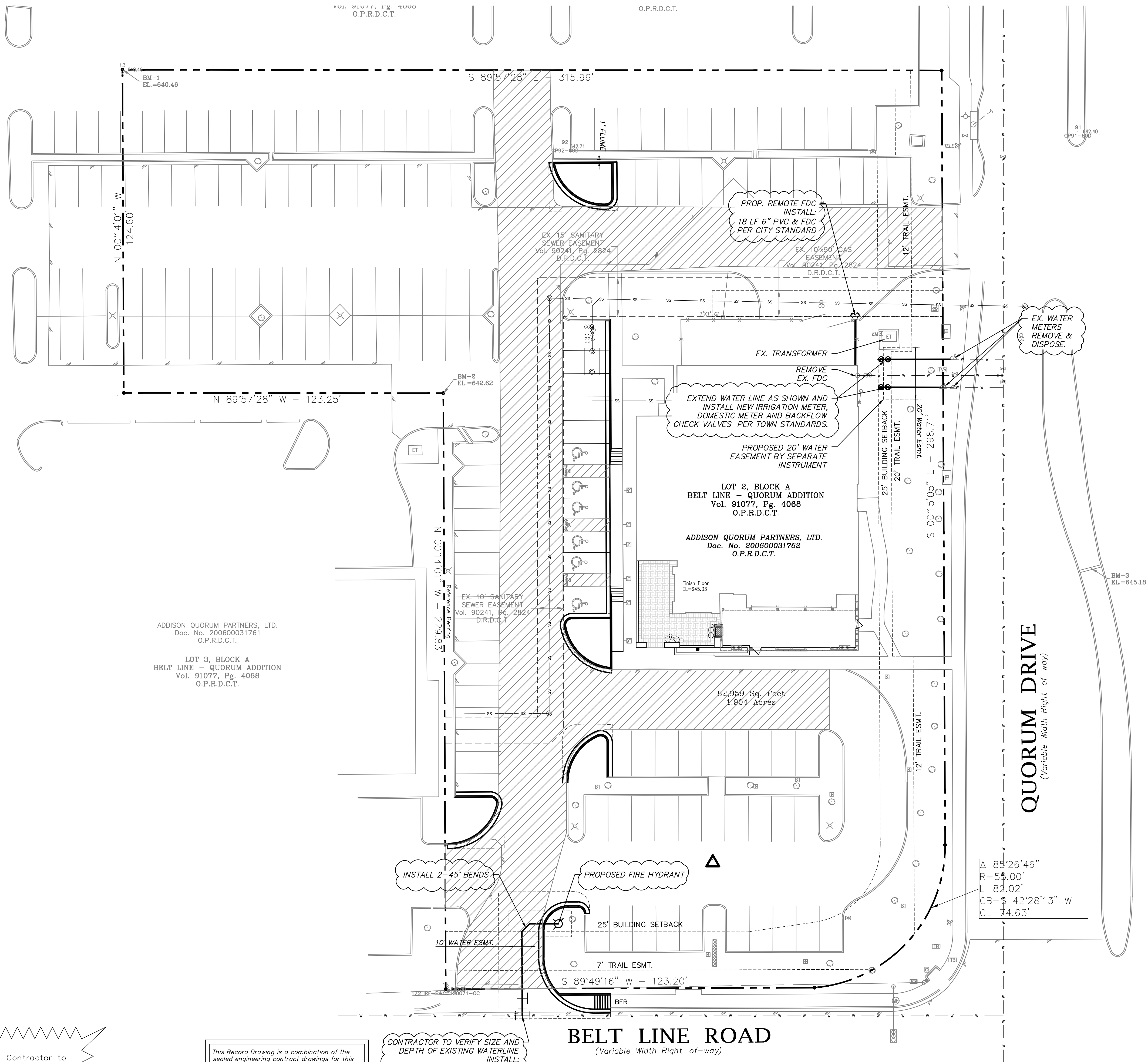
<div>6. GENERAL NOTES FOR LANDSCAPING</div> <div>6.1.ALL LANDSCAPING CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.</div> <div>6.2.CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.</div> <div>6.3.CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO TOWN.</div> <div>6.4.EXCAVATION OR GRADE CHANGES BELOW THE DRIPLINE OF EXISTING TREES IS NOT ALLOWED UNLESS A TREE PROTECTION PLAN WHICH CONTAINS SPECIFIC INFORMATION ON THE ROOTS OF EACH TREE IS PROVIDED, AND APPROVED BY THE PARKS & RECREATION DEPARTMENT.</div> <div>6.5.PRIOR TO OBTAINING A GRADING PERMIT OR SCHEDULING A PRE-CONSTRUCTION MEETING:<div>6.5.1. WHERE TRANSPLANTING OR TREE REMOVAL IS REQUIRED, CONTRACTOR MUST APPLY FOR A TREE REMOVAL PERMIT. CONTACT PARKS & RECREATION DEPARTMENT FOR TREE REMOVAL PERMIT.</div><div>6.5.2. ALL TREE MARKINGS AND PROTECTIVE FENCING MUST BE INSTALLED BY THE CONTRACTOR PER THE TOWN STANDARD DETAIL AND BE INSPECTED BY THE TOWN'S LANDSCAPE ARCHITECT.</div><div>6.5.3. COORDINATE WITH PARKS DEPARTMENT ON ANY TREES THAT REQUIRE BEING TRANSPLANTED OR REMOVED FROM MEDIANS.</div></div> <div>6.6.ANY TREE DESIGNATED "TO REMAIN" THAT IS WITHIN FIFTY FEET (50') OF PROPOSED CONSTRUCTION ACTIVITY, WHETHER ON-SITE OR OFF-SITE, SHALL HAVE TREE PROTECTION PER THE TOWN OF ADDISON STANDARD DETAIL.</div> <div>6.7.TREES TO BE REMOVED MAY BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. BURNING OF REMOVED TREES, STUMPS, OR FOLIAGE REQUIRES WRITTEN APPROVAL BY THE FIRE DEPARTMENT.</div> <div>6.8.PLANT MATERIALS SHALL NOT IMPEDE OR OBSTRUCT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC ALONG TOWN RIGHT-OF-WAY, VISIBILITY EASEMENTS, SIDEWALKS OR OTHER EASEMENTS.</div> <div>6.9.NO SIGNS, WIRES, OR OTHER ATTACHMENTS OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.</div> <div>6.10. IF TOPSOIL IS TO BE ADDED TO A ROUGH GRADE, TILL 3 TO 4 INCHES DEEP, THEN ADD TOPSOIL FOR BETTER BINDING AND ELIMINATE LAYING.</div> <div>6.11. SOD INSTALLATION</div>	<div>6.11.1. SPRAY EXISTING WEEDS WITH NON-SELECTIVE HERBICIDE PRIOR TO SOD INSTALLATION.</div> <div>6.11.2. ON PUBLIC PROJECTS, THE TOWN'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT SOD FARM TO SELECT SOD TO BE HARVESTED. INSPECTION OF TURFGRASS SOD BY THE TOWN'S REPRESENTATIVE MAY BE MADE AT THE GROWING SITE, BUT SUCH INSPECTION WILL NOT PRECLUDE REJECTIONS AFTER DELIVERY TO THE JOB SITE.</div> <div>6.11.3. NO MORE TURFGRASS SOD SHALL BE DELIVERED TO THE JOB SITE ON ANY DAY THAN CAN BE PLACED AND WATERED ON THAT DAY.</div> <div>6.11.4. THE IRRIGATION SYSTEM SHOULD BE FULLY OPERATIONAL AT THE SITE PRIOR TO INSTALLATION OF THE TURFGRASS SOD.</div> <div>6.11.5. ANY TURFGRASS SOD SO REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH ACCEPTED TURFGRASS SOD.</div> <div>6.11.6. CONTRACTOR SHALL PROVIDE OPTIMUM INSTALLATION TIME PERIOD FOR SOD. NO INSTALLATION ON FROZEN SOIL. NO HARVEST OF FROZEN SOD.</div> <div>6.12. PLANTING TIME FOR MEDIANS IS MARCH TO SEPTEMBER. OUTSIDE OF THIS TIME FRAME THE MEDIAN SHALL BE STABILIZED.</div> <div>6.13. ESCROW FOR THE REMOVAL OF TEMPORARY STABILIZATION AND INSTALLATION OF SOD PER SPEC.</div>	<div>7. GENERAL NOTES FOR IRRIGATION</div> <div>7.1.ALL IRRIGATION CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.</div> <div>7.2.A PERMIT FROM THE BUILDING INSPECTION DIVISION IS REQUIRED FOR EACH IRRIGATION SYSTEM.</div> <div>7.3.CONTRACTOR SHALL NOTIFY THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM.</div> <div>7.4.CONTRACTOR SHALL CONTACT THE PARKS AND RECREATION DEPARTMENT TO COORDINATE WORK PRIOR TO COMMENCING WORK ON ANY EXISTING IRRIGATION AND PRIOR TO ANY INSTALLATION OF NEW IRRIGATION.</div> <div>7.5.CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO TOWN.</div> <div>7.6.CONTRACTOR SHALL PROGRAM EACH CONTROLLER ZONE BASED ON SPRINKLER TYPE, PLANT VARIETY, SOIL CHARACTERISTIC, SLOPE AND SOLAR ORIENTATION AS DESIGNATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE TOWN PARKS AND RECREATION DEPARTMENT FOR APPROVAL OF THE CONTROLLER SETTINGS.</div> <div>7.7.CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FRANCHISE UTILITY PROVIDER TO PROVIDE POWER TO EACH IRRIGATION CONTROLLER. CONTRACTOR SHALL HAVE UNDERGROUND POWER LINES INSTALLED FROM POWER SOURCE UP TO THE CONTROLLER. CONTRACTOR SHALL MEET CONTROLLER SPECIFICATIONS FOR POWER REQUIREMENTS.</div> <div>7.8.CONTRACTOR SHALL SET TOWN-SPECIFIED/APPROVED CONTROLLER TO ESTABLISH LANDSCAPE.</div>	<div>8. GENERAL NOTES FOR TRAFFIC CONTROL</div> <div>8.1.CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.</div> <div>8.2.CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE PUBLIC WORKS & ENGINEERING SERVICES A MINIMUM OF 72 HOURS IN ADVANCE OF THE REQUESTED CLOSURE. CLOSURES WILL NOT BE ALLOWED PRIOR TO 9:00 A.M. OR AFTER 3:30 P.M., MONDAY THROUGH FRIDAY UNLESS OTHERWISE APPROVED BY THE TOWN.</div>				
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<div>9. GENERAL NOTES FOR TRAFFIC SIGNALS AND STREET LIGHTING</div> <div>9.1.ALL TRAFFIC SIGNAL AND STREET LIGHTING CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT NATIONAL ELECTRICAL CODE, TOWN AND TXDOT SPECIFICATIONS AND STANDARDS.</div> <div>9.2.CONTRACTOR SHALL NOTIFY THE TRAFFIC DEPARTMENT AT LEAST 7 BUSINESS DAYS PRIOR TO ANY WORK, PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS TO THE TRAFFIC DEPARTMENT, AND NOTIFY THE TRAFFIC DEPARTMENT AT LEAST 48 HOURS PRIOR TO SIGNAL TURN-ON.</div> <div>9.3.CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICES WITH THE TOWN AND EITHER ONCOR OR COSERV REPRESENTATIVES (ACCORDING TO THEIR RESPECTIVE AREA).</div> <div>9.4.CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC COMPANY TO DE-ENERGIZE ANY OVERHEAD OR UNDERGROUND POWER LINES. ANY COST ASSOCIATED WITH DE-ENERGIZING THE POWER LINE AND/OR ANY OTHER PROTECTIVE MEASURES REQUIRED SHALL BE AT NO COST TO TOWN.</div> <div>9.5.THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND TXDOT/NTTA (IF WITHIN TXDOT/NTTA ROW) PRIOR TO BEGINNING ERECTION OF POLES, LUMINARIES AND STRUCTURES LOCATED NEAR ANY OVERHEAD OR UNDERGROUND UTILITIES.</div> <div>9.6.PROPOSED CONCRETE FOUNDATION AND CONDUIT ALIGNMENT SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE TOWN PRIOR TO INSTALLATION.</div> <div>9.7. CONTRACTOR SHALL CONTACT THE TOWN TRAFFIC DEPARTMENT (BETWEEN 8 AM – 5PM) FOR INSPECTION PRIOR TO POURING ANY CONCRETE FOUNDATION AND DIGGING FOR CONDUIT RUNS AT LEAST 48 HOURS IN ADVANCE.</div> <div>9.8.CONTRACTOR SHALL HAVE A QUALIFIED IMSA LEVEL II OR A TRF453 CERTIFIED TECHNICIAN ON THE PROJECT SITE TO PLACE THE TRAFFIC SIGNALS IN OPERATION.</div> <div>9.9.ELECTRICAL WORK SHALL BE PERFORMED BY CERTIFIED PERSONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT AND MAY BE REJECTED AS UNSUITABLE FOR USE DUE TO POOR WORKMANSHIP. THE REQUIRED ELECTRICAL CERTIFICATION COURSE IS AVAILABLE AND IS SCHEDULED PERIODICALLY BY TEEK. ALTERNATIVELY, THE CONTRACTOR MAY PURCHASE AN ENTIRE COURSE FOR THEIR PERSONNEL TO BE HELD AT A TIME AND LOCATION OF THEIR CHOICE AS NEGOTIATED THROUGH TEEK. FOR MORE INFORMATION, CONTACT: TEXAS ENGINEERING EXTENSION SERVICE (TEEX), TXDOT ELECTRICAL SYSTEM COURSE.</div> <div>9.10. THE CONTRACTOR SHALL NOT PLACE PEDESTRIAN CROSSWALK AND STOP BAR PAVEMENT MARKINGS UNTIL SIGNAL IS OPERATIONAL.</div> <div>9.11. ALL LIGHTING POLES, FIXTURES, AND ARMS WHICH ARE REMOVED SHALL BE DELIVERED TO THE TOWN PUBLIC WORKS & ENGINEERING SERVICES FACILITY BY THE</div>	<div>CONTRACTOR AND WILL REMAIN THE PROPERTY OF THE TOWN. CONTACT THE TRAFFIC DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF DELIVERY.</div> <div>9.12. DURING THE 30-DAY TRAFFIC SIGNAL TEST PERIOD, CONTRACTOR SHALL RESPOND TO AND DIAGNOSE ALL TROUBLE CALLS WITH QUALIFIED PERSONNEL WITHIN A REASONABLE TRAVEL TIME FROM A DALLAS ADDRESS, BUT NOT MORE THAN TWO (2) HOURS MAXIMUM. CONTRACTOR SHALL REPAIR ANY MALFUNCTIONS OF SIGNAL EQUIPMENT SUPPLIED BY CONTRACTOR ON THE PROJECT. A LOCAL TELEPHONE NUMBER (NOT SUBJECT TO FREQUENT CHANGES) WHERE TROUBLE CALLS ARE TO BE RECEIVED ON A 24-HOUR BASIS SHALL BE PROVIDED TO THE TOWN BY THE CONTRACTOR. APPROPRIATE REPAIRS SHALL BE MADE WITHIN 24 HOURS. THE CONTRACTOR SHALL KEEP A RECORD OF EACH TROUBLE CALL REPORTED IN THE LOGBOOK PROVIDED BY THE TOWN AND SHALL NOTIFY THE TOWN OF EACH TROUBLE CALL. THE ERROR LOG IN THE MALFUNCTION MANAGEMENT UNIT (MMU) SHALL NOT BE CLEARED DURING THE 30-DAY TEST PERIOD WITHOUT THE APPROVAL OF THE TOWN.</div> <div>9.13. TEXAS STATE LAW, ARTICLE 1436C, MAKES IT UNLAWFUL TO OPERATE EQUIPMENT OR MACHINES WITHIN 10-FEET OF ANY OVERHEAD ELECTRICAL LINES UNLESS DANGER AGAINST CONTACT WITH HIGH VOLTAGE OVERHEAD LINES HAS BEEN EFFECTIVELY GUARDED AGAINST PURSUANT TO THE PROVISIONS OF THIS ARTICLE. WHEN CONSTRUCTION OPERATIONS REQUIRE WORKING NEAR AN OVERHEAD ELECTRICAL LINE, THE CONTRACTOR SHALL CONTACT THE OWNER/OPERATOR OF THE OVERHEAD ELECTRICAL LINE TO MAKE ADEQUATE ARRANGEMENTS AND TO TAKE NECESSARY SAFETY PRECAUTIONS TO ENSURE THAT ALL LAWS, ELECTRICAL LINE OWNER/OPERATOR REQUIREMENTS AND STANDARD SAFETY PRACTICES ARE MET.</div>						
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Record Drawings Prepared On:
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1 04/01/2025	1 08/05/2025			MEXICAN SUGAR ADDISON		GN2
2 04/23/2025	2					
3 05/14/2025	3					
4	4		CIVITARESE MORGAN ARCHITECTURE			
5	5		4981 BELT LINE ROAD		Project No. 25019	
6	6		TOWN OF ADDISON, TEXAS			

Project No.
25019



- WATER & SANITARY SEWER NOTES**
1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
 2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
 3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
 4. All sewer lines shall be PVC SDR-35, unless stated otherwise.
 5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
 6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.
 7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
 8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.
 9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FDC CLEAR SPACE AROUND CONNECTIONS

A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

STOP!
CALL BEFORE YOU DIG

(@ least 72 hours prior to digging)

CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.

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CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING WATERLINE
INSTALL:
1-8"x6" CUT-IN TEE
2-45° BENDS (VERTICAL)
1-6" VALVE
48 LF 6" PVC WATERLINE
1-FIRE HYDRANT ASSEMBLY

BELT LINE ROAD
(Variable Width Right-of-way)

Fire Hydrant Relocation

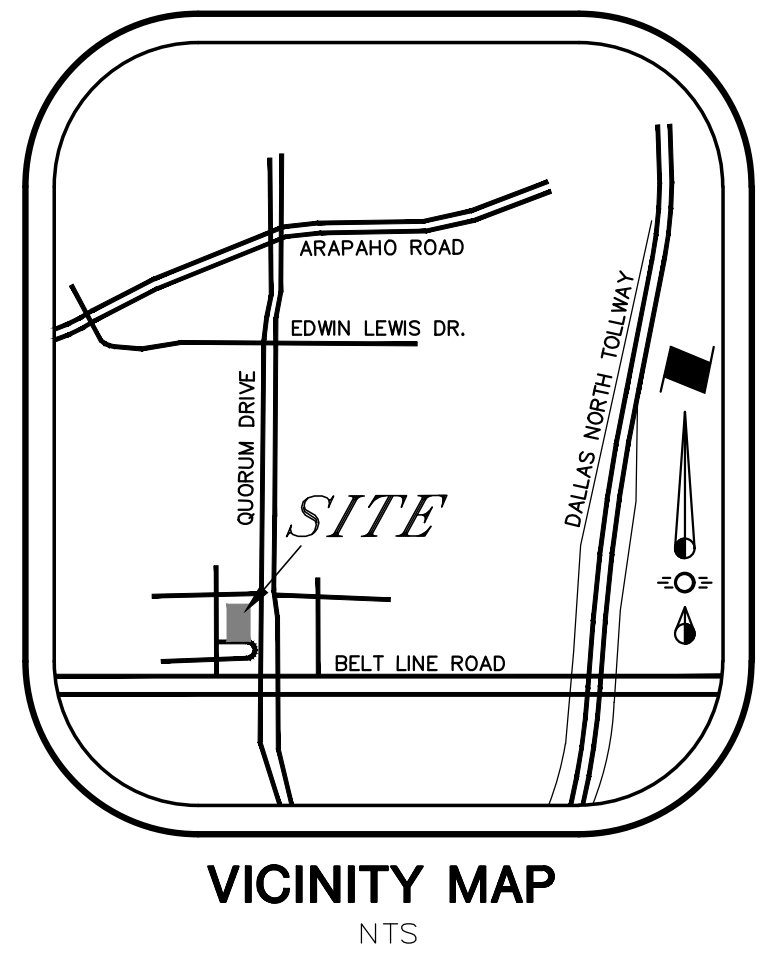
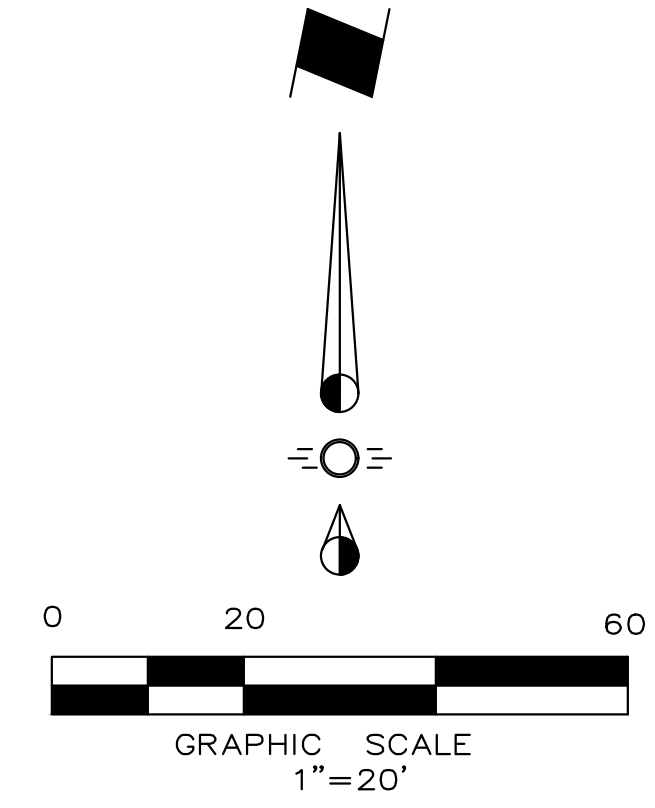
Issue Date	Description
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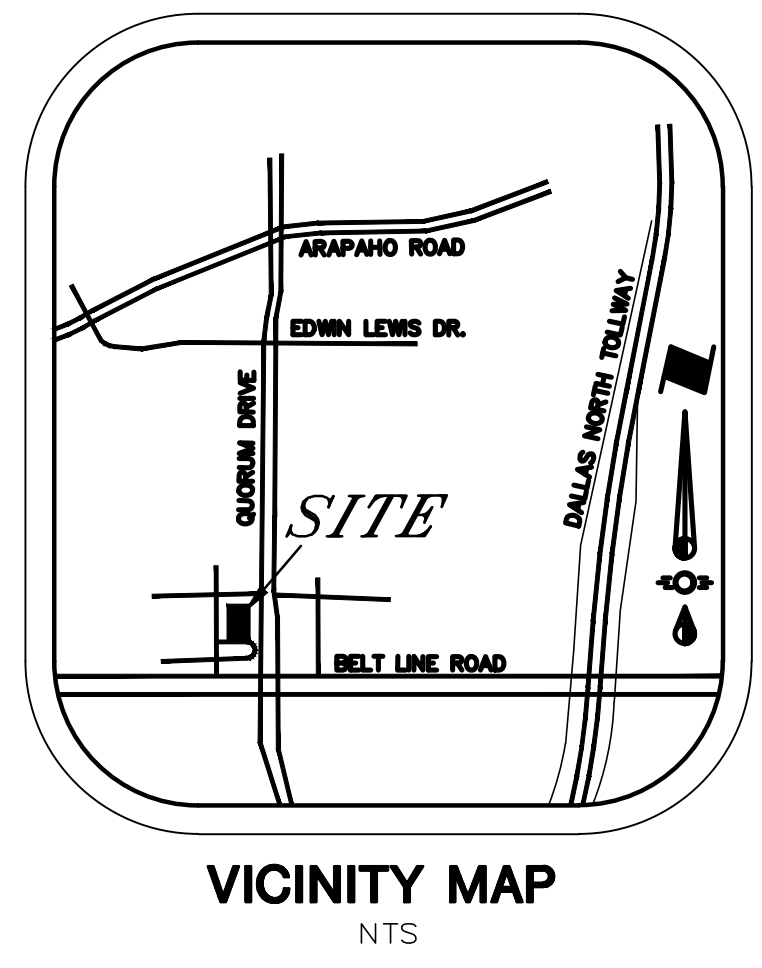
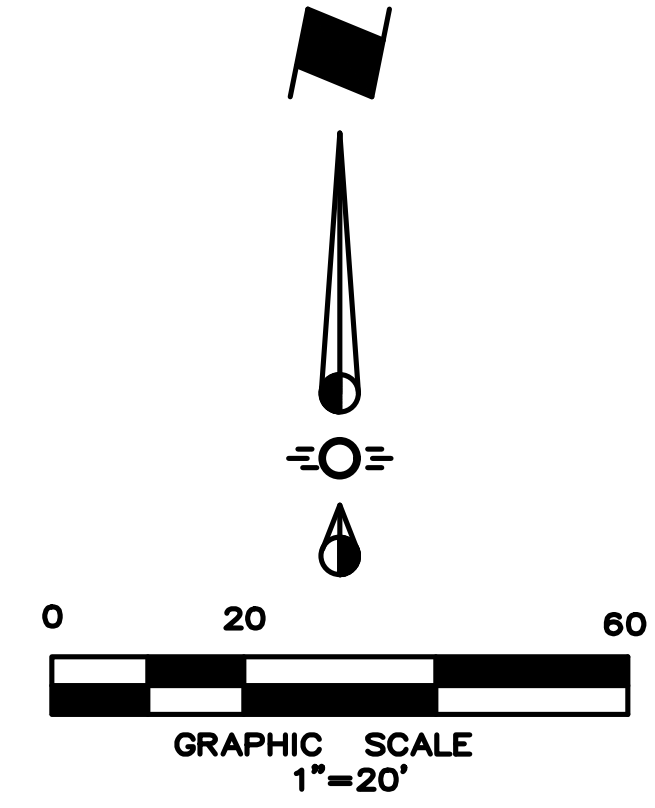
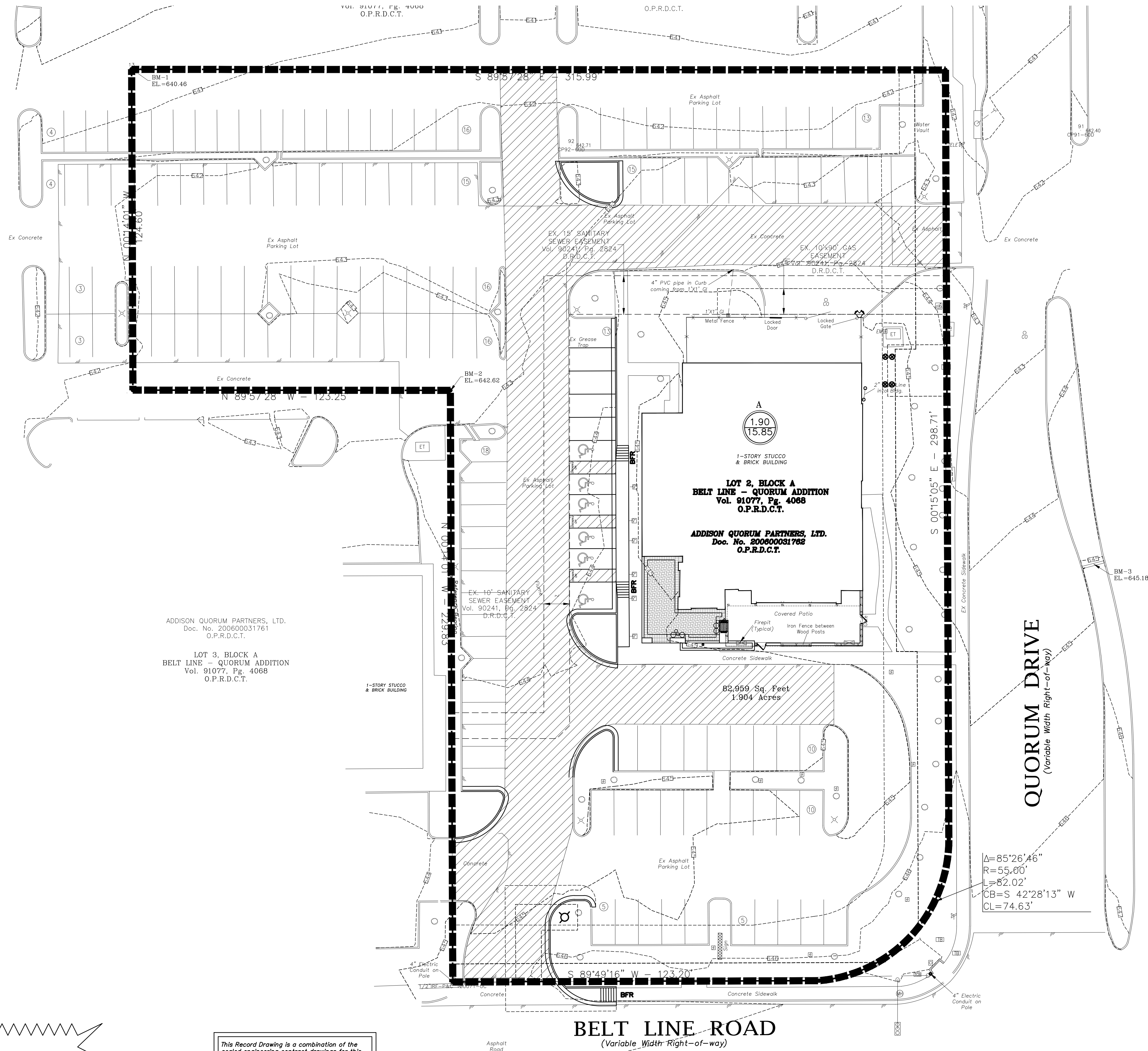
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UTILITY PLAN	Sheet No.
MEXICAN SUGAR ADDISON	C3-1
CIVITARESE MORGAN ARCHITECTURE	Project No.
4981 BELT LINE ROAD TOWN OF ADDISON, TEXAS	25019



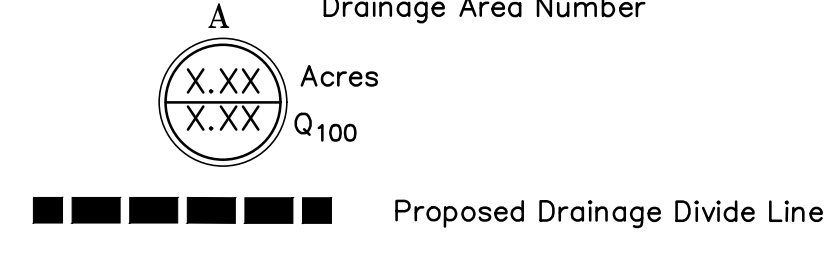
MEXICAN SUGAR ADDISON



GENERAL / DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.
7. All roof drain laterals shall be 0.50% min. slope.

DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
C = 0.90
I₁₀₀ = 9.27
tc = 10 min.

EXISTING/POST DRAINAGE AREA CALCULATIONS

Drainage Area No.	Drainage Area (Acres)	Time of Concentration (minutes)	Runoff Coefficient C	100-Year Event I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	Remarks
A	1.90	10	0.90	9.27	15.85	

ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED POST CONSTRUCTION.

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DRAINAGE AREA MAP

MEXICAN SUGAR ADDISON

CIVITARESE | MORGAN ARCHITECTURE

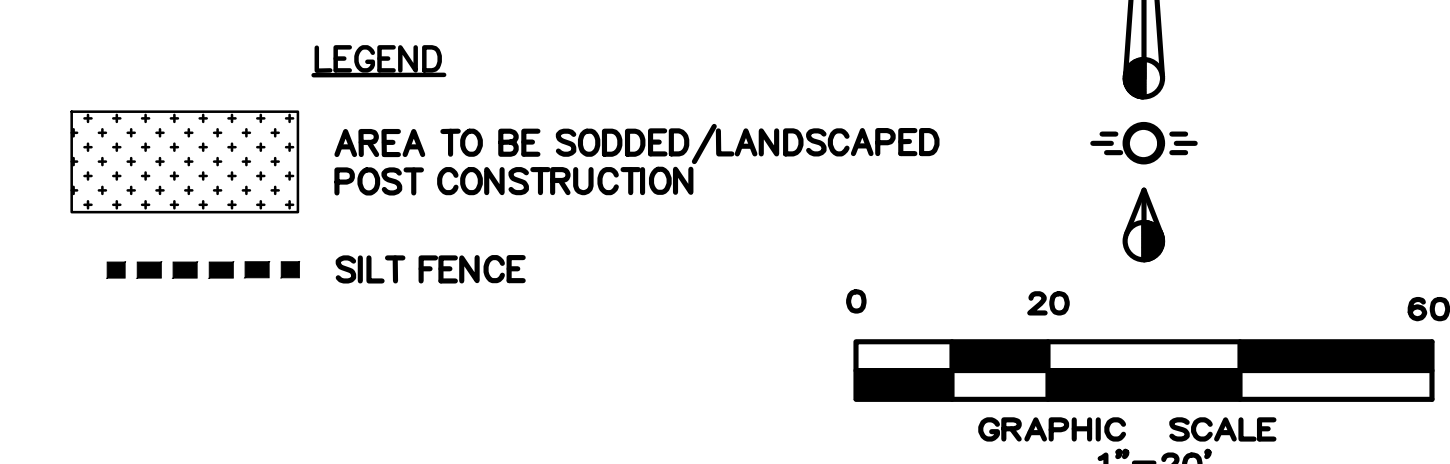
4981 BELT LINE ROAD
TOWN OF ADDISON, TEXAS

Sheet No.
C4-1

Project No.
25019



MEXICAN SUGAR ADDISON



1. It is the intent of the information provided on this sheet to be used as the general guidelines of the storm water pollution prevention plan for this project to establish a minimum basis of compliance with federal regulations.

The Storm Water Pollution Prevention Plan shall meet the requirements for storm water discharges from construction sites published in the TPDES general permit no. Tsr 150000, dated March 5, 2018, issued pursuant to section 26.040 of the Texas Water Code and Section 402 of the Clean Water Act, by the Texas Commission on Environmental Quality (TCEQ).

2. The Storm Water Pollution Prevention Plan should address three goals:
 - a) diversion of upslope water around disturbed areas of the site;
 - b) limit the exposure of disturbed areas to the shortest duration possible; and
 - c) removal of sediment from storm water before it leaves the site.
3. The contractor will submit the NOI and shall have the Storm Water Pollution Prevention Plan available onsite.
4. The contractor must amend plans whenever there is a change in design, construction, operation, or maintenance of the plan, or when the existing plan proves ineffective. Modifications including design and all additional materials and work shall be accomplished by the contractor at no additional expense to the owner.
5. Stabilization measures are to be inspected at a minimum of once every 7 days and within 24 hours after any storm event greater than 0.50 inches. Repairs and inadequacies revealed by the inspection must be implemented within 1 calendar day following the inspection. Rain gauge shall be placed on-site to measure and record.
6. An inspection report that summarizes inspection activities and implementation of the storm water pollution prevention plan shall be retained and made part of the plan.
7. All contractors and subcontractors identified in the plan must certify as to an understanding of the NPDES general permit before conducting any activity identified in the pollution prevention plan.
8. The contractor shall adopt appropriate construction site management practices to prevent the discharge of oils, greases, paints, gasoline, and other pollutants to storm water. Appropriate practices can include:
Designating areas for equipment maintenance and repair; regular collection of wastes; conveniently located waste receptacles; and designating and controlling equipment washdown. Contractor shall also provide adequate trash collection receptacles, and ensure regular and proper removal from site.
9. The contractor shall amend or modify this plan as required by construction means, methods, and sequence. Modifications shall not compromise the intent of the requirements of the law and this plan. Modifications shall not be basis for additional cost to the owner.
10. Areas of construction elsewhere on the jobsite shall conform to the detail shown on the plans.
11. Borrow areas, if excavated, shall be protected and stabilized utilizing best practices. All work shall conform to governmental requirements and become part of the Storm Water Pollution Prevention Plan (SWPPP). This work shall be done by the contractor at no additional expense to the owner.
12. All non-paved areas shall be mulched and seeded with erosion protection immediately upon completion of final grading. This includes all ditches and embankments. The contractor shall maintain final grading and keep seeded areas watered until fully established and accepted by owner.
13. The contractor shall construct a stabilized construction entrance/exit at designated traffic entrance/exit points prior to entering/exiting onto an paved roadway.
14. The contractor shall construct a silt fence at all locations shown on plans. The silt fence shall be constructed as detailed this sheet.
15. All public disturbed areas shall have sod 4' from back of curb w/ silt fence, and curbs beyond to limits of disturbed area until fully vegetated. All private disturbed and areas shall be fully re-vegetated with fibs of combination of perennial ryegrass (4lbs) and Bermuda (2lbs) per 1000 sf, upon completion of final grading. These measures shall remain in place until all permanent landscaping measures are met.

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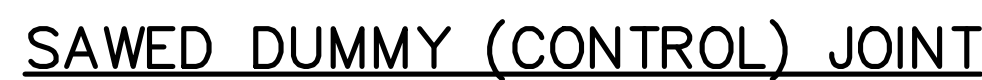
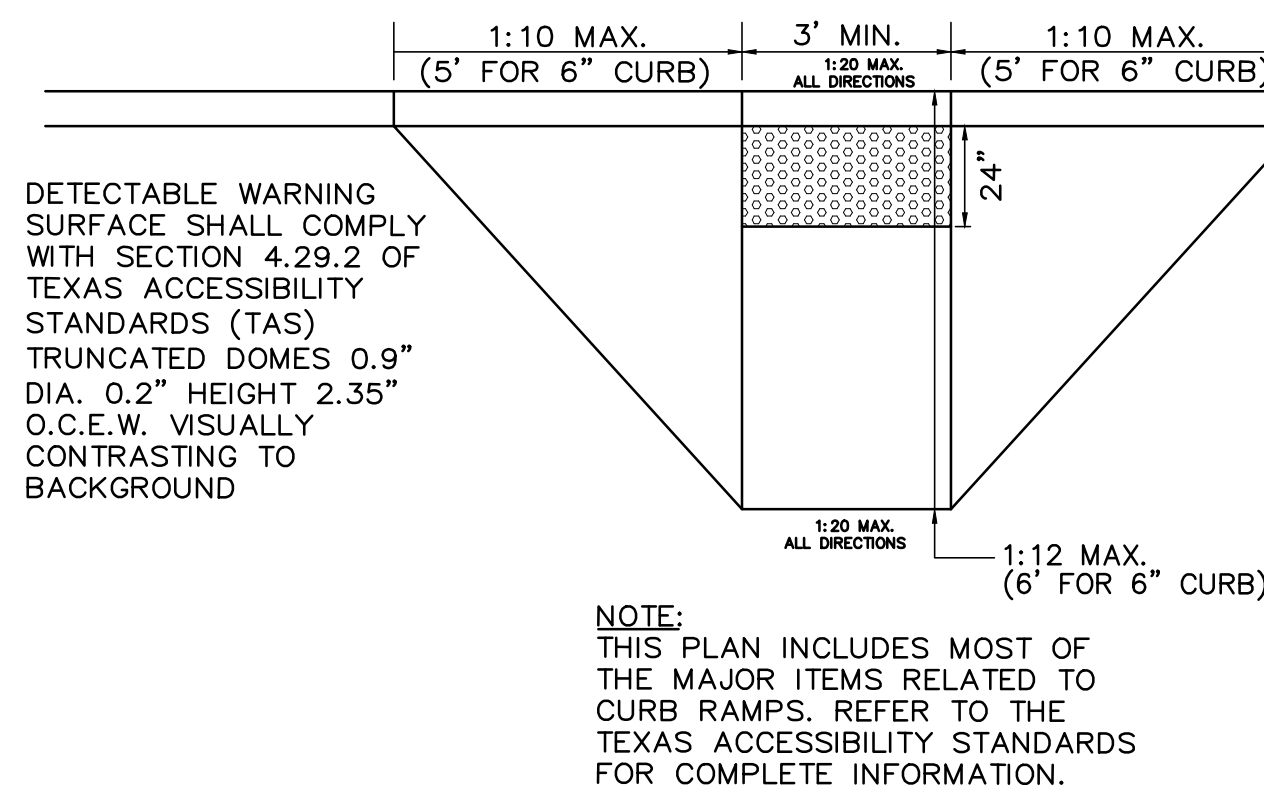
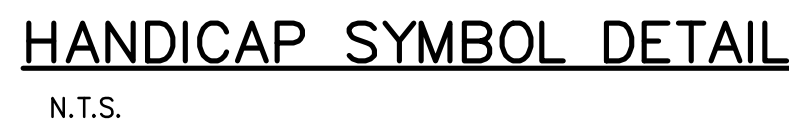
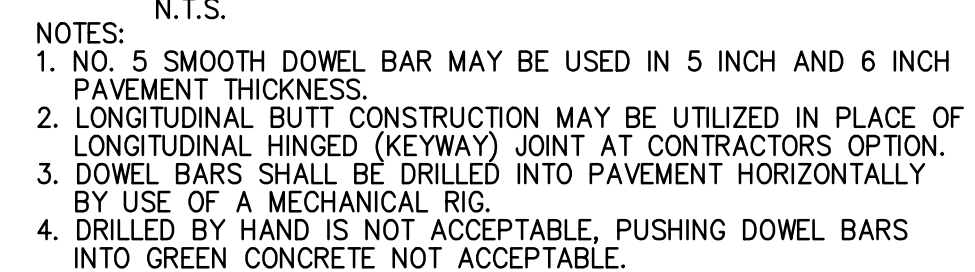
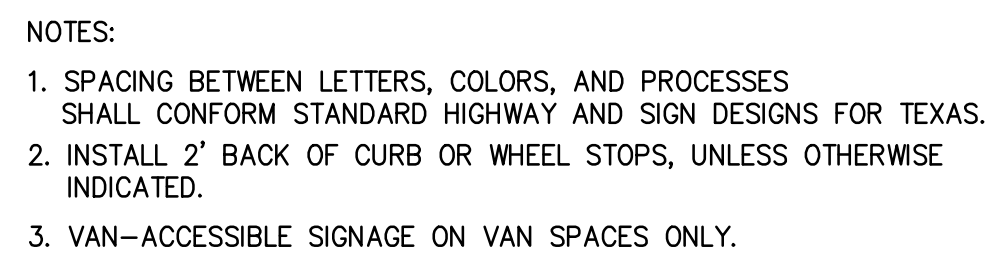
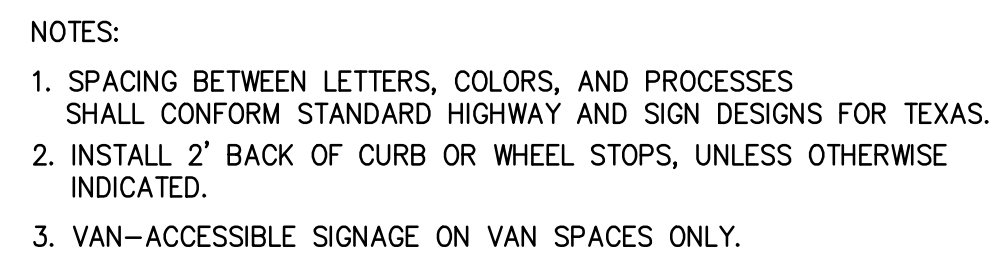
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EROSION CONTROL PLAN


MEXICAN SUGAR ADDISON
CIVITARESE | MORGAN ARCHITECTURE

4981 BELT LINE ROAD
TOWN OF ADDISON, TEXAS

Sheet No.
C5-1
Project No.
25019



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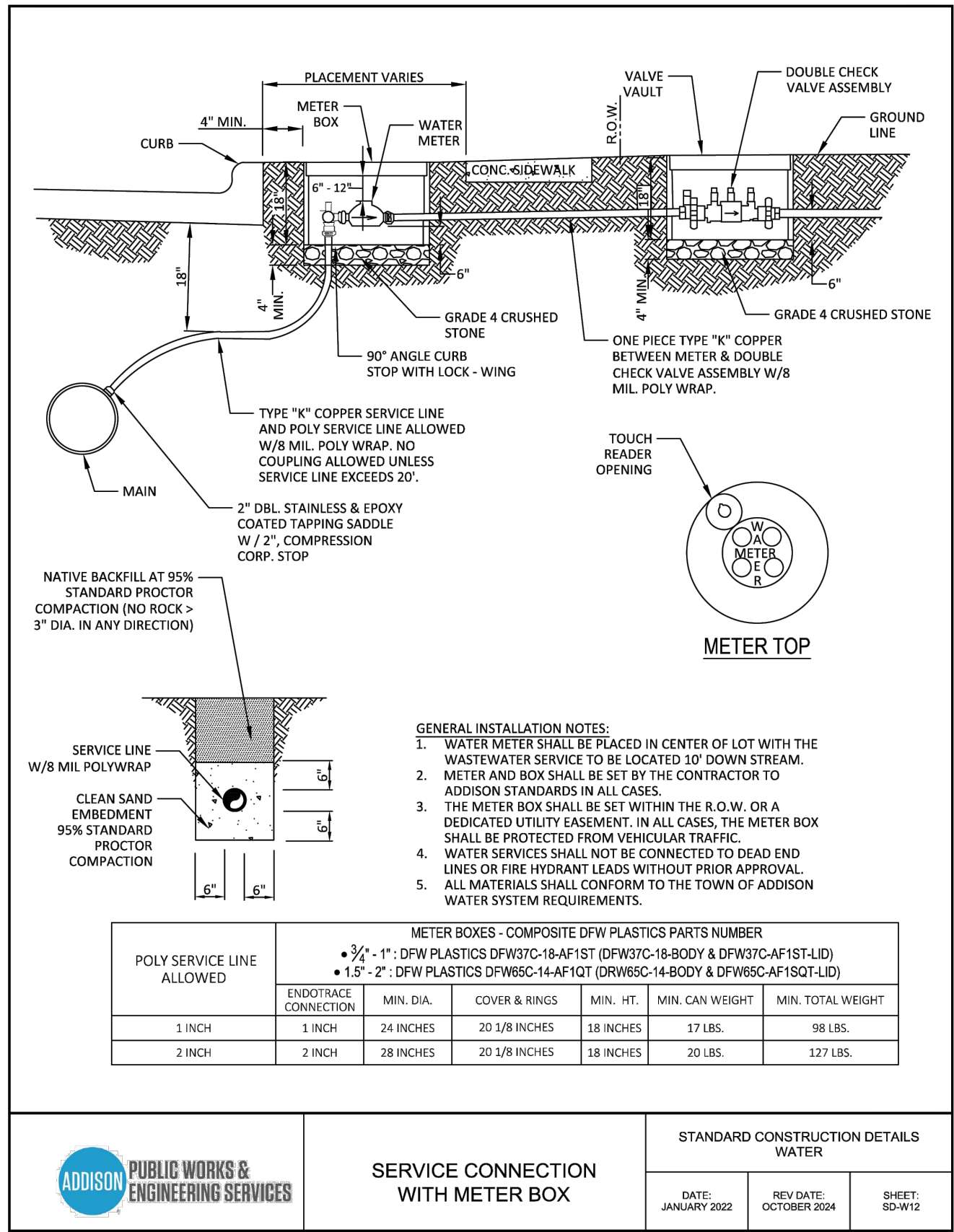
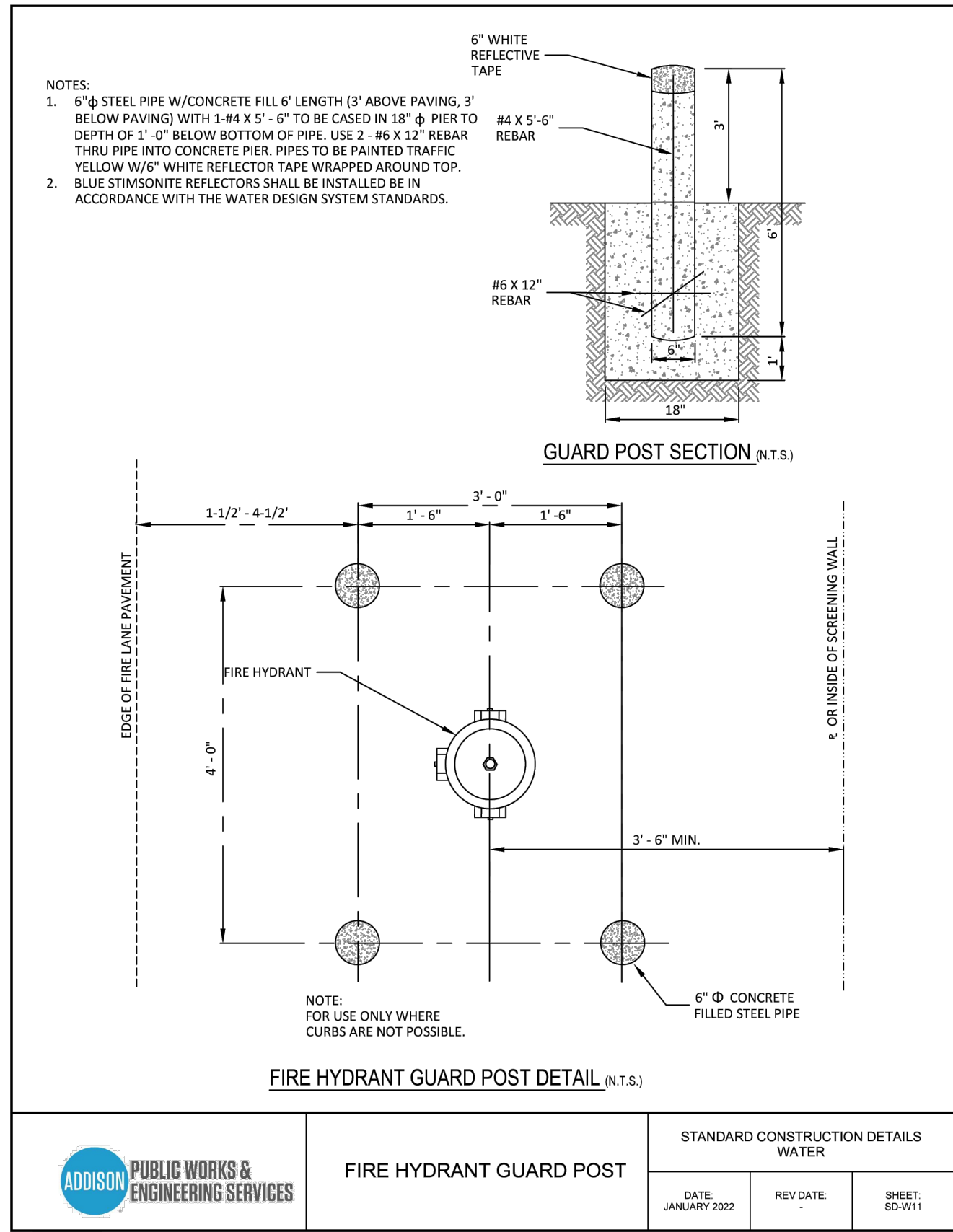
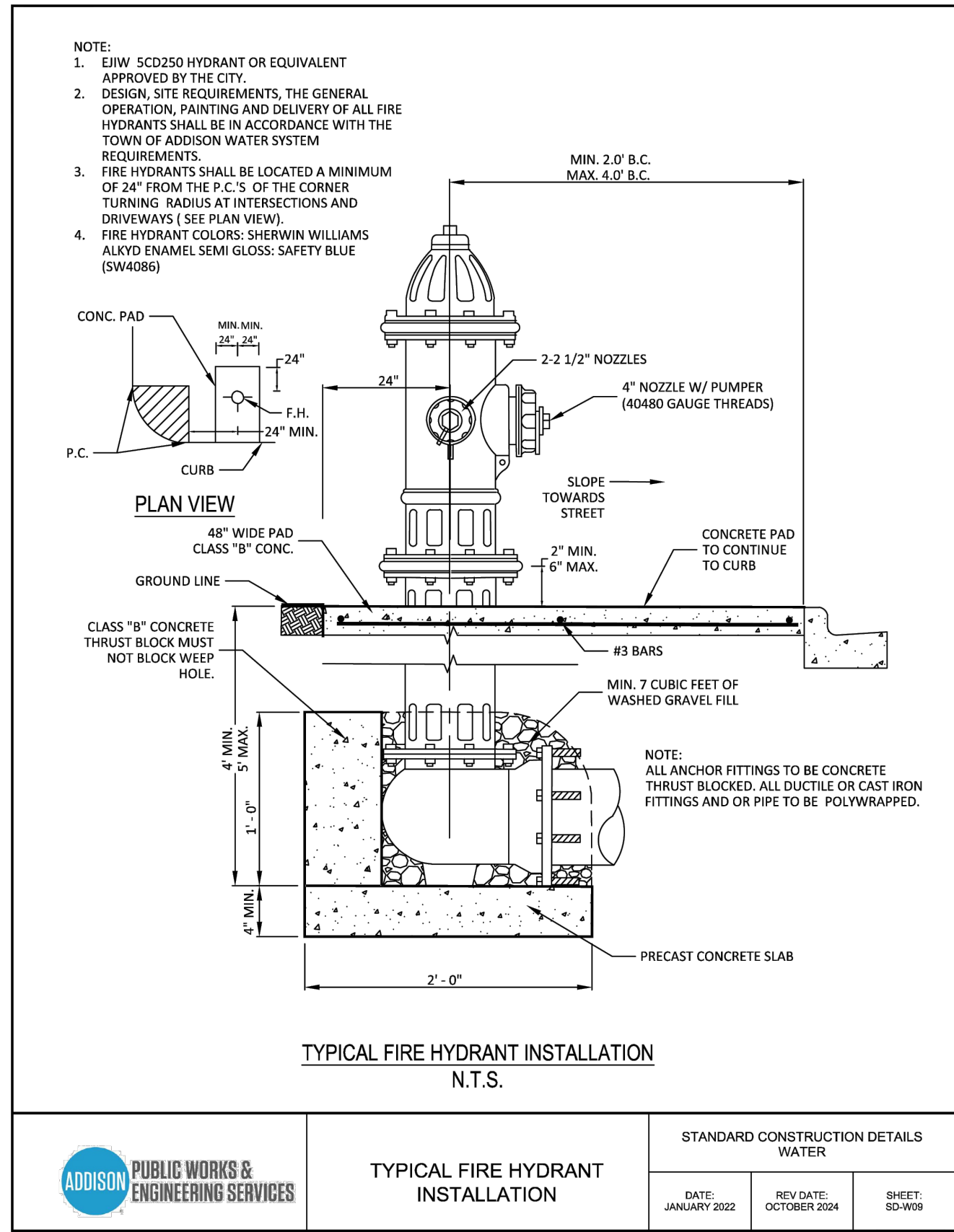
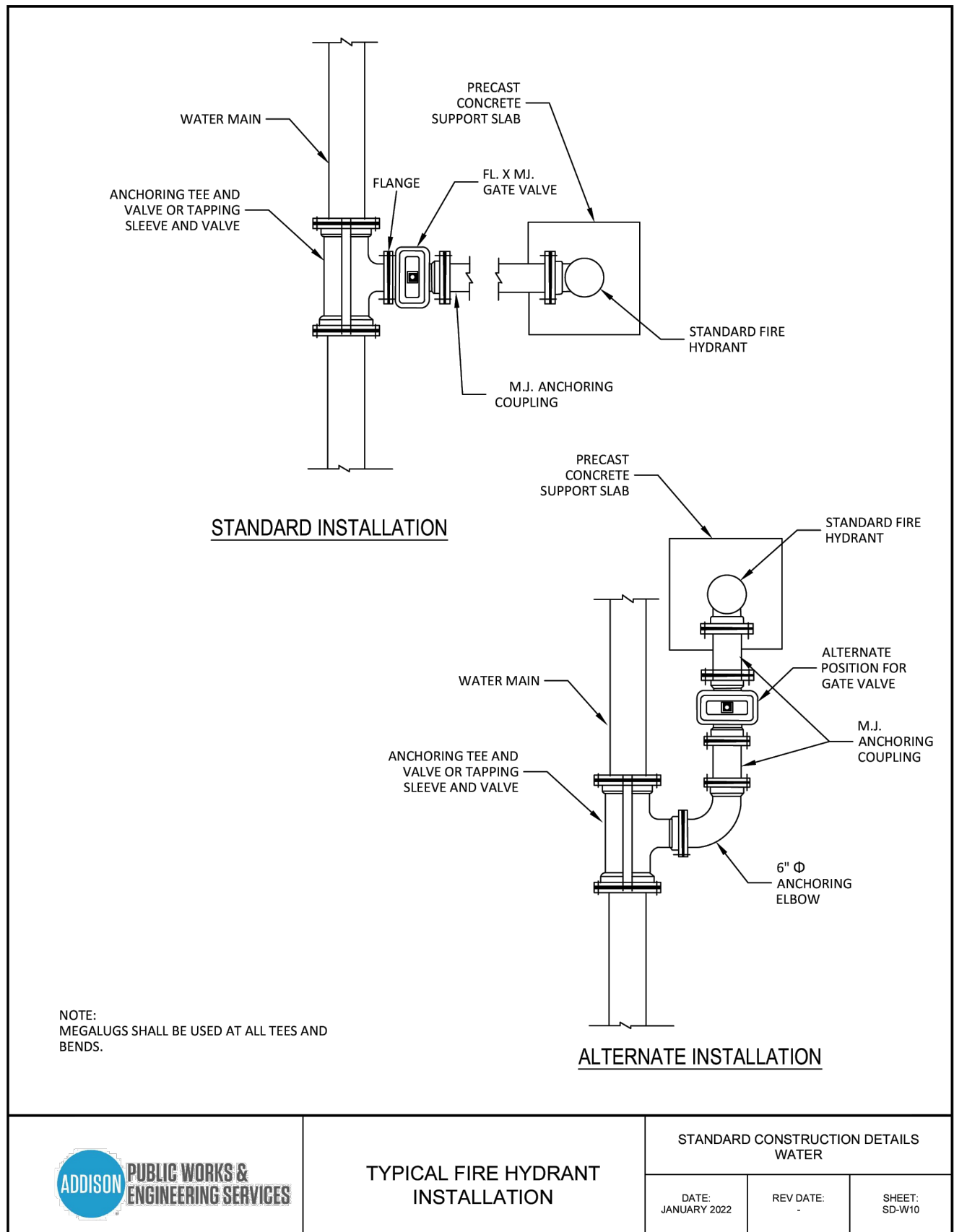
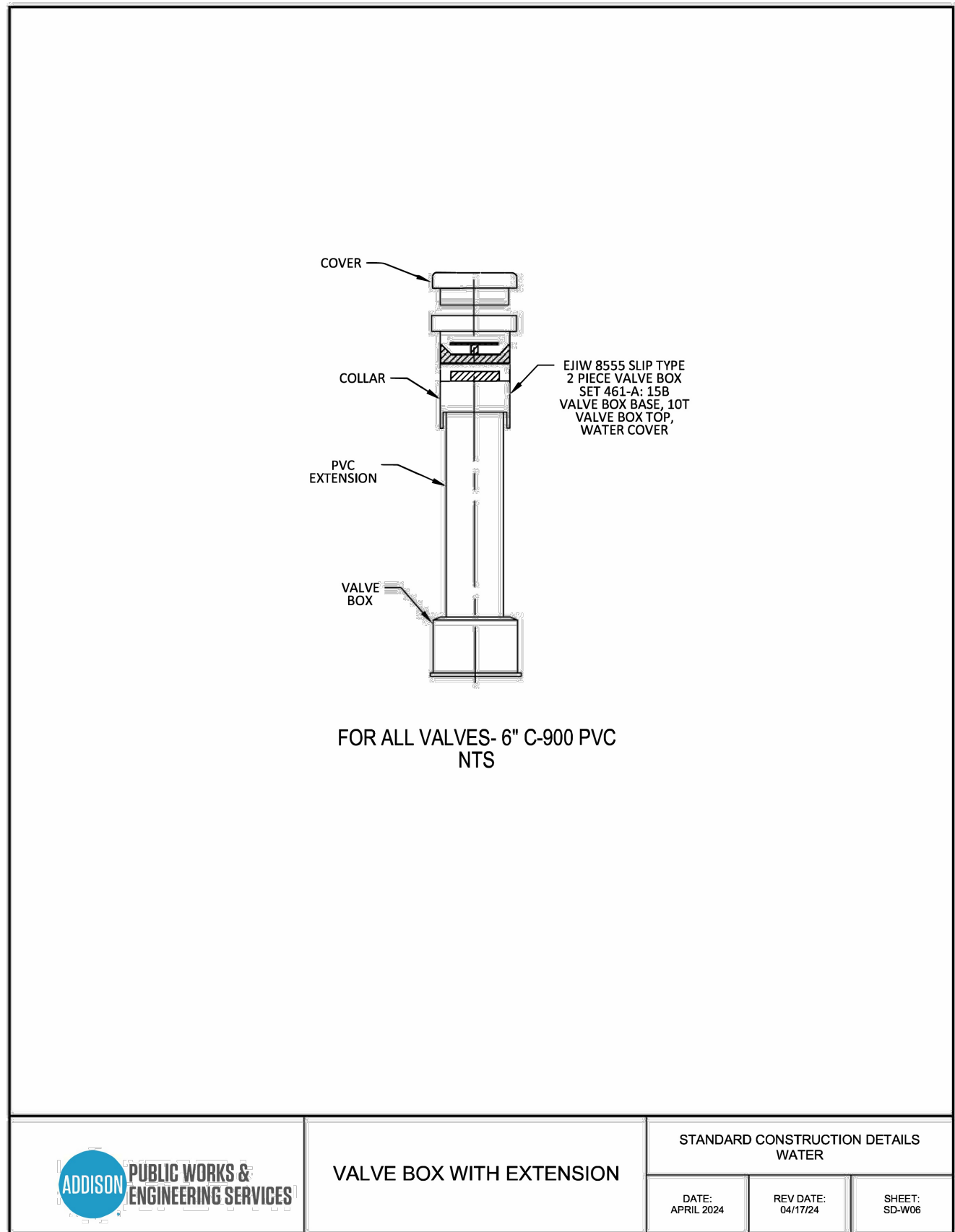
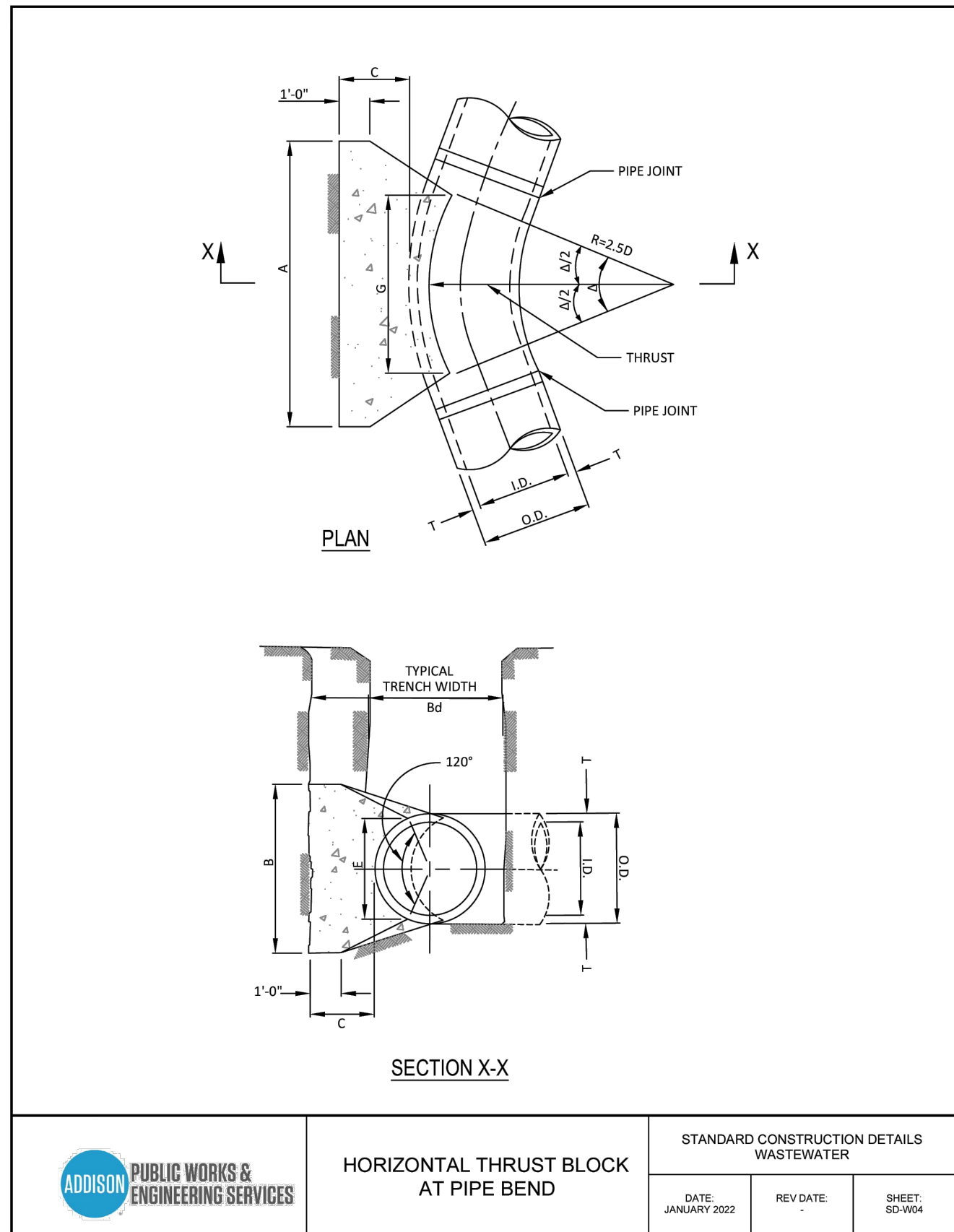
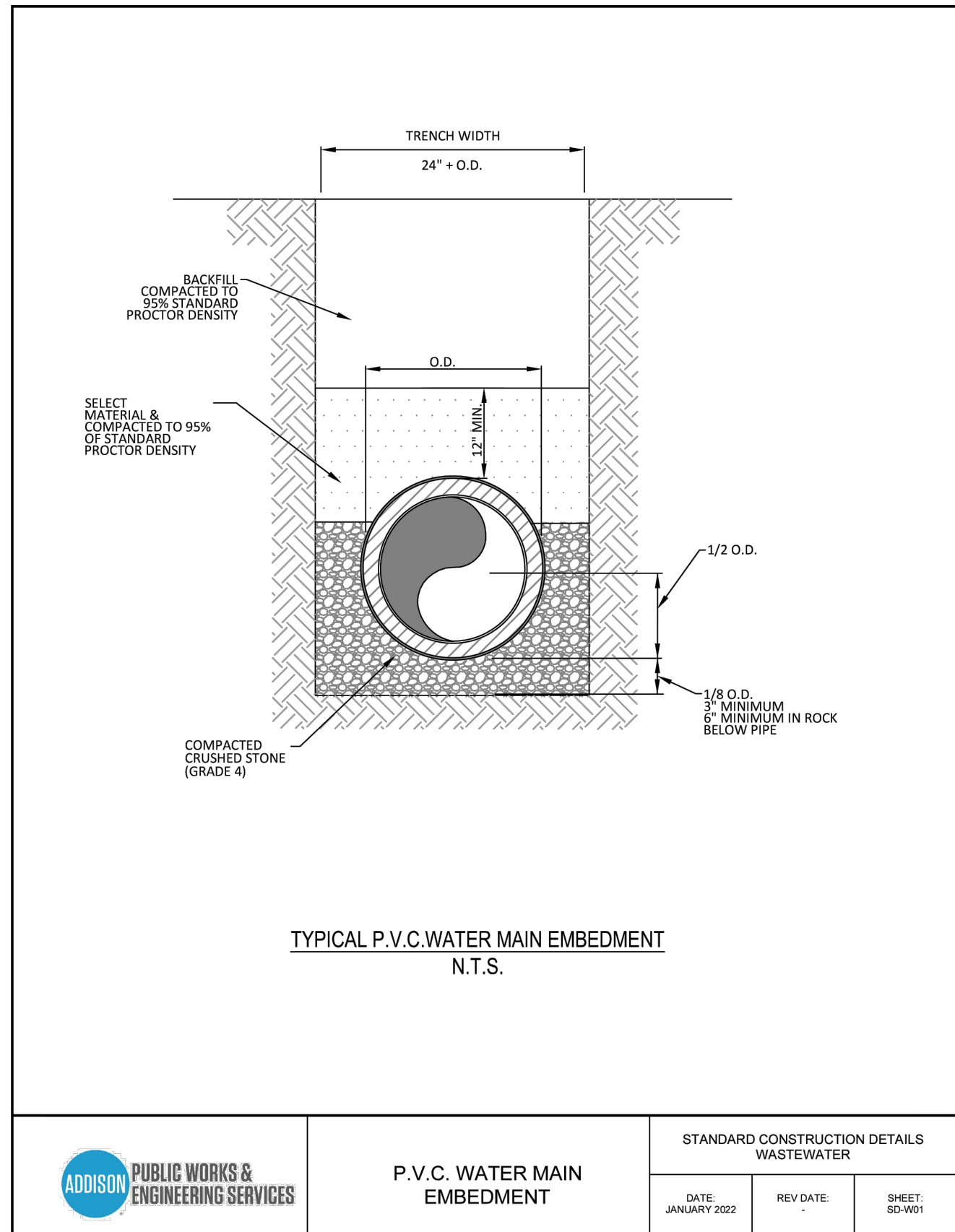
CONSTRUCTION DETAILS

MEXICAN SUGAR ADDISON

CIVITARESE | MORGAN ARCHITECTURE

4981 BELT LINE ROAD
TOWN OF ADDISON, TEXAS

Sheet No.
C6-1
Project No.
25019



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TOA CONSTRUCTION DETAILS	Sheet No.
MEXICAN SUGAR ADDISON	C7-2
CIVITARESE MORGAN ARCHITECTURE	
4981 BELT LINE ROAD TOWN OF ADDISON, TEXAS	Project No. 25019