

CONSTRUCTION PLANS

MERIDIAN SQUARE

PW # 2007-15

TOWN OF ADDISON

DALLAS COUNTY, TEXAS

GENERAL CONSTRUCTION NOTES

- A. PRIOR TO COMMENCING CONSTRUCTION, THREE SETS OF APPROVED CONSTRUCTION PLANS (CIVIL SET) SHALL BE PROVIDED TO THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE AMONG THE TOWN OF ADDISON, THE CONSULTING ENGINEER(S), CONTRACTOR(S), UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES, AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTACT THE TOWN ENGINEER OR THE PUBLIC WORKS INSPECTOR AT (972) 450-2871.
- B. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE TOWN OF ADDISON PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ANY UTILITY COMPANY FOR LOCATION OF EXISTING FACILITIES IN OR NEAR THE WORK AREAS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO THE FOLLOWING:

THE TOWN OF ADDISON	ATMOS GAS
ONCOR ELECTRIC	MCI WORLDCOM
AT&T	BROOKS CABLE
TIME WARNER CABLE	EXPLORER PIPELINE
- D. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE TOWN OF ADDISON, FOR APPROVAL OF ALL MATERIALS TO BE ADDED TO THE PUBLIC INFRASTRUCTURE, PRIOR TO INCORPORATING MATERIALS INTO THE JOB.
- E. THE UTILITY CONTRACTOR SHALL SUBMIT TO THE TOWN OF ADDISON AN APPROVED TRENCH SAFETY PLAN, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR THE INSTALLATION OF UTILITIES GREATER THAN FIVE (5) FEET IN DEPTH.
- F. THE CONTRACTOR/DEVELOPER SHALL VERIFY COMPLIANCE WITH NPDES AND SUBMIT A SWPPP AS PART OF THE CONSTRUCTION PLANS.
- G. A TRAFFIC CONTROL PLAN THAT COMPLIES WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS SHALL BE SUBMITTED AS PART OF THE CONSTRUCTION PLANS.
- H. TEMPORARY OR PERMANENT BARRICADES SHALL REMAIN AT ALL POINTS OF INGRESS OR EGRESS TO PREVENT PUBLIC USE UNTIL THE WORK RECEIVES FINAL ACCEPTANCE.
- I. DURING CONSTRUCTION, THE OWNER SHALL PROVIDE A QUALIFIED GEOTECHNICAL LAB TO PERFORM APPROPRIATE TESTING DURING THE CONSTRUCTION, AT THE REQUEST OF THE TOWN OF ADDISON.

PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON, THE FOLLOWING ITEMS SHALL BE COMPLETED:

- 1. THE CONTRACTOR, AT THEIR EXPENSE, SHALL REPAIR ANY EXISTING PAVEMENT, CURB, IRRIGATION SYSTEM, LANDSCAPING, AND/OR SIDEWALKS DAMAGED OR REMOVED DUE TO CONSTRUCTION ACTIVITY.
- 2. LOT PINS SHALL BE INSTALLED AFTER CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE. CONCRETE MONUMENTS SHALL BE PLACED AS SHOWN ON THE FINAL PLAT AND IRON PINS SHALL BE PLACED AT BLOCK CORNERS, CURVE POINTS, AND ANGLE POINTS IN PUBLIC RIGHT-OF-WAY. CONCRETE MONUMENTS SHALL BE SIX (6) INCHES IN DIAMETER AND TWENTY-FOUR (24) INCHES LONG. AN IRON ROD ONE-HALF INCH IN DIAMETER SHALL BE EMBEDDED AT LEAST THREE (3) INCHES INTO THE MONUMENT AT THE EXACT INTERSECTION POINT OF THE MONUMENT. THE MONUMENT SHALL BE SET AT SUCH AN ELEVATION THAT AFTER CONSTRUCTION, THE TOP OF THE MONUMENT WILL BE NOT LESS THAN TWELVE (12) INCHES BELOW FINISHED GRADE.
- 3. THE CONTRACTOR SHALL STAMP A 2-INCH "W" AND A 2-INCH "S" IN THE CURB AT THE LOCATION OF THE WATER AND SEWER SERVICE LINES, RESPECTIVELY. A 2-INCH "C" SHALL MARK CONDUITS CROSSING PAVEMENT, AND A 2-INCH "V" SHALL MARK WATER VALVES, WITH THE "POINT" OF THE "V" TOWARD THE VALVE.
- 4. ALL EXISTING AND PROPOSED IMPROVEMENTS (VALVES, MANHOLES, FIRE HYDRANTS, WATER METERS, ETC.) SHALL BE ADJUSTED TO FINAL FINISHED GRADE BY THE CONTRACTOR.
- 5. ANY ADJACENT PROPERTIES AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
- 6. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS SHALL CERTIFY THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS SPECIFICATIONS APPROVED BY THE TOWN OF ADDISON.
- 7. THE OWNER SHALL PROVIDE ONE REPRODUCIBLE SET (MYLAR) AND ONE ELECTRONIC MEDIA (AUTOCAD AND PDF) COPY OF THE DIMENSIONED "AS-BUILT" PLANS (DIMENSIONED, DATED, SEALED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS).
- 8. A LIST OF MATERIALS AND APPURTENANCES INCLUDED IN THE PUBLIC INFRASTRUCTURE SHALL BE SUBMITTED. SQUARE FOOTAGE OF APPROACHES AND SIDEWALKS SHALL BE INCLUDED IN THIS LIST.
- 9. THE CONTRACTOR SHALL PROVIDE VERIFICATION OF COMPLETION OF ALL REQUIRED TESTS (PRESSURE, BACTERIOLOGICAL, BACKFLOW, VACUUM, MANDREL, VHS VIDEO OF SANITARY SEWER, ETC.)
- 10. A MAINTENANCE BOND SHALL BE SUBMITTED FOR THE PUBLIC INFRASTRUCTURE:
 -100% FOR VALUATIONS LESS THAN OR EQUAL TO \$5,000.00
 -\$5,000.00 FOR VALUATIONS > \$5,000.00 BY < \$50,000.00
 -10% FOR VALUATIONS > \$50,000.00
 THE BOND IS TYPICALLY SUBMITTED BY THE GENERAL CONTRACTOR, BUT MAY ALSO BE SUBMITTED BY THE PROPERTY OWNER. THE BOND SHALL BE FOR A PERIOD OF TWO YEARS BEGINNING WITH THE DATE OF FINAL ACCEPTANCE BY THE TOWN.
- 11. THE CONTRACTOR SHALL CALL (972) 450-2847 TO REQUEST A WALK-THROUGH INSPECTION OF THE PUBLIC INFRASTRUCTURE.
- 12. WATER AND SANITARY ACCOUNTS SHALL BE SET UP WITH UTILITY BILLING (972-450-7081) AND ALL NECESSARY DEPOSITS PAID BY THE PARTY RESPONSIBLE FOR THE WATER SERVICES.
- 13. ISSUES IDENTIFIED DURING THE FINAL WALK-THROUGH INSPECTION THAT REQUIRE REVISION, REPAIR, OR ADDITIONAL WORK MAY BE ADDRESSED IN A LETTER TO THE TOWN OF ADDISON. THE LETTER SHOULD BE SENT TO THE ATTENTION OF THE ASSISTANT DIRECTOR OF PUBLIC WORKS, PO BOX 9010, ADDISON, TEXAS 75001, ON OFFICIAL LETTERHEAD (OWNER/GENERAL CONTRACTOR), AND WILL INCLUDE A LIST OF THE ITEMS AND THE PROJECTED COMPLETION DATE. UPON RECEIPT OF SAID LETTER, THE PUBLIC WORKS INSPECTOR MAY SIGN OFF ON A "TEMPORARY" CERTIFICATE OF OCCUPANCY PROVIDED THERE IS NO ENDANGERMENT TO HEALTH OR SAFETY.
- 14. UPON COMPLETION OF ALL REQUIRED WORK IN A SATISFACTORY MANNER, AND RECEIPT OF ALL THE REQUIREMENTS LISTED ABOVE, THE PUBLIC WORKS INSPECTOR WILL SIGN OFF ON THE FULL CERTIFICATE OF OCCUPANCY. OTHER DEPARTMENTS OR AGENCIES MAY HAVE SEPARATE REQUIREMENTS NOT COVERED BY THE PUBLIC WORKS DEPARTMENT.

OWNER/DEVELOPER

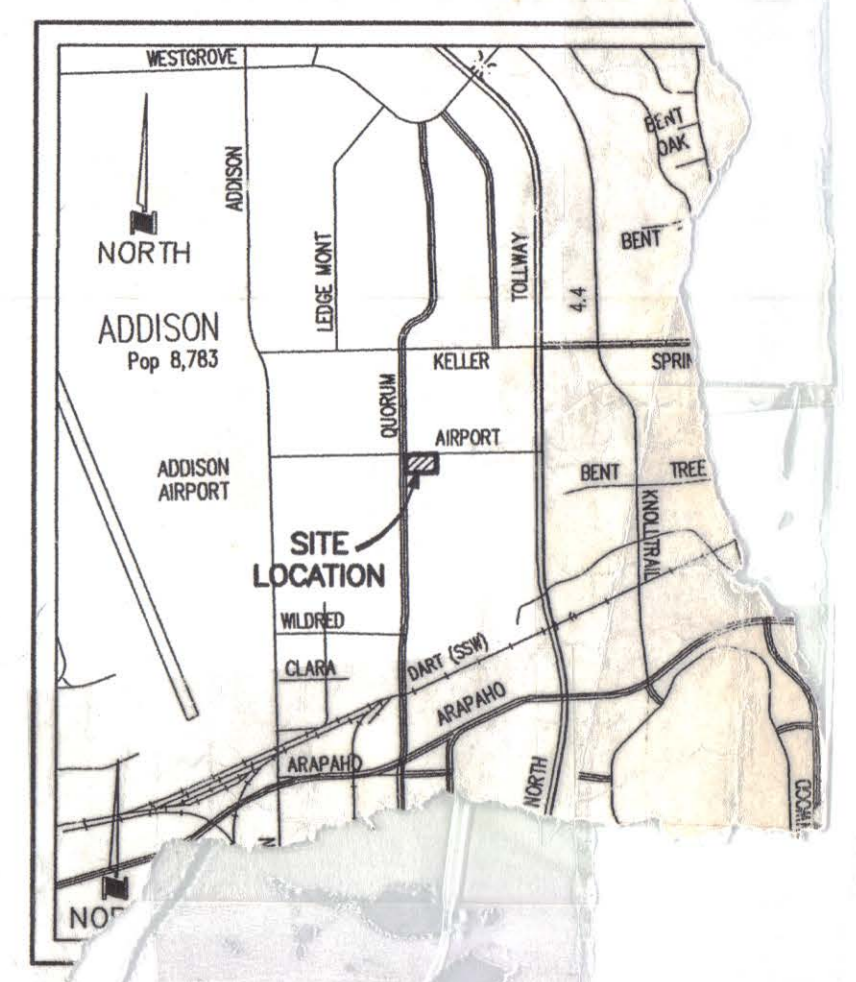
ADDISON URBAN DEVELOPMENT PARTNER, LLC

500 W. LOOKOUT DRIVE
 (972) 248-2147 RICHARDSON, TEXAS 75080

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 VILLAGE CREEK DRIVE SUITE 200
 (972) 931-0694 PLANO, TEXAS 75093



THESE CONSTRUCTION PLANS ARE UNDER THE CASEY ROSI NO. 97272

APPROVED FOR CONSTRUCTION
 Town of Addison
 Public Works Department
 APPROVED BY: *W. J. BARNETT*
 DATE: 11-21-2009

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

STREETS AND ALLEYS THAT DO NOT PROVIDE POSITIVE DRAINAGE WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

1	
3	
4-5	
6	
7	GRA
8	DRAIN A MAP
9	STORM SEWER PLAN & P
10	WATER AND SANITARY SE
10A	UTILITY LOCATION DETAIL
11	SANITARY SEWER PRO
12	EROSION CONTROL
13	SIGNAGE, STRIPING
13A	SIGNAGE, STRIPING
14	TREE DRAIN DETAIL
L1,L2	LANDSCAPE PLAN
L3,L4	IRRIGATION PLAN

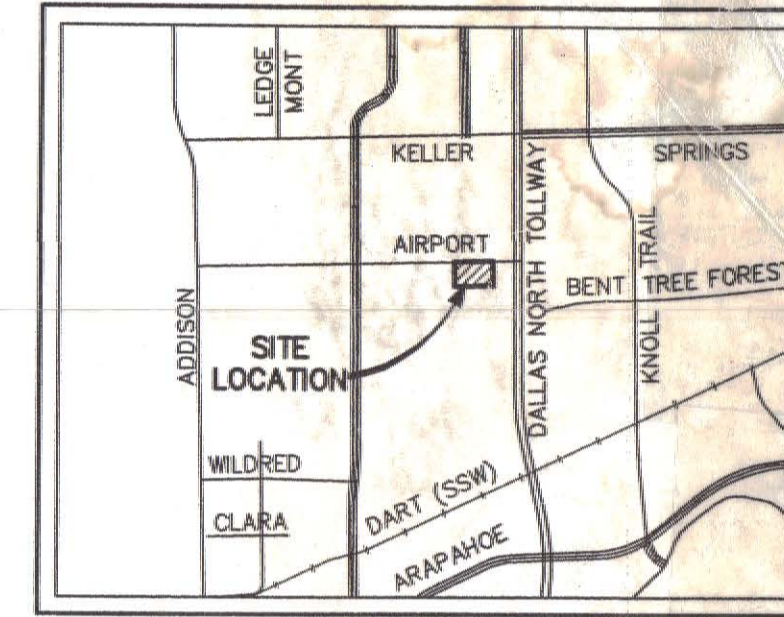
NOVEMBER

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

PARKWAY BUSINESS CENTER I
VOLUME 81237, PAGE 1939
M.R.D.C.T.

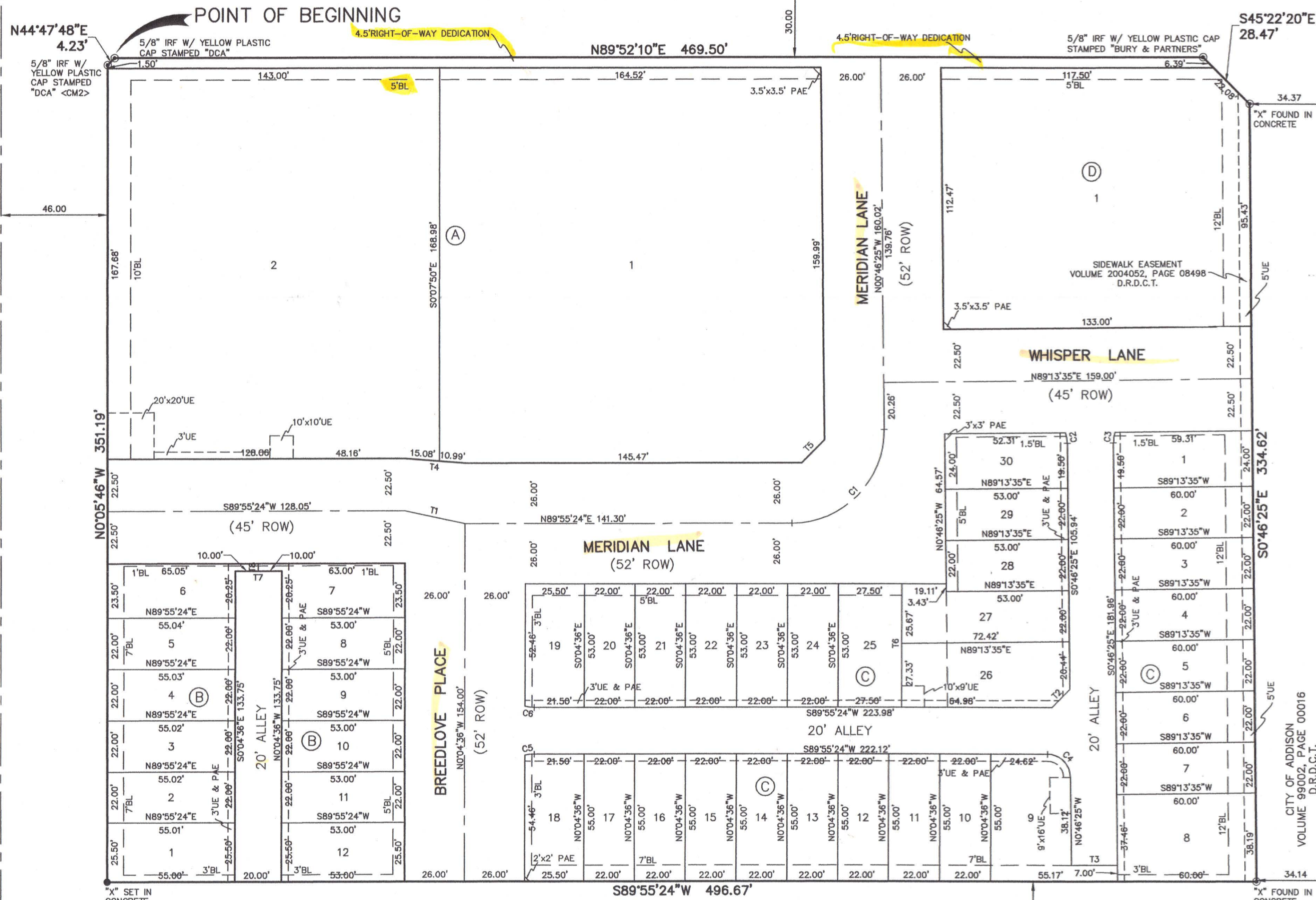
HARRIS ADDITION
VOLUME 78017, PAGE 1067
M.R.D.C.T.

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



LOCATION MAP
NOT TO SCALE

AIRPORT PARKWAY
(60' ROW)



HWK, INC.
VOLUME 98060, PAGE 06410
D.R.D.C.T.

SWGA, LTD.
VOLUME 96048, PAGE 3806
D.R.D.C.T.

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

15851 DALLAS NORTH PARKWAY ADDITION
VOLUME 85021, PAGE 1686
M.R.D.C.T.

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

SPECTRUM DRIVE
(VARIABLE WIDTH ROW)

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

- PLAT NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING OF N54°49'11"W AND A DISTANCE OF 608.39.
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A-YELLOW PLASTIC CAP STAMPED "DAA".
 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. THE BUILDING LINES ARE SET BY AMENDMENT TO THE UC ZONING.

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

AS RECORDED IN VOLUME 98001, PAL
MAP RECORDS, DALLAS COUNTY, TEX
TOWN OF ADDISON
G.W. FISHER SURVEY ~ ABSTRACT
DALLAS COUNTY, TEXAS

OCTOBER 2008
OWNERS
ADDISON URBAN DEVELOPMENT
500 W. LOOKOUT
972-248-2147

ENGINE
DOWDEY, ANDERS
5225 Village Creek Drive, Suite 2

- LEGEND
- UE = UTILITY EASEMENT
 - PAE = PUBLIC ACCESS EASEMENT
 - BL = BUILDING LINE
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 - DOC. NO. = DOCUMENT NUMBER
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = "X" SET IN CONCRETE

REVISED:

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

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

- BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner in the South right-of-way line of Airport Parkway, a 60 foot right-of-way, at the North end of a corner clip;
- THENCE North 89 degrees 52 minutes 10 seconds East, with said South right-of-way line, a distance of 469.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "BURY & PARTNERS" found for corner at the North end of a corner clip;
- THENCE South 45 degrees 22 minutes 20 seconds East, a distance of 28.47 feet to an "X" found for corner in the West right-of-way line of Spectrum Drive at the South end of a corner clip;
- THENCE South 00 degrees 46 minutes 25 seconds East, with said West right-of-way line, a distance of 334.62 feet to an "X" found for corner in the North line of Calloway Drive, a 61 foot right-of-way;
- THENCE South 89 degrees 55 minutes 24 seconds West, with said North right-of-way line, a distance of 496.67 feet to a "X" set in concrete for corner in the East line of Quorum Parkway, a 92 foot right-of-way;
- THENCE North 00 degrees 05 minutes 46 seconds West, with said East right-of-way line, a distance of 351.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DCA" found for corner at the South end of a corner clip;
- THENCE North 44 degrees 47 minutes 48 seconds East, a distance of 4.23 feet to the POINT OF BEGINNING and containing 4.019 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Witness my hand at Dallas, Texas this the _____ day of _____, 20____.

ADDISON URBAN DEVELOPMENT PARTNERS, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

 Sean Patton
 Registered Professional Land Surveyor
 No. 5660

STATE OF TEXAS §
 COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, ON THE _____ DAY OF _____, 20____.

 MAYOR

 CITY SECRETARY

LOT AREA TABLE	
LOT NUMBER	AREA
A-1	28059 SF
A-2	24006 SF
B-1	1403 SF
B-2	1210 SF
B-3	1210 SF
B-4	1211 SF
B-5	1211 SF
B-8	1166 SF
B-9	1166 SF
B-10	1166 SF
B-12	1352 SF
C-2	1320 SF
C-3	1320 SF
C-4	1320 SF
C-5	1320 SF
C-6	1320 SF
C-7	1320 SF
C-8	2270 SF
C-9	2035 SF
C-10	1210 SF

LOT AREA TABLE	
LOT NUMBER	AREA
C-11	1210 SF
C-12	1210 SF
C-14	1210 SF
C-15	1210 SF
C-16	1210 SF
C-17	1210 SF
C-18	1402 SF
C-19	1351 SF
C-20	1166 SF
C-21	1166 SF
C-22	1166 SF
C-23	1166 SF
C-24	1166 SF
C-25	1457 SF
C-29	1166 SF

45 LOTS ~ 4.019 ACRES
 FINAL PLAT
 MERIDIAN SQUARE
 A REPLAT OF
 QUORUM EAST ADDITION
 AS RECORDED IN VOLUME 98001, PAGE
 MAP RECORDS, DALLAS COUNTY, TEXAS
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 G.W. FISHER SURVEY ~ ABSTRACT
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 OCTOBER 2008

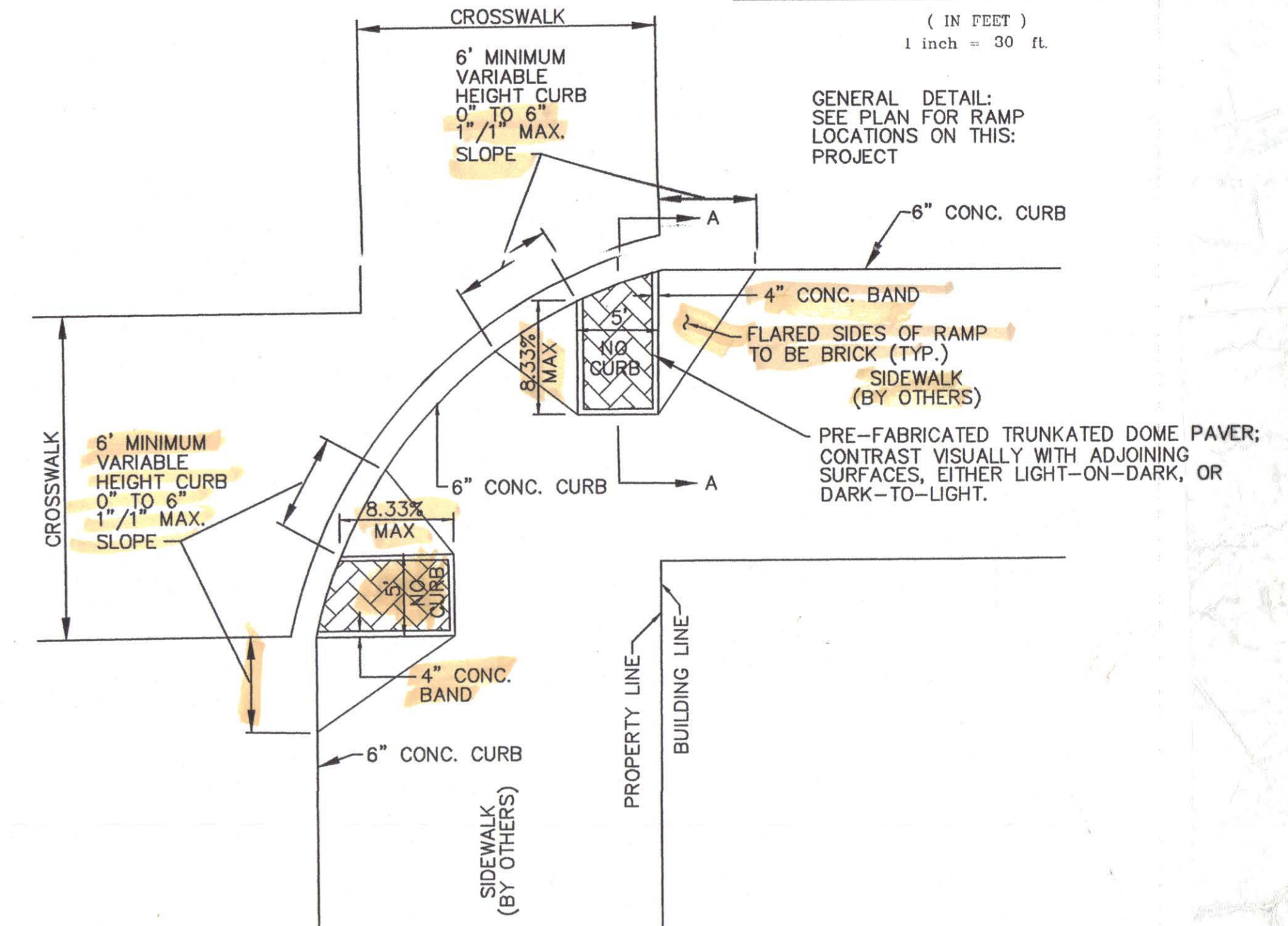
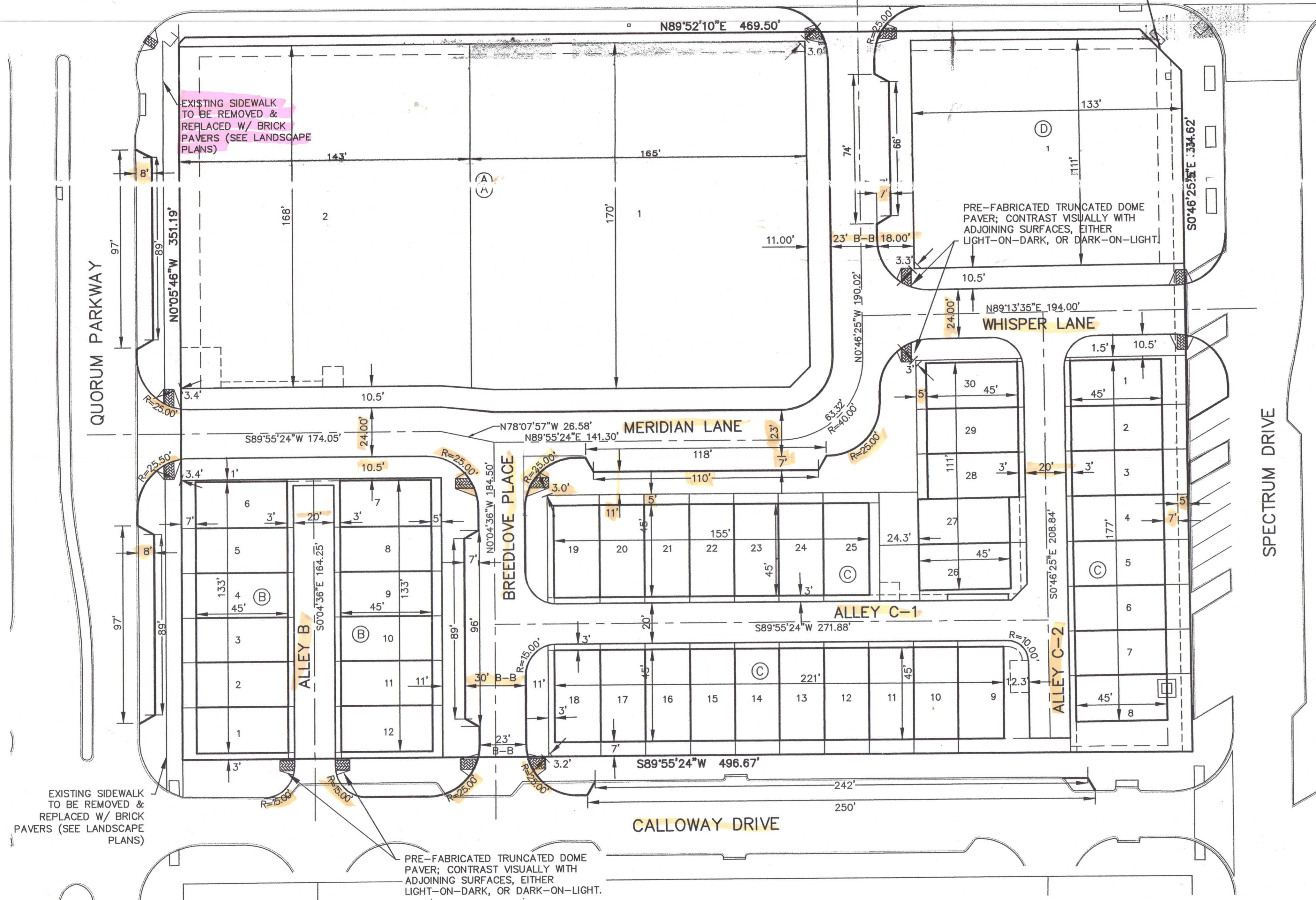
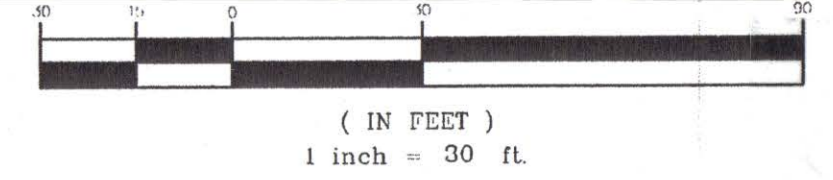
OWNERS
 ADDISON URBAN DEVELOPMENT PARTNERS, LLC
 500 W. LOOKOUT DRIVE
 RICHARDSON, TEXAS 75081
 972-248-2147

ENGINEER
 DOWDEY, ANDERSON & ASSOCIATES
 5225 Village Creek Drive, Suite 200
 Plano, TX 75093

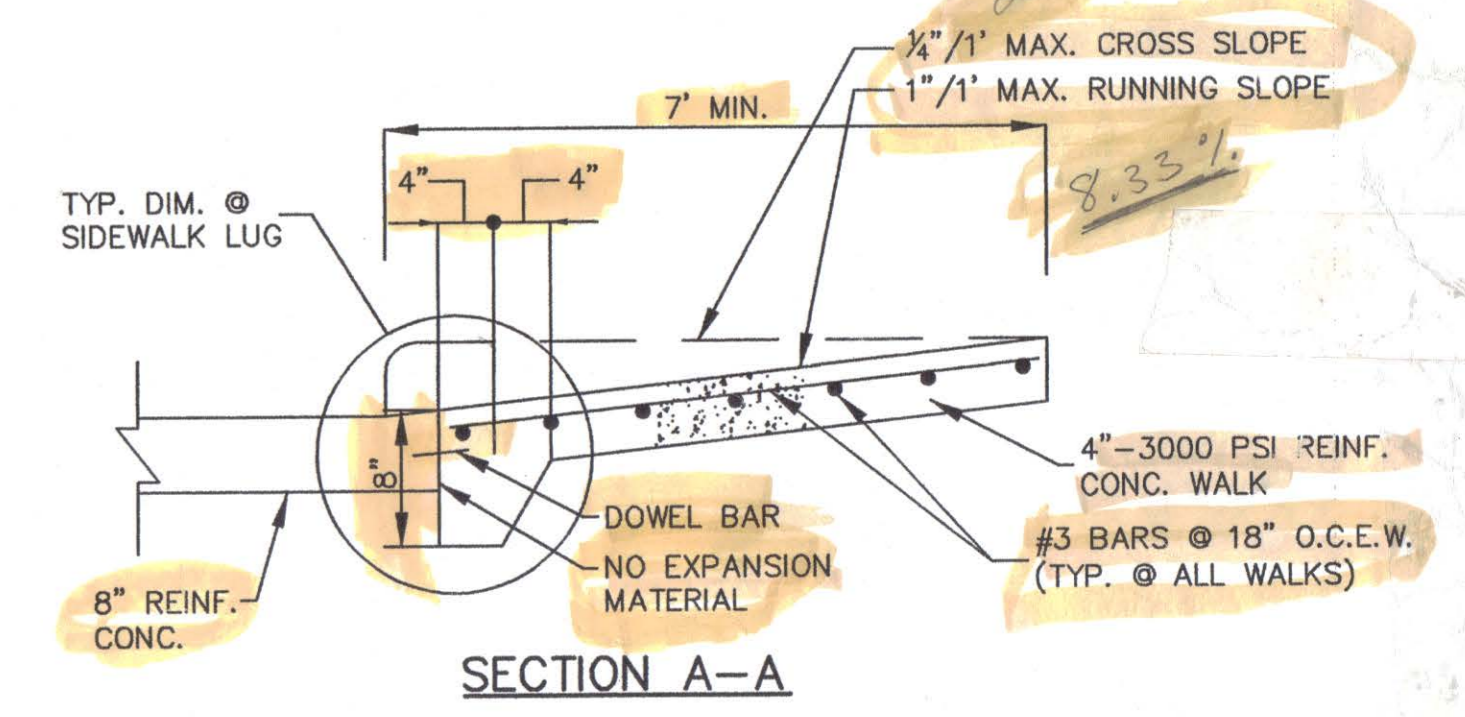
AIRPORT PARKWAY

S45°22'20"E 28.47'

GRAPHIC SCALE



BARRIER FREE RAMPS DETAIL
NTS.



BARRIER FREE RAMP DETAIL
AT INTERSECTING STREET
NTS.

- NOTE:
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

BENCHMARKS:

- SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
- SQUARE CUT ON THE NORTHWEST CORNER OF A CONCRETE INLET LOCATED ON THE NORTH SIDE OF AIRPORT PARKWAY AT THE CENTERLINE INTERSECTION OF AIRPORT PARKWAY AND SPECTRUM DRIVE.

ELEVATION = 630.71'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

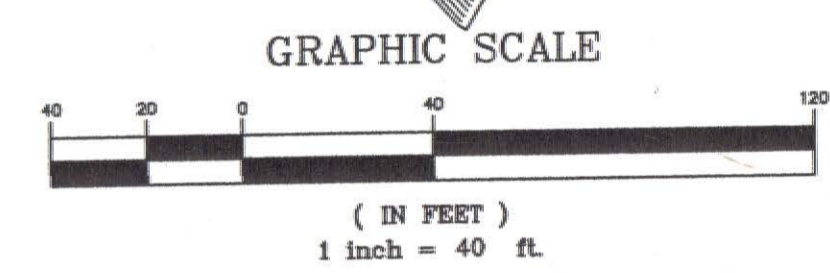
J. Casey Ross 4/17/09



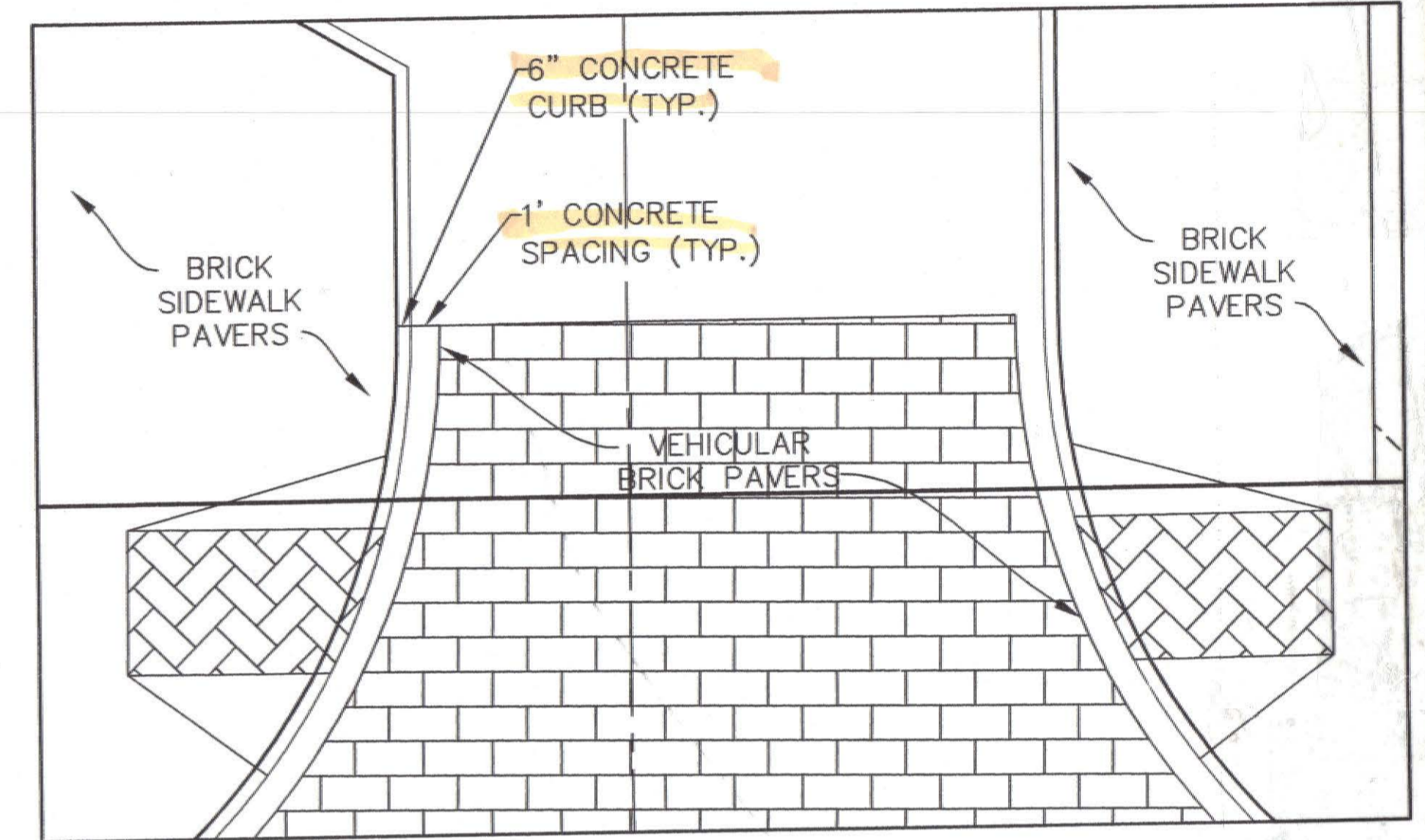
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED ALL TOWNHOME LOT LINES
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE ALIGNMENT

DIMENSION CONTROL PLAN						
MERIDIAN SQUARE						
TOWN OF ADDISON						
DALLAS COUNTY, TEXAS						
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	WBJ	JCR	11/17/08	1" = 30'	07031B	1

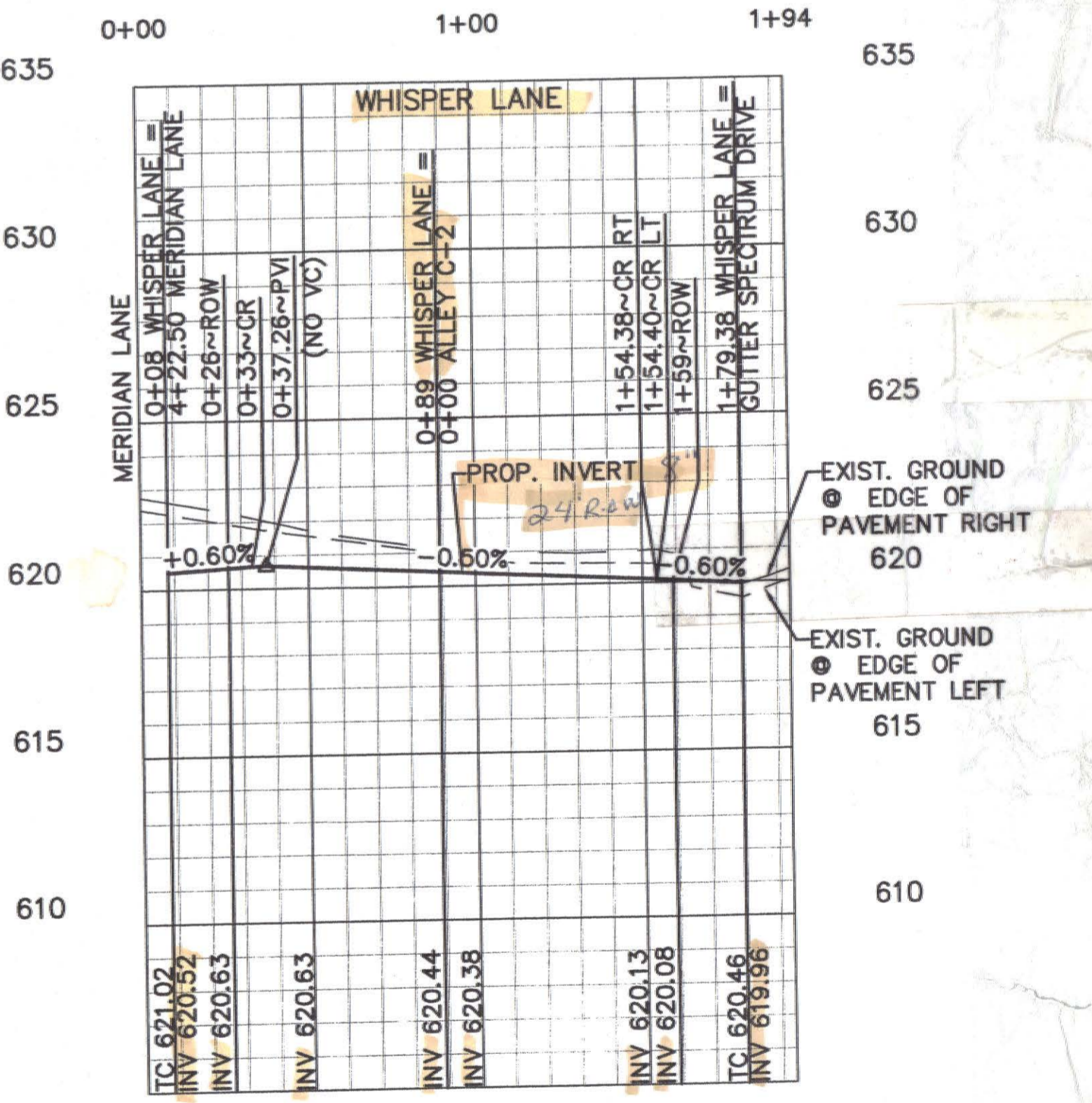
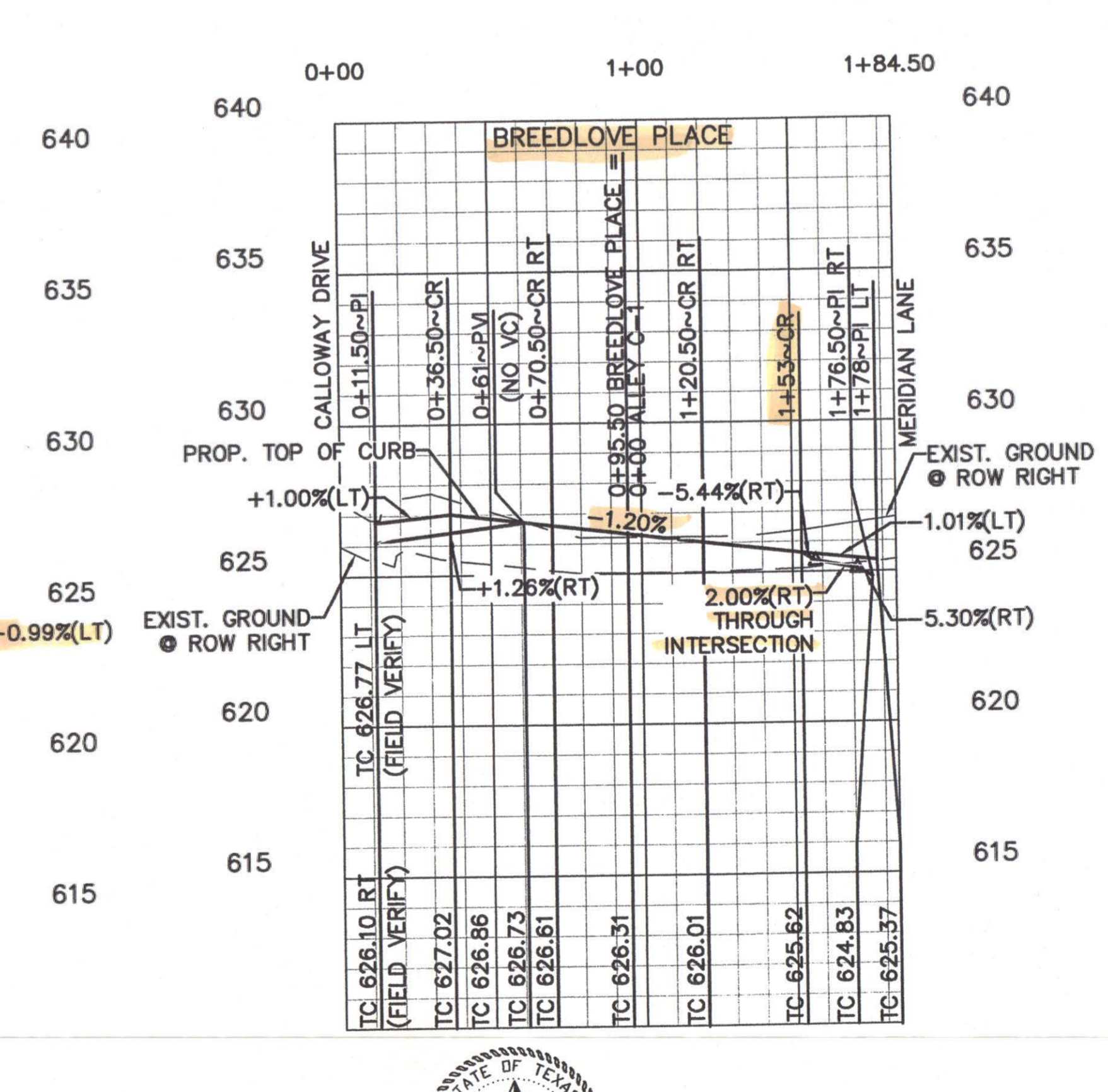
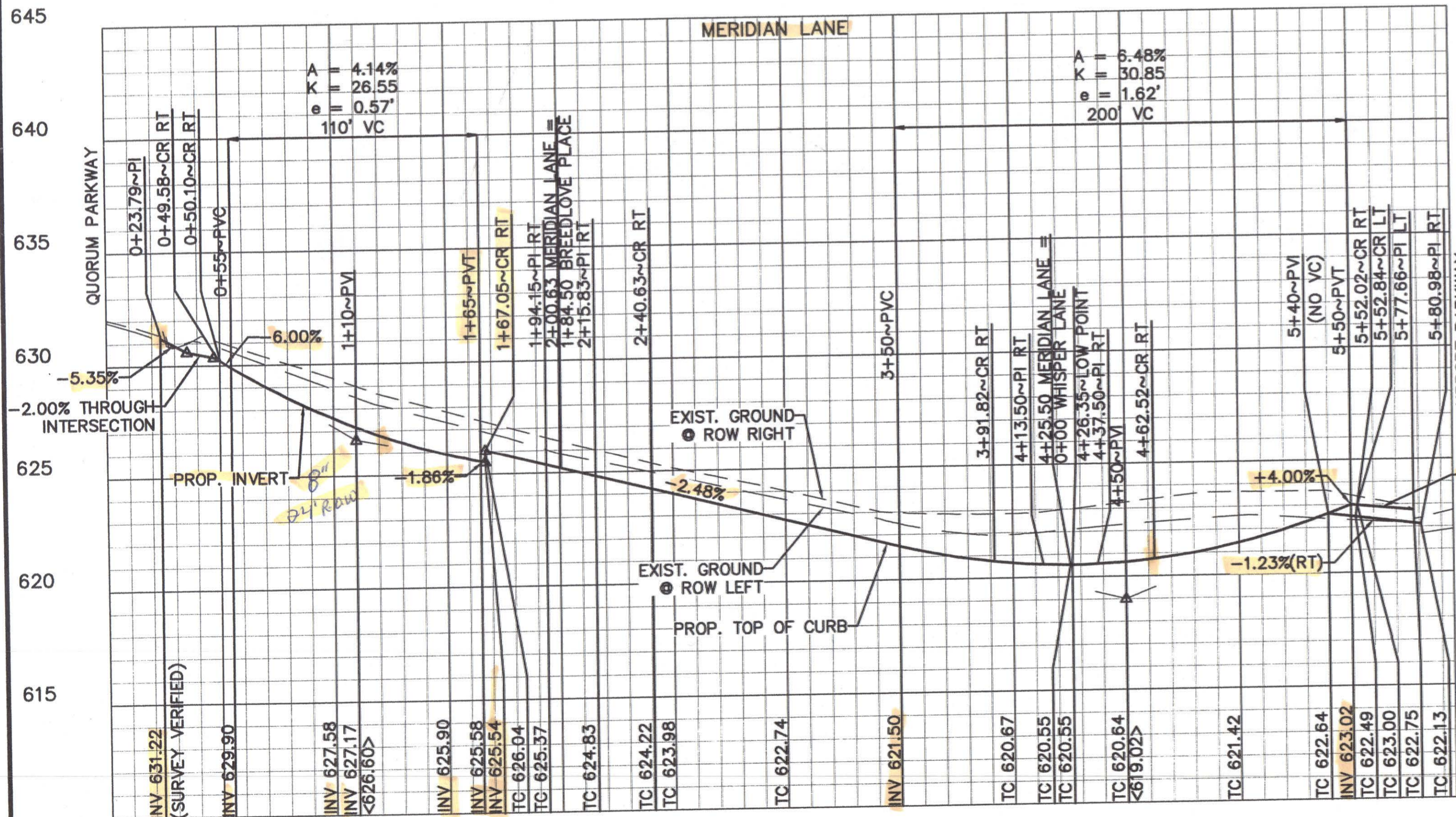
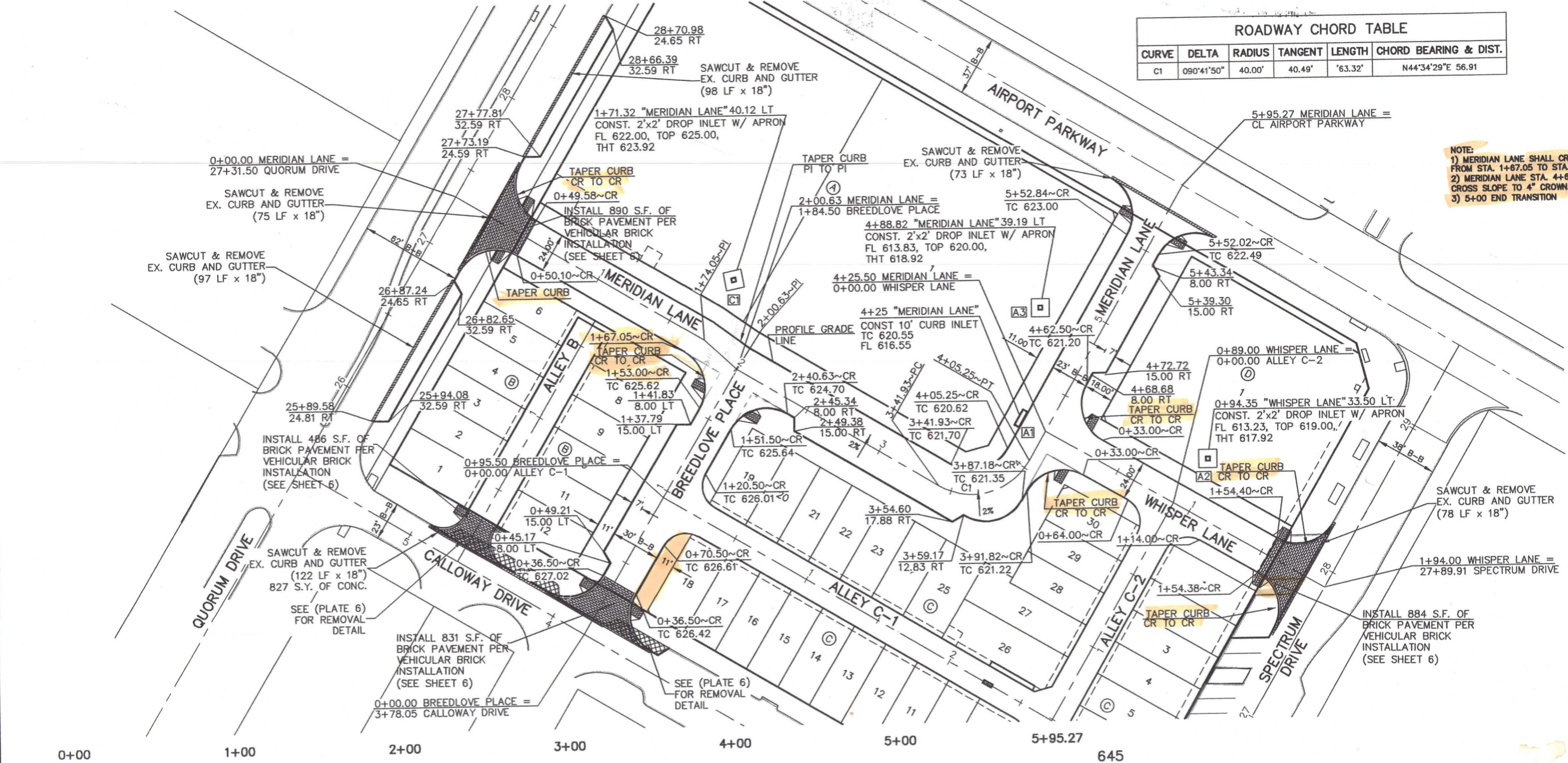
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING & DIST.
C1	090°41'50"	40.00'	40.49'	63.32'	N44°34'29"E 56.91'



NOTE:
 1) MERIDIAN LANE SHALL CROSS-SLOPE AT 2% AS INDICATED FROM STA. 1+87.05 TO STA. 4+80
 2) MERIDIAN LANE STA. 4+80 BEGIN TRANSITION FROM 2% CROSS SLOPE TO 4% CROWN.
 3) 5+00 END TRANSITION



BRICK PAVERS DETAIL FOR PAVEMENT INSTALLATION SHOWN ON THIS SHEET (PLAN VIEW) N.T.S.



STREETS PAVING PLAN & PROFILE
MERIDIAN SQUARE
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	WBJ	JCR	11/17/08	H: 1" = 40' V: 1" = 4'	070318	1

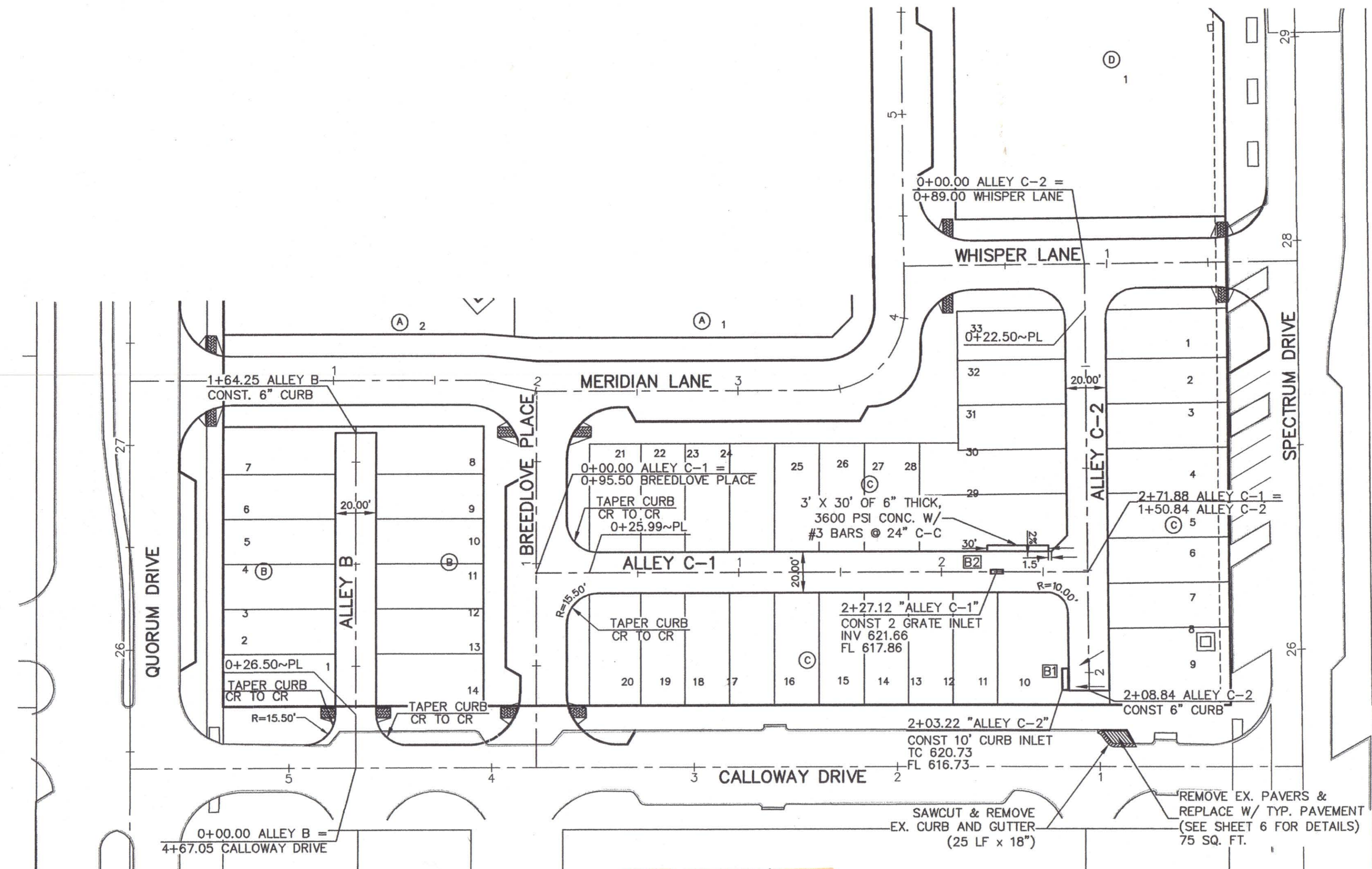
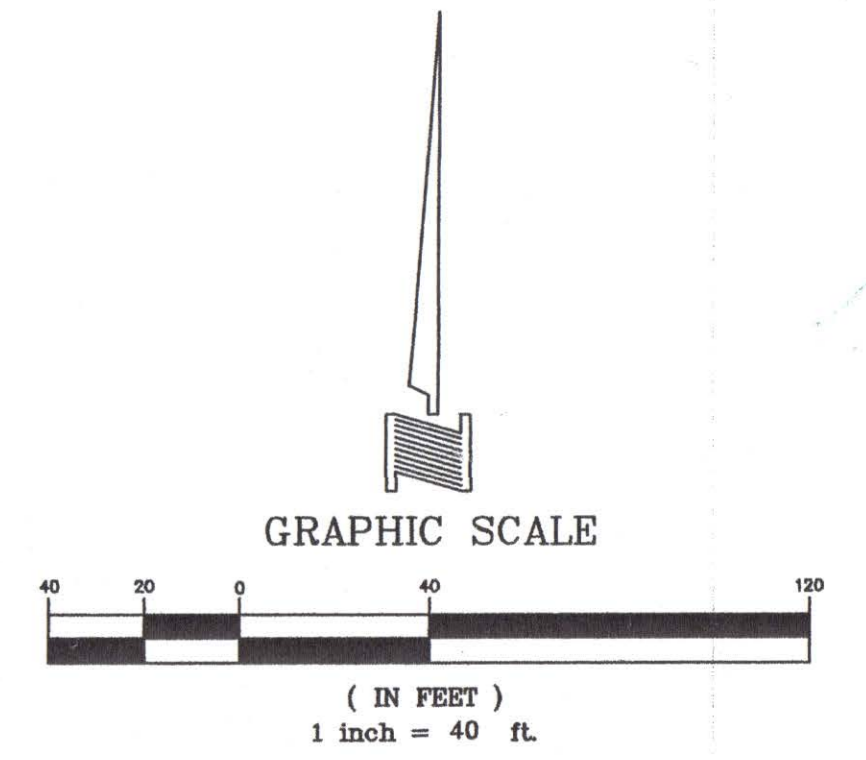
BENCHMARKS:
 1. SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
 ELEVATION = 630.71'

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

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272



NO.	DATE	BY	REVISION
1	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE ALIGNMENT

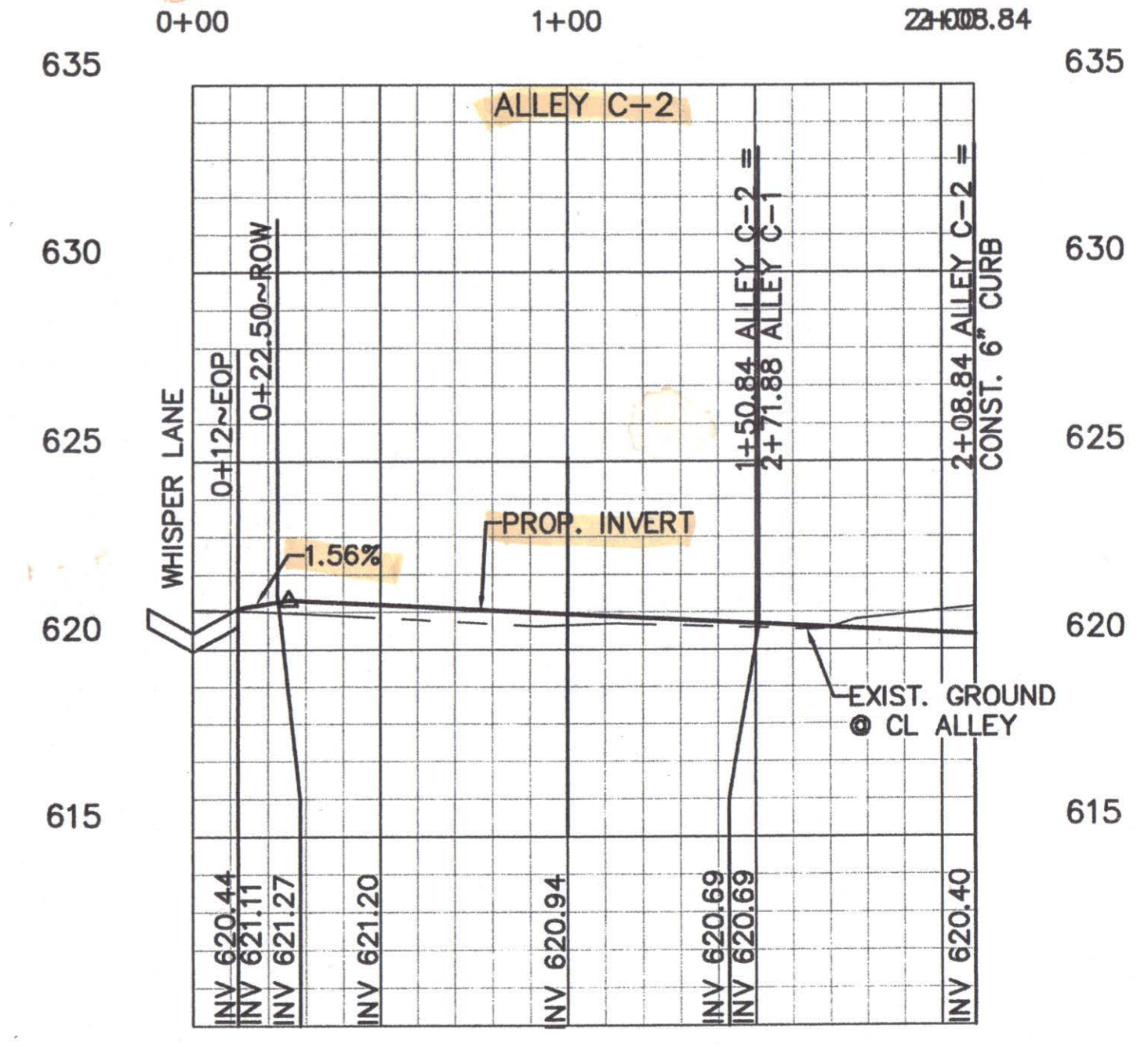
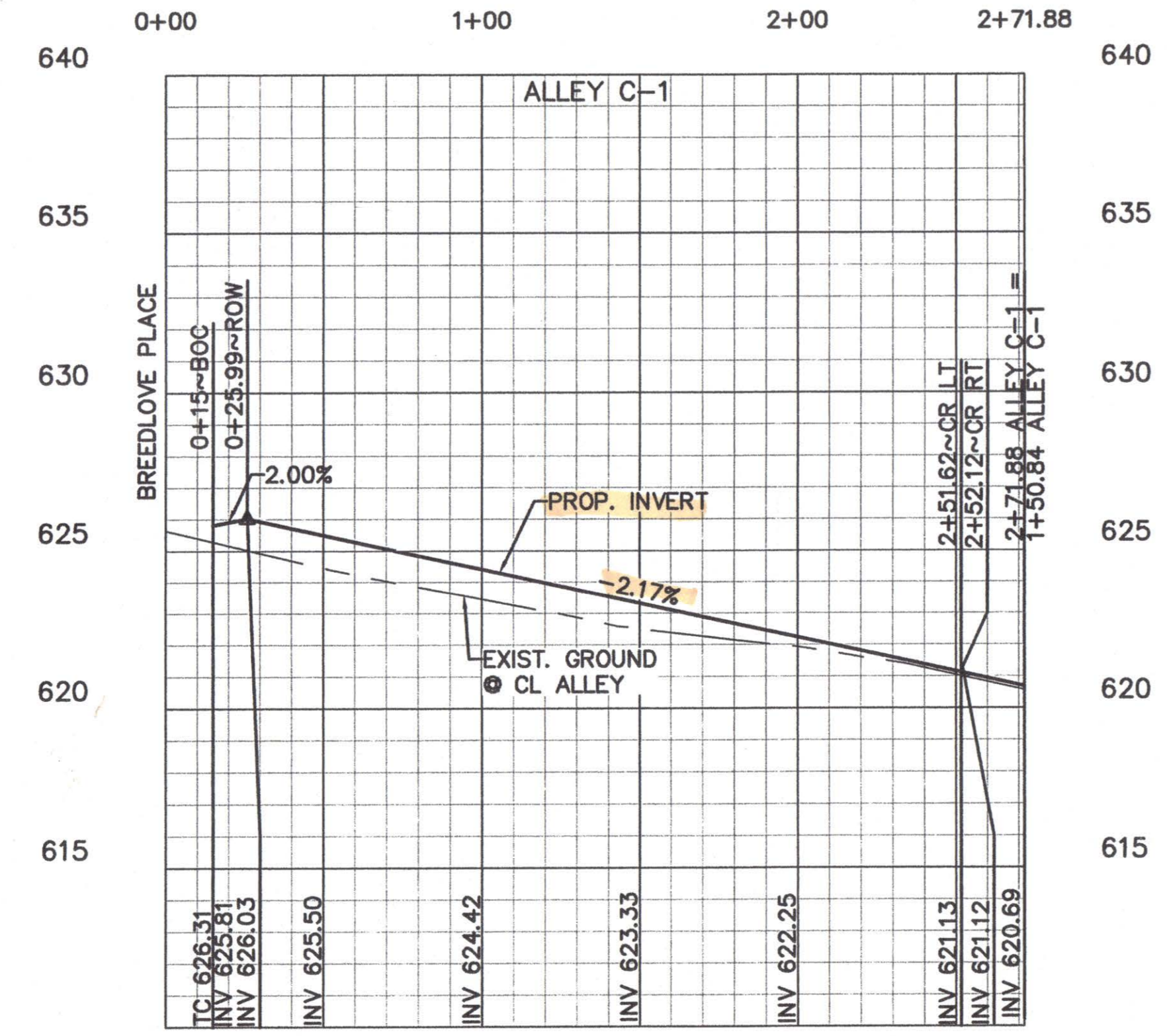
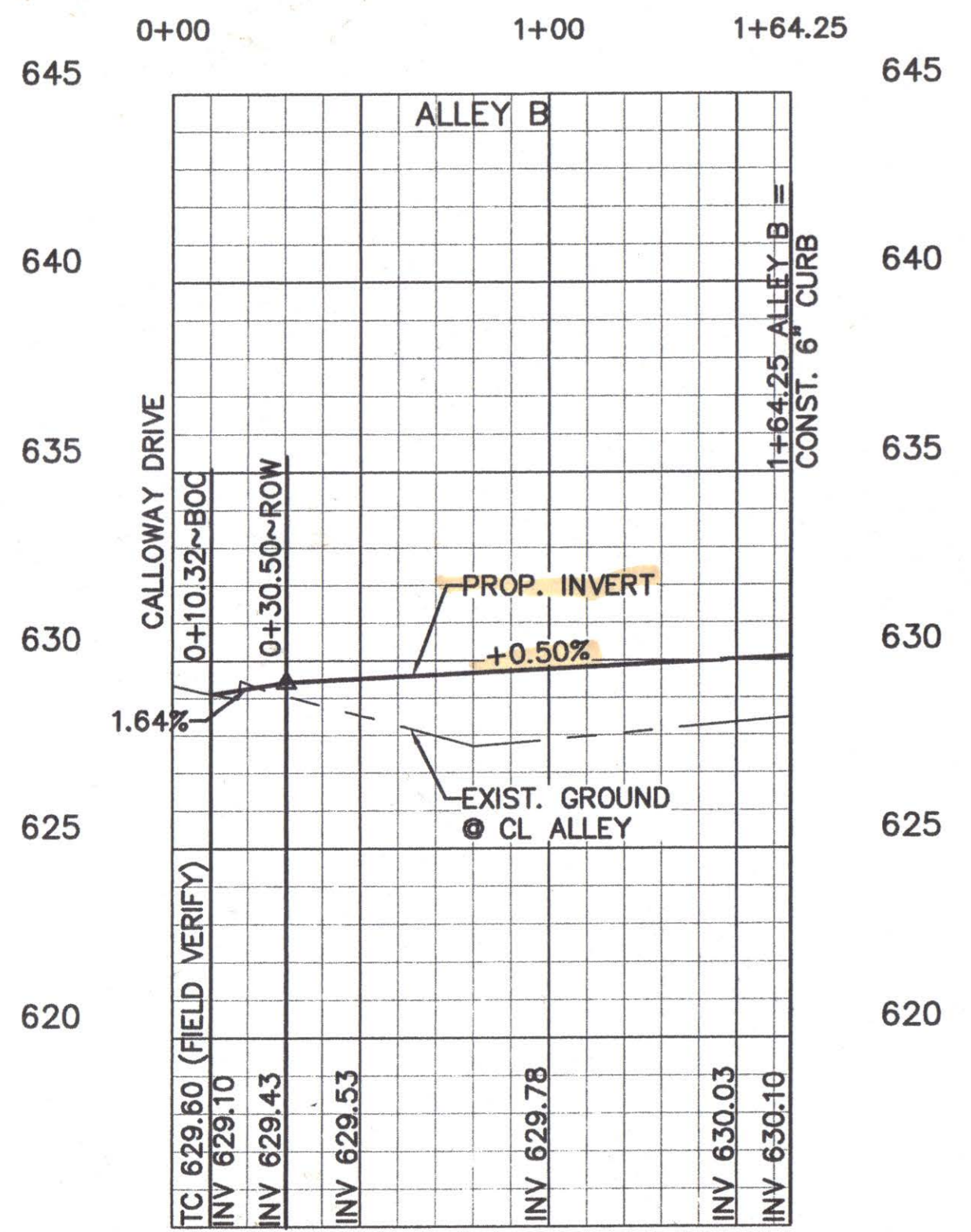


NOTE:
ALLEY C-2 SHALL TRANSITION FROM AN INVERTED SECTION AT STA. 1+60 TO A 2% CROSS SLOPE AT STA. 2+00

NOTE: AT ALLEY/STREET INTERSECTIONS, CONTRACTOR TO MAKE SURE ALLEY CROSSING IS ADA COMPLIANT.

REMOVE EX. PAVERS & REPLACE W/ TYP. PAVEMENT (SEE SHEET 6 FOR DETAILS) 75 SQ. FT.

SAWCUT & REMOVE EX. CURB AND GUTTER (25 LF x 18")



BENCHMARKS:
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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272
J. Casey Ross 4/17/09



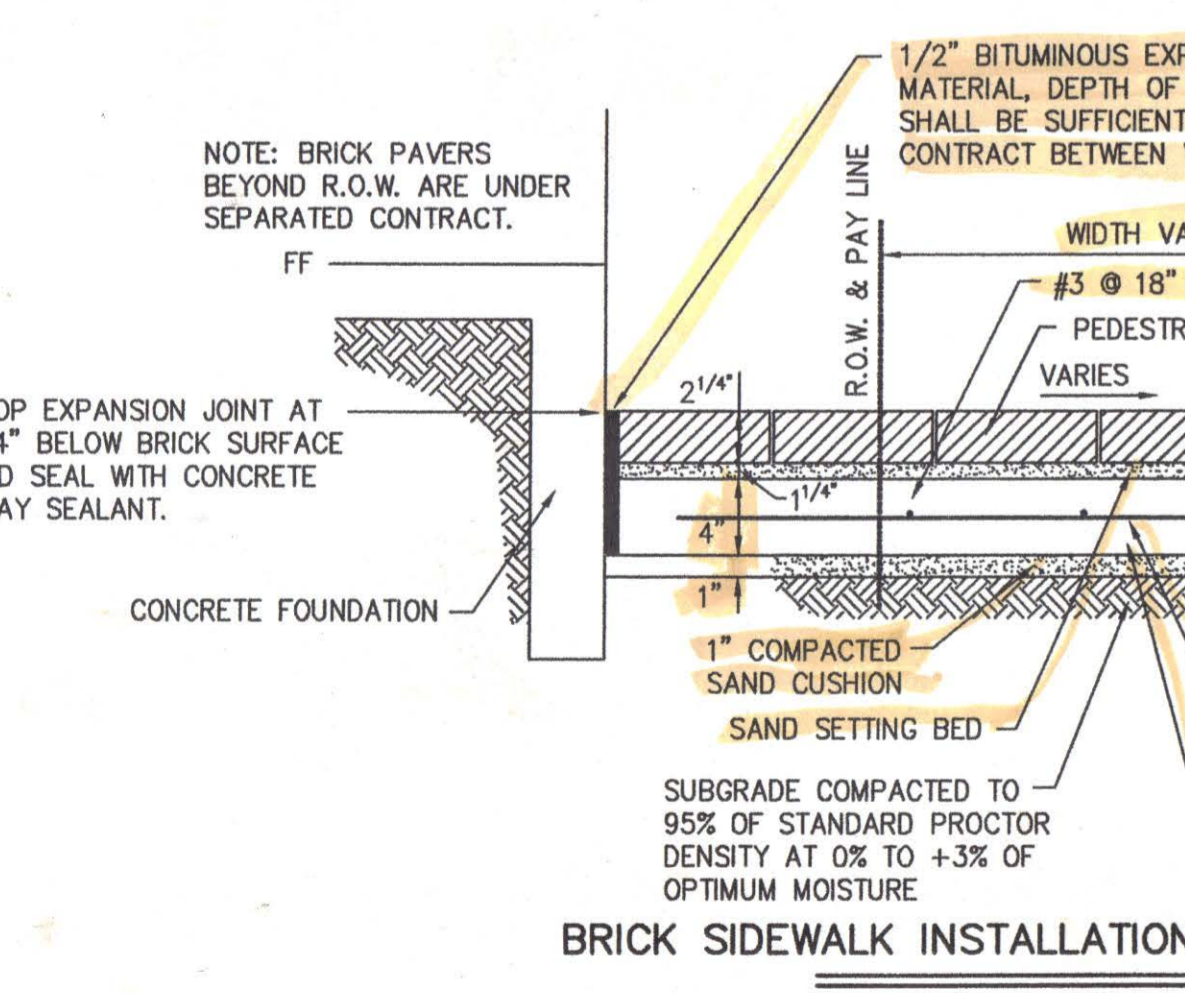
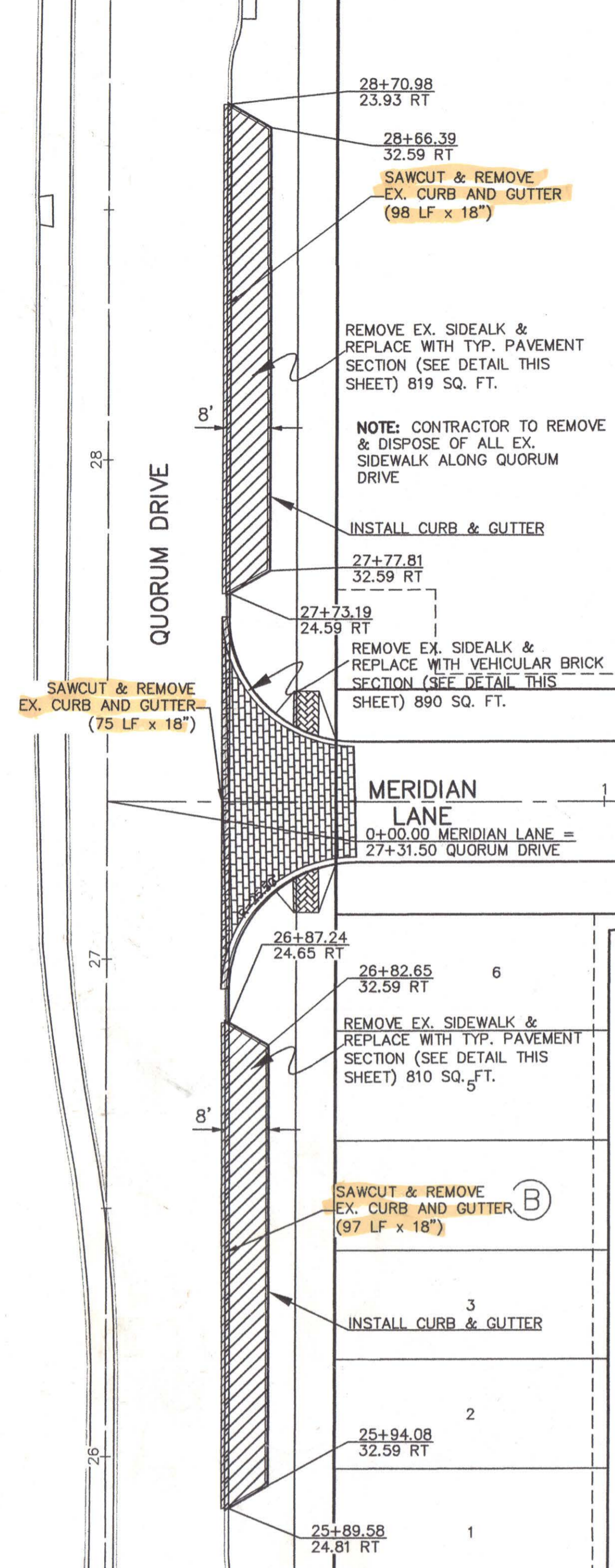
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED ALL TOWNHOME LOT LINES & RELOCATED DUMPSTER PAD
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE ALIGNMENT

**ALLEYS
PAVING PLAN & PROFILE
MERIDIAN SQUARE**

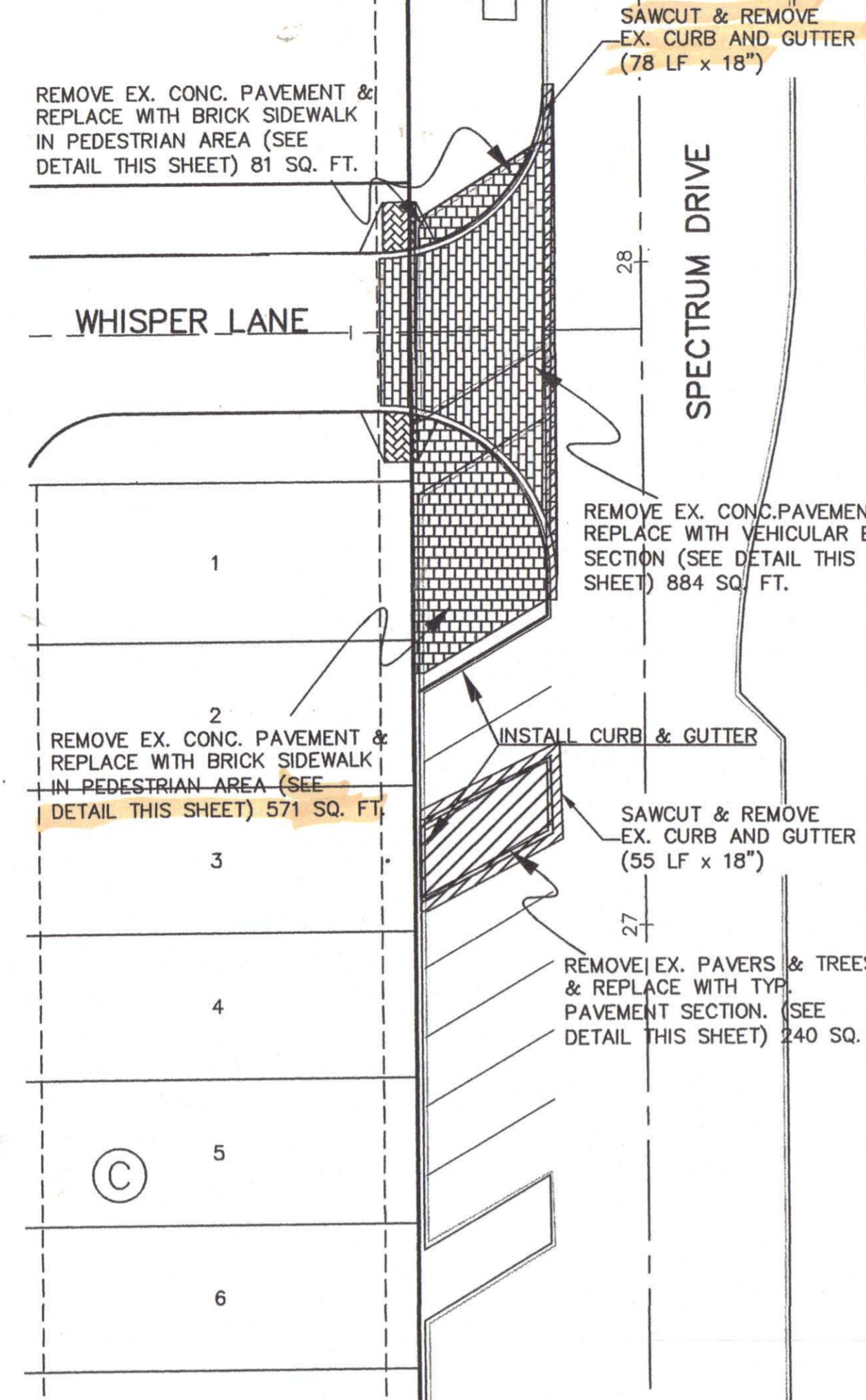
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	WBJ	JCR	11/17/08	H: 1" = 40' V: 1" = 4'	07031B	2 / 2

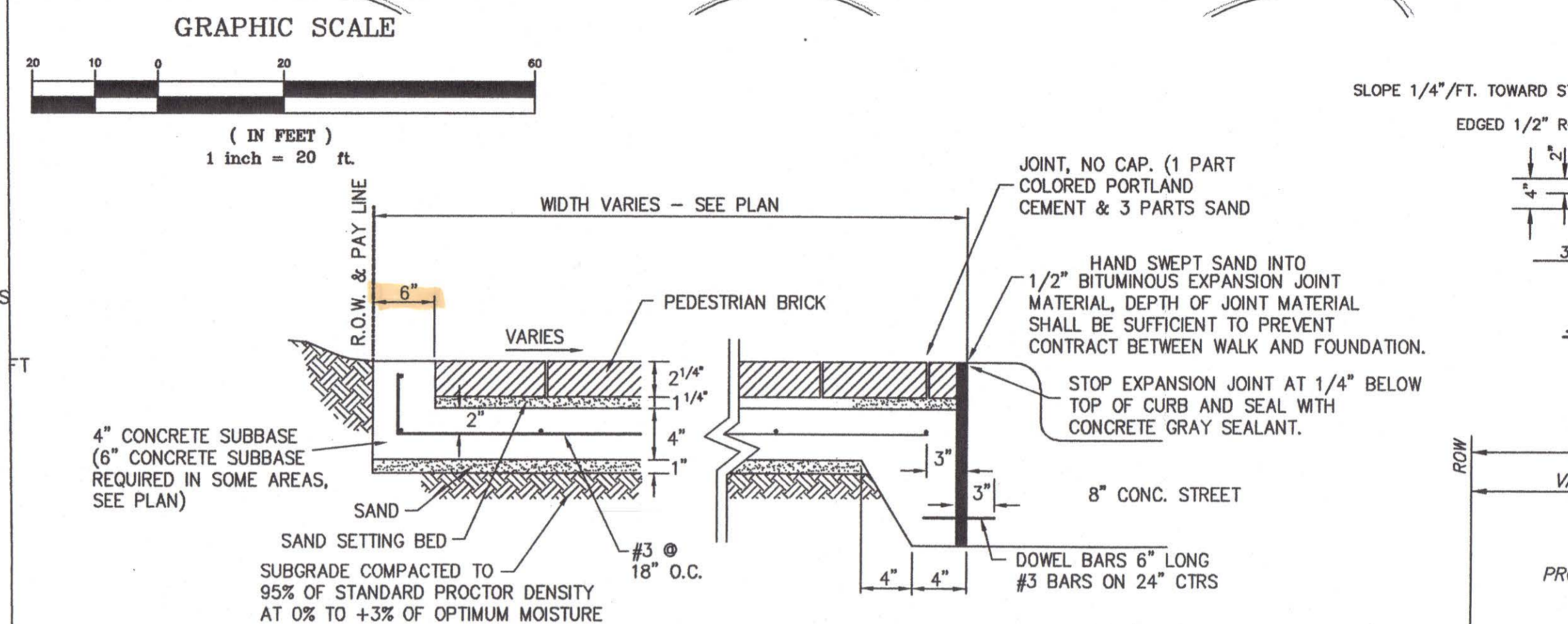
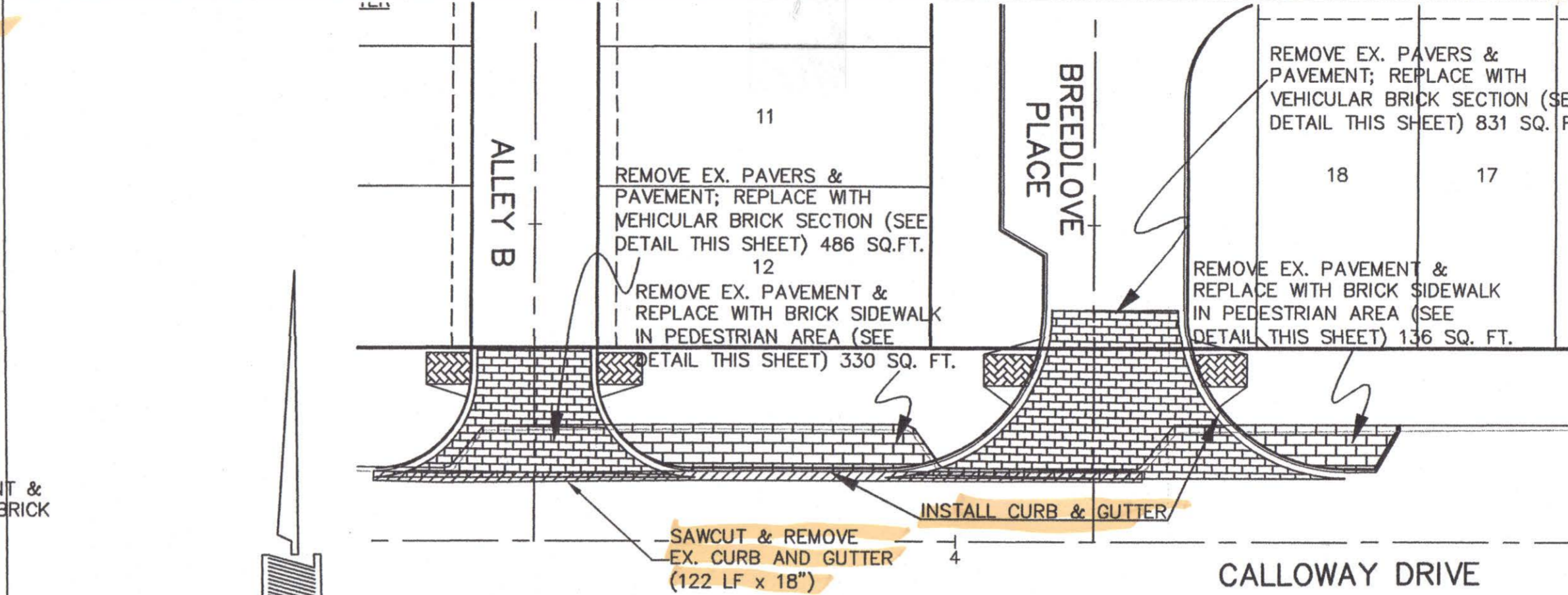


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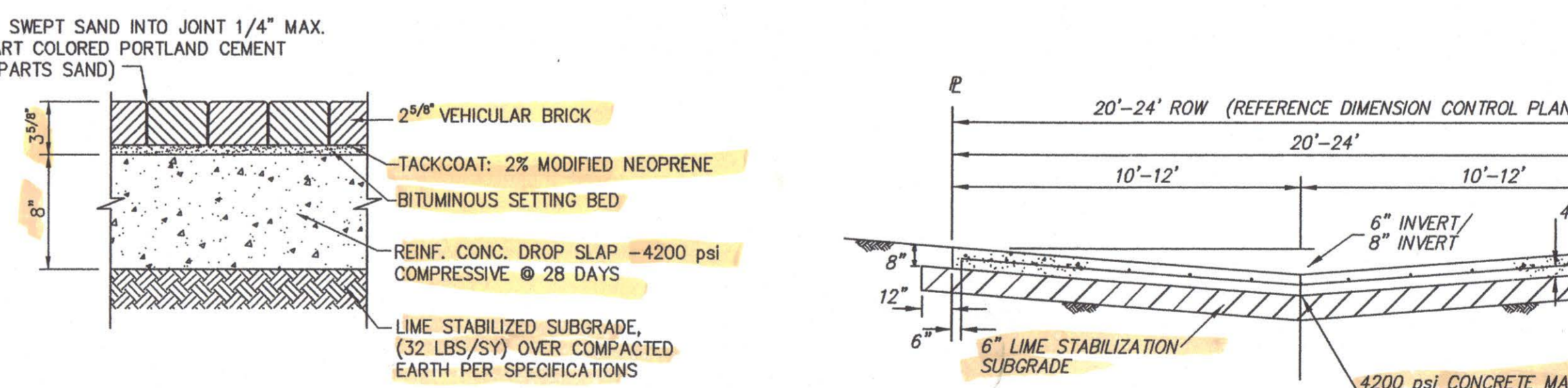


GENERAL NOTES:
PAVING IMPROVEMENTS
 1) THE STREET AND ALLEY RIGHT-OF-WAY SHALL BE EXCAVATED FULL WIDTH IN ACCORDANCE WITH THE STREET AND SIDEWALK SECTION TO BE CONSTRUCTED.
 2) THE SUBGRADE FOR ALL STREET AND ALLEY PAVING SHALL BE STABILIZED WITH HYDRATED LIME MATERIAL. THE AMOUNT OF LIME MATERIAL SHALL BE 30 LBS/SY COMPACTED TO 95 PERCENT. LABORATORY TESTS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL. IF NO LABORATORY CONTROL IS USED, THE CONTRACTOR SHALL FURNISH AND PLACE AN AMOUNT OF LIME EQUAL TO SEVEN AND ONE HALF PERCENT (7 1/2%) BY UNIT DRY WEIGHT OF SOIL ESTIMATED AT 95 POUNDS PER CUBIC FOOT, OR 36 POUNDS OF LIME PER SQUARE YARD OF SURFACE AREA TREATED TO A SIX (6) INCH THICKNESS. ALTERNATE METHODS MAY BE USED WHERE RECOMMENDED BY GEOTECHNICAL FIRM, AND APPROVED BY THE TOWN ENGINEER.
 3) ALL CONCRETE PAVING FOR STREETS AND ALLEY CONSTRUCTION SHALL HAVE A MINIMUM OF FIVE AND ONE HALF (5 1/2) SACK PER CUBIC YARD AND DEVELOP A STRENGTH OF 4,200 POUNDS PER SQUARE INCH IN 28 DAYS. A FLY ASH CONCRETE BATCH DESIGN MAY BE SUBMITTED FOR APPROVAL ON A SPECIFIC JOB BASIS. THE DESIGN MUST BE SUBMITTED BY A CERTIFIED LAB.
 4) ALL ROADWAY EMBANKMENT SHALL BE COMPACTED TO A DRY DENSITY OF 95 PERCENT STANDARD PROCTOR AT OPTIMUM MOISTURE TO +3% OF OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.
 5) ALL STABILIZED LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 95 PERCENT STANDARD PROCTOR AT OPTIMUM MOISTURE TO +3% OF OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.
 6) TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE SPECIFIED STREET AND ALLEY IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
 7) THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE TOWN TO RUN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN.

N.T.S.

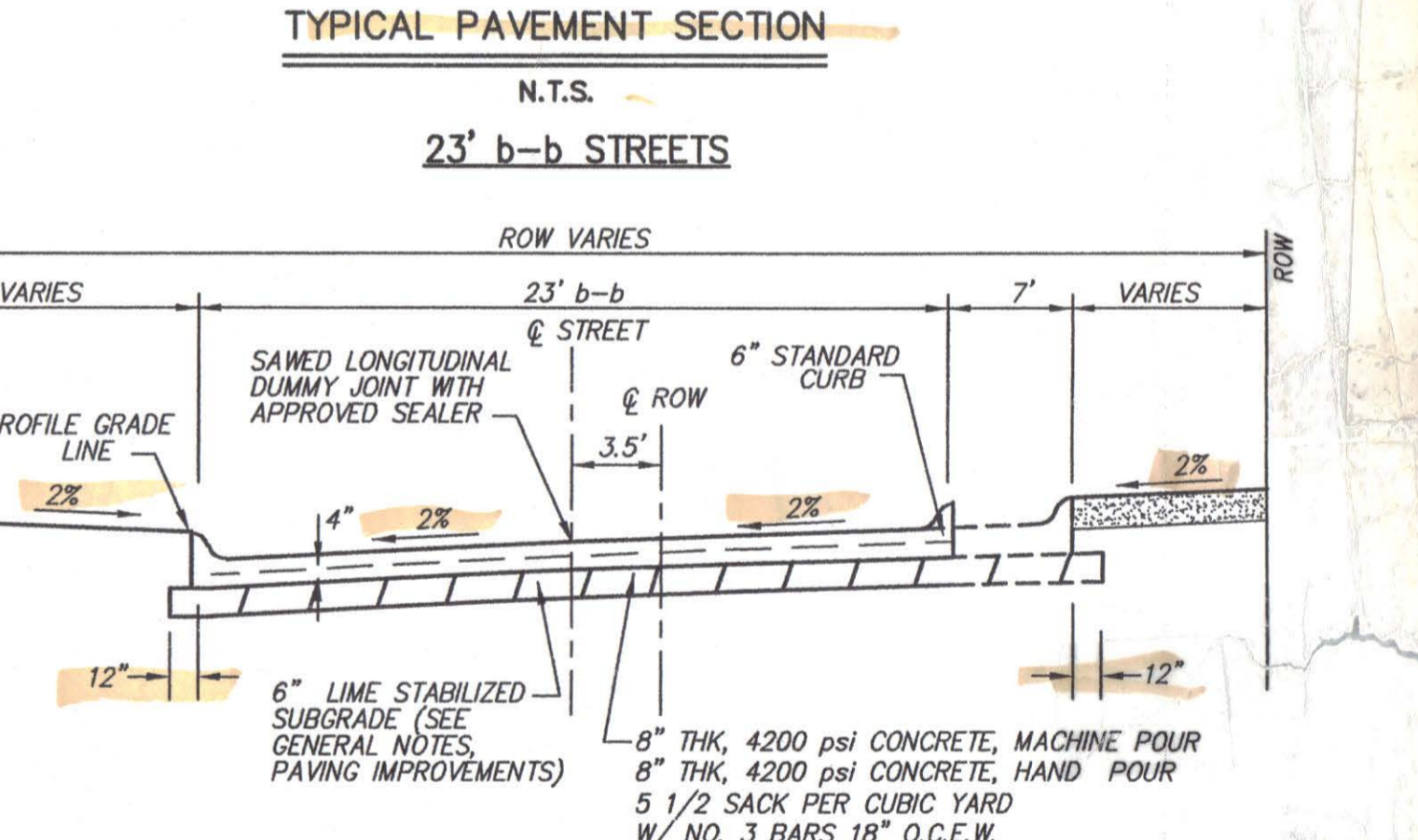
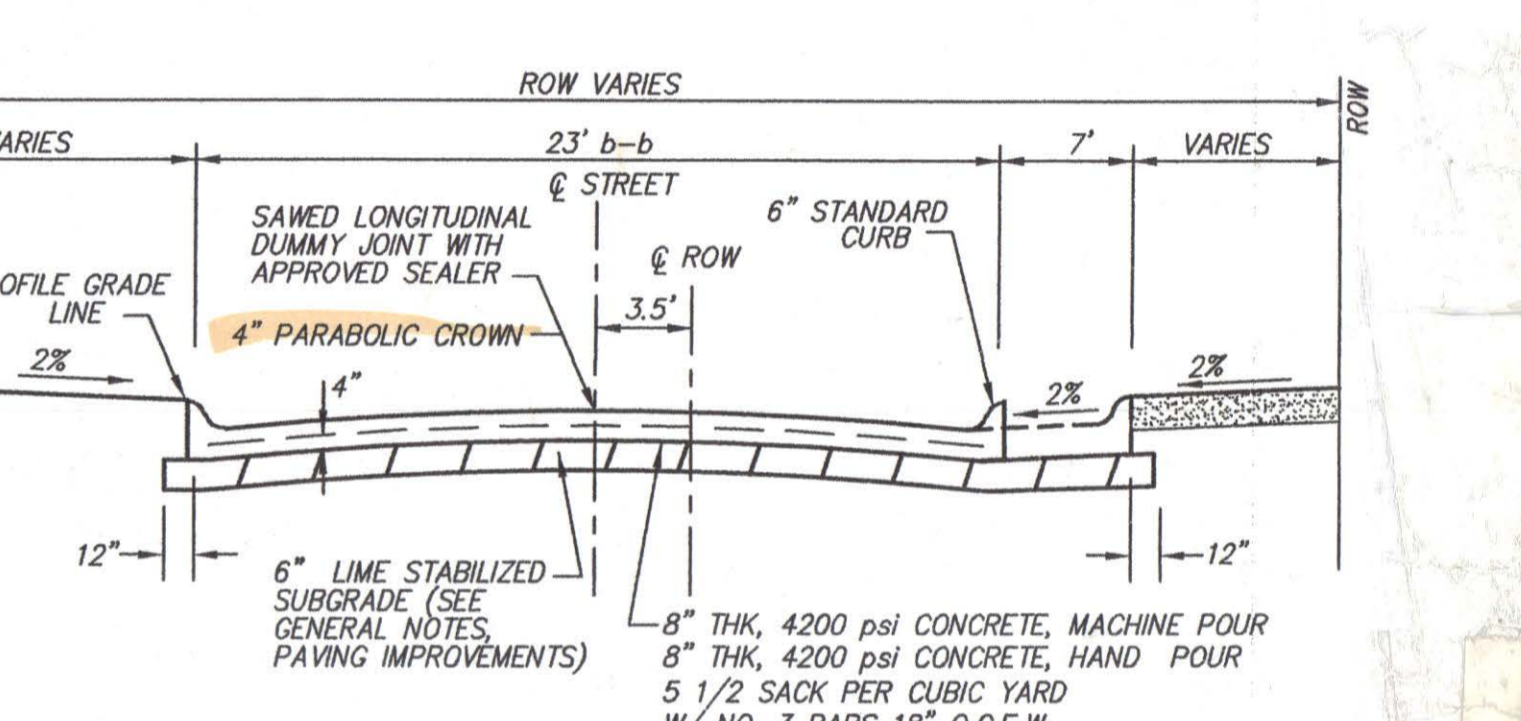
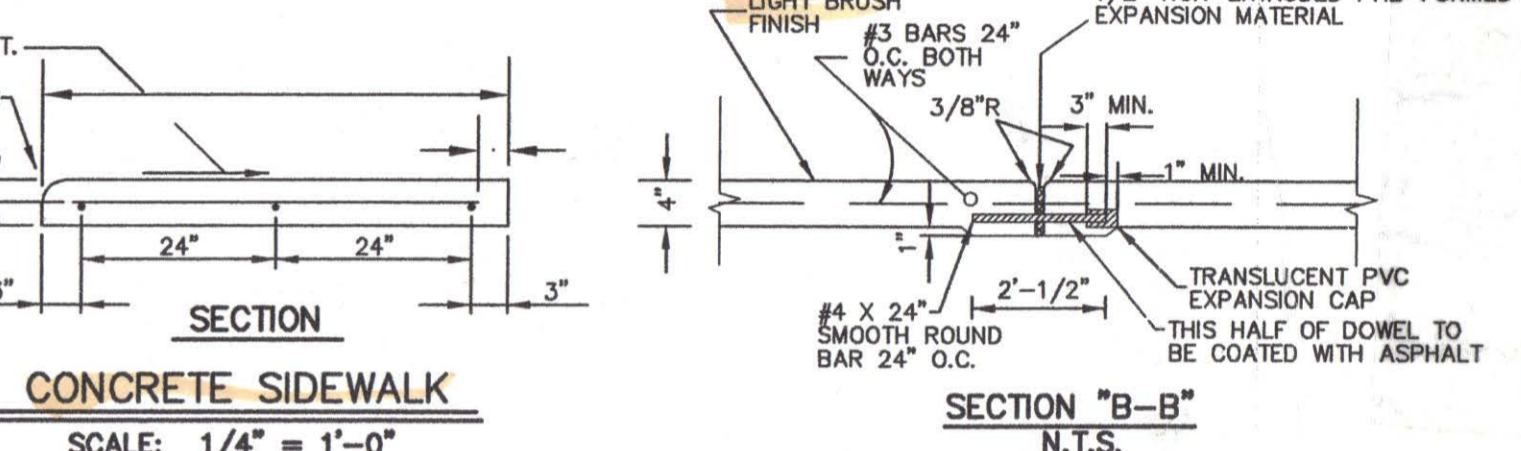
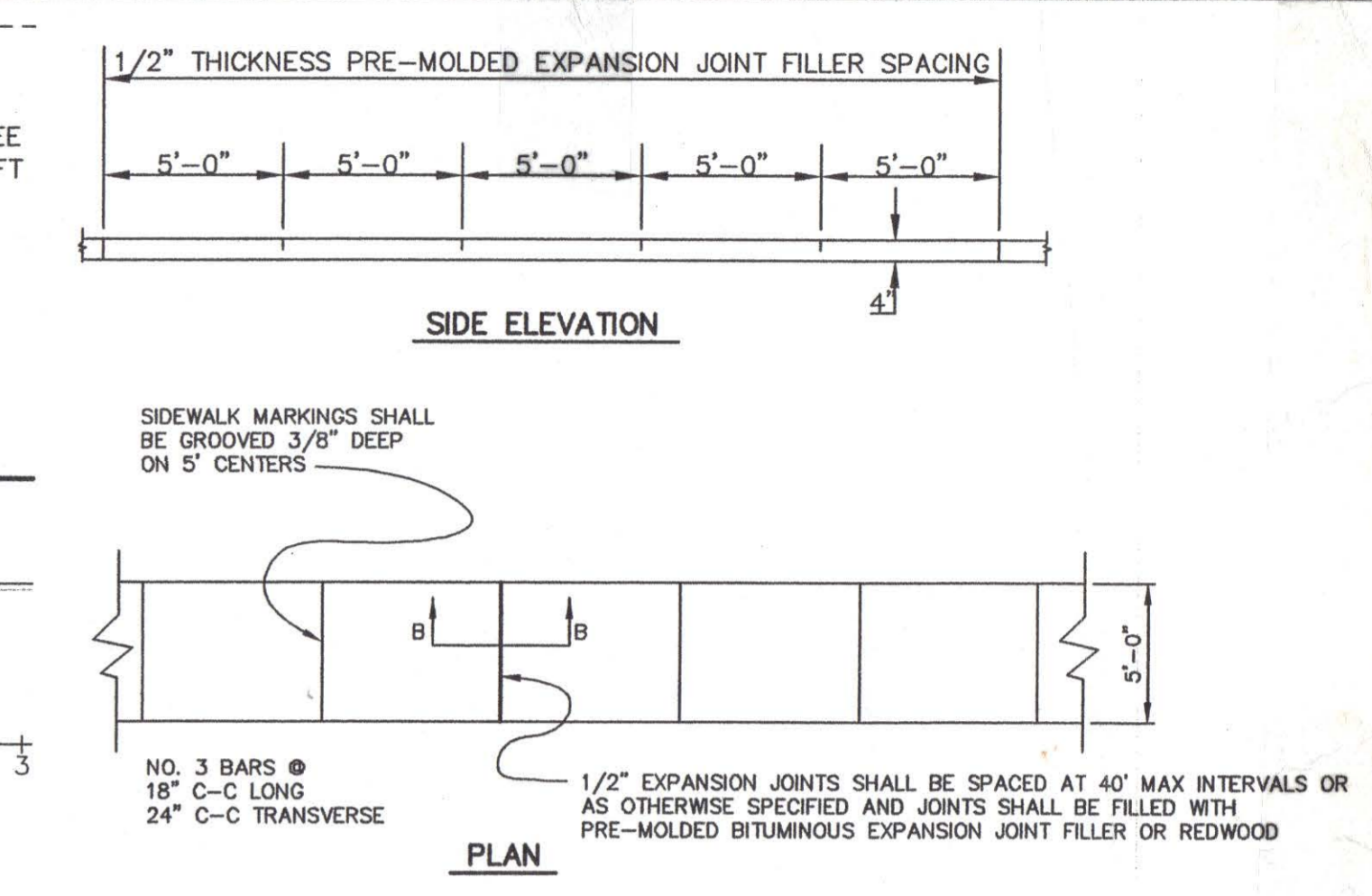
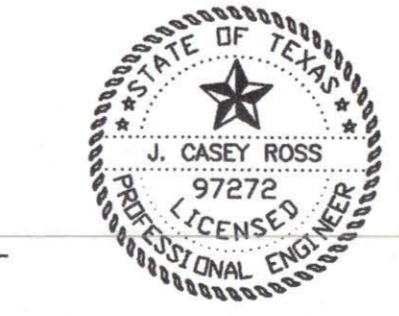


BRICK SIDEWALK INSTALLATION IN PEDESTRIAN AREA
 N.T.S.
BRICK TYPES:
 VEHICULAR BRICK 'C' - 2 5/8" X 3 1/2" X 7 1/2" ACME (GARNET RED)



VEHICULAR BRICK INSTALLATION IN VEHICULAR AREAS
 N.T.S.

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
 J. Casey Ross 4/15/09



CROSS-SLOPE PAVEMENT SECTION
 N.T.S.
23' b-b STREETS
 NOTE:
 * ALLEYS TO BE 8" THICK, 6" INVERT & 20' ROW.
 * MERIDIAN LANE STA. 0+24.60 TO STA. 1+74.05 AND WHISPER LANE TO BE 8" THICK, 8" INVERT & 24' ROW.

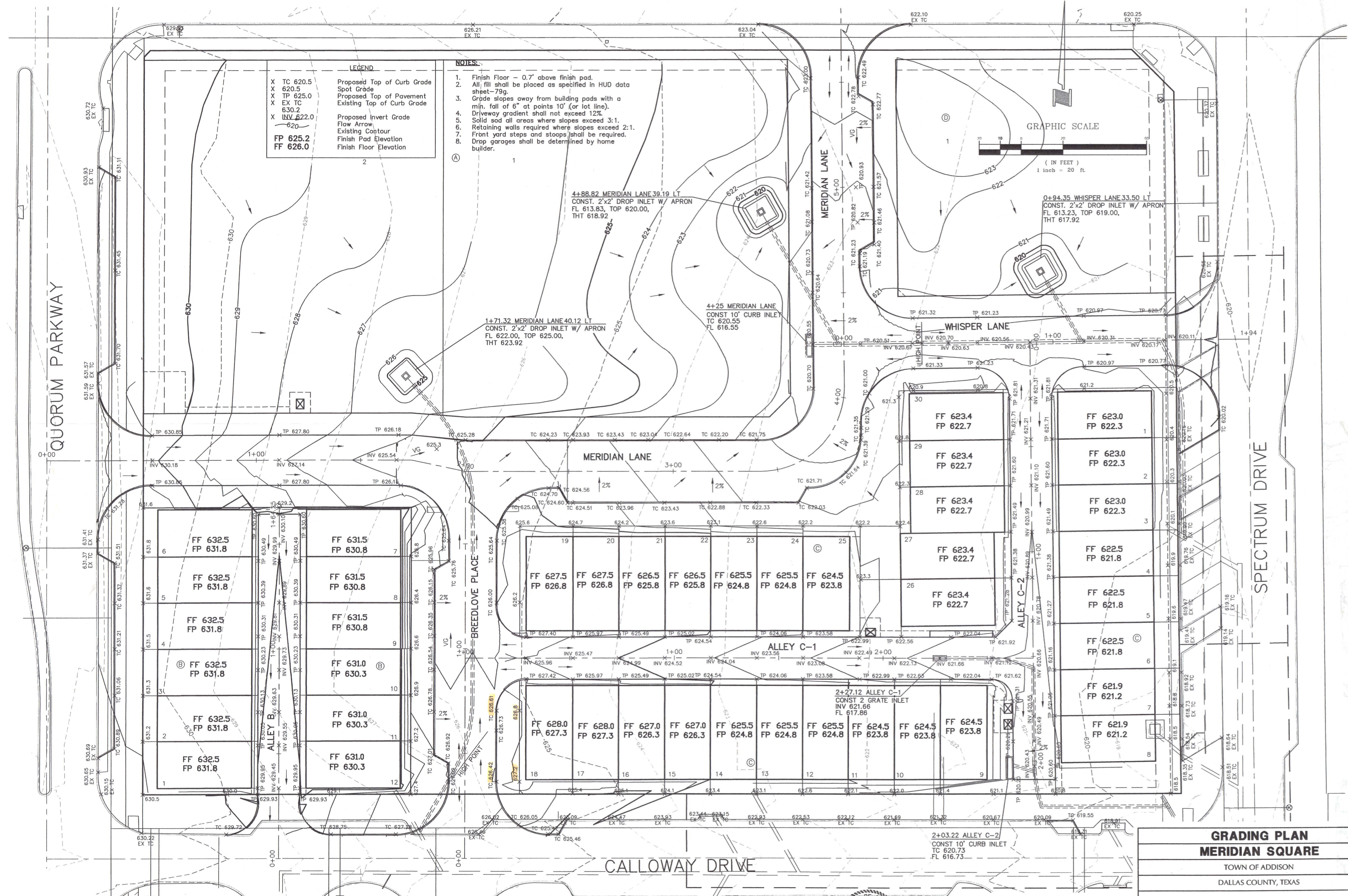
TYPICAL ALLEY SECTION
 N.T.S.

NO.	DATE	BY	REVISION
21	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE ALIGNMENT

PAVING NOTES
MERIDIAN SQUARE
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

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

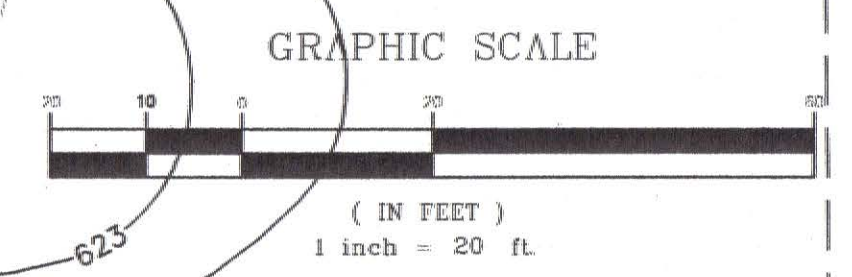
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	WBJ	JCR	11/17/08	1" = 40'	07031B	1



LEGEND

X TC 620.5	Proposed Top of Curb Grade
X X 620.5	Spot Grade
X X TP 625.0	Proposed Top of Pavement
X EX TC 630.2	Existing Top of Curb Grade
X INV 622.0	Proposed Invert Grade
-620-	Flow Arrow
FP 625.2	Existing Contour
FF 626.0	Finish Pad Elevation
	Finish Floor Elevation

- NOTES**
1. Finish Floor - 0.7' above finish pad.
 2. All fill shall be placed as specified in HUD data sheet-79g.
 3. Grade slopes away from building pads with a min. fall of 6" at points 10' (or lot line). Driveway gradient shall not exceed 12%.
 4. Solid sod all areas where slopes exceed 3:1.
 5. Retaining walls required where slopes exceed 2:1.
 6. Front yard steps and stoops shall be required.
 7. Drop garages shall be determined by home builder.



BENCHMARKS:

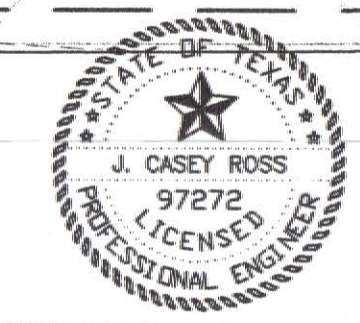
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ELEVATION = 630.71'

ELEVATION = 619.31'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 4/17/09



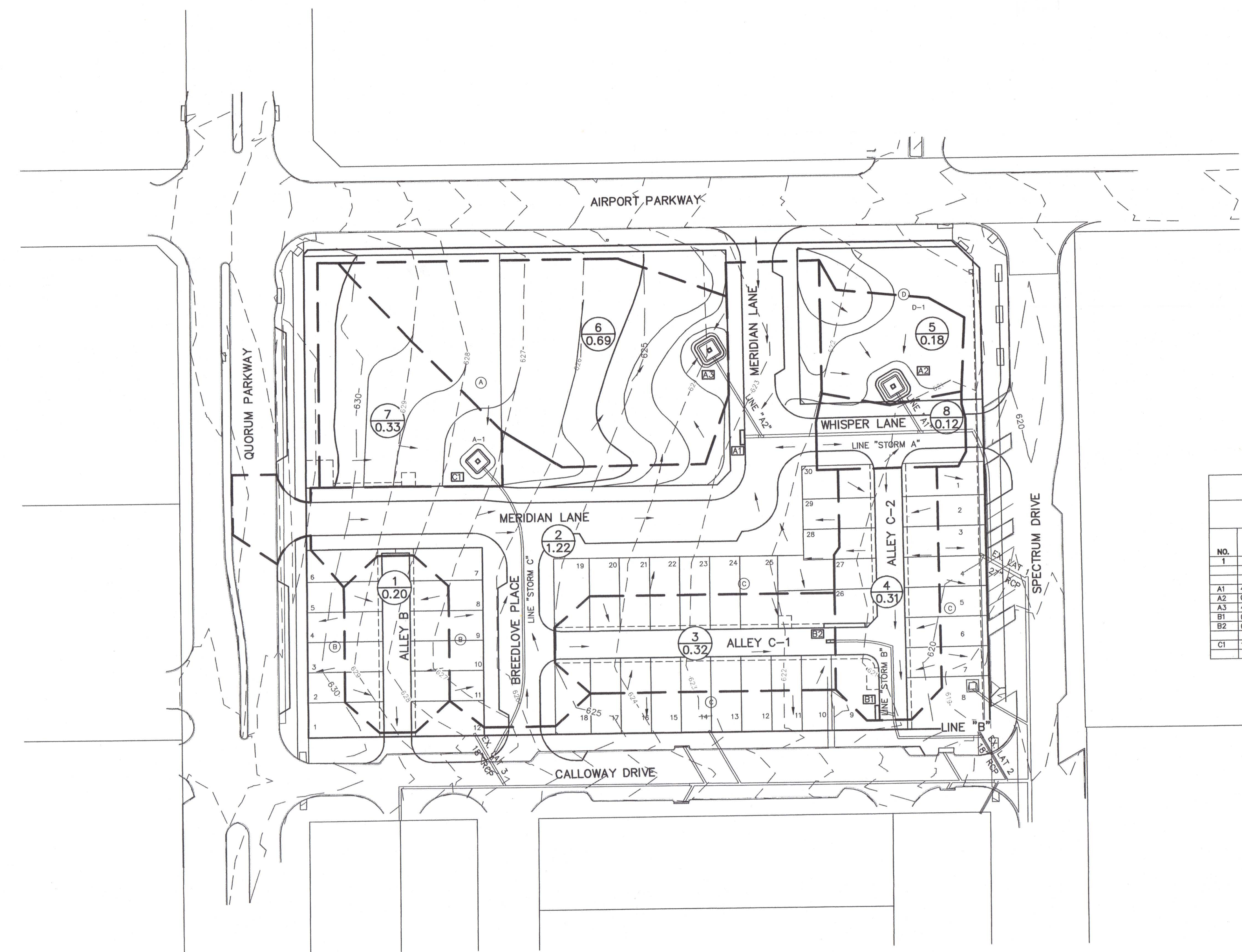
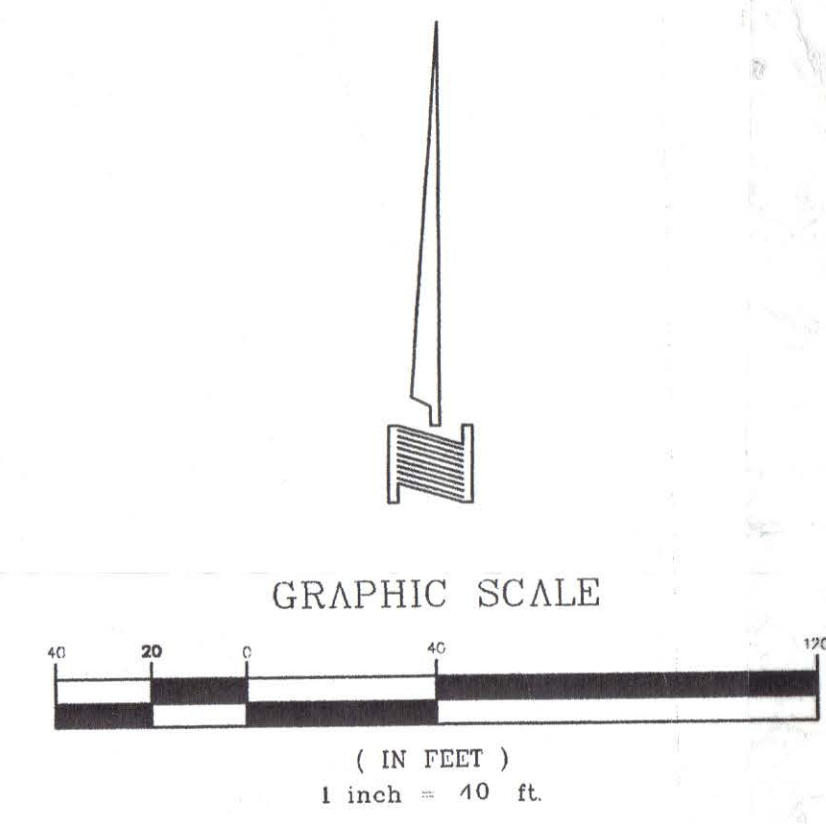
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED ALL TOWNHOME LOT LINES
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE ALIGNMENT

GRADING PLAN
MERIDIAN SQUARE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CH	CH	JCR	11/17/2008	1"=20'	07031B	1



DRAINAGE AREA DATA (Tc=10 MIN)

AREA #	AREA	C	TC	I100	Q100	COMMENTS
1	0.20 AC	0.90	10 MIN	8.74 IN/HR	1.6 CFS	TO EX INLET
2	1.22 AC	0.90	10 MIN	8.74 IN/HR	9.6 CFS	TO INLET A1
3	0.32 AC	0.90	10 MIN	8.74 IN/HR	2.5 CFS	TO INLET B2
4	0.31 AC	0.90	10 MIN	8.74 IN/HR	2.4 CFS	TO INLET B1
5	0.18 AC	0.90	10 MIN	8.74 IN/HR	1.4 CFS	TO INLET A2
6	0.69 AC	0.90	10 MIN	8.74 IN/HR	5.4 CFS	TO INLET A3
7	0.33 AC	0.90	10 MIN	8.74 IN/HR	2.6 CFS	TO INLET C1
8	0.12 AC	0.90	10 MIN	8.74 IN/HR	1.0 CFS	TO EX INLET

INLET DESIGN CHART

NO.	INLET LOCATION	DESIGN STORM FREQ. (YRS.)	AREA RUNOFF Q = CIA			CARRY-OVER FROM UPSTREAM INLET (CFS)	TOTAL GUTTER FLOW (CFS)	GUTTER CAPACITY (CFS)	STREET SLOPE (FT/100 FT)	CROWN TYPE	SELECTED INLET LENGTH "L" (FEET)	TYPE	CARRY-OVER TO DOWNSTREAM INLET (CFS)	INLET CAPACITY (CFS)		
			TIME CONC. (MIN.)	INTENSITY (IN/HR)	RUNOFF COEFF. ("C")										AREA (AC)	"Q" (CFS)
A1	4+25 MERIDIAN LANE	100	10	8.74	0.90	1.22	9.6	—	—	—	—	10	Std	0	21.2	
A2	0+94.35 WHISPER LANE 36.50'L	100	10	8.74	0.90	0.18	1.4	—	—	—	—	2'x2'	Drop	—	7.0	
A3	4+88.82 WHISPER LANE 39.19'L	100	10	8.74	0.90	0.69	5.4	—	—	—	—	2'x2'	Drop	—	7.0	
B1	0+76.47 ALLEY C-2	100	10	8.74	0.90	0.31	2.4	0.6	3.0	24.0	SAG	2% CROSS	10	Std	0	21.2
B2	0+43.02 ALLEY C-1	100	10	8.74	0.90	0.32	2.5	—	2.5	25.7	2.33%	6" INVERT	—	2 Grate	0.6	1.9
C1	1+72.32 MERIDIAN LANE 40.12'L	100	10	8.74	0.90	0.33	2.6	—	—	—	—	—	2'x2'	Drop	—	7.0

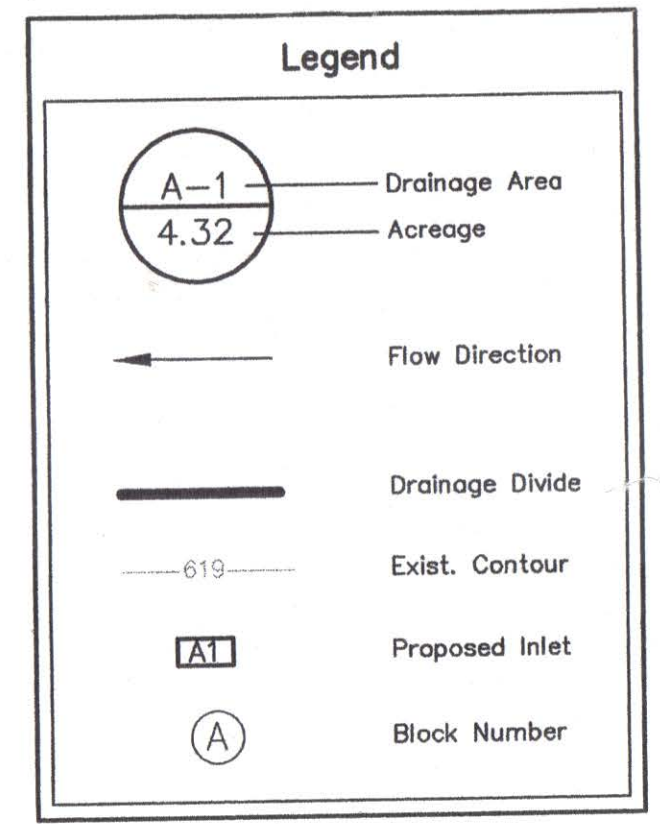
STREET CAPACITY CALCULATIONS

C = 0.90
 I₁₀₀ = 8.74 IN/HR
 23" B-B PVMT (2% CROSS)
 Q = 170*√S

ALLEY CAPACITY CALCULATIONS

C = 0.90
 I₁₀₀ = 8.74 IN/HR
 24" B-B PVMT (8" INVERT)
 Q = 180*√S

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



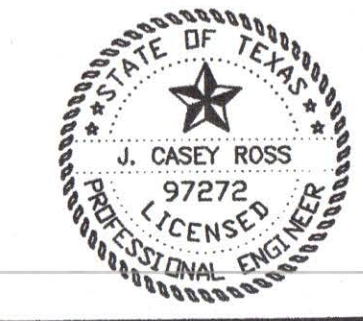
COMPARISON OF FLOW

PROPOSED STORM LINE	CALCULATED "Q" (CFS) IN PROPOSED PIPE DESIGN	EXISTING STORM LINE	CALCULATED CAPACITY OF "Q" (CFS) FOR THE EXIST. PIPE BEING CONNECTED TO
A	16.4	LAT 1	17.6
B	4.9	LAT 2	6.0
C	2.6	LAT 3	4.0

BENCHMARKS:
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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
J. Casey Ross 4/17/09



NO.	DATE	BY	REVISION
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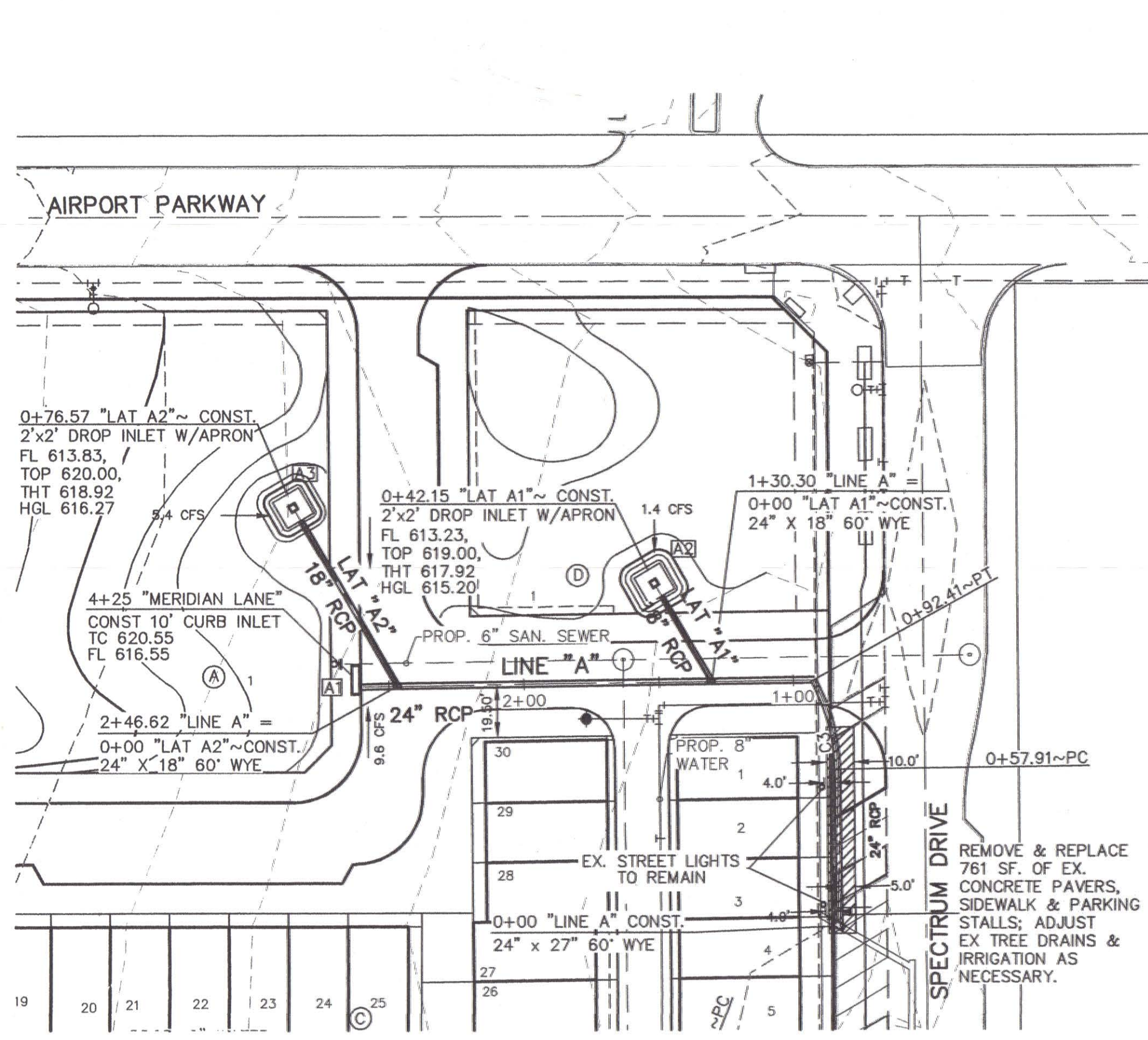
DRAINAGE AREA MAP
MERIDIAN SQUARE

TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

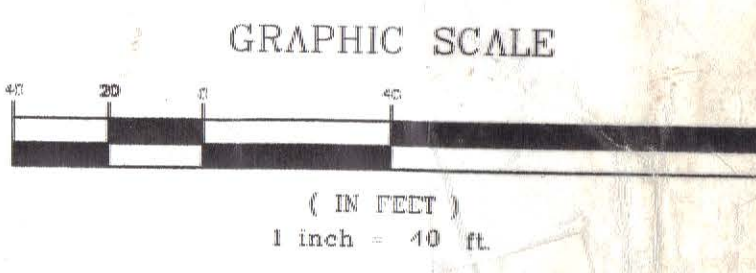
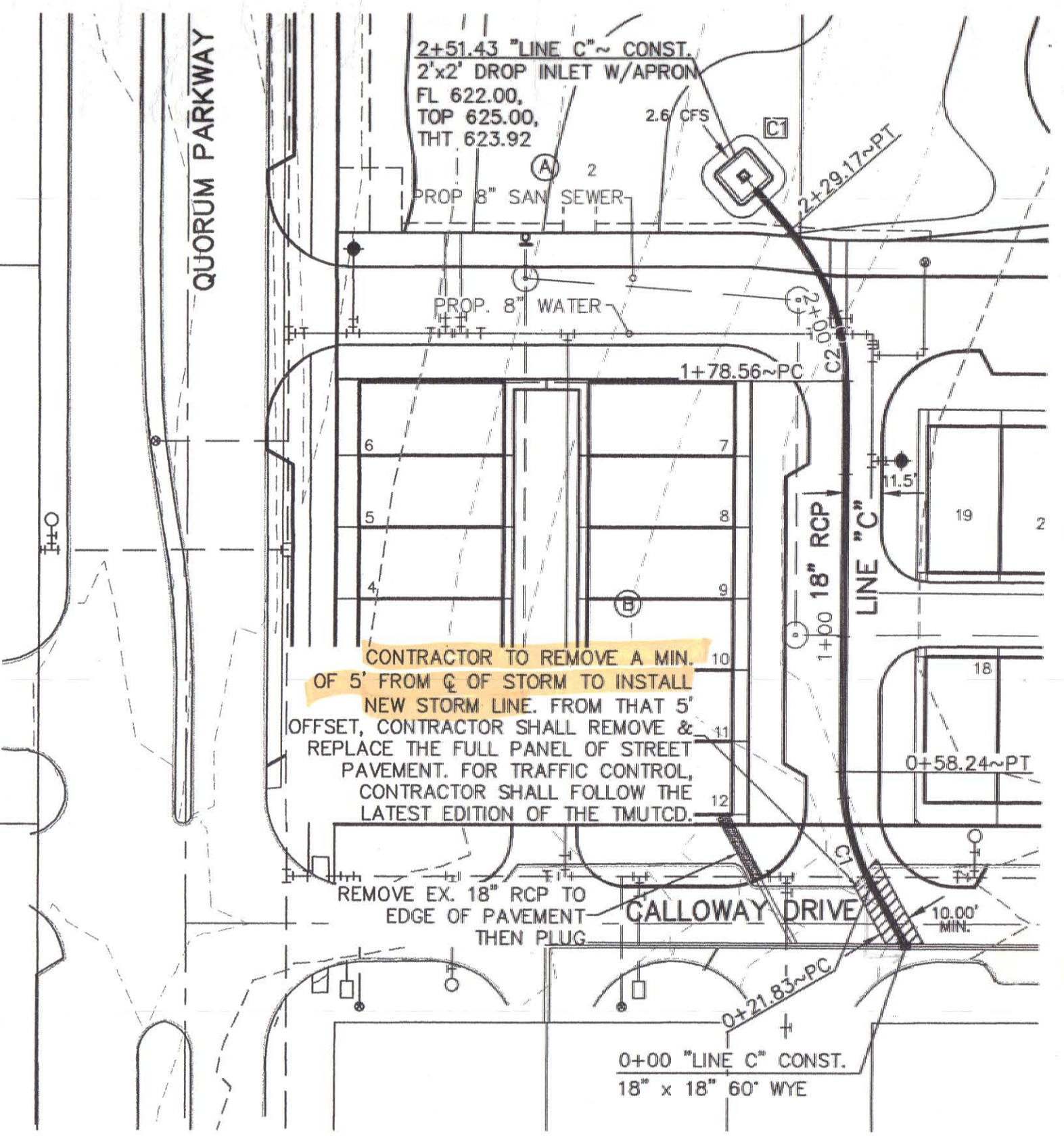
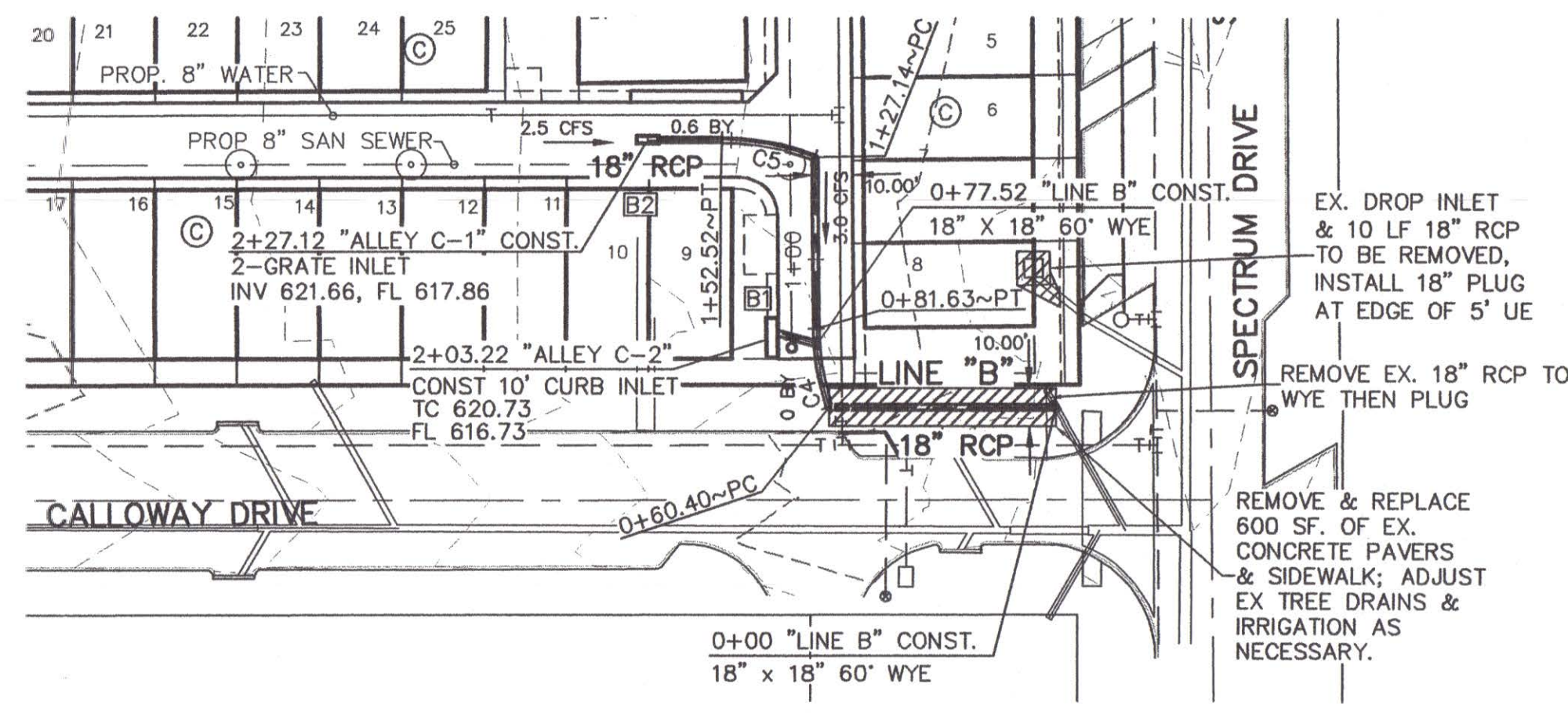
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CH	CH	JCR	11/20/2008	1"=40'	07031B	1

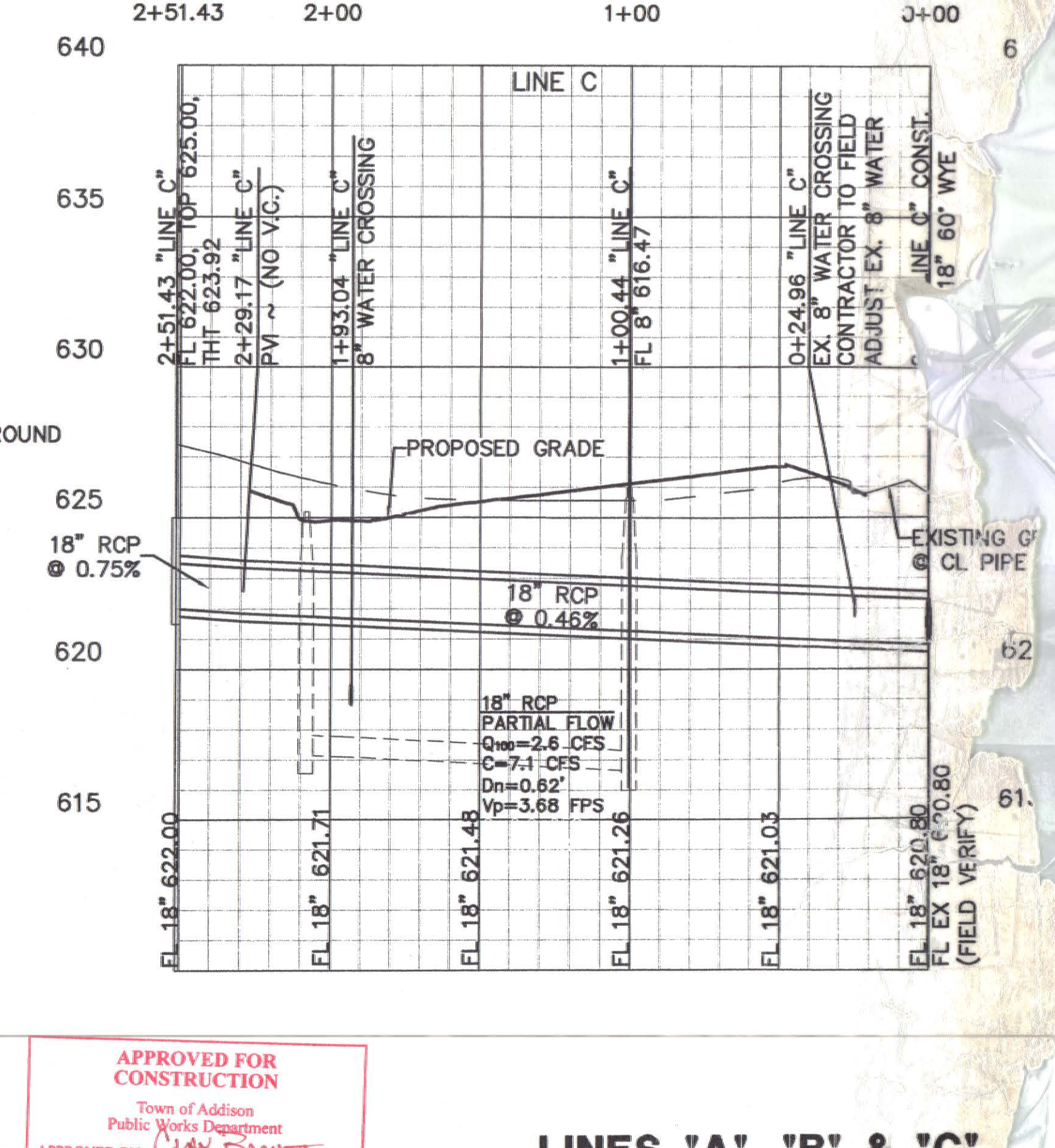
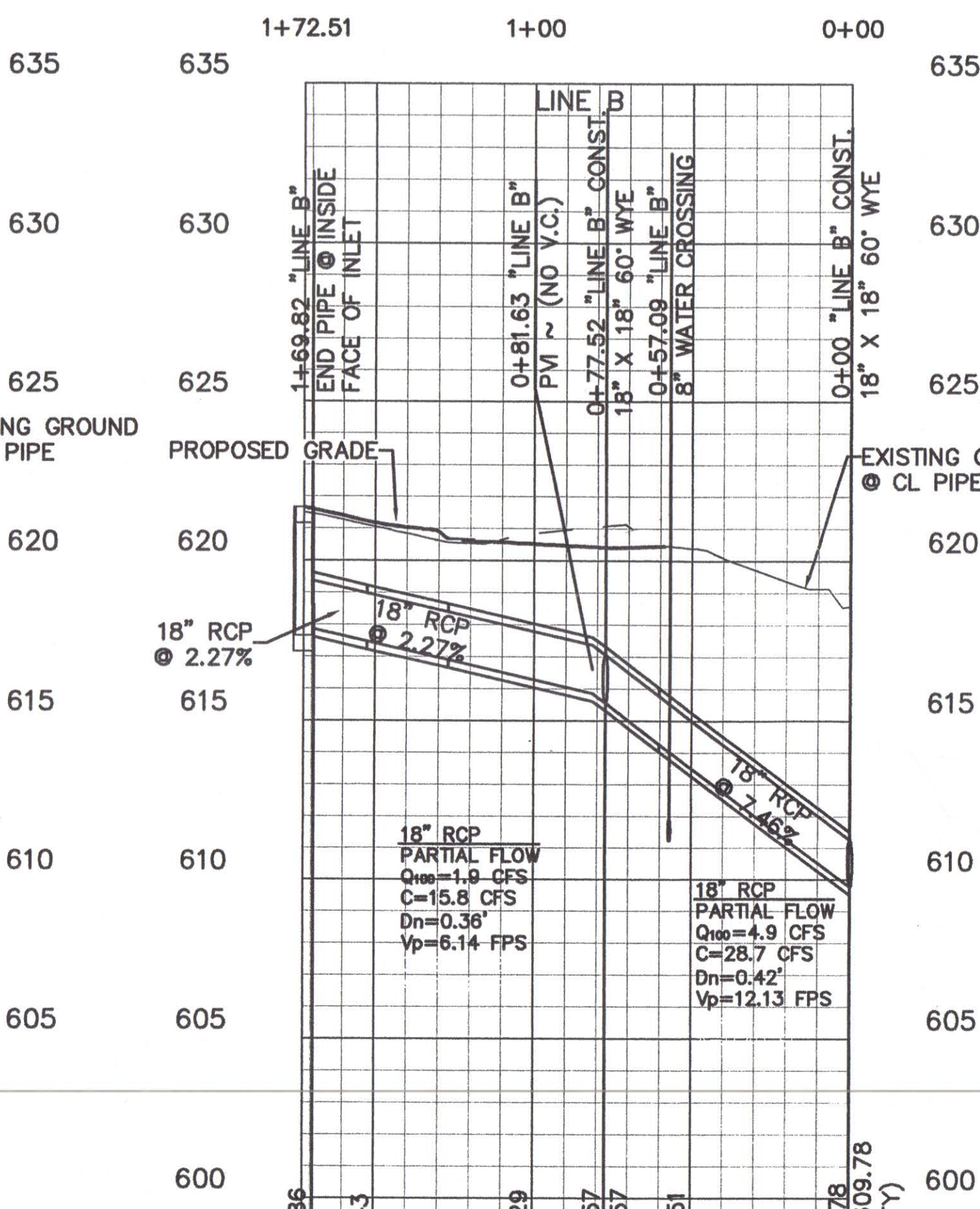
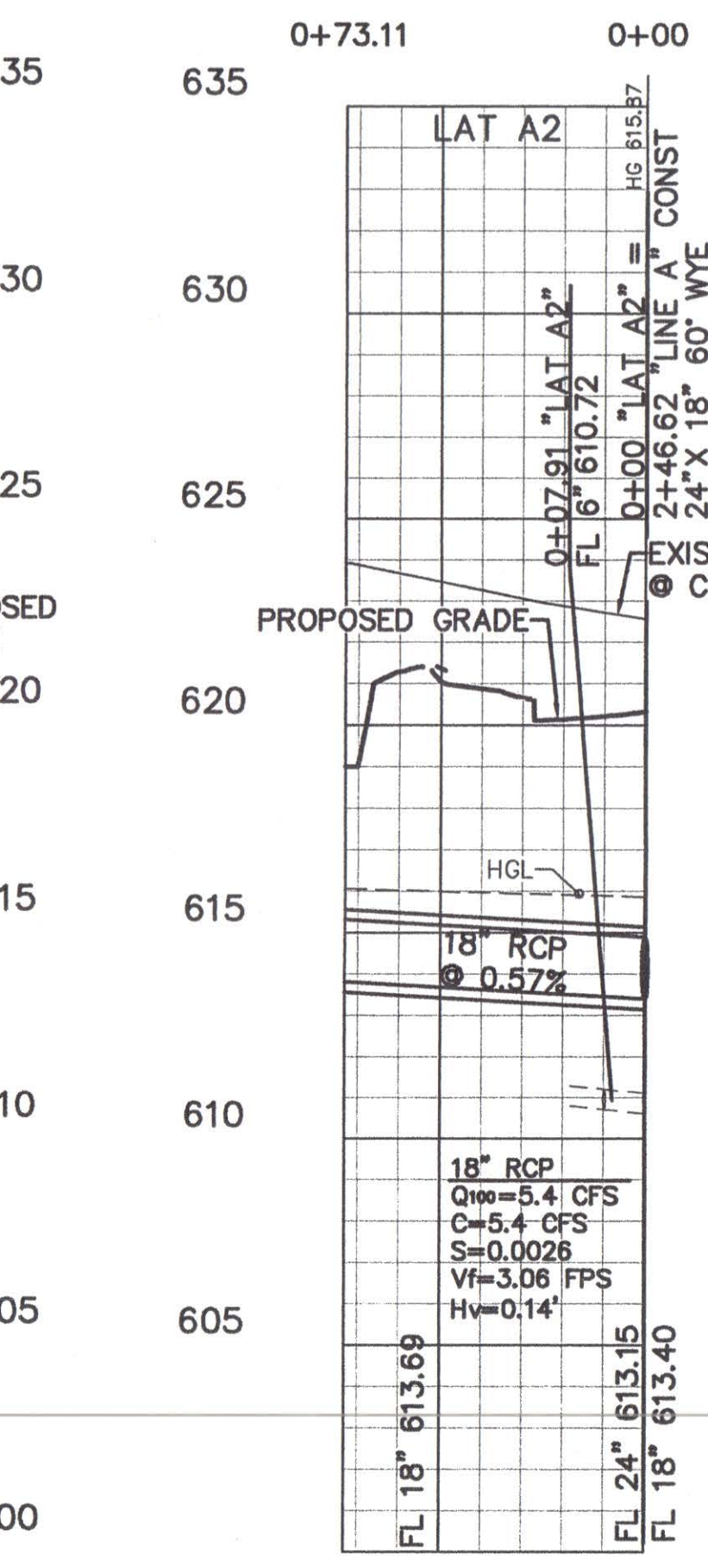
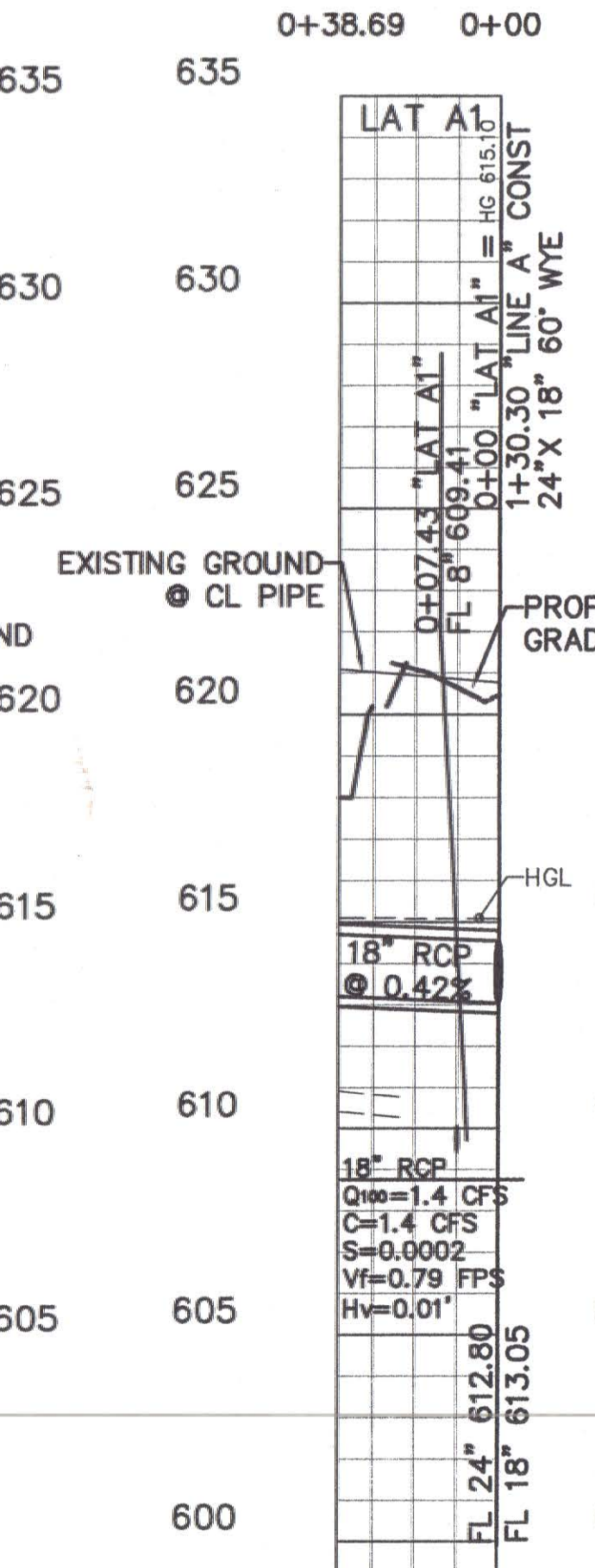
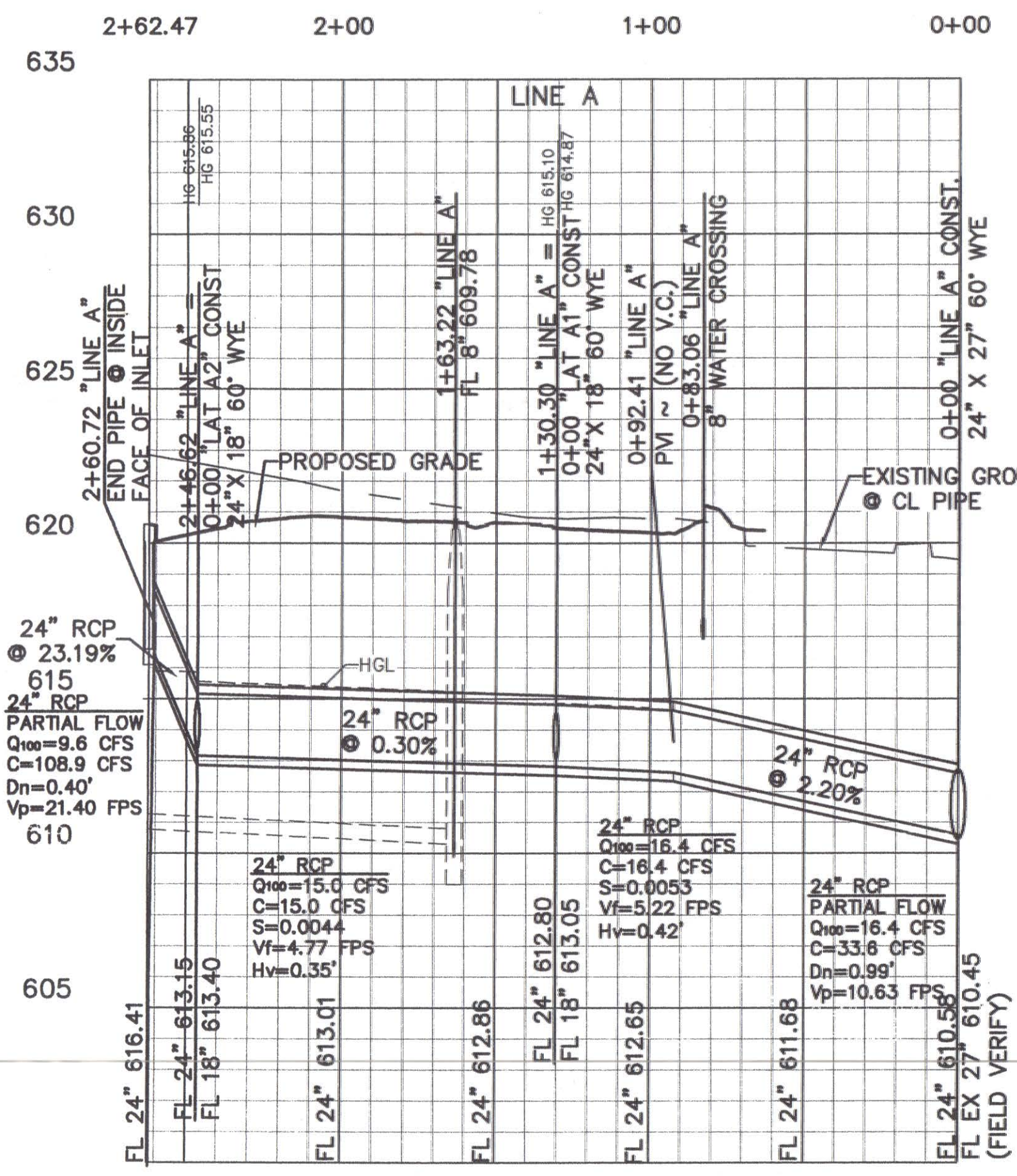
PLATE NO. 8



STORM CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	02°48'24"	70.00'	18.63'	36.42'	N14°58'48"W 36.01'
C2	041°25'30"	70.00'	26.47'	50.61'	N20°47'21"W 49.52'
C3	028°14'31"	70.00'	17.61'	34.50'	N15°00'35"W 34.16'
C4	017°22'28"	70.00'	10.70'	21.23'	N09°27'39"W 21.15'
C5	020°46'18"	70.00'	12.83'	25.38'	N79°36'51"W 25.24'



WARNING!!!
EXISTING UNDERGROUND UTILITIES FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION



BENCHMARKS:
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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
J. Casey Ross 6/4/09

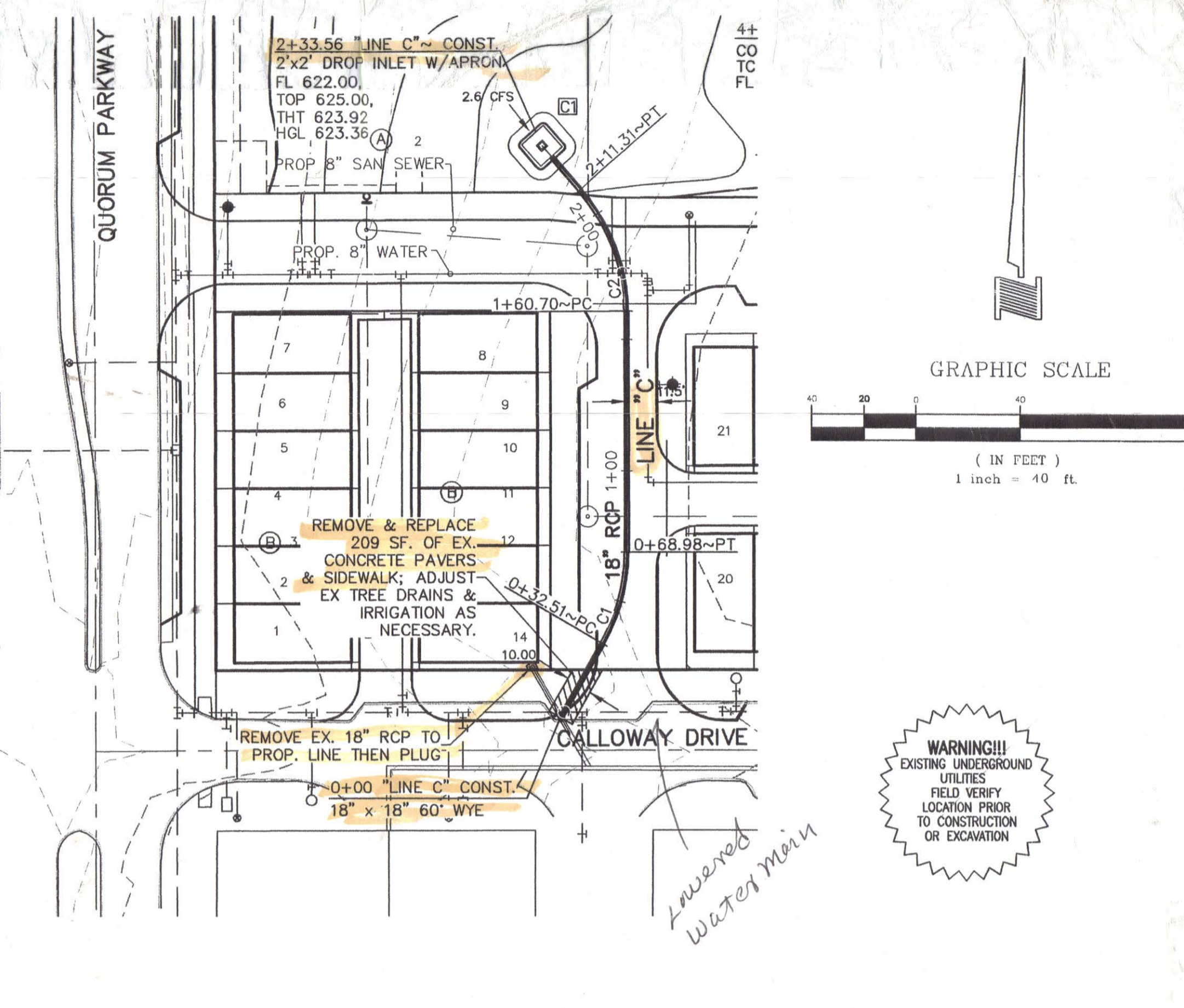
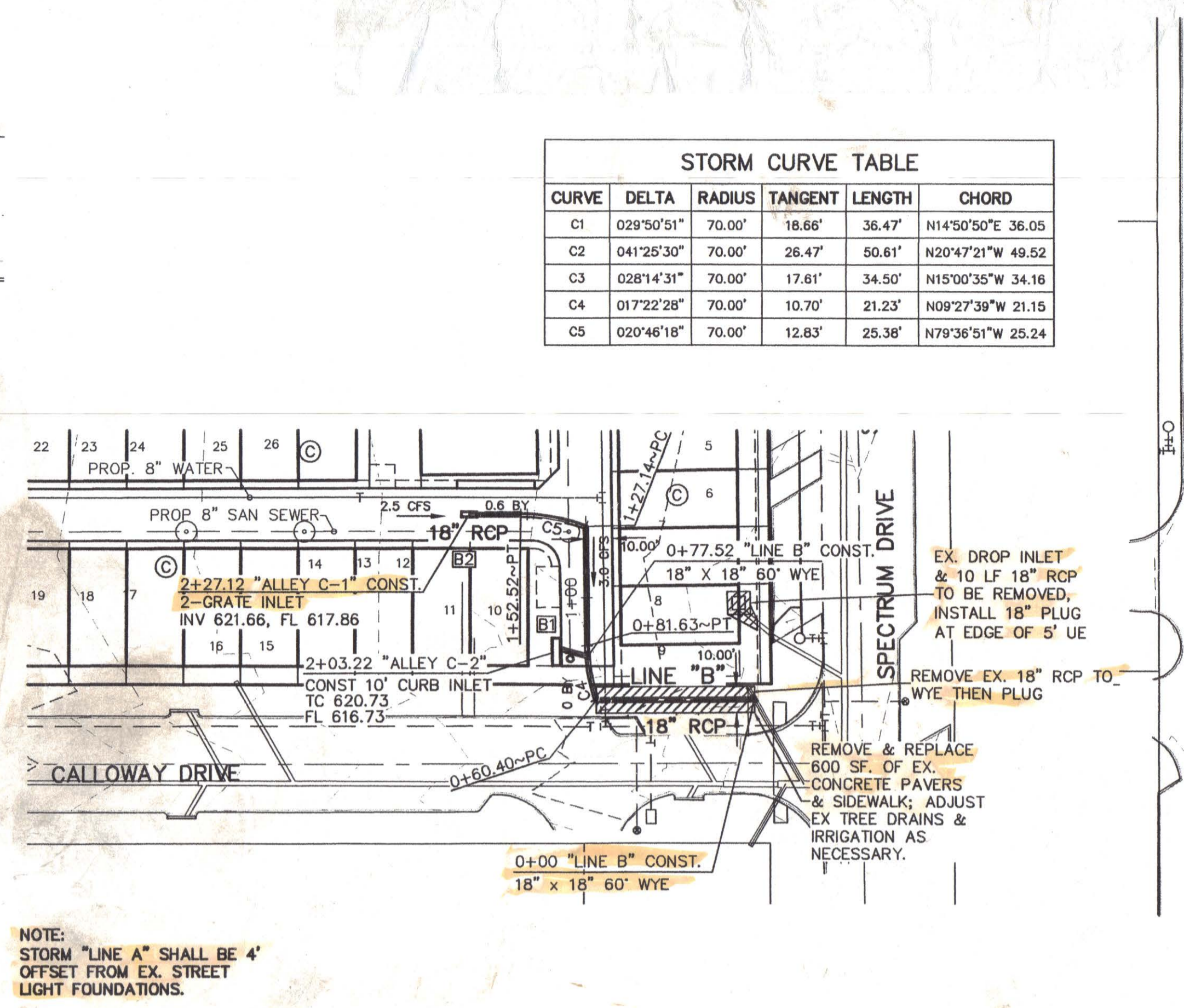
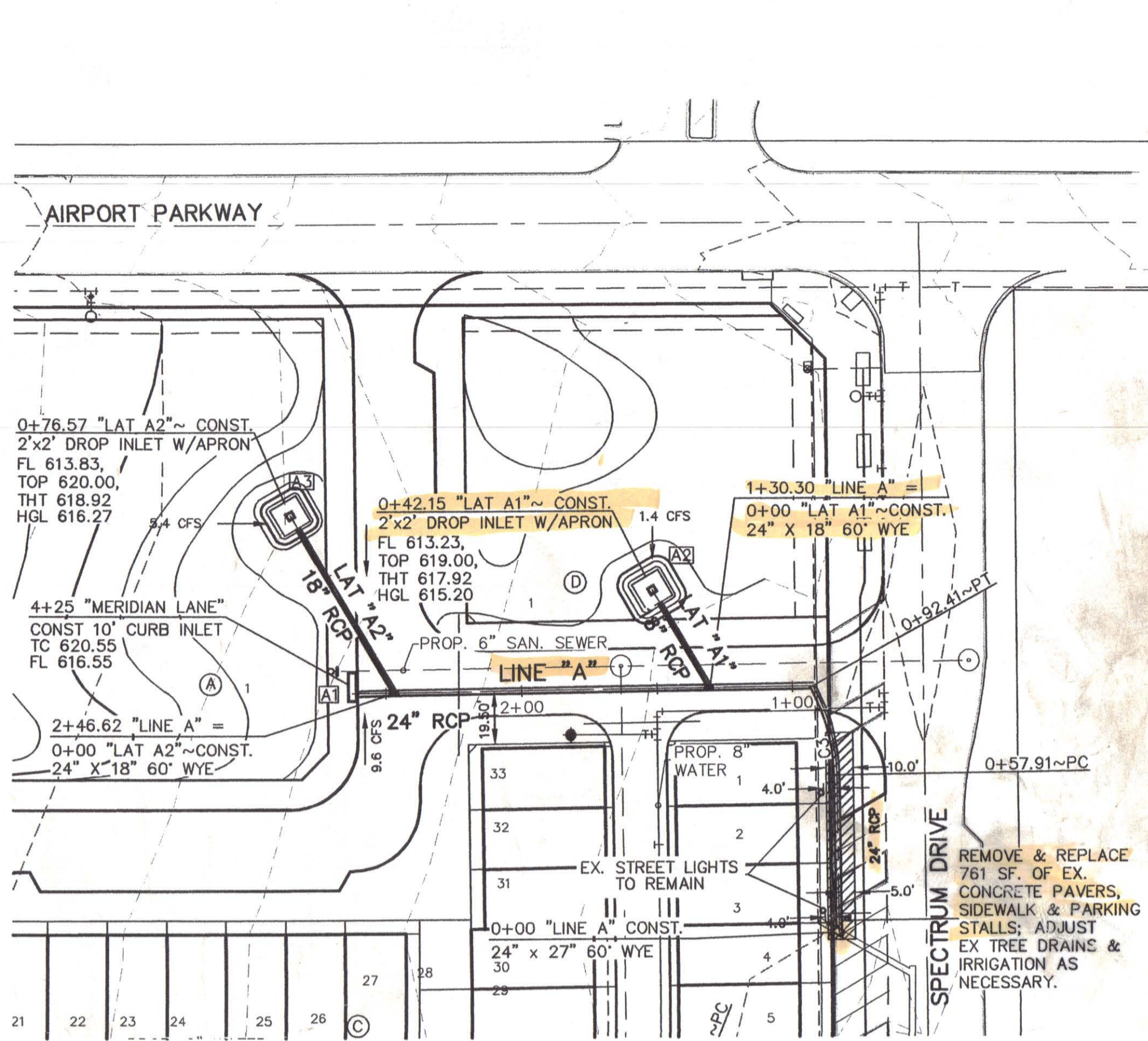


APPROVED FOR CONSTRUCTION
Town of Addison
Public Works Department
APPROVED BY: *CLAY DANNETT*
DATE: 6-8-2009

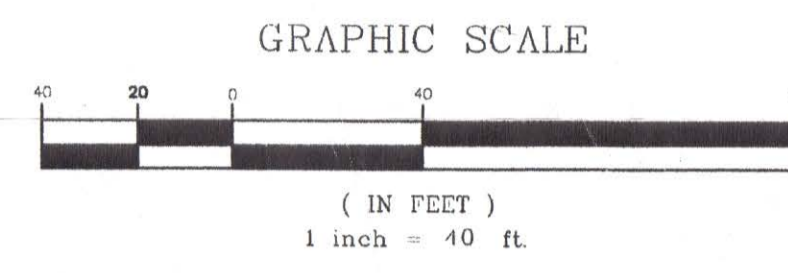
All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

NO.	DATE	BY	REVISION
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED LINE "A", LAT "A-1" & LAT "A-2"
3	4/20/09	JCR	REVISED STORM LINE "A", LAT "A-1" & LAT "A-2"
4	6/02/09	CWH	REVISED ALIGNMENT & PROFILE OF STORM LINE "C"

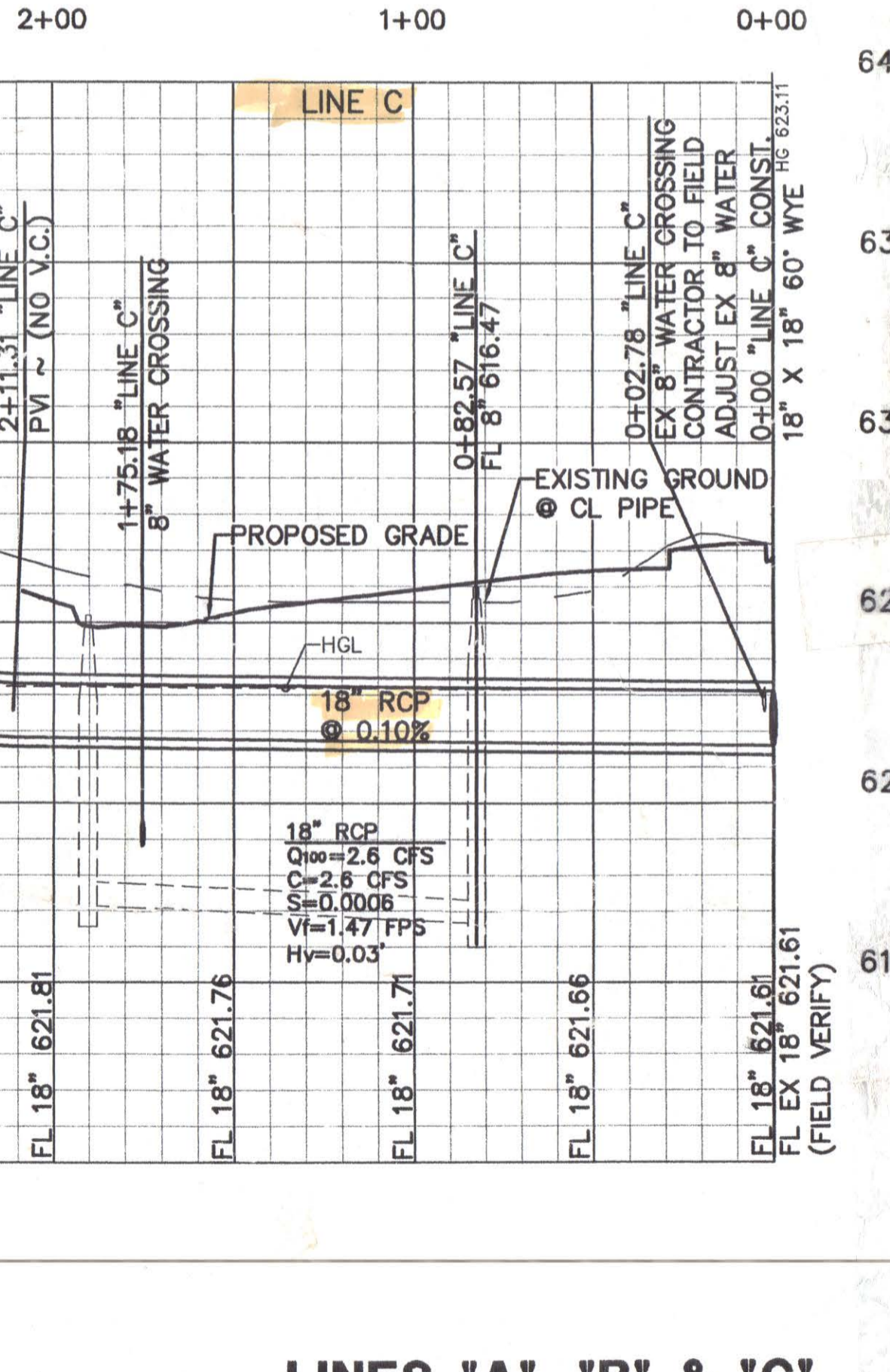
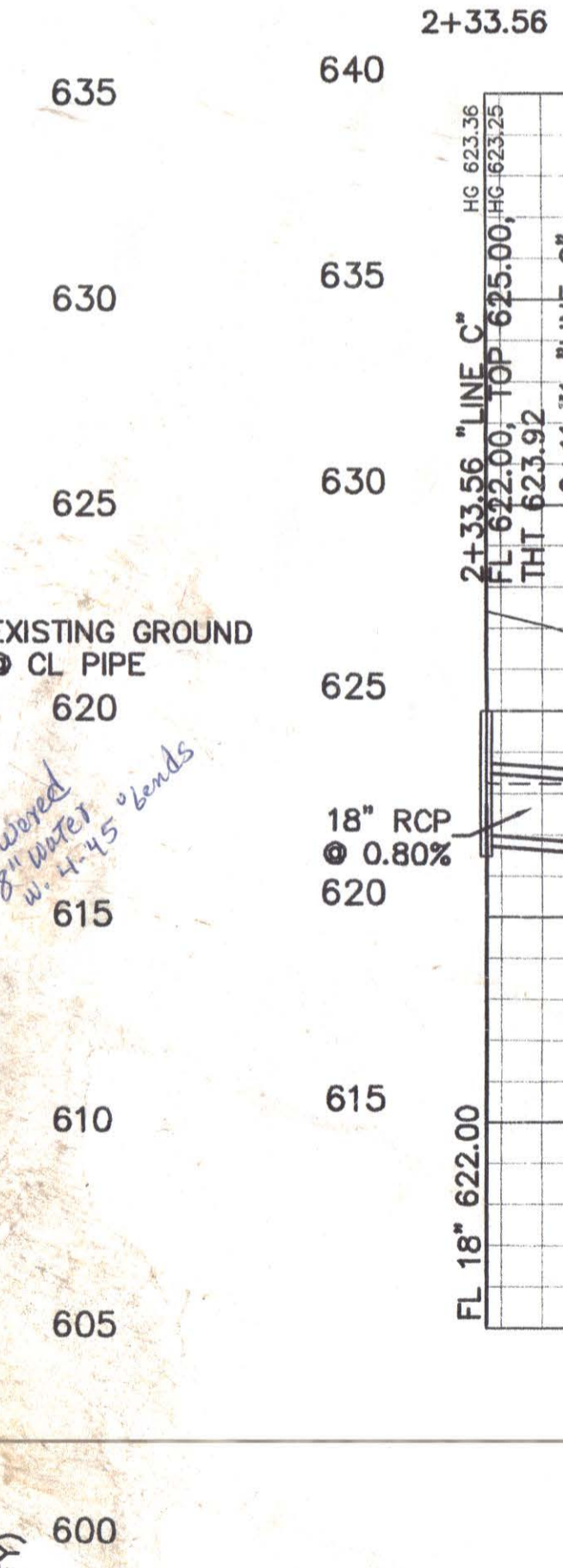
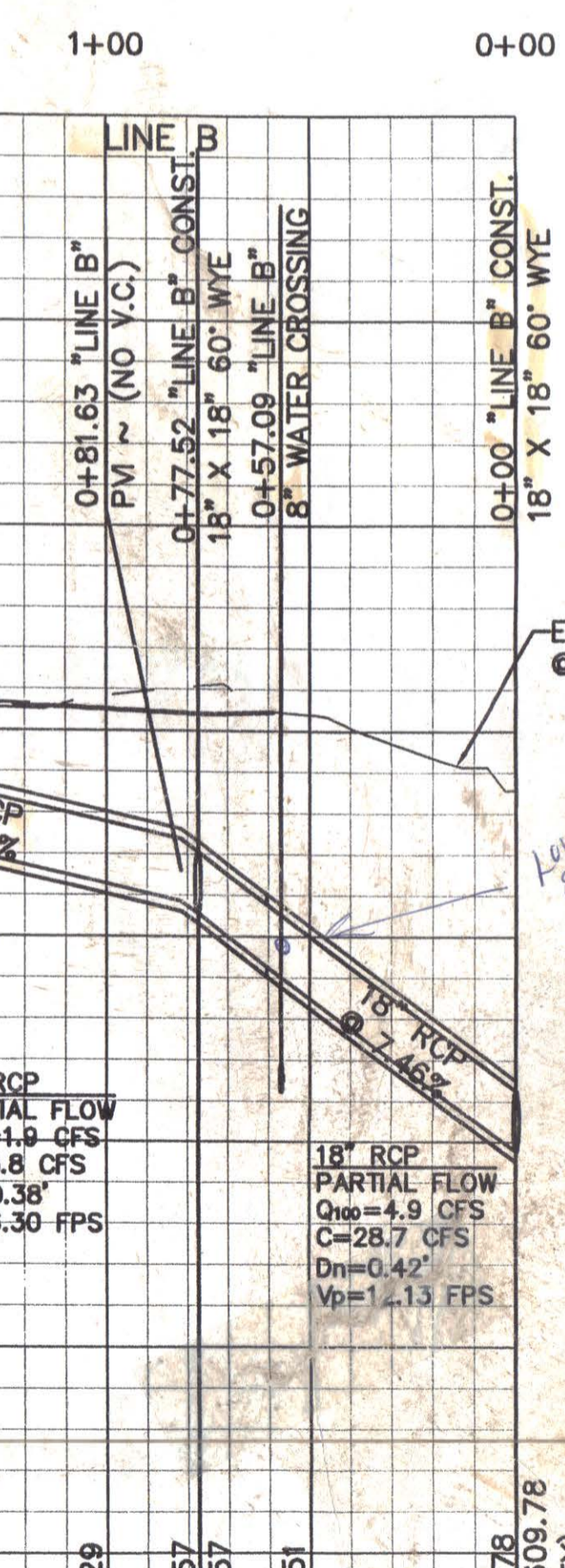
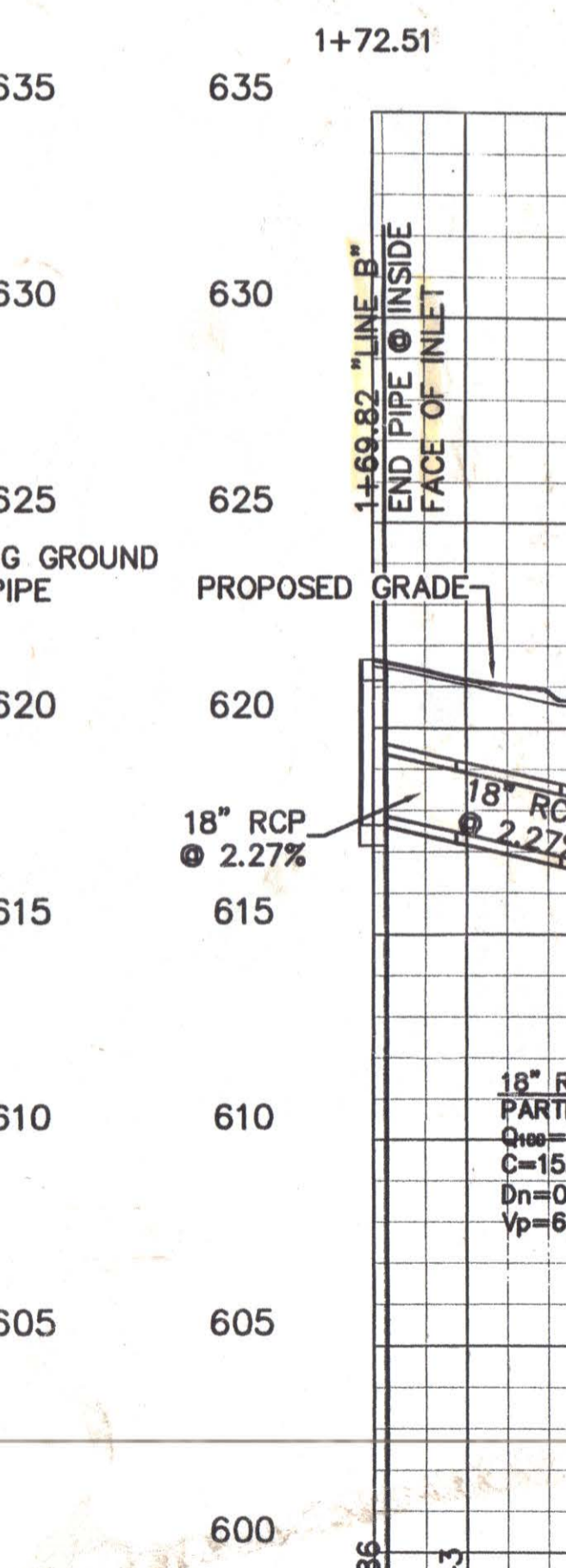
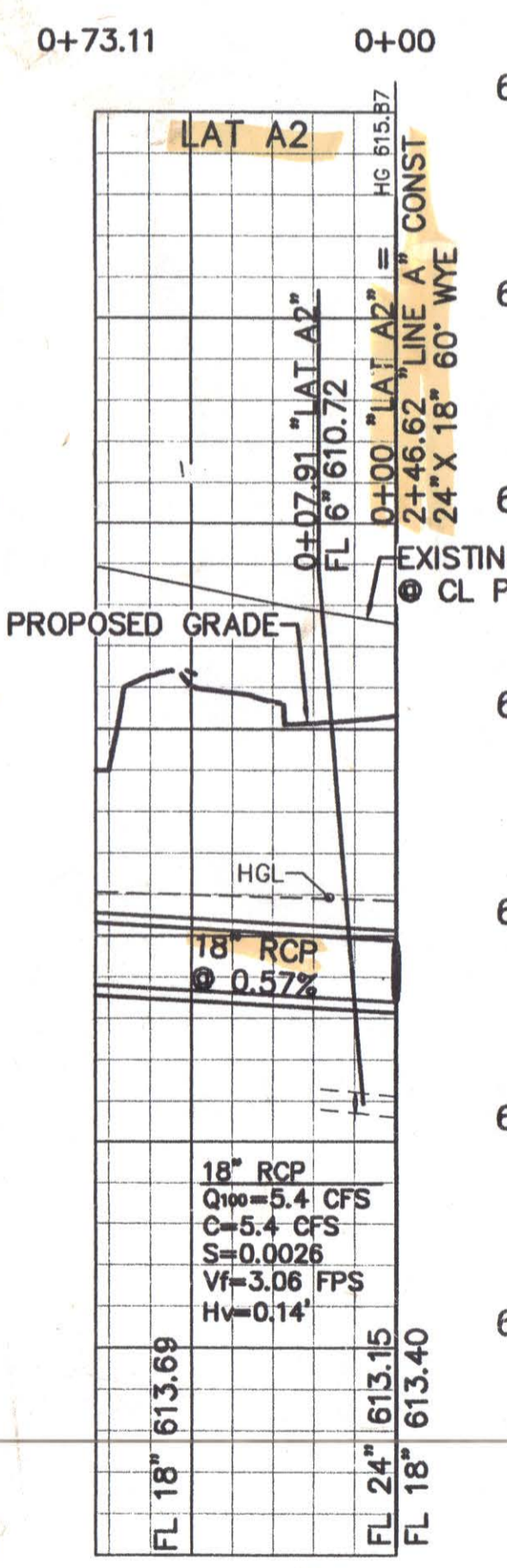
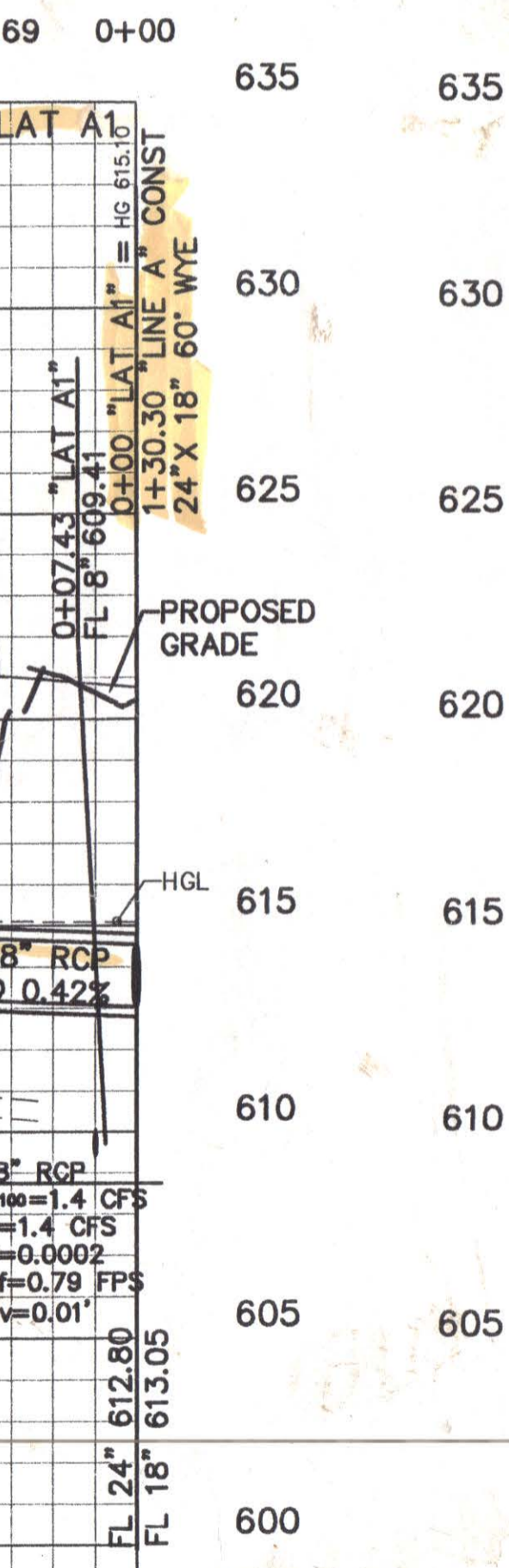
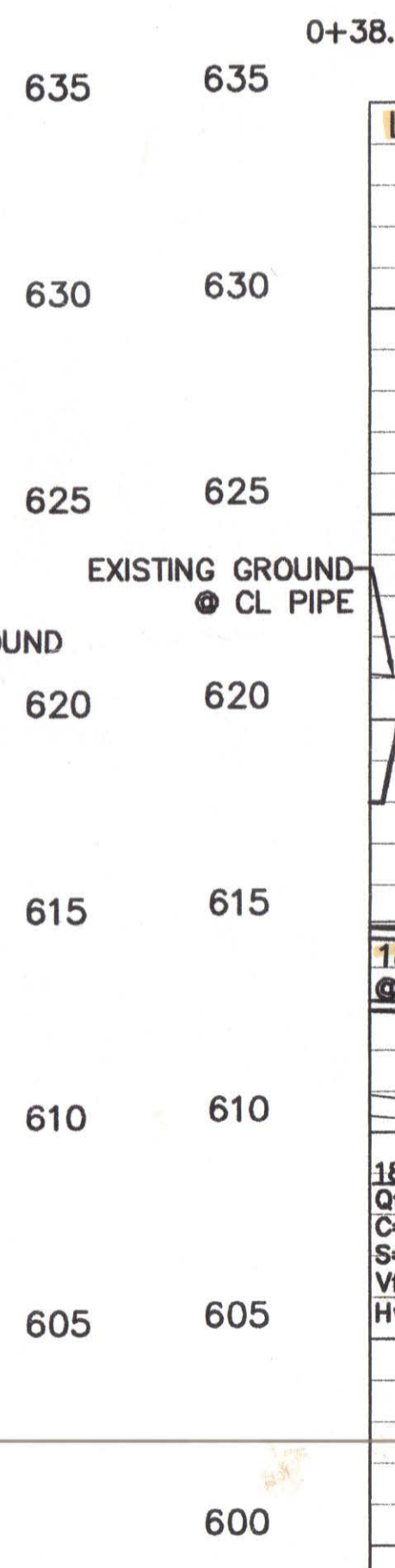
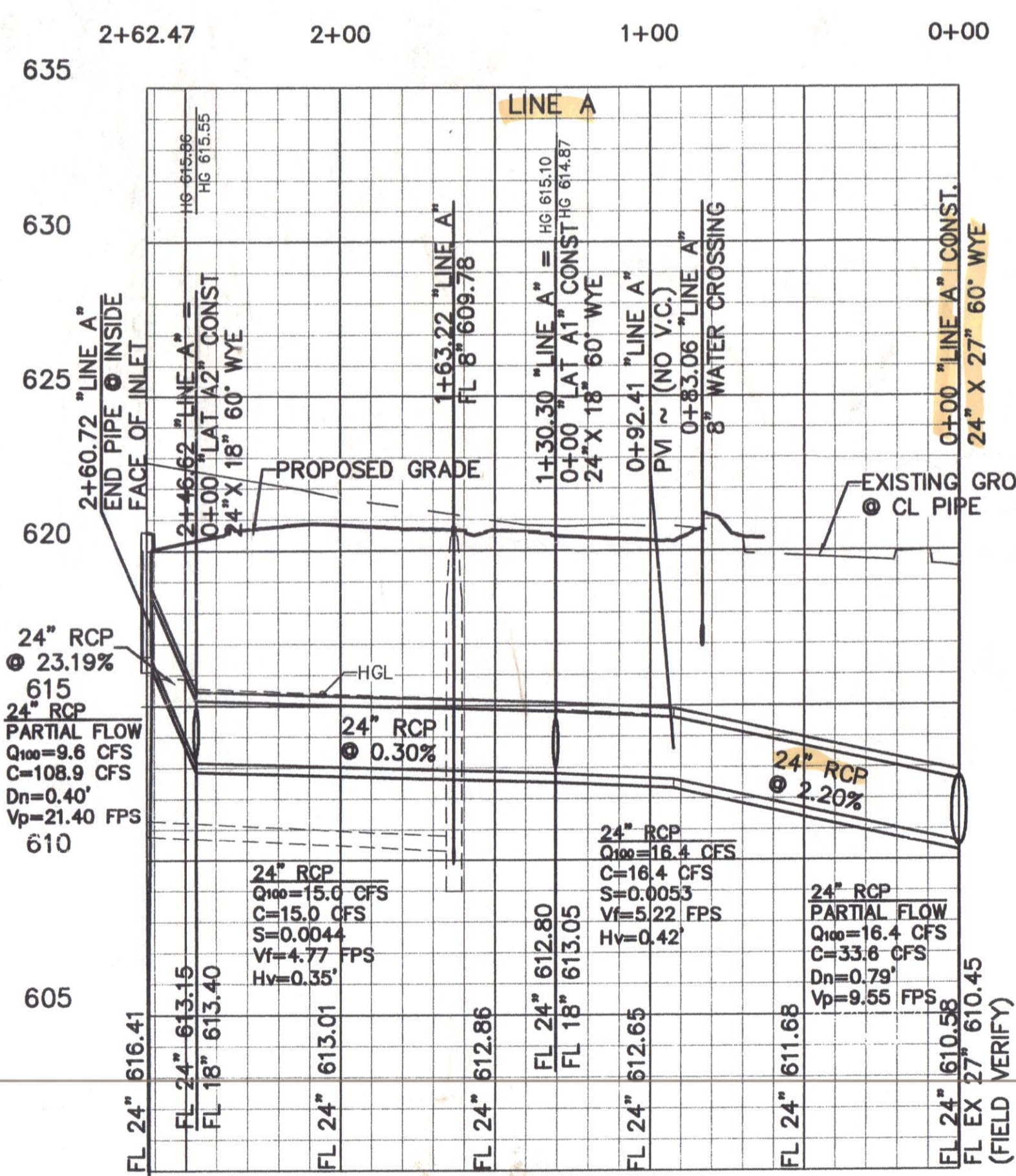
LINES 'A', 'B' & 'C' STORM SEWER PLAN & PROF
MERIDIAN SQUARE
TOWN OF ADDISON
DALLAS COUNTY, TEXAS
DOWDEY, ANDERSON & ASSOCIATE
5225 Village Creek Drive, Suite 200 Plano, Texas 75093
DESIGN: JBA DRAWN: JBA CHECKED: JCR DATE: 11/17/08 SCALE: 1"=40' JOB: 07031B



STORM CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	029°50'51"	70.00'	18.66'	36.47'	N14°50'50"E 36.05'
C2	041°25'30"	70.00'	26.47'	50.61'	N20°47'21"W 49.52'
C3	028°14'31"	70.00'	17.61'	34.50'	N15°00'35"W 34.16'
C4	017°22'28"	70.00'	10.70'	21.23'	N09°27'39"W 21.15'
C5	020°46'18"	70.00'	12.83'	25.38'	N79°36'51"W 25.24'



WARNING!!!
EXISTING UNDERGROUND UTILITIES
FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION



BENCHMARKS:
1. SQUARE CUT ON THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
ELEVATION = 630.71'

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

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
Casey Ross 4/20/09



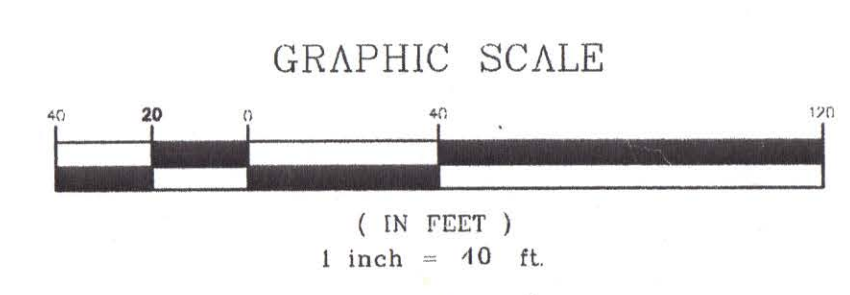
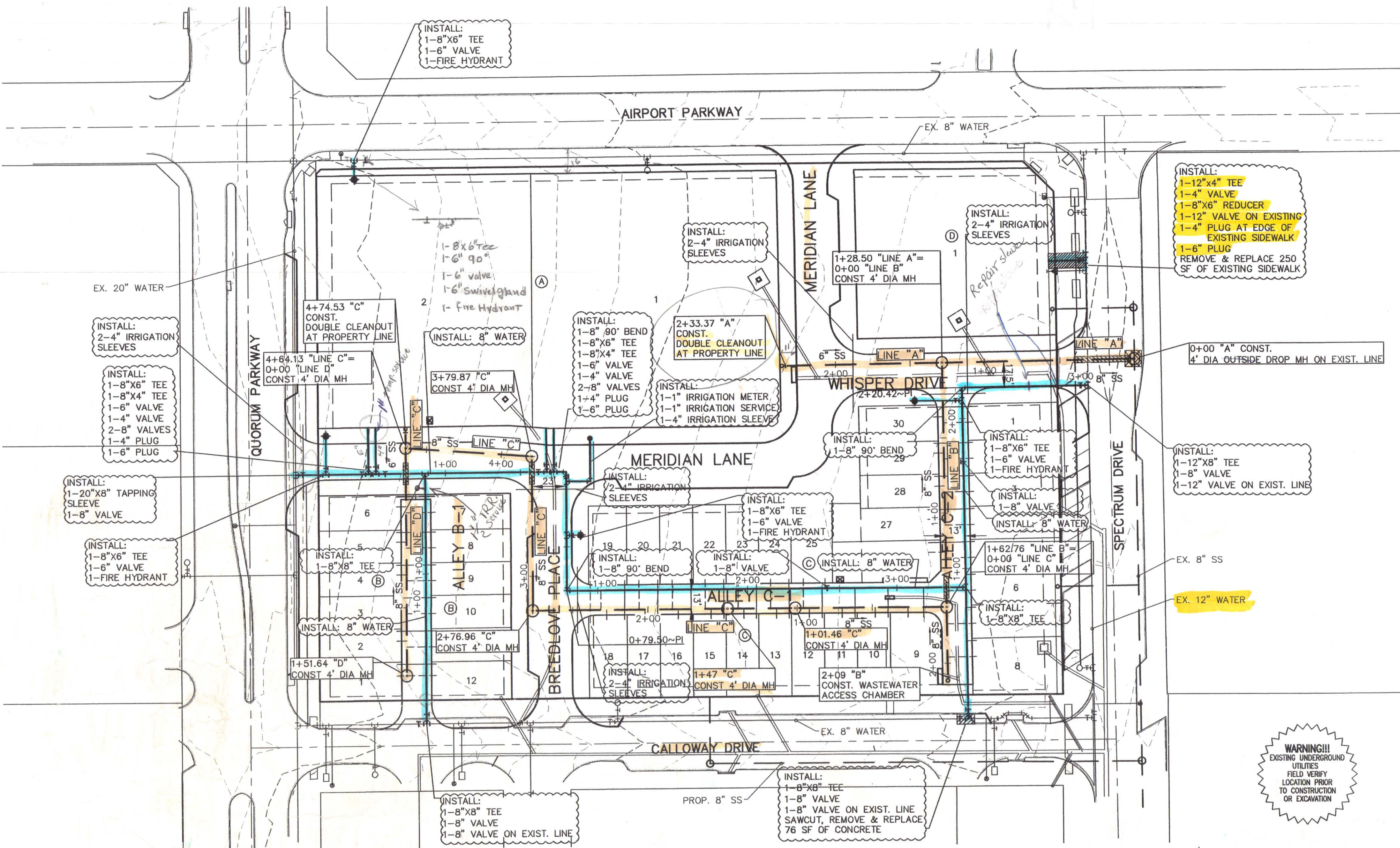
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED ALL TOWNHOME LOT LINES & LOWERED LINE "A", LAT "A-1" AND LAT "A-2"
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED LINE "A", LAT "A-1" & LAT "A-2"
3	4/20/09	JCR	REVISED STORM LINE "A", LAT "A-1" & LAT "A-2"

LINES 'A', 'B' & 'C'
STORM SEWER PLAN & PROFILES
MERIDIAN SQUARE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	JBA	JCR	11/17/08	1" = 40'	07031B	1



Legend

- Prop. San. Sewer
- Prop. Manhole
- Prop. w/wac
- San. Sewer Flow Direction
- Prop. Water
- Prop. Fire Hydrant
- Exist. San. Sewer
- Exist. Manhole
- Exist. Clean-out
- Exist. Water
- Exist. Fire Hydrant
- Electric Transformer

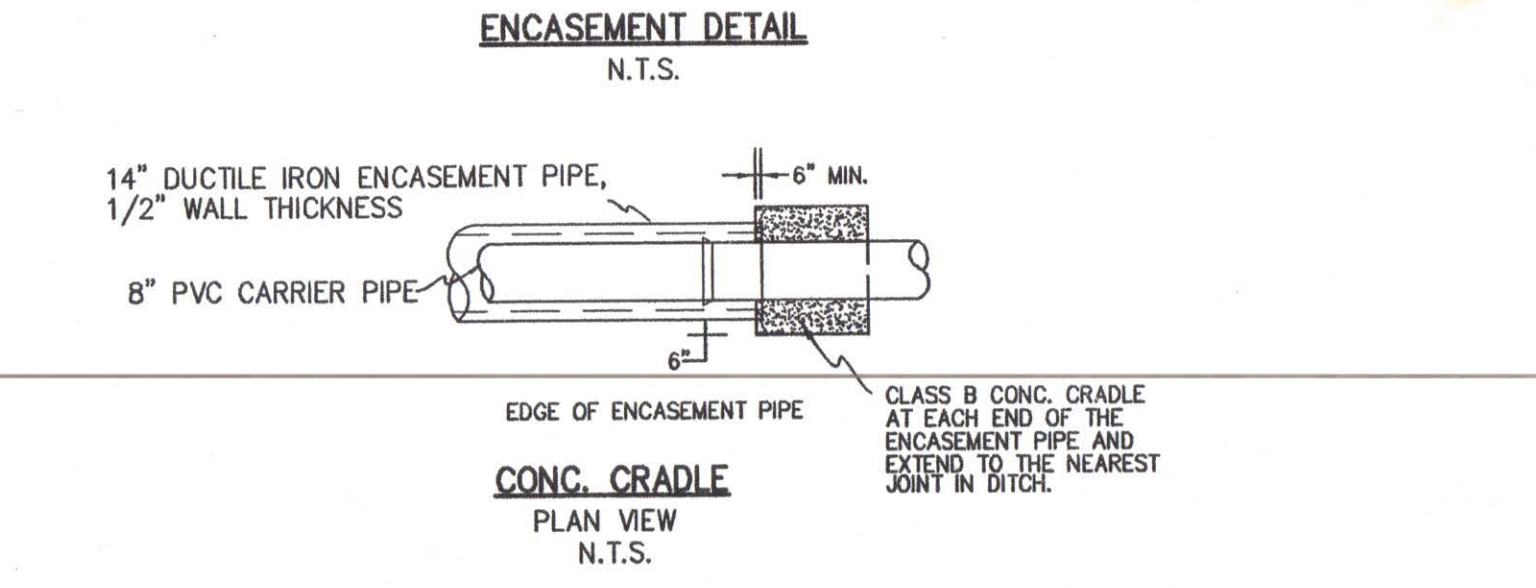
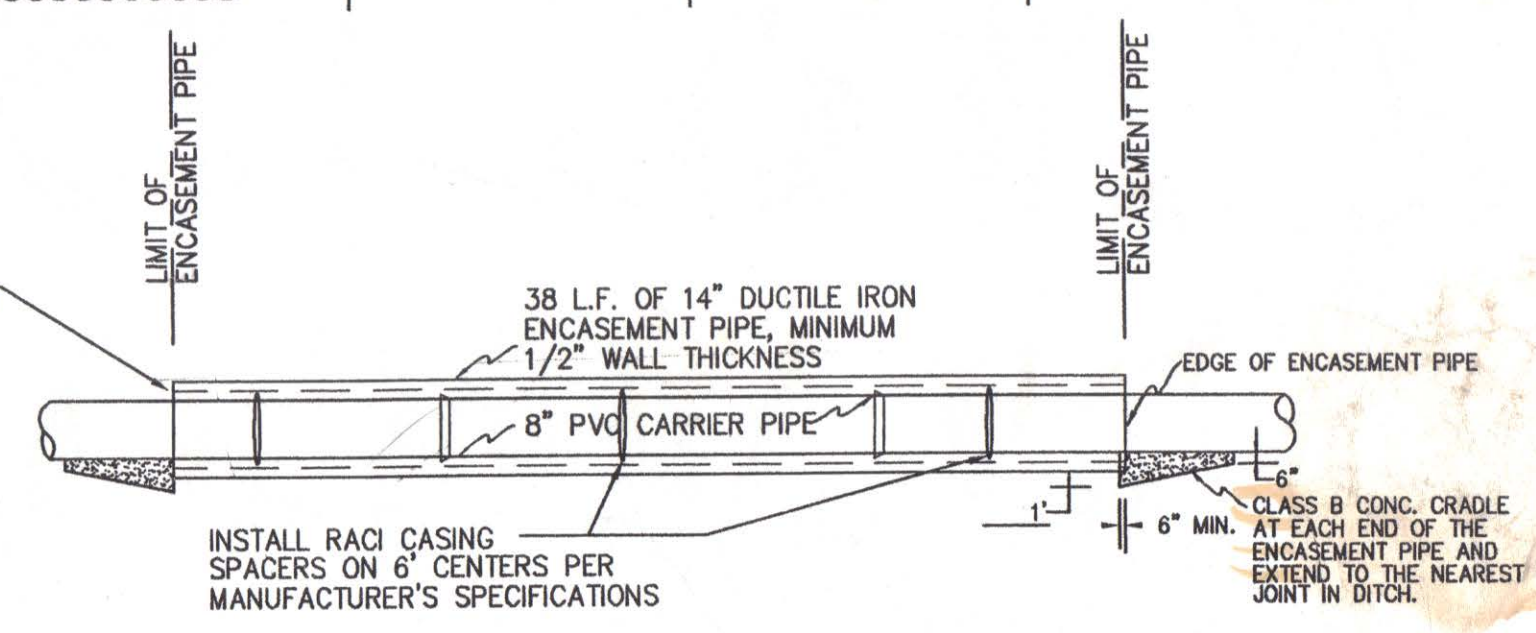
- WATER SANITARY SEWER GENERAL NOTES**
- ALL WORK AND MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR TOWN OF ADDISON.
 - BASE BID, MAINS 8" AND LARGER SHALL BE AWWA C-909 CLASS 150, 6" HYDRANT LEADS SHALL BE C-909 CLASS 200. FOR PVC SERVICE TAPPING SADDLES SHALL BE USED.
 - ALL WATER MAINS SHALL HAVE MINIMUM COVER AS FOLLOWS: 6", 8", 10" AND 12": 48" BELOW FINISHED PAVEMENT GRADE, OR 60" BELOW EXISTING OR FINISHED GRADE IN UNPAVED AREAS, OR AS REQUIRED TO CLEAR OTHER UTILITIES.
 - EXTEND WATER DEADHEADS AND SANITARY SEWER LATERALS BEYOND PROPOSED CURB AS SHOWN ON THE WATER PLAN.
 - FIRE HYDRANTS TO BE TOWN OF ADDISON APPROVED (MUELLER CENTURION MODEL).
 - VALVES TO BE TOWN OF ADDISON APPROVED.
 - THE WATER METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINISH GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION WILL BE MARKED ON THE PAVEMENT OR CURB, WITH A BLUE DOT BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWING."
 - FIRE HYDRANTS SHALL BE PAINTED AS PER TOWN OF ADDISON STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH 6" CURB OR BOLLARDS.
 - STEAMER NOZZLES ON FIRE HYDRANTS SHALL BE 18" ABOVE THE TOP OF THE CURB ON FINISHED GRADE, AND SHALL FACE THE CENTER OF THE FIRE LANE OR STREET. FIRE HYDRANTS SHALL USUALLY BE LOCATED FOUR (4) FEET, BUT NOT LESS THAN TWO (2) FEET NOR MORE THAN SIX (6) FEET, BEHIND THE CURB.
 - ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.

BENCHMARKS:

- SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY. ELEVATION = 630.71'
- SQUARE CUT ON THE NORTHWEST CORNER OF A CONCRETE INLET LOCATED ON THE NORTH SIDE OF AIRPORT PARKWAY AT THE CENTERLINE INTERSECTION OF AIRPORT PARKWAY AND SPECTRUM DRIVE. ELEVATION = 619.31'

- ALL WATER LINES SHALL BE STERILIZED PER TCEQ STANDARDS AND SPECIFICATIONS.
- ALL METER BOXES SHALL BE LOCATED IN NON-Traffic AREAS AND PROTECTED BY 6" CURB OR BOLLARDS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CROSSING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AS TO WHETHER ADDITIONAL FACILITIES EXIST.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER TOWN OF ADDISON SPECIFICATIONS (95% STANDARD PROCTOR DENSITY).
- ANCHOR FITTING SHALL BE USED TO ATTACH FIRE HYDRANTS.
- ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY CONTRACTOR PRIOR TO PLACEMENT OF PERMANENT PAVING.
- A NO. 12 PLASTIC COATED WIRE SHALL BE PLACED IN THE TRENCH OVER ALL WATER LINES. THE WIRE SHALL BE TIED TO ALL VALVES AND FIRE HYDRANTS AND ATTACHED DIRECTLY TO THE TOP OF THE PIPE AND EXTENDED TO SIX INCHES ABOVE FINISHED GRADE ALONG THE OUTSIDE OF ALL VALVE STACKS AND FIRE HYDRANTS.
- ALL LOCATION DIMENSIONS SHOWN ARE CENTERLINE OF PIPE.
- CONTRACTOR SHALL KEEP WATER AND ELECTRICAL SERVICES TO THE EXISTING LANDSCAPE MEDIANS IN SERVICE AT ALL TIMES DURING CONSTRUCTION. IF THE CONSTRUCTION OF THE PROJECT REQUIRES THE RELOCATION OF EXISTING CITY LANDSCAPE FACILITIES INCLUDING METERS, VALVES, LINES, ETC., THIS WORK WILL BE COMPLETED BY A LICENSED IRRIGATION AND/OR ELECTRICIAN AT THE CONTRACTOR'S EXPENSE.
- ALL VALVES DEEPER THAN FOUR FEET REQUIRE EXTENSION RODS TO BRING OPERATING NUT TO WITHIN FOUR FEET OF SURFACE.
- ALL FITTINGS SHALL HAVE EBAA PV 2000 RESTRAINING GLAND OR APPROVED EQUAL.
- ALL CAST IRON TOP ON PVC DOUBLE CLEANOUTS SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE OF ALL SANITARY SEWER SERVICES AT THE TIME OF HOME CONSTRUCTION. CONTRACTOR SHALL LEAVE DOUBLE CLEANOUT STACKS ONE FOOT BELOW GRADE. HOMEOWNER'S PLUMBER SHALL TIE IN AT THE CLEANOUT TEE.
- NO WATER METERS SHALL BE PERMITTED IN PAVEMENT.

SEAL BOTH ENDS WITH 1/8" SYNTHETIC RUBBER END SEALS



WARNING!!!
EXISTING UNDERGROUND UTILITIES
FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION

WATER SERVICE SCHEDULE

TYPE	SIZE	NO.
DOM.	1.5"	42
IRRIG.	1"	1
DOM.	4"	3

SANITARY SEWER SERVICES

TYPE	SIZE	NO.
PVC	4"	42

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272

J. Casey Ross 4/20/09



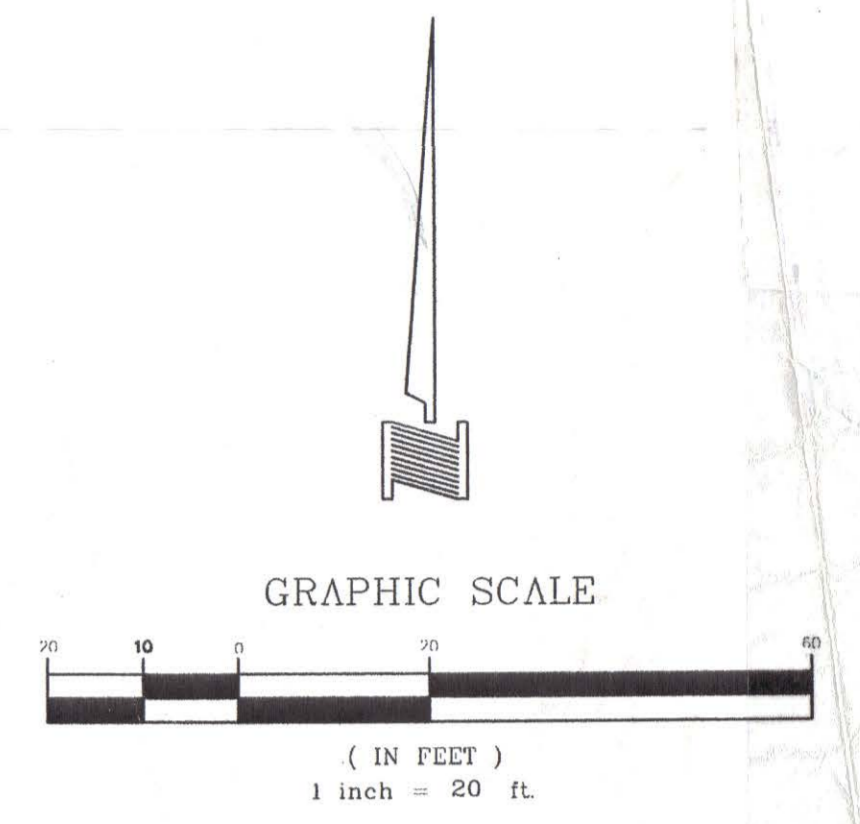
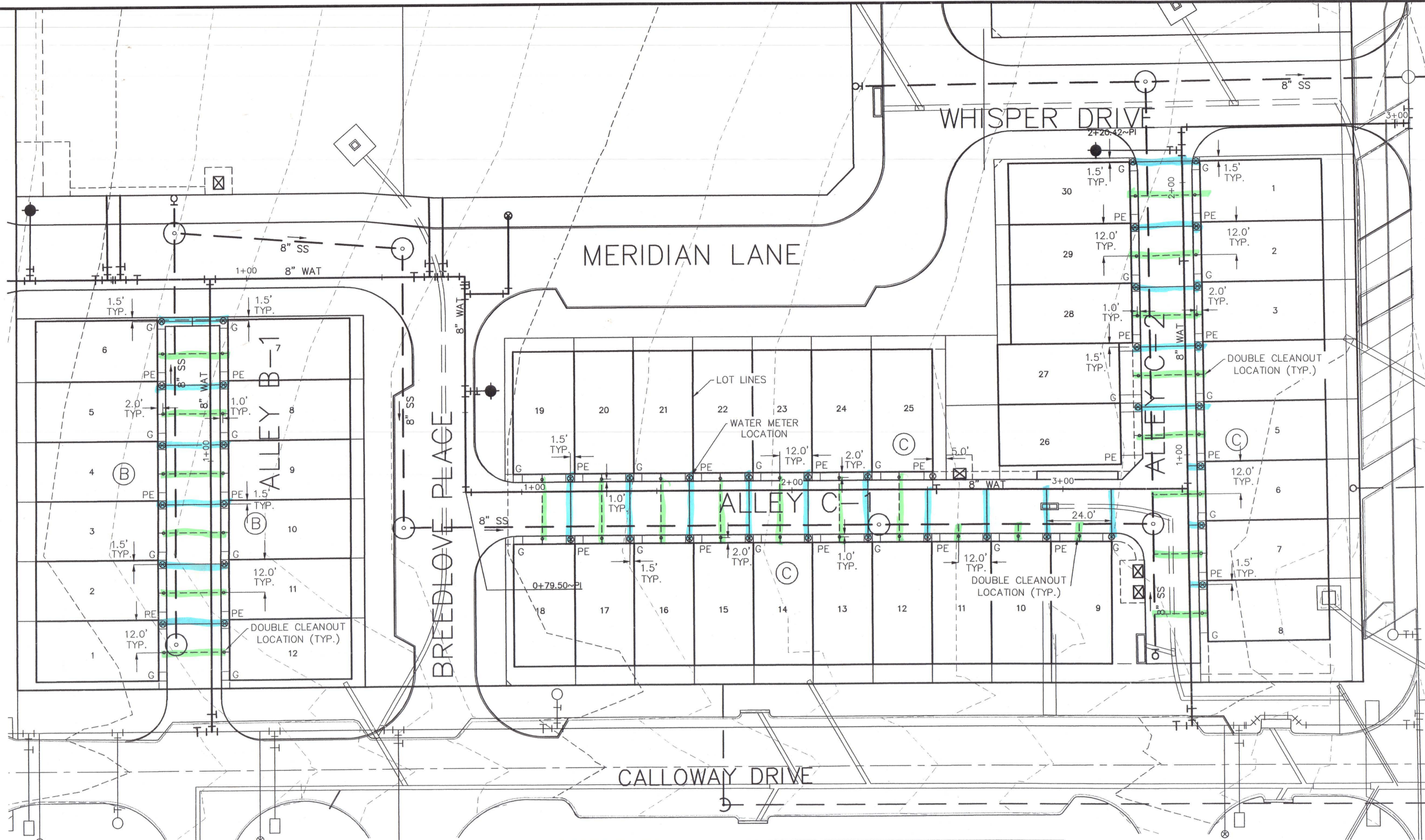
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED ALL TOWNHOME LOT LINES
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE AND WATER ALIGNMENTS
3	4/20/09	JCR	ADDED MANHOLE TO LINE "C-1" @ STA. 1+47

WATER & SANITARY SEWER PLAN
MERIDIAN SQUARE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MMP	MMP	JCR	11/17/2008	1"=40'	07031B	1



Legend

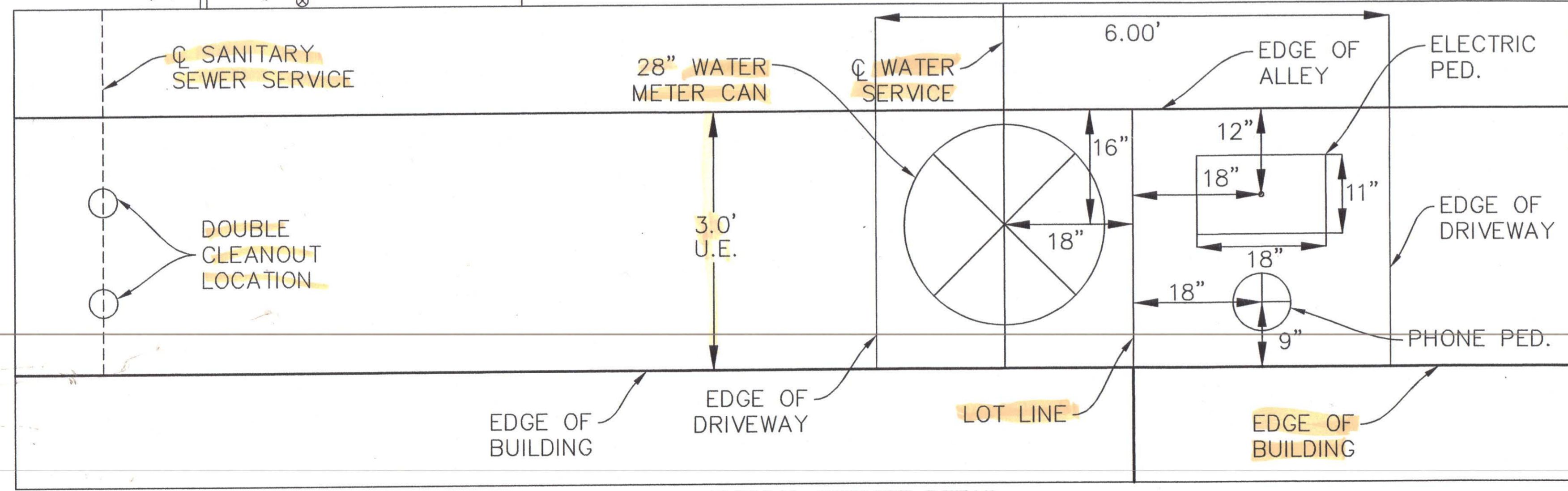
- Prop San. Sewer
- Prop Manhole
- Prop w/wac
- San Sewer Flow Direction
- Prop Water
- Prop Fire Hydrant
- Exist. San. Sewer
- Exist. Manhole
- Exist. Clean-out
- Exist. Water
- Exist. Fire Hydrant
- Electric Transformer
- Phone Service
- Electric Service
- Gas Service

WATER SERVICE SCHEDULE

TYPE	SIZE	NO.
DOM.	1.5"	42
IRRIG.	1"	1
DOM.	4"	3

SANITARY SEWER SERVICES

TYPE	SIZE	NO.
PVC	4"	42



BENCHMARKS:

1. SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
ELEVATION = 630.71'

2. SQUARE CUT ON THE NORTHWEST CORNER OF A CONCRETE INLET LOCATED ON THE NORTH SIDE OF AIRPORT PARKWAY AT THE CENTERLINE INTERSECTION OF AIRPORT PARKWAY AND SPECTRUM DRIVE.
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J. Casey Ross 4/20/09



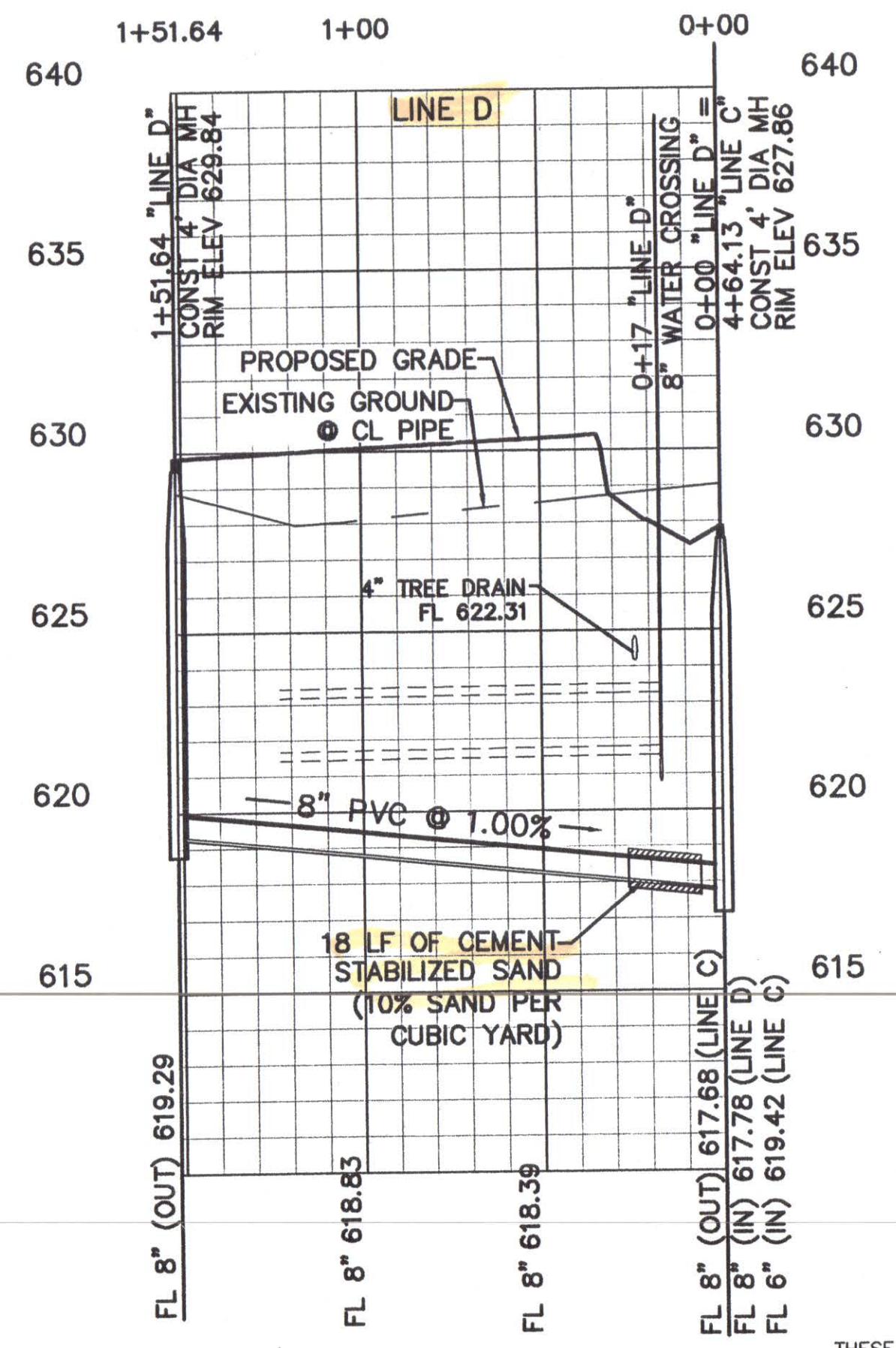
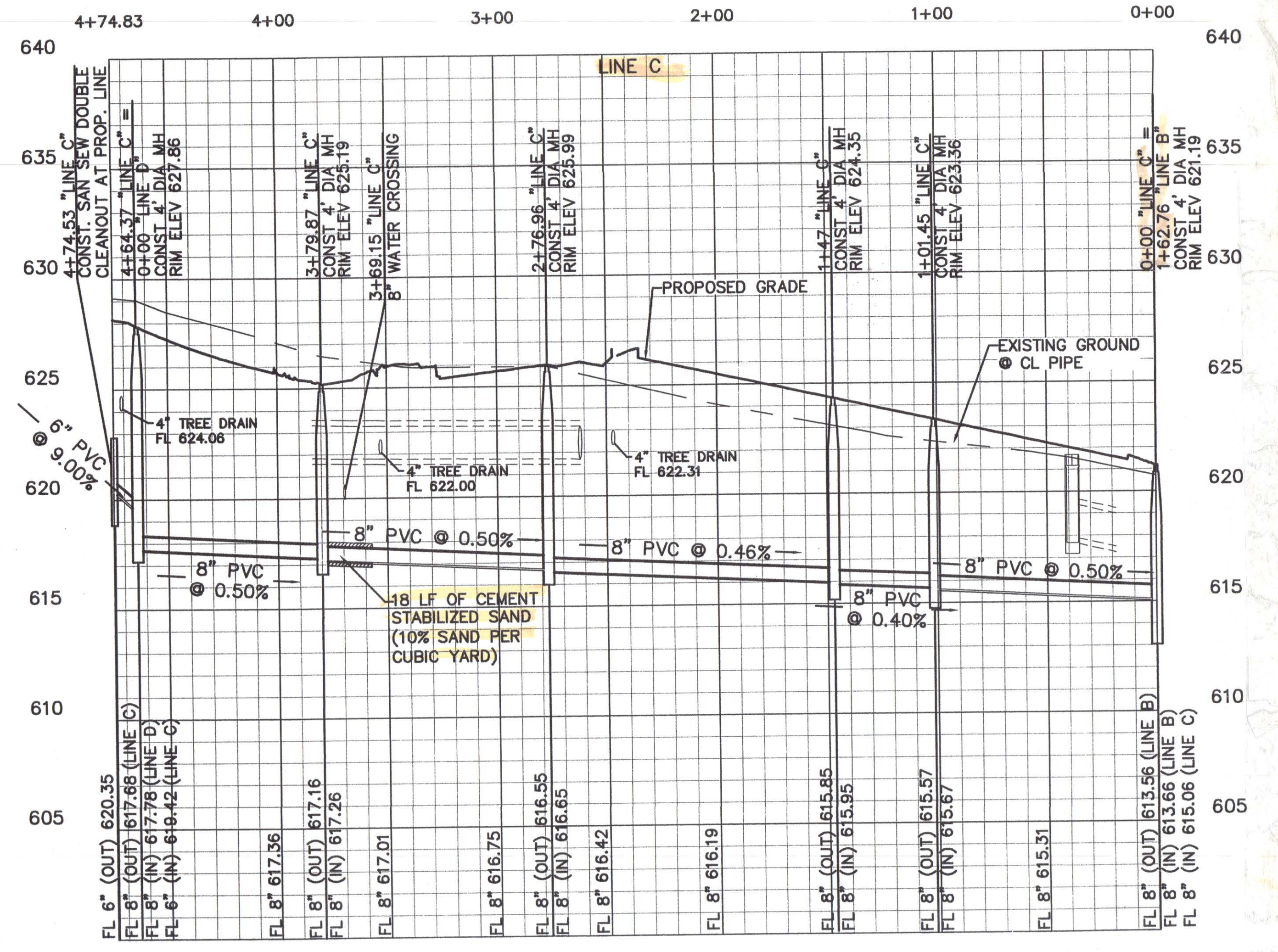
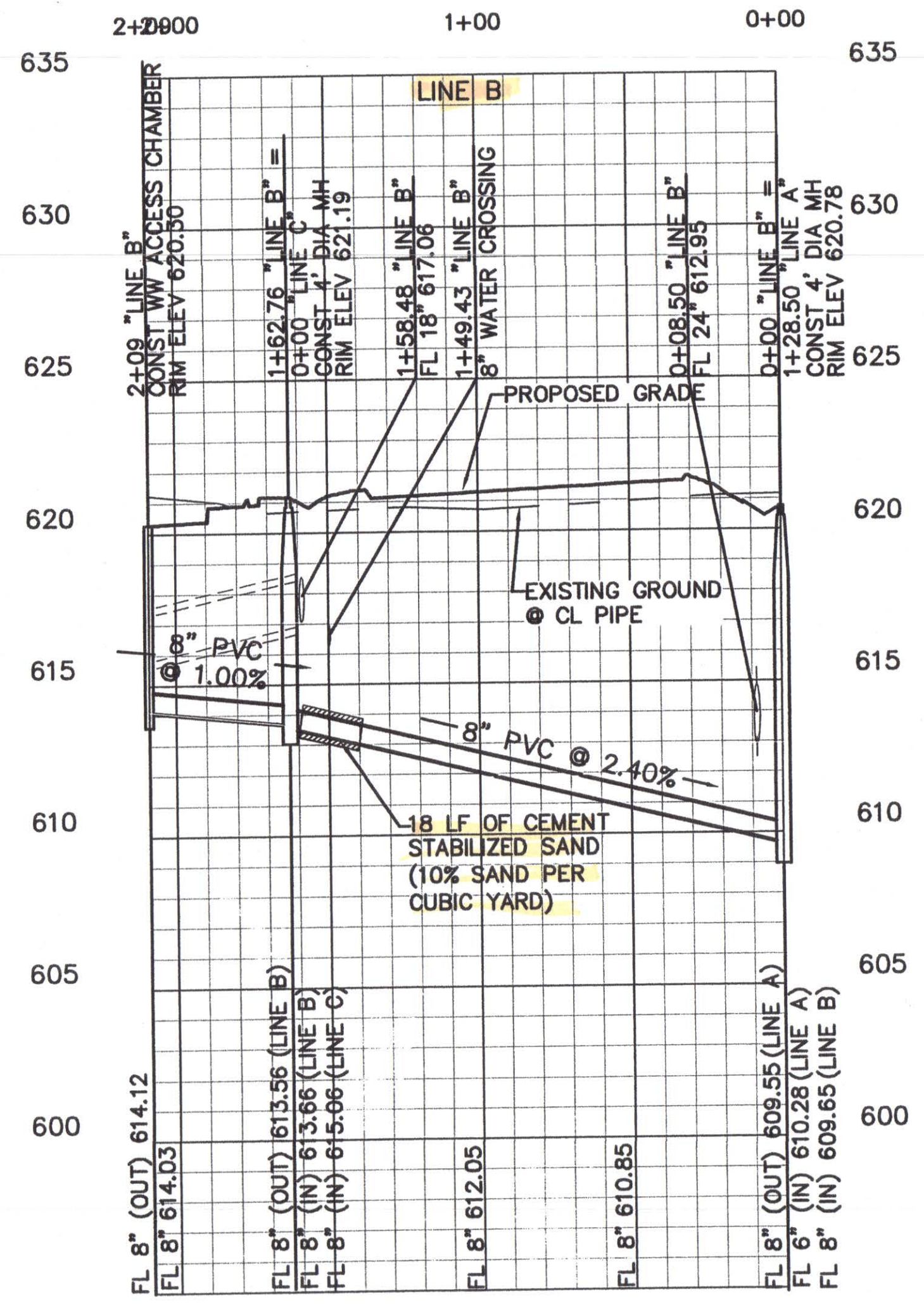
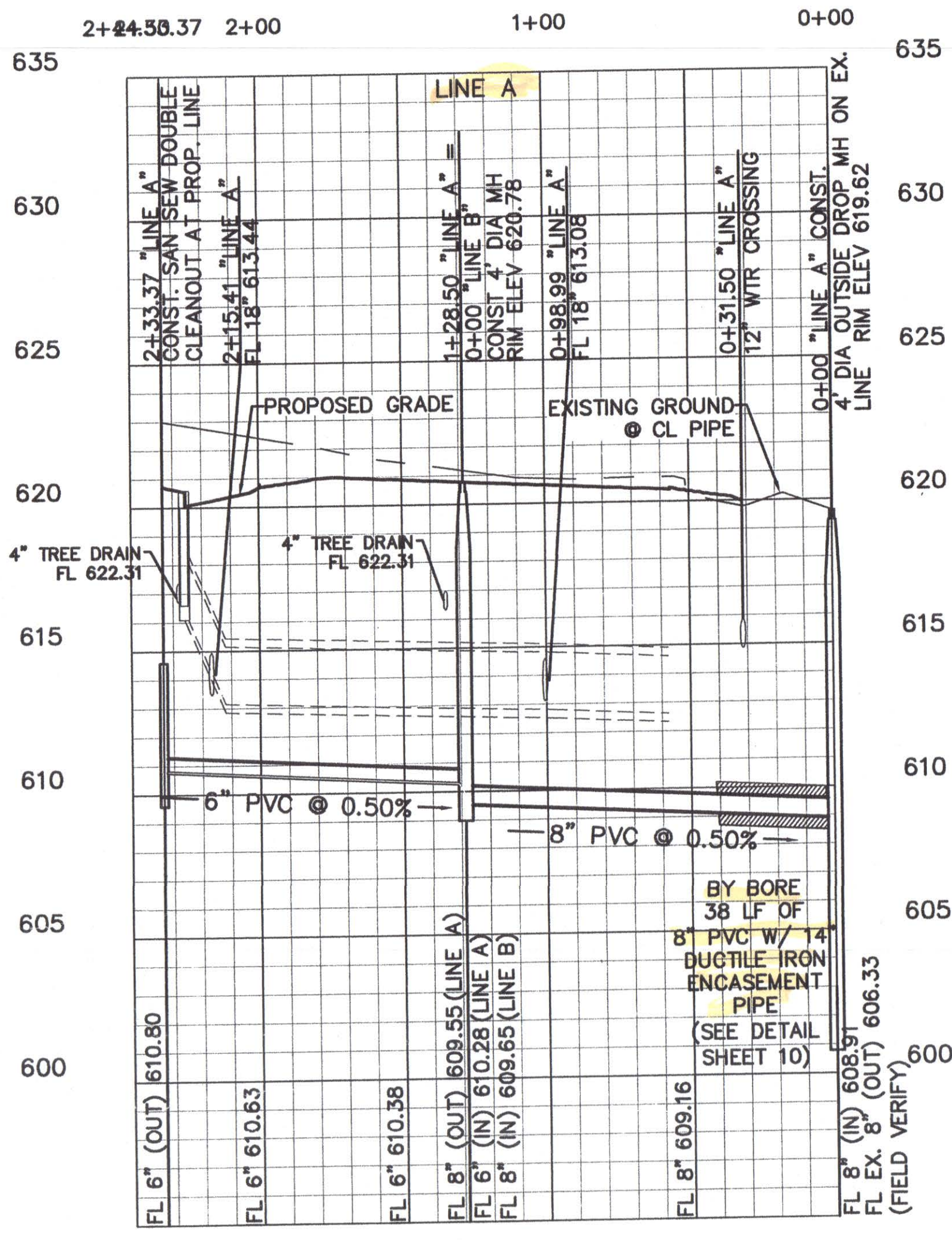
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED ALL TOWNHOME LOT LINES
2	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED ALL WATER AND SANITARY SEWER SERVICES

UTILITY LOCATION DETAIL
MERIDIAN SQUARE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CWH	CWH	JCR	11/17/2008	1"=20'	07031B	1



BENCHMARKS:
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 ELEVATION = 619.31'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 37272.
J. Casey Ross 9/20/09



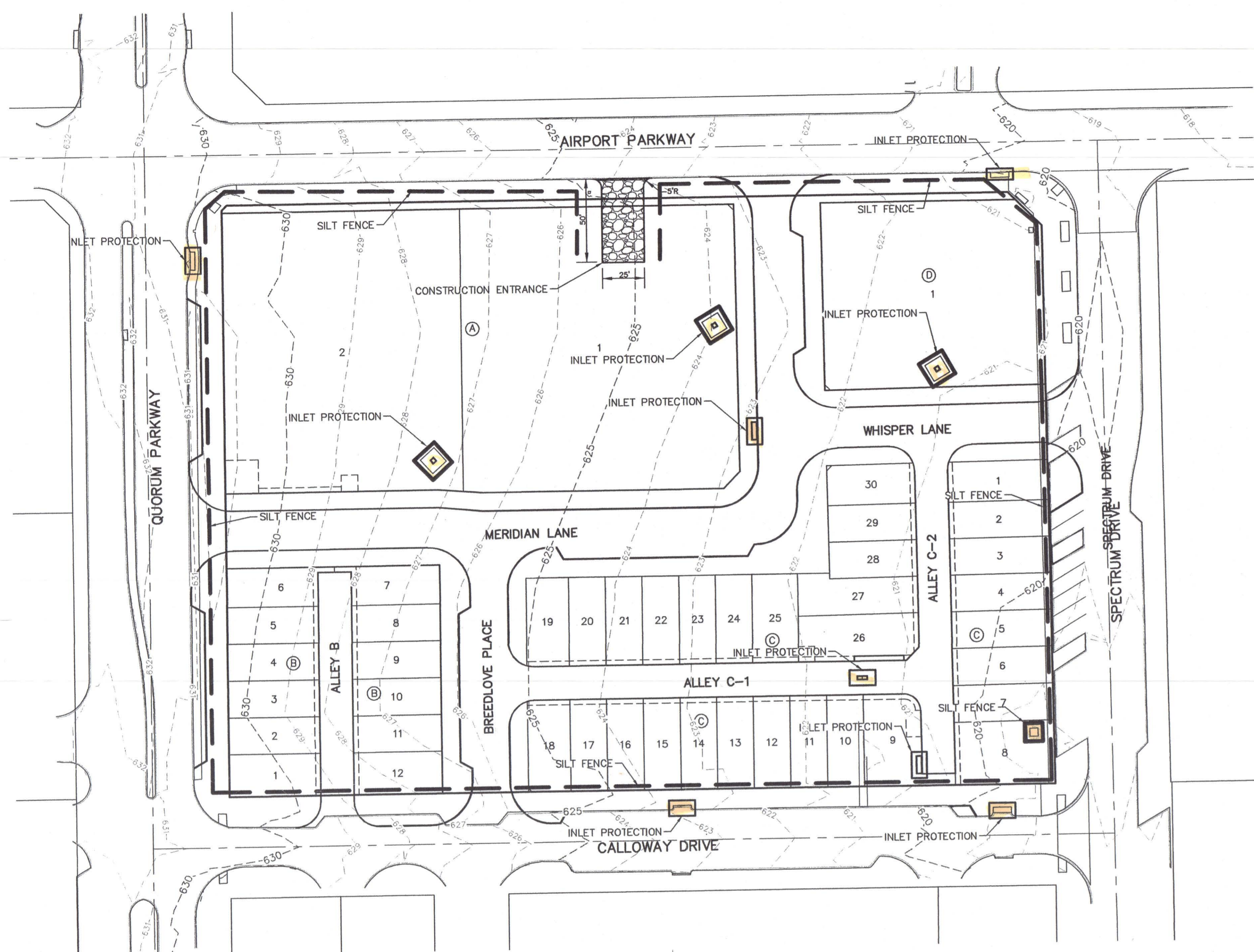
NO.	DATE	BY	REVISION
1	2/25/08	JCR	REVISED TOWNHOME LOT LINES & LOWERED PROFILES
2	4/20/08	JCR	ADDED MANHOLE TO LINE "C-1" @ STA. 1+47

SANITARY SEWER PROFILES
MERIDIAN SQUARE

TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

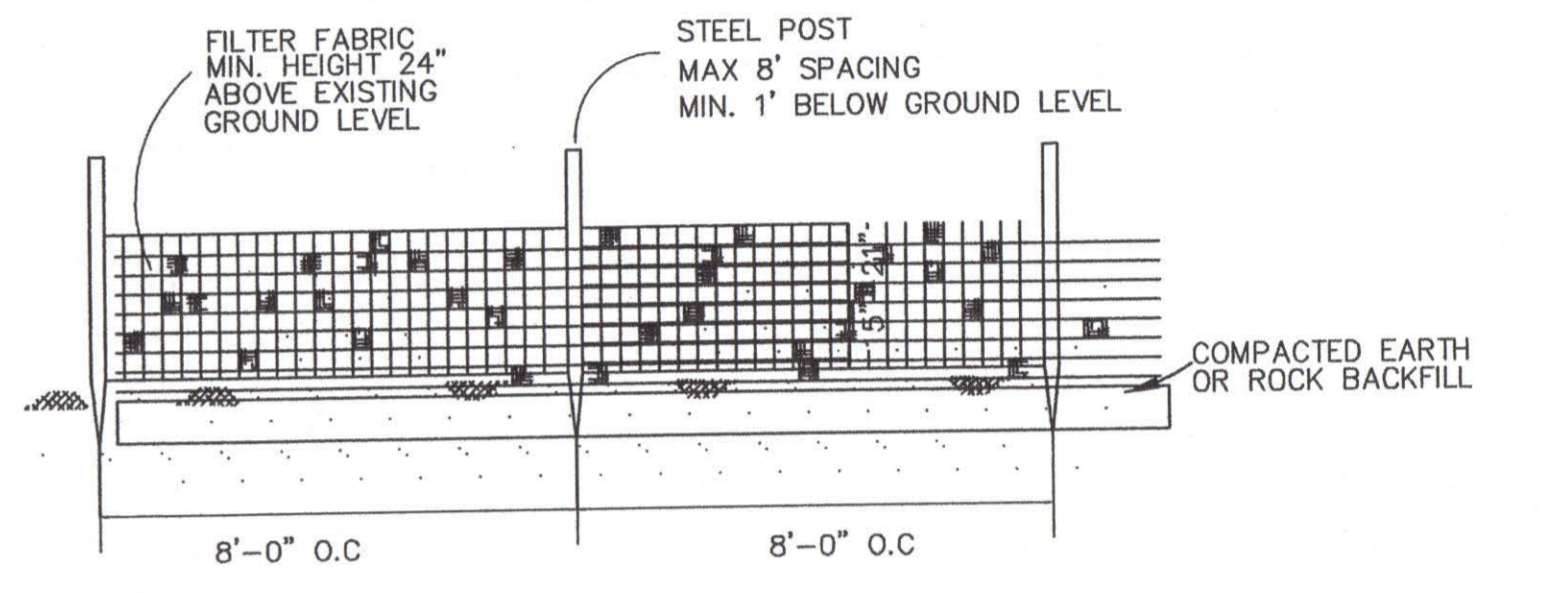
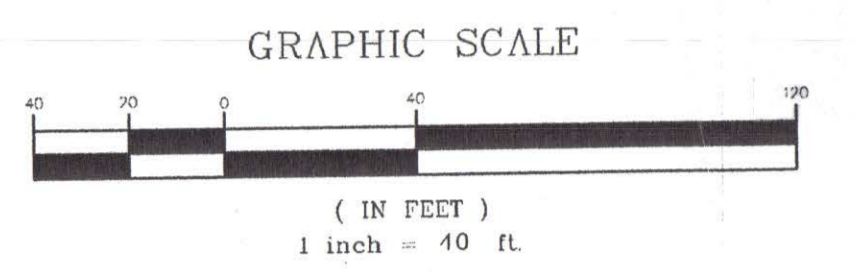
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MMP	MMP	JCR	11/17/2008	1"=40' 1"=40'	07031B	1



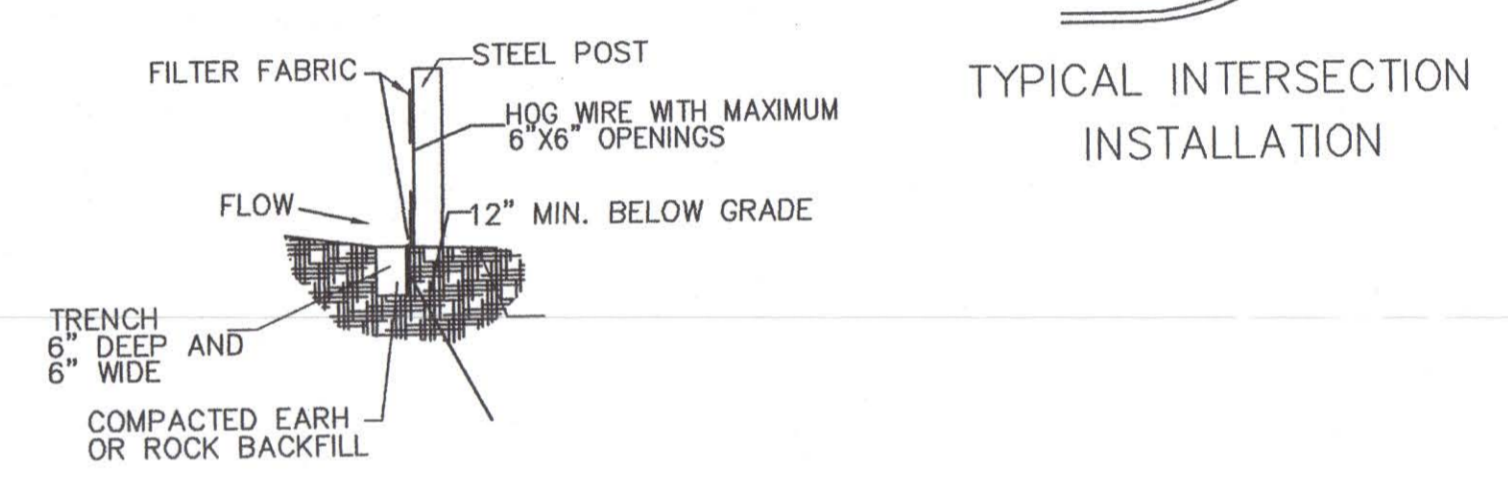
LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- CURB INLET PROTECTION
- 500 EXISTING CONTOURS

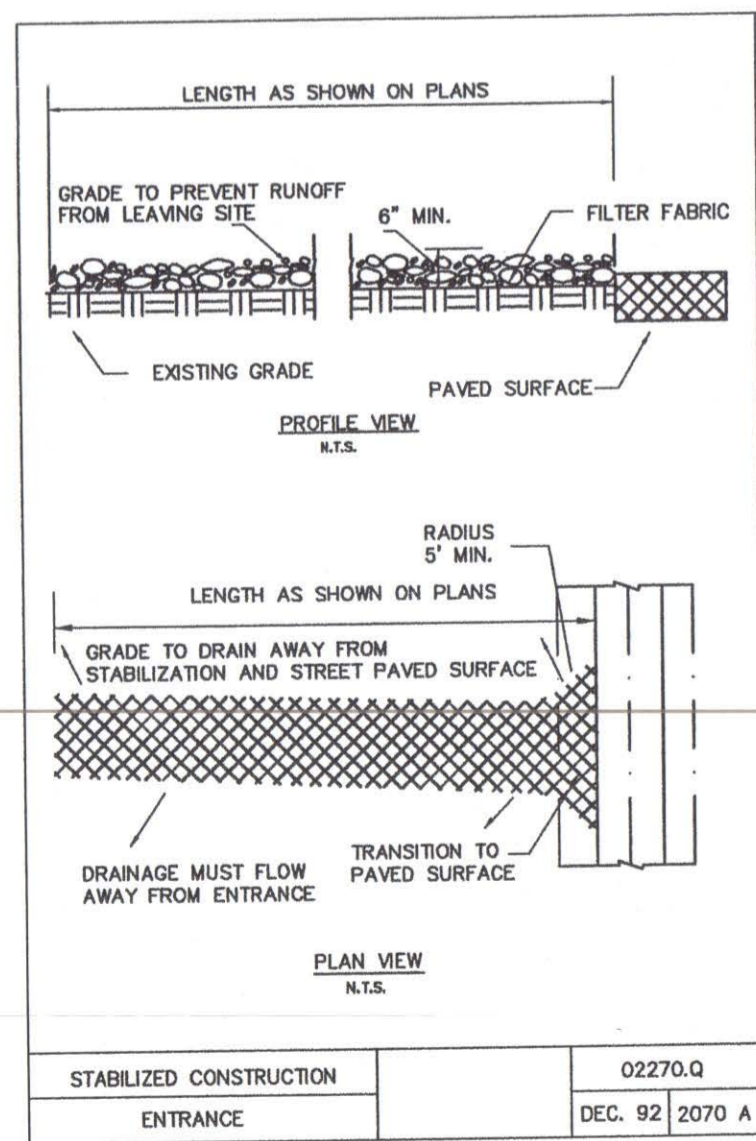


SILT FENCE FOR EROSION CONTROL

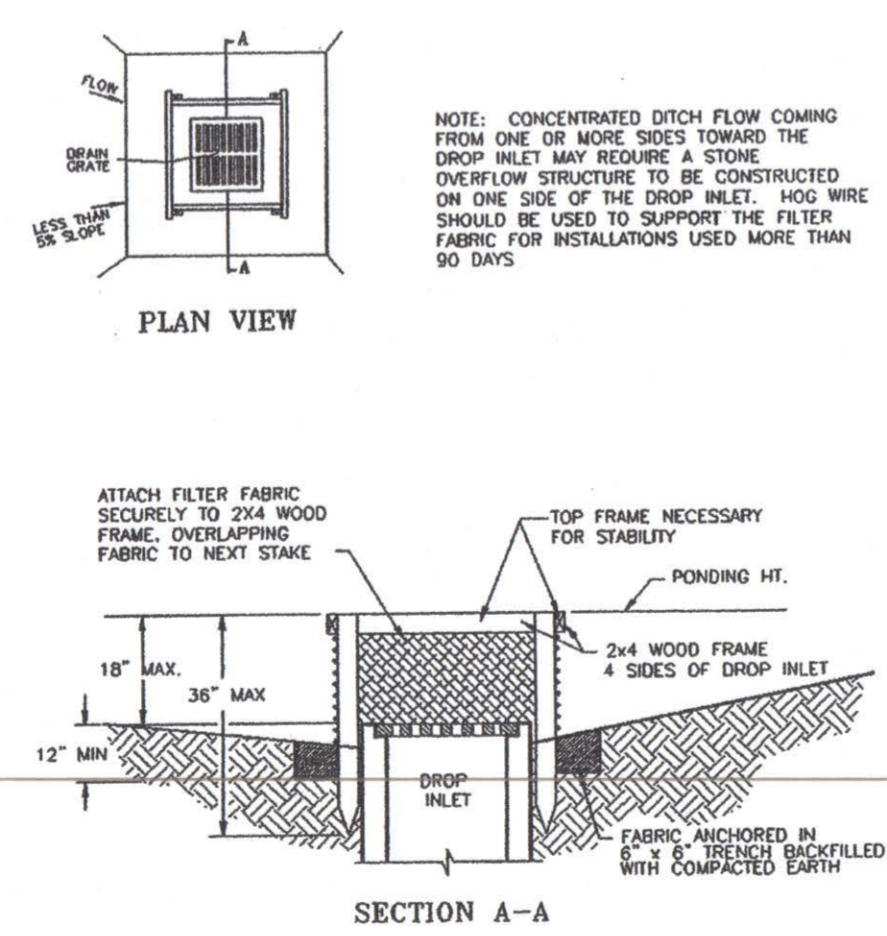
SECTION VIEW



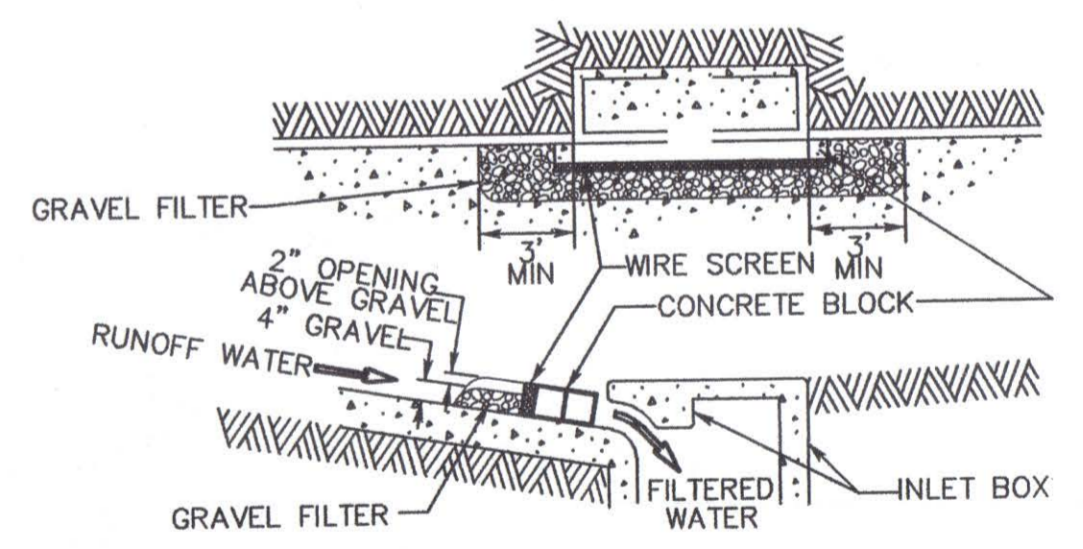
TYPICAL INTERSECTION INSTALLATION



- STABILIZED CONSTRUCTION ENTRANCE**
- GENERAL NOTES
- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
 - LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
 - THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
 - THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
 - THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



FILTER FABRIC DROP INLET PROTECTION



SEDIMENT BARRIER AT INLETS OR TYPE P-2 INLET FILTERS AFTER PAVEMENT CONSTRUCTION (NOT TO SCALE)

BENCHMARKS:

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THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272



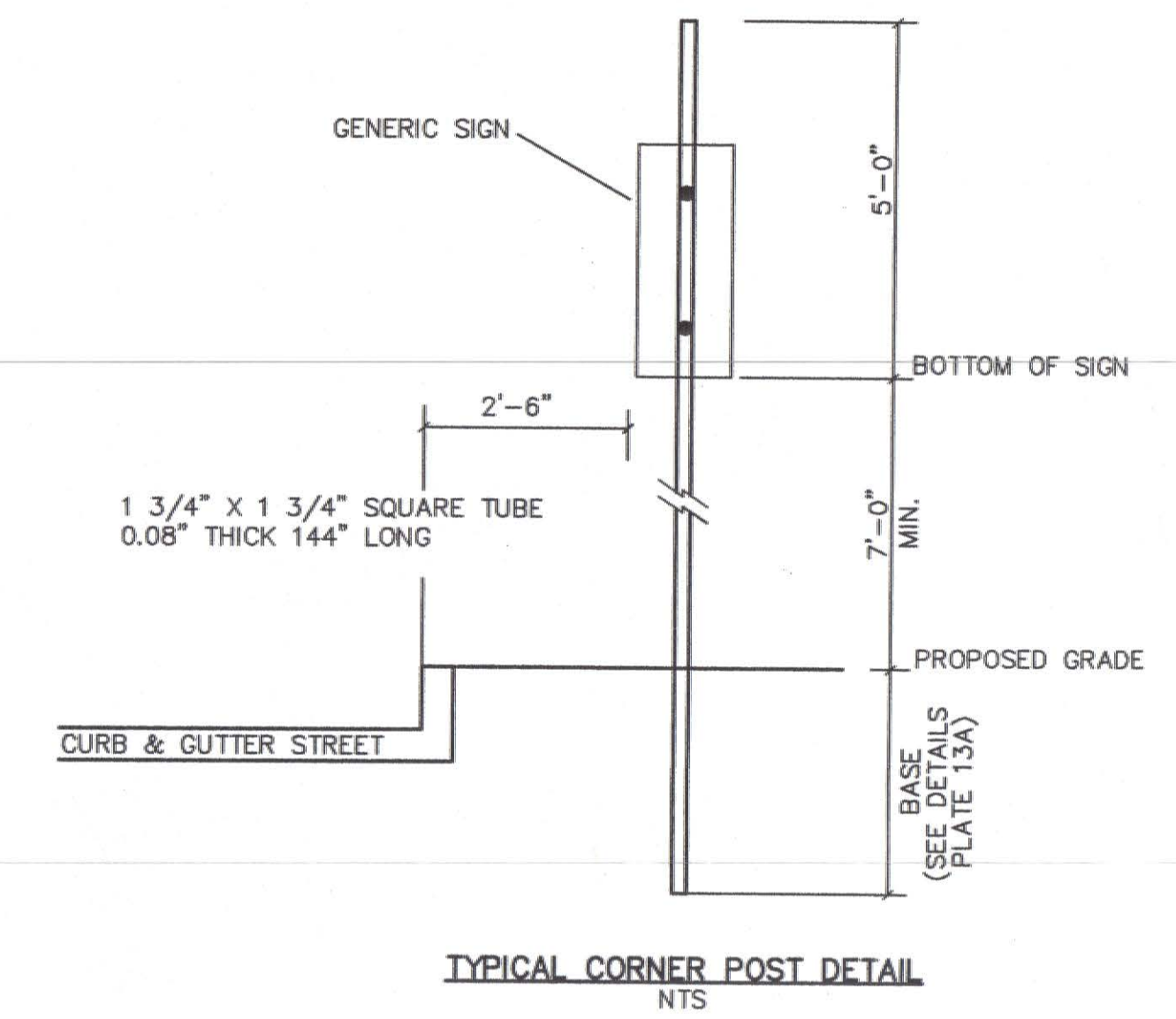
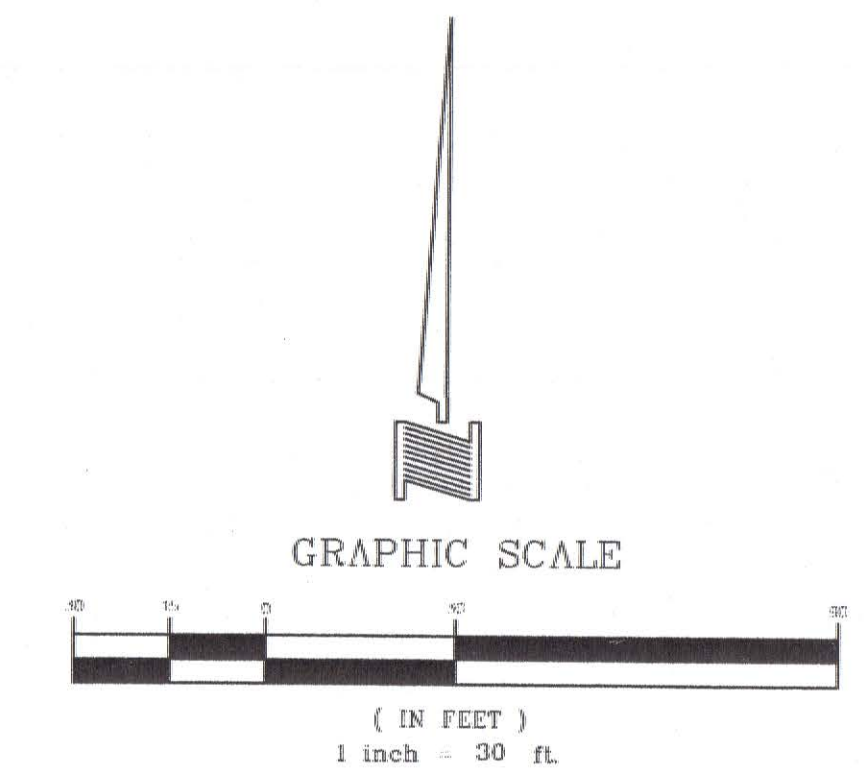
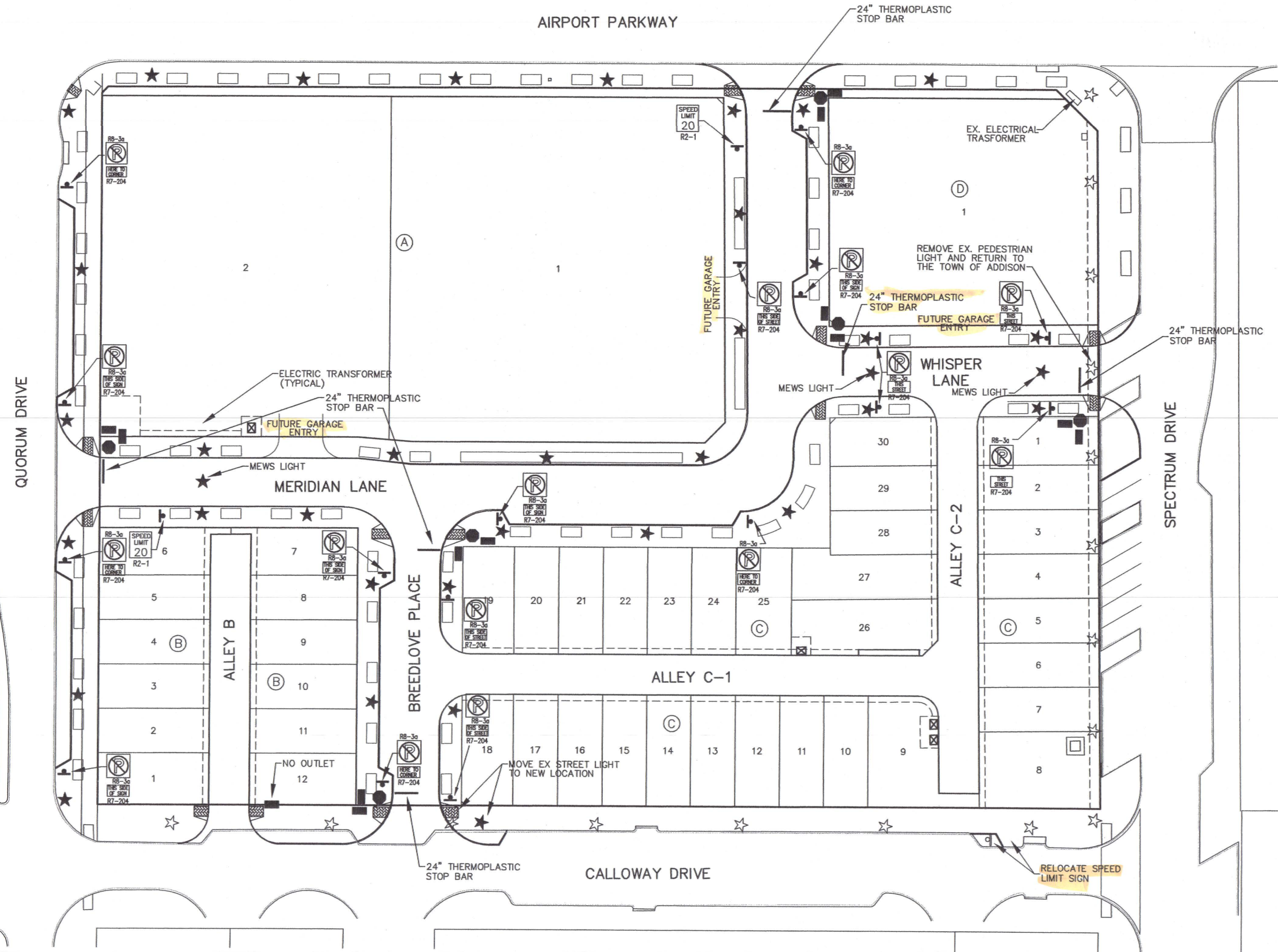
NO.	DATE	BY	REVISION
1	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES

EROSION CONTROL PLAN
MERIDIAN SQUARE

TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	WBJ	JCR	11/17/08	1" = 40'	07031B	1



- LEGEND**
- ☆ — EXIST. STREET LIGHT (12' POLE)
 - — EXIST. STREET NAME SIGN
 - — EXIST. STOP SIGN
 - ★ — PROPOSED STREET LIGHT (12' POLE)
 - — PROPOSED STREET NAME SIGN
 - — PROPOSED STOP SIGN
 - ⊗ — PROPOSED TRANSFORMER
 - ⊙ — PROPOSED TRAFFIC SIGN
 - ⊘ — EXIST TRAFFIC SIGN
 - — PROPOSED TREE WELL

SIGN & LIGHT TABLE	
ITEM	NUMBER
STOP SIGNS	6
STREET NAME BLADES	12
STREET LIGHTS	33
MEWS LIGHTS	3
FINIALS	6

- SPECIFICATION FOR STREET SIGNS**
- SIGN BLANK SHALL BE 6061-T6 ALUMINUM, .080" THICK
 - DIMENSIONS: THE ALUMINUM SUBSTRATE SHALL BE 9" INCHES HIGH AND SHALL BE PROPORTIONATE TO THE LENGTH OF THE STREET NAME, SUFFIX AND BLOCK NUMBERS.
 - THE SUBSTRATE SHALL BE COVERED WITH HIGH INTENSITY PRISMATIC REFLECTORIZED SHEETING.
 - THE BACKGROUND OF THE REFLECTORIZED SHEETING SHALL BE BLUE
 - THE LETTERING SHALL BE HIGH INTENSITY REFLECTORIZED WHITE.
 - THE FONT FOR ALL LETTERING SHALL BE HIGHWAY BOLD, SERIES "C". THE LETTERING SHALL ALL BE IN CAPITAL LETTERING.
 - THE FIRST LETTER OF THE STREET NAME SHALL BE 5" HIGH, THE REMAINDER OF THE LETTERING OF THE STREET NAME SHALL BE 4" HIGH.
 - THE SUFFIX OF THE STREET NAME SHALL BE 2 1/2" HIGH AND PLACED AS A SUPERSCRIPT AFTER THE STREET NAME.
 - THE BLOCK NUMBERS SHALL BE 2 1/2" HIGH AND SHALL BE PLACED AS A SUBSCRIPT AFTER THE STREET NAME.

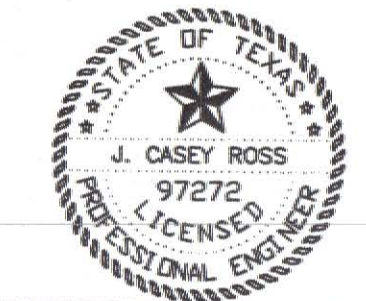
- SPECIFICATION FOR SIGN POLES FOR REGULATORY SIGNS.**
- SIGN POST SHALL BE MADE OF "TELESPAR" FROM ALLIED TUBING.
 - THE SIGN POST SHALL BE 1 3/4" SQUARE AND SHALL BE 144" LONG.
 - THE SIGN BASE SHALL BE 2" SQUARE AND SHALL BE 36" LONG
 - THE BREAKWAY SLEEVE SHALL BE 2 1/4" SQUARE AND SHALL BE 18" LONG.
 - THE SIGN BASE AND SLEEVE SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF 32".
 - THE STREET NAME SIGN SHALL BE MOUNTED TO THE TOP OF THE POST WITH A CAST ALUMINUM SIGN BRACKET. THE STREET NAME SIGN FOR THE CROSS STREET SHALL BE MADE OF A 90 DEGREE CROSS BRACKET MADE OF CAST ALUMINUM.
 - THE BRACKETS SHALL BE SECURED TO THE POST AND THE SIGNS WITH SOCKET (ALLEN HEAD) SET-SCREWS.

BENCHMARKS:

1. SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
ELEVATION = 630.71'

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

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.
J. Casey Ross 4/17/09



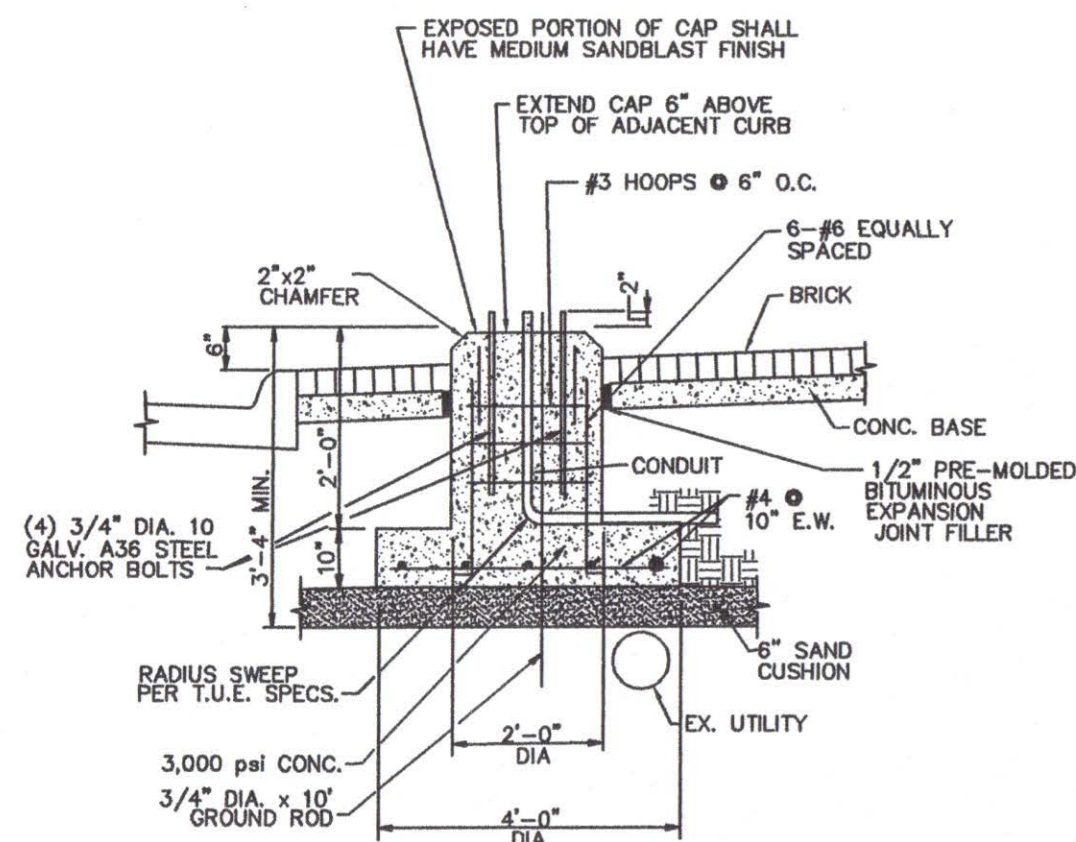
NO.	DATE	BY	REVISION
1	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED WHISPER LANE STREET LIGHTS AND SIGNAGE

STREET LIGHT AND SIGNAGE PLAN
MERIDIAN SQUARE

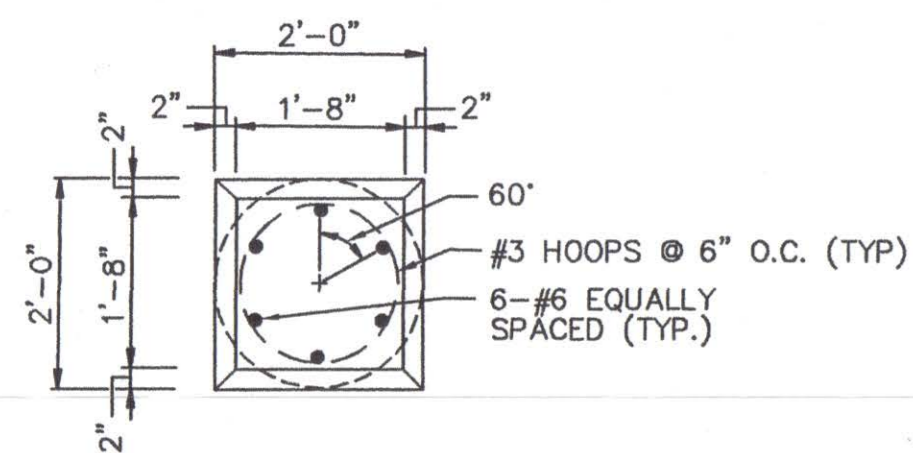
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

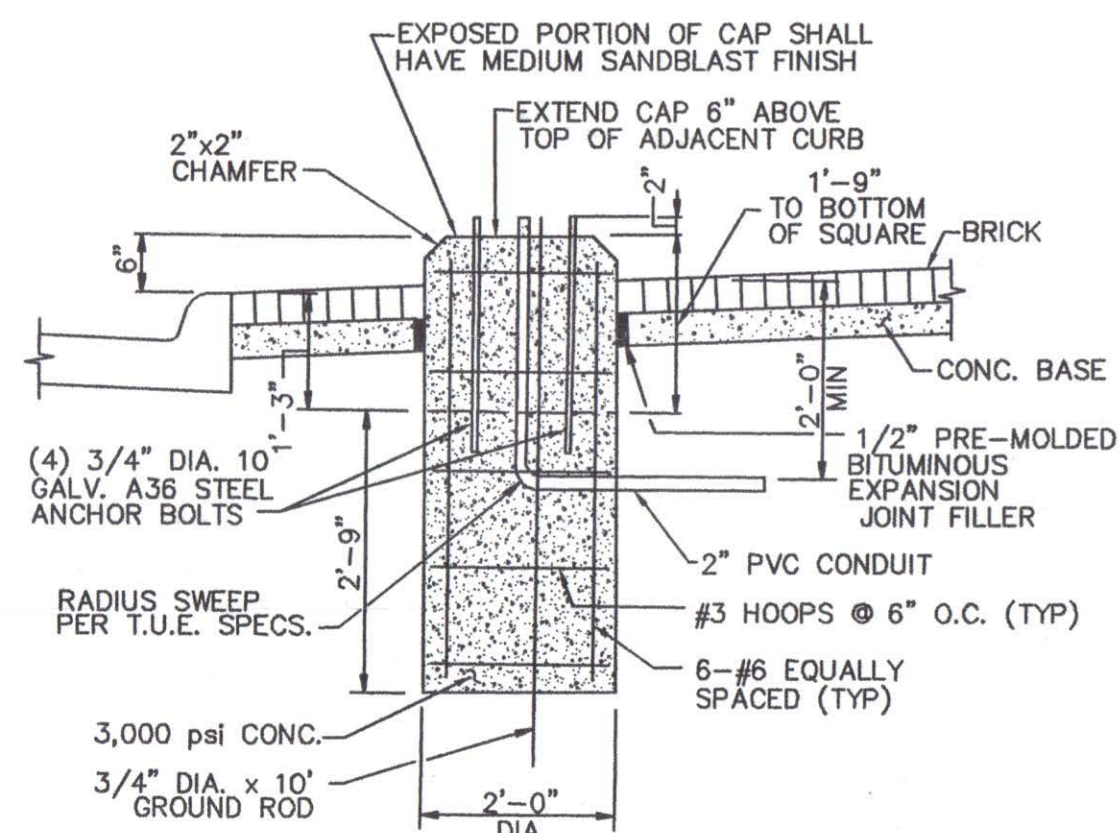
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**ALTERNATE
PEDESTRIAN LIGHT FIXTURE FOOTING
AT UTILITY CONFLICT**
N.T.S.
(NOT TO BE USED FOR HANGING LIGHT FOUNDATION)

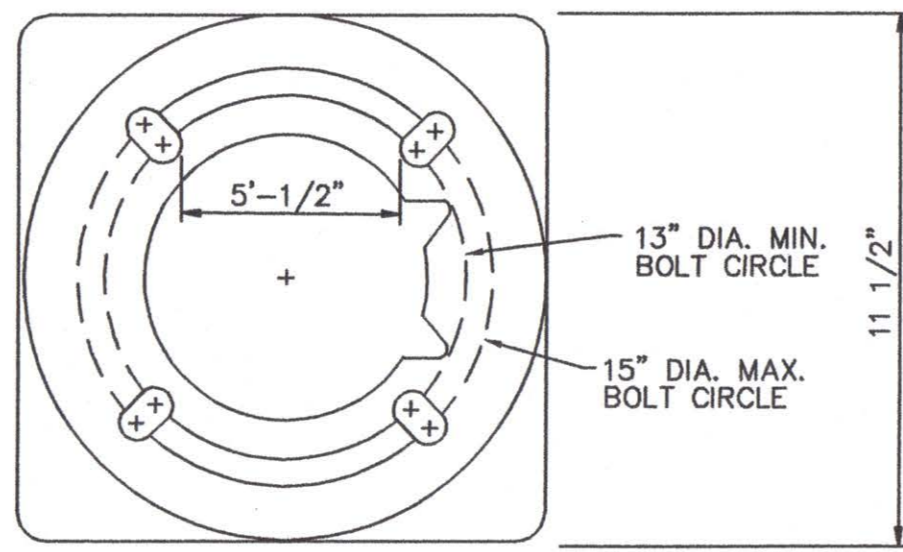


**LIGHT FIXTURE FOUNDATION AND CAP PLAN
(PEDESTRIAN AND VEHICULAR POLE)**
N.T.S.



**PEDESTRIAN
LIGHT FIXTURE FOUNDATION
AND CAP SECTION**
N.T.S.

USE CAUTION WHEN SETTING ANCHOR BOLTS.
BOLTS MUST BE VERT. STRAIGHT &
CENTERED ON DIMENSIONS SHOWN.



**BASE ANCHOR PLATE
(PEDESTRIAN POLE)**
N.T.S.

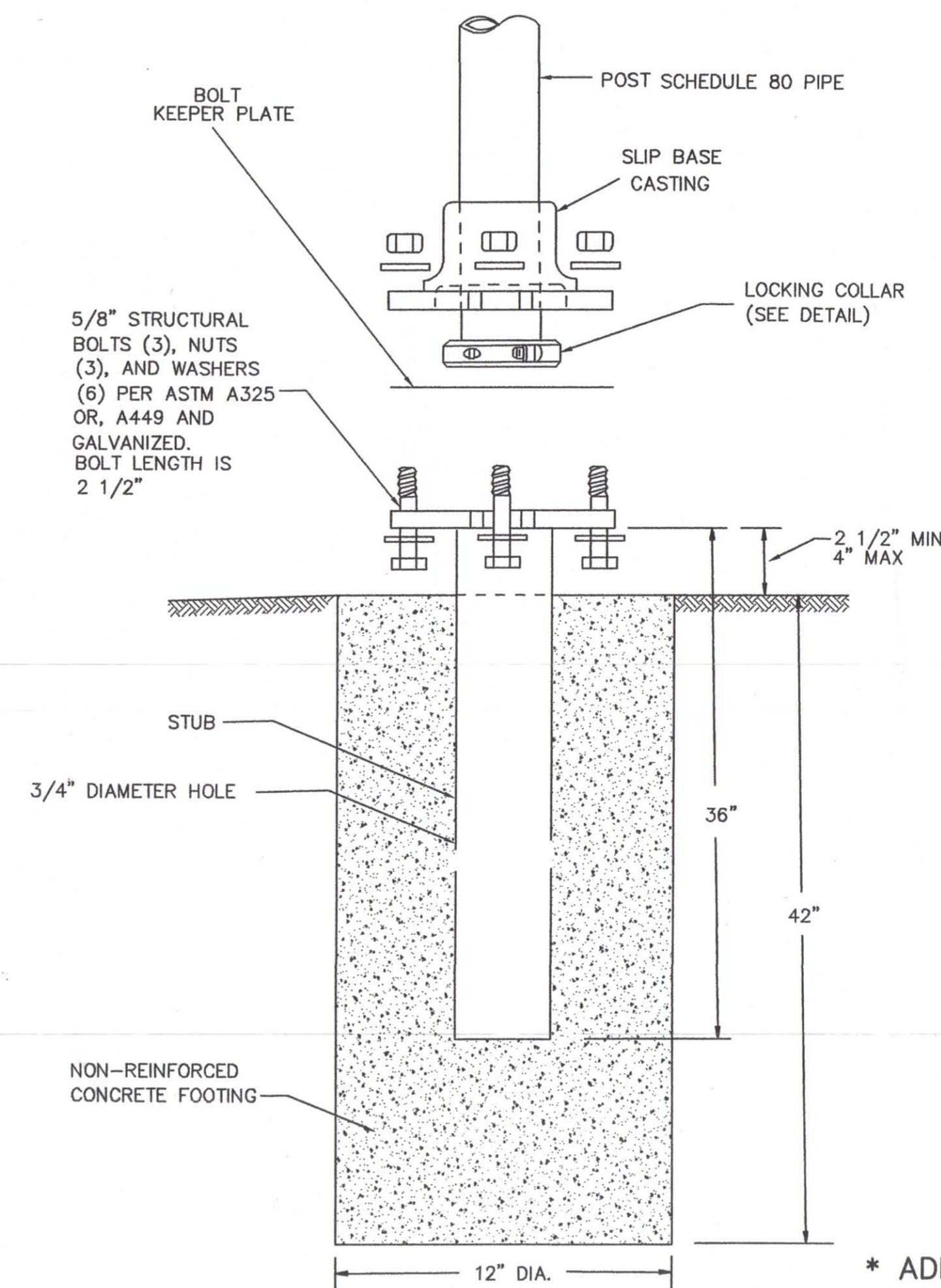
NOTE:
ADEQUATE DRAINAGE
MUST BE PROVIDED IN
CONC. FOUNDATION
OR GROUT.

STREET LIGHTING NOTES

1. THE PEDESTRIAN STREET LIGHTING FOR THIS PROJECT WILL CONSIST OF INSTALLING OF 2" PVC CONDUIT, LIGHT POLE BASES, PULL BOXES (HANDHOLES) LIGHT POLES, LUMINAIRES, WIRING & CONNECTION TO POWER SOURCE AS A SOURCE AS A COMPLETE SYSTEM PER DETAILED SPECIFICATIONS.
2. ALL STREET LIGHTING CONDUIT IS TO BE INSTALLED WITH A MIN. OF 24 INCHES OF COVER TO THE TOP OF THE PIPE FROM FINISHED P.V.M.T. TO AVOID CONFLICT WITH IRRIGATION LINES WHICH WILL BE @ 12" & 18" DEPTH. CONDUIT SHOULD BE NO DEEPER THAN 36" TO AVOID CONFLICT WITH OTHER UTILITIES.
3. FOR THE PURPOSE OF COORDINATION, PEDESTRIAN LIGHTS TO BE INSTALLED PER THE STREETScape PLANS FOR THIS PROJECT WILL BE THE FOLLOWING:
 PLATE 13
 SEE SHEET C48.00 FOR POLE TYPES.
 THIS POLE WILL BE INSTALLED WITH A 175 WATT METAL HALIDE BEGA 9801 ED-17MH/120V FIXTURE AND LUMINAIRE.
 POLES WILL BE PRIMED AND PAINTED AT THE FACTORY.
4. LOCATIONS OF ANY STREET LIGHTS MAY NOT BE ALTERED WITHOUT PERMISSION FROM THE ENGINEER.
5. THE LETTER "C" SHALL BE STAMPED OR CHISELED ON CURB AT ALL LOCATIONS OF CONDUIT UNDER STREETS, DRIVES AND INTERSECTIONS.

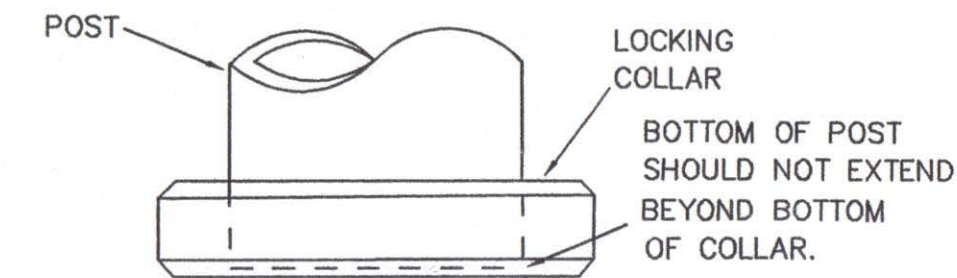
TRAFFIC CONTROL NOTES:

1. ALL SIGNAGE BARRICADES, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE TEXAS MANUAL UNIFORM TRAFFIC CONTROL DEVICES AND THE STANDARD HIGHWAY SIGN DESIGN FOR TEXAS (1980).
2. LOCATIONS SHOWN FOR SIGNAGE AND PAVEMENT MARKINGS ARE APPROXIMATE FINAL LOCATIONS MAY CHANGE DUE TO POST CONSTRUCTION CONDITIONS AND PRESENCE OF OTHER PHYSICAL FEATURES. FINAL LOCATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE FIELD VERIFIED WITH CITY PRIOR TO INSTALLATION.
3. ALL PAVEMENT MARKINGS OTHER THAN BUTTONS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
4. ALL SIGNS SHALL BE HIGH INTENSITY AND THE SIZES SHALL BE STANDARD UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC SIGNS, POSTS, AND MATERIALS SHALL BE INSTALLED PER DETAIL THIS SHEET.
6. FOR STOP SIGNS THAT WILL ACCEPT FUTURE STREET SIGNS, EXTEND POST ABOVE STOP SIGN SUFFICIENT FOR MOUNTING.
 (FOR ALL OTHERS, POSTS SHALL NOT BE EXTENDED ABOVE SIGN.)
7. CHANGES TO TYPICAL SIGN POST LOCATION MADE AT ENGINEER'S DISCRETION.

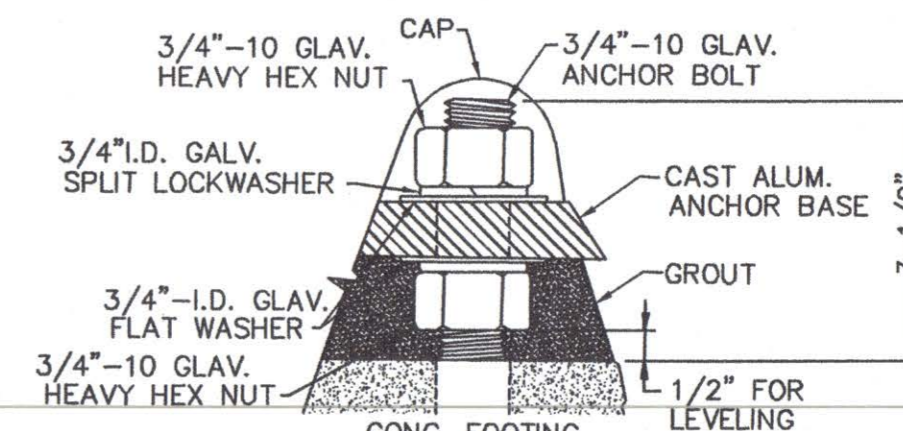


BASE DETAIL

* ADDISON CIRCLE
FINIAL SHALL BE
MOUNTED IN THE
TOP OF THE POLE



LOCKING COLLAR DETAIL



**BOLT PROTECTION DETAIL
(PEDESTRIAN)**
N.T.S.

BENCHMARKS:

1. SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.

ELEVATION = 630.71'

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

ELEVATION = 619.31'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF J. CASEY ROSS, LICENSED PROFESSIONAL ENGINEER NO. 97272.

J. Casey Ross 4/17/08



NO.	DATE	BY	REVISION

DETAILS

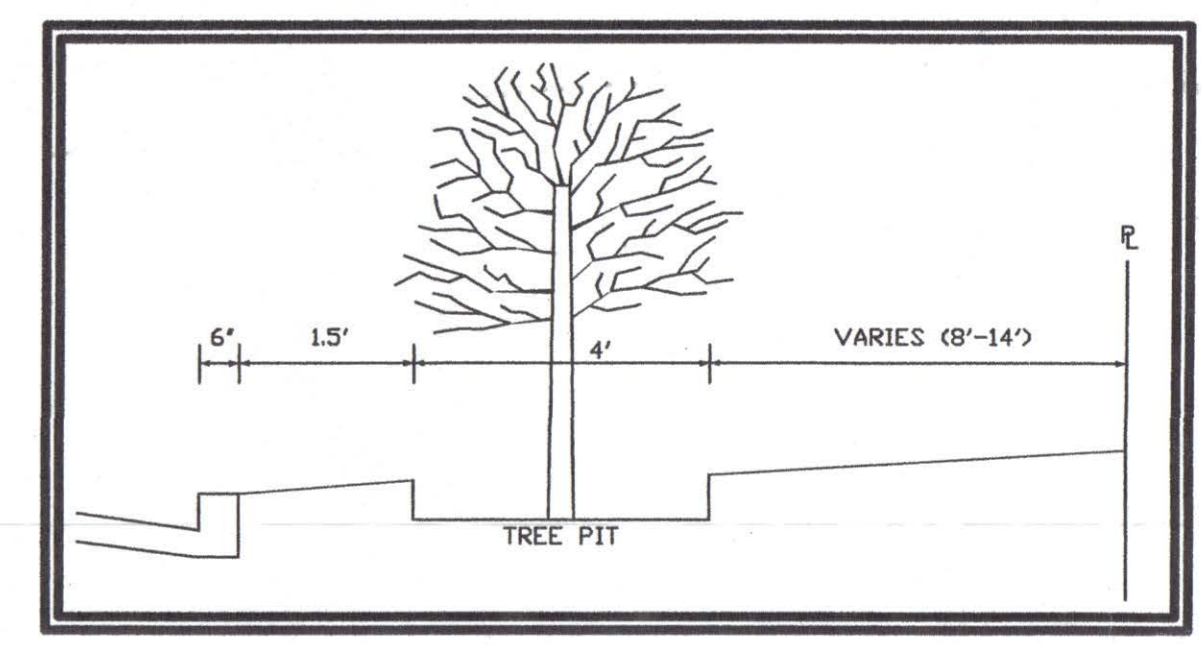
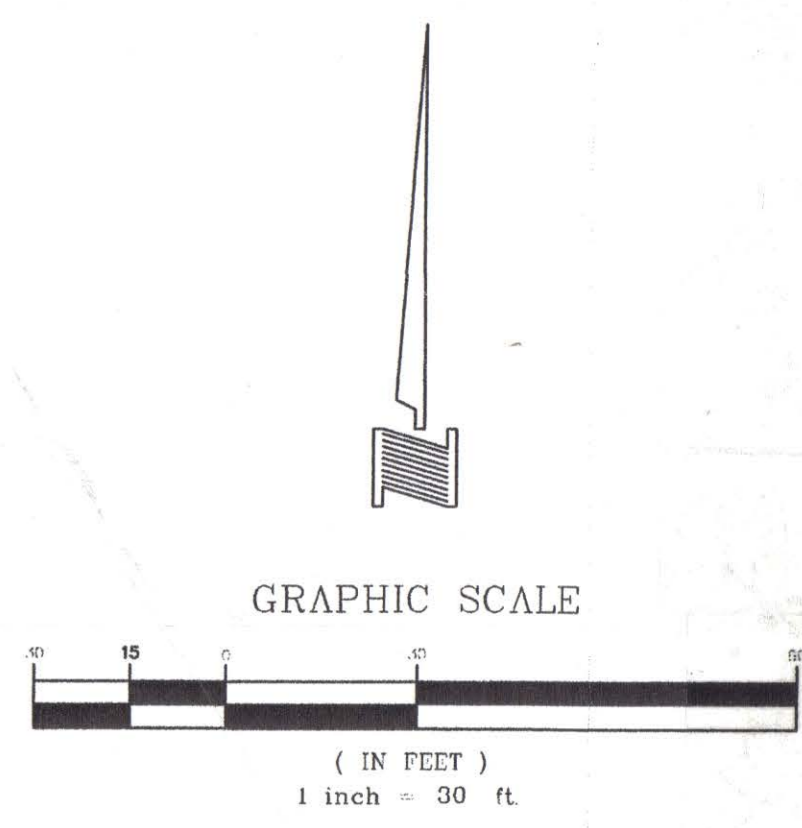
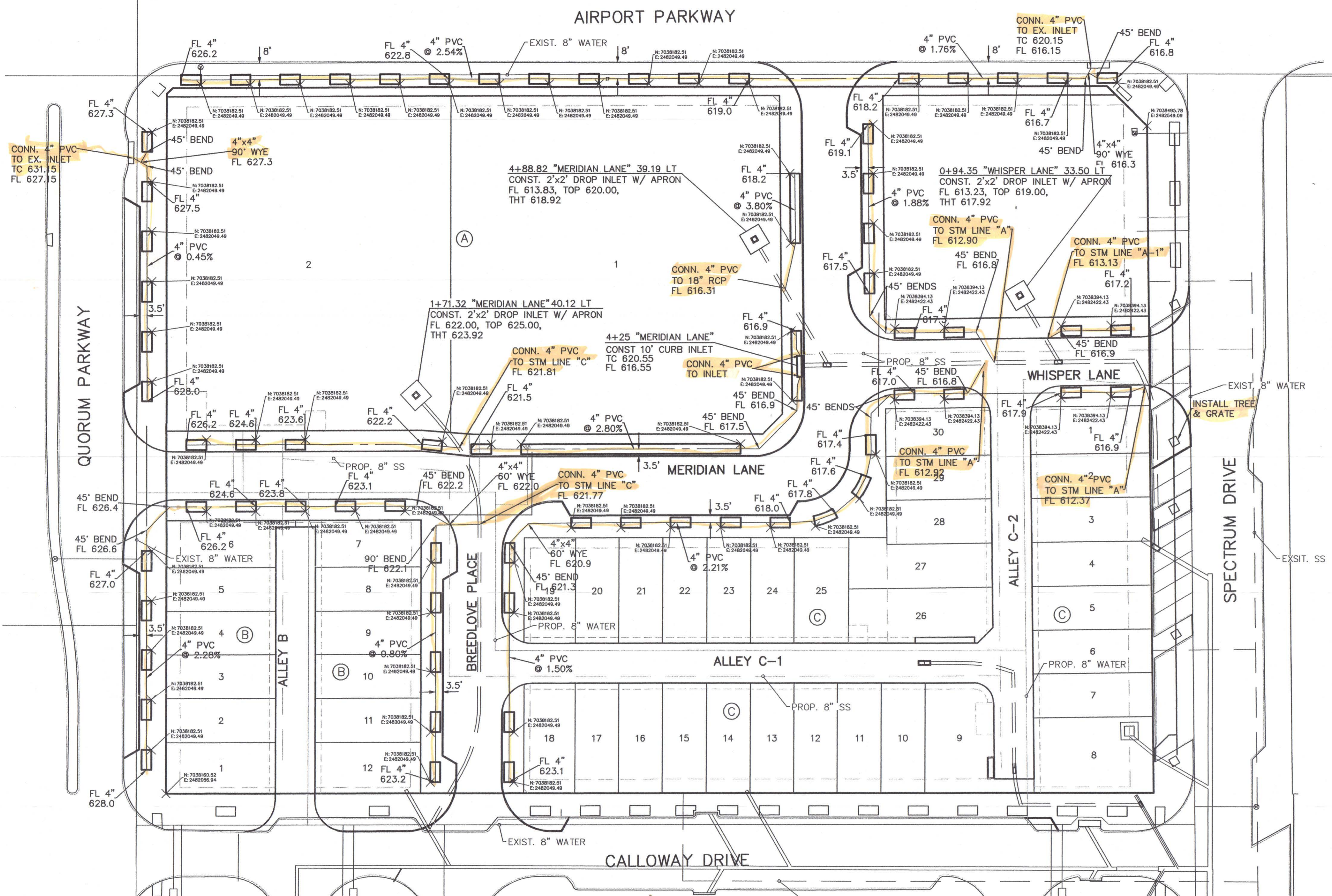
**STREET LIGHT AND SIGNAGE PLAN
MERIDIAN SQUARE**

TOWN OF ADDISON

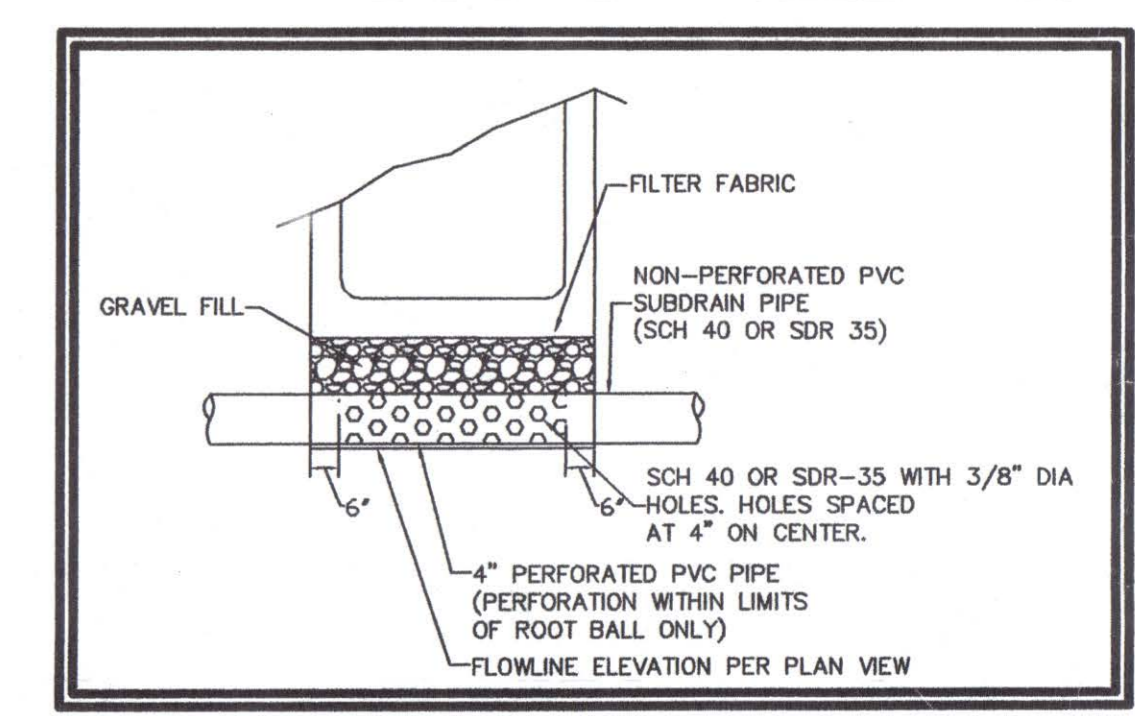
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JBA	WBJ	JCR	11/17/08	N.T.S.	07031B	1



TREE PIT CROSS-SECTION
N.T.S.



SUBSURFACE DRAIN SYSTEM DETAIL
N.T.S.

LEGEND

- PROPOSED 4\"/>
- PROPOSED TREE GRATE
- EXISTING TREE GRATES

NOTE: ALL PVC SHALL BE SCHEDULE 40 OR SDR-35.

BENCHMARKS:
1. SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET LOCATED ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY ±65' SOUTH OF THE CENTERLINE INTERSECTION OF QUORUM PARKWAY AND AIRPORT PARKWAY.
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J. Casey Ross 4/19/09

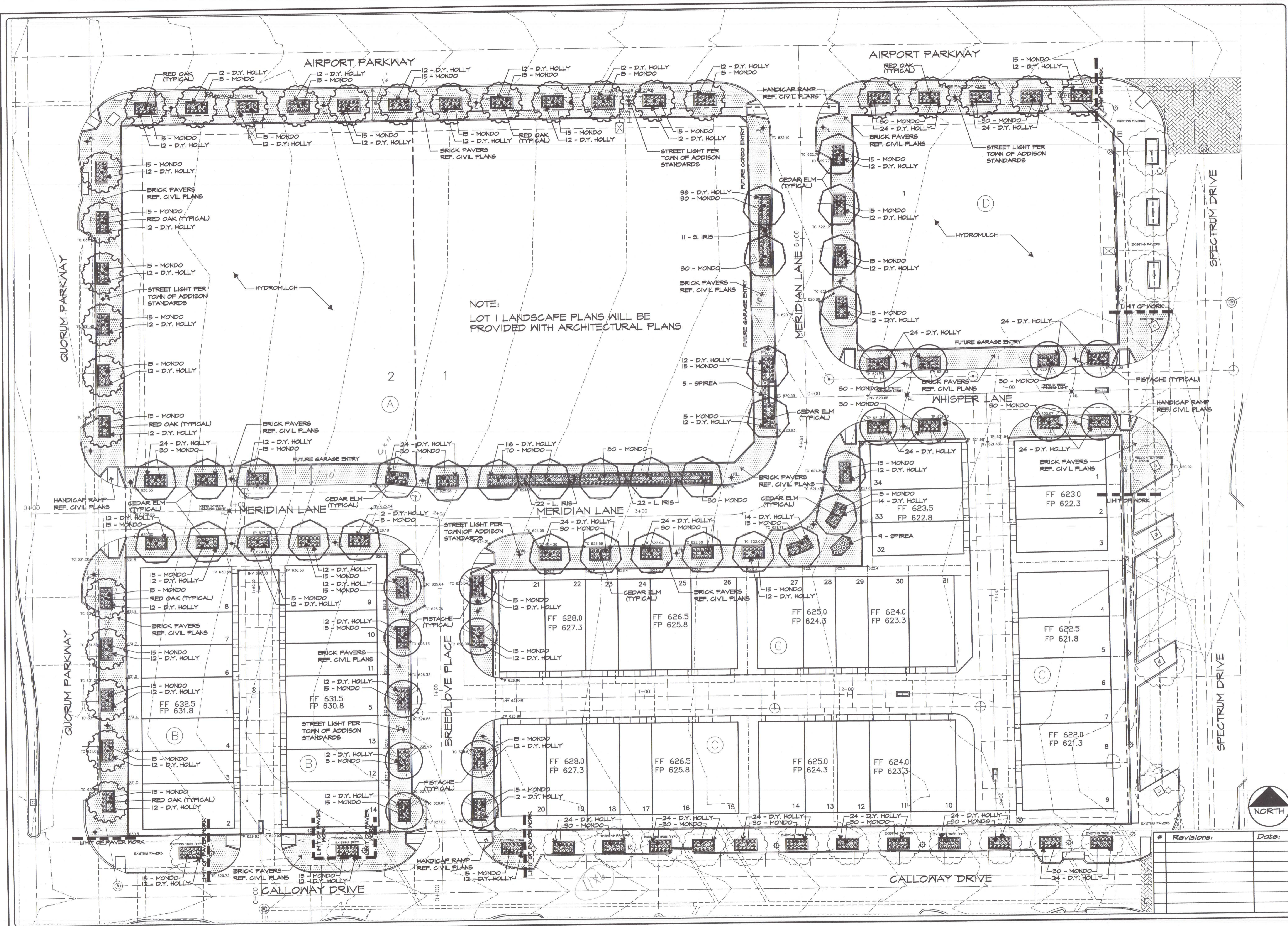


NO.	DATE	BY	REVISION
1	4/08/08	JCR	REVISED ALL TOWNHOME LOT LINES & ADJUSTED ALL TREE PITS AND DRAINS

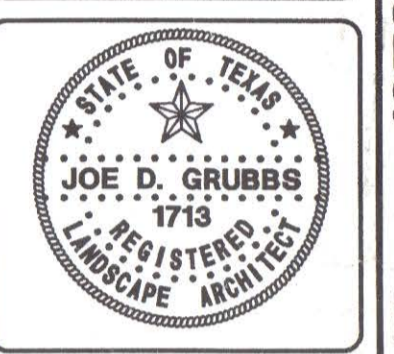
TREE DRAIN DETAIL
MERIDIAN SQUARE
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

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

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
CWH	CWH	JCR	11/17/2008	1"=30'	07031B	1



NOTE:
LOT 1 LANDSCAPE PLANS WILL BE
PROVIDED WITH ARCHITECTURAL PLANS



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

Issued For:
CONSTRUCTION
Job No.
08132.00
Scale
1" = 20'-0"
Drawn By:
JDS
Date
1-30-2009

**Landscape
Plan**

Sheet Number:
L1
of L4 Sheets

#	Revisions:	Date:

LANDSCAPING

PART 1 - GENERAL

- 1.1 SCOPE:**
Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:**
A. Irrigation System
B. Lawn
- 1.3 QUALITY ASSURANCE:**
A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- 1.4 REFERENCED STANDARDS:**
A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, HT3 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.
- 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:**
A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
- 1.6 JOB CONDITIONS:**
A. Planting Restrictions:
Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
2. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
- 1.7 WARRANTY:**
A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.
- 1.8 MAINTENANCE:**
A. Water. Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

- 2.1 PLANTS:**
A. Quantities. The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade of better, symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where the characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, distorting knots, or other defects.
F. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
G. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
H. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.
- 2.2 SOIL PREPARATION MATERIALS:**
A. Peat Moss. Commercial sphagnum moss or high peat, or decomposed gin trash with pH between 5 and 7. The gin trash shall be sterilized to eliminate all active residues, i.e. insecticides, pesticides, herbicides, fungus, virus and defoliant chemicals.
B. Pre mixed soils will be considered as "approved equals" when samples are submitted with manufacturer's data and laboratory test reports. Approved suppliers include Vital Earth Complete Mix by Vital Earth Resources, Gladenator, Texas and Acid Gro Complete Mix by Soil Building Systems, Inc., Dallas, Texas.
C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material, reasonably free of weeds and foreign grasses. Soil containing Dallisgrass or Nitrograss shall be rejected.
2. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 28-50 percent
Sand - less than 52 percent

2.3 COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds. Complete fertilizer 5-10-5 element ratio with minimum 6% sulfur and 4% iron plus micro nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45028 or approved equal.

2.4 MULCH:

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

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:**
A. New bed areas will be left within one tenth of a foot of final grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- 3.2 SHRUB PLANTING:**
A. All shrubs to be pocket planted. Excavate planting hole 5" larger than the width and height of the root ball. Backfill with 1/3 compost, 1/3 native soil and 1/3 sandy loam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.3 GROUND COVER PLANTING:**
A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
1 part peat moss
1 part sharp sand
Add 4 pounds commercial fertilizer per 100 sq ft of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.4 TREE PLANTING:**
A. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
B. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree amp. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
C. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
D. Prepare backfill soil by thoroughly mixing a two part soil mixture as follows:
50% of the soil mix to be organic compost material. The final 50% of the soil mix to be a 50/50 mix of sand and clean, native black clay soil approved by the town.
E. Backfill tree pits with a clean, native black clay soil.
Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
F. Completely fill each tree saucer with mulch to a depth of two inches.
G. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable, at no additional cost to the owner.
3.5 SEASONAL COLOR PLANTING:
A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.
- 3.6 CLEANUP:**
During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

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

PART 2 - MATERIALS

2.1 GRASS:

- A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

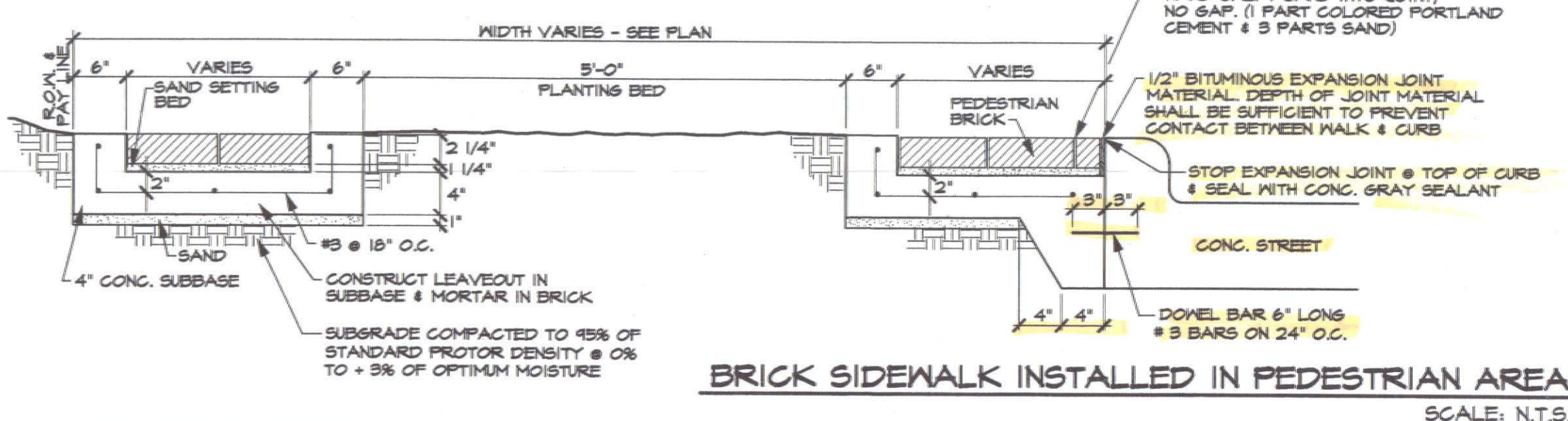
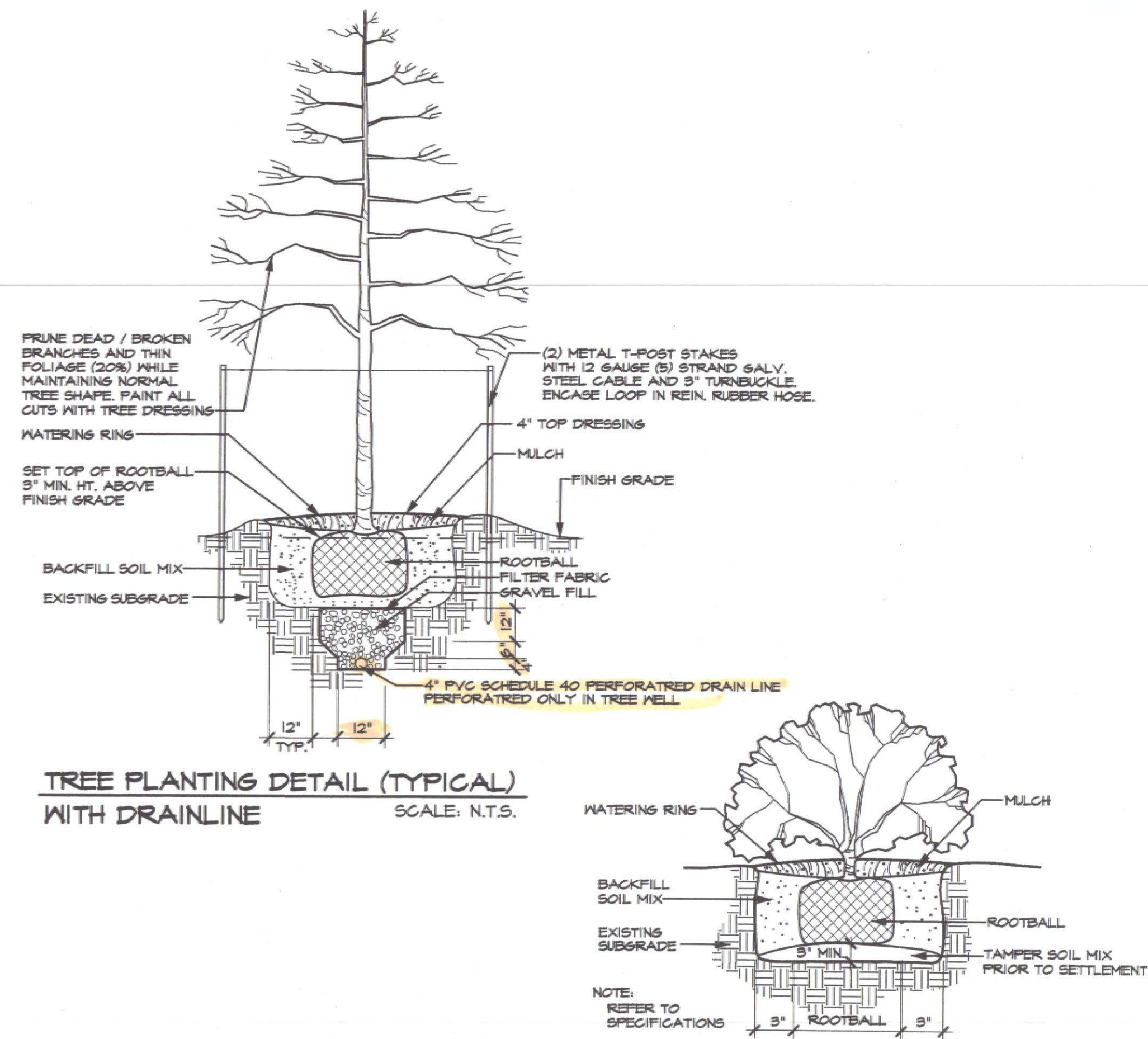
2.2 FERTILIZER:

- Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
A. First application: 12-12-12 element percentage with minimum 6% sulfur and 4% iron, plus micro nutrients.
B. Second application: 5-1-2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 6% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

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

END OF LAWN SECTION



TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
28	(Symbol: Circle with dot)	RED OAK	Red Oak	Quercus shumardii	100 Gallon, 4" caliper min., 14' ht. / 7' spread, straight trunk, matching specimen.
31	(Symbol: Circle with dot)	CEDAR ELM	Cedar Elm	Ulmus crassifolia	100 Gallon, 4" caliper min., 14' ht. / 7' spread, straight trunk, matching specimen.
17	(Symbol: Circle with dot)	PISTACHE	Pistache	Pistacia chinensis	100 Gallon, 4" caliper min., 14' ht. / 7' spread, straight trunk, matching specimen.

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,170	(Symbol: Circle with 'd')	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 18"-20" Ht./15" spread, full, bushy to ground
14	(Symbol: Circle with 's')	SPIREA	Double Knockout Radtko Rose	Rosa hybrida 'Radtko'	5 gallon, 24" Ht./24" spread, full, bushy to ground

GROUND COVER / PERENNIAL					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,500	(Symbol: Hatched box)	MONDO	Mondo Grass	Ophlophogon japonicum	4" pots @ 9" o.c.
55	(Symbol: Hatched box)	S. IRIS	Siberian Iris	Iris sibirica Varolus Purple Colors	1 gallon

#	Revisions:	Date:

Grubbs Design Group
Landscape Architecture - Construction Management

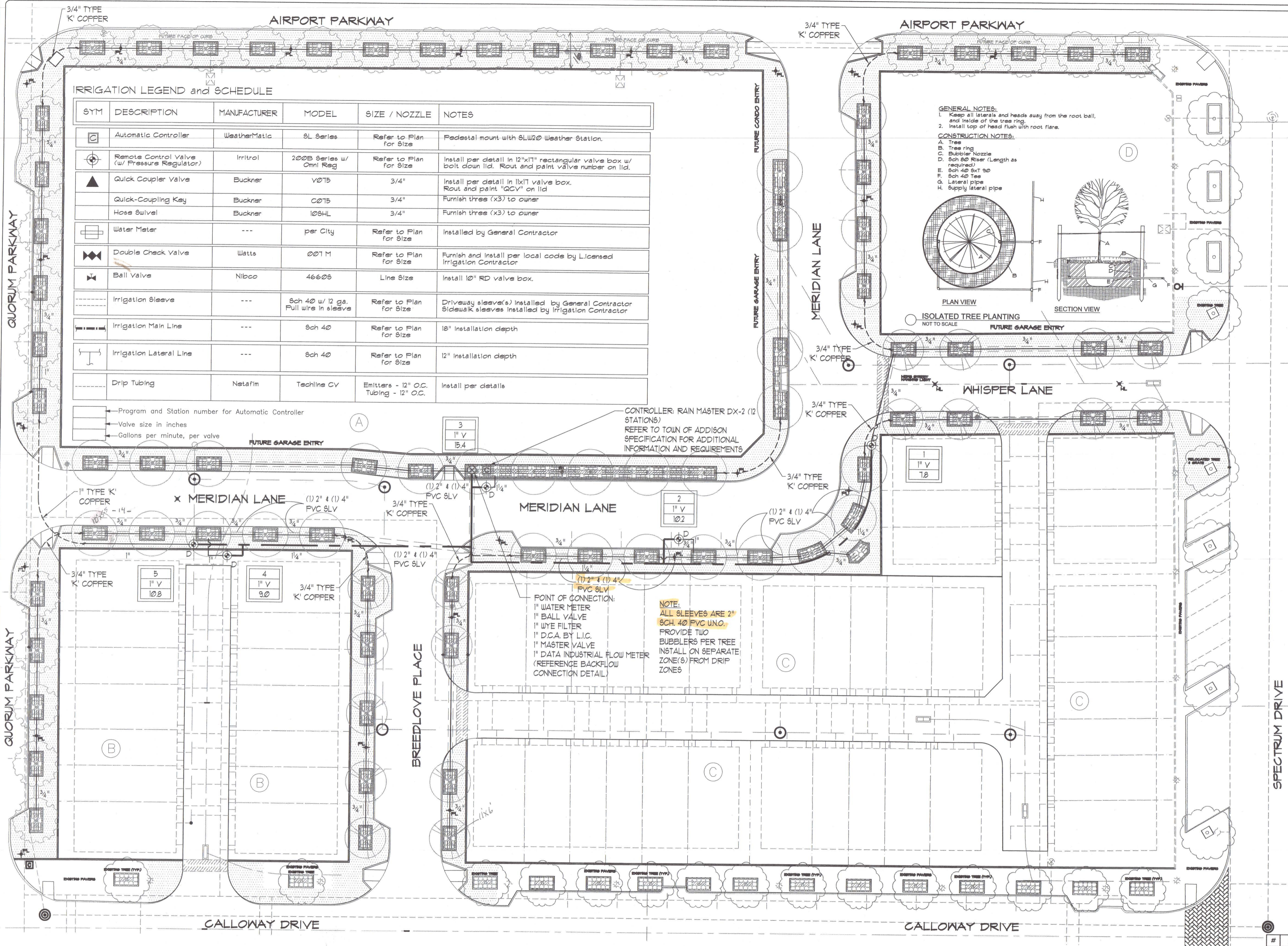
STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED
LANDSCAPE ARCHITECT

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

Issued For:
CONSTRUCTION
Job No.
08132.00
Scale
N.T.S.
Drawn By:
JDS
Date
1-19-2009

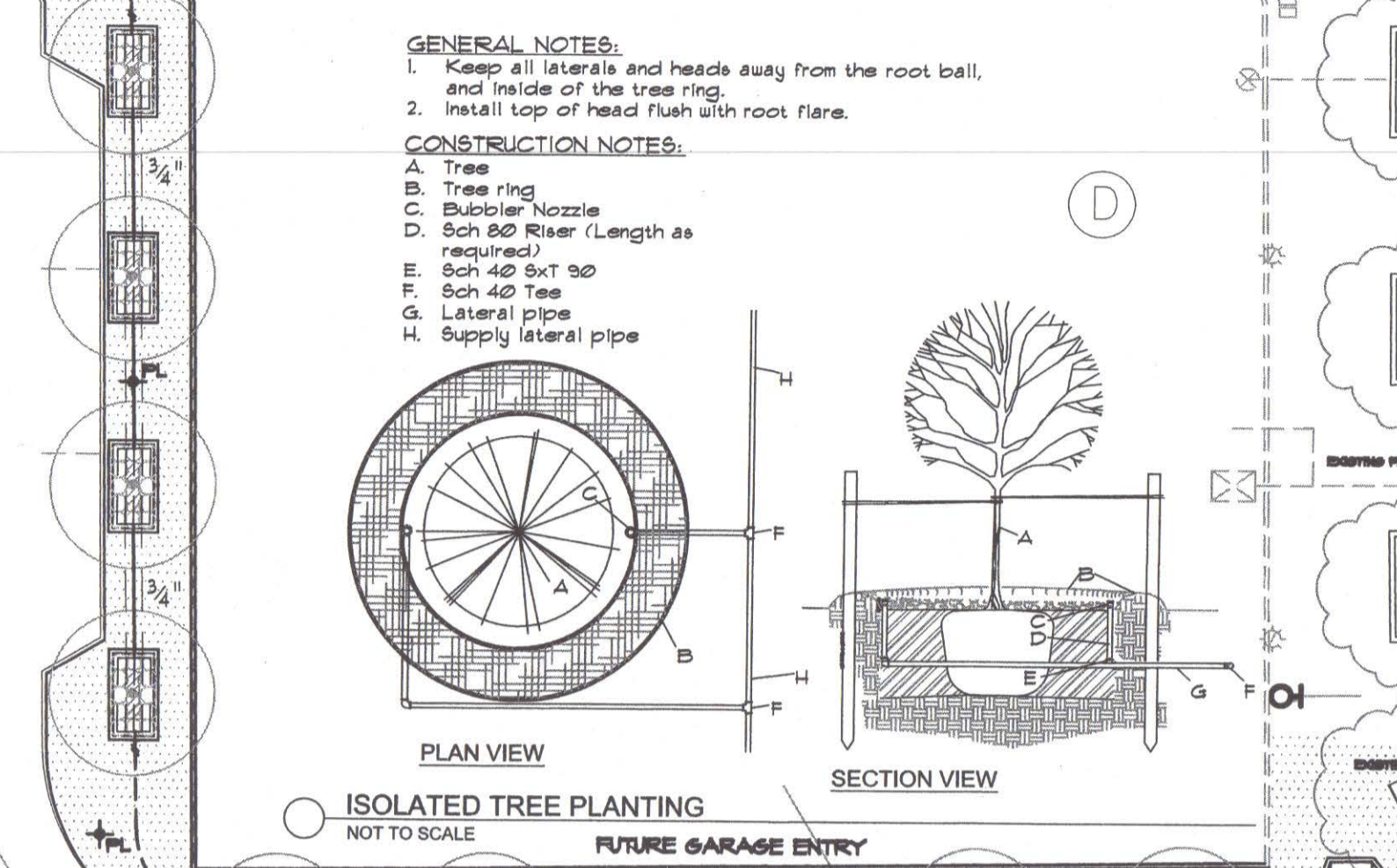
Landscape Specifications

Sheet Title:
Sheet Number:
L2
of L4 Sheets



IRRIGATION LEGEND and SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
☐	Automatic Controller	WeatherMatic	SL Series	Refer to Plan for Size	Pedestal mount with 6LW20 Weather Station.
⊕	Remote Control Valve (w/ Pressure Regulator)	Irritrol	200B Series w/ Omni Reg	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
▲	Quick Coupler Valve	Buckner	V075	3/4"	Install per detail in 11x11 valve box. Rout and paint "QCV" on lid.
⬇	Quick-Coupling Key	Buckner	C075	3/4"	Furnish three (x3) to owner
⊕	Hose Swivel	Buckner	105HL	3/4"	Furnish three (x3) to owner
⊕	Water Meter	---	per City	Refer to Plan for Size	Installed by General Contractor
⊕	Double Check Valve	Watts	007M	Refer to Plan for Size	Furnish and install per local code by Licensed Irrigation Contractor
⊕	Ball Valve	Nibco	46608	Line Size	Install 10" RD valve box.
---	Irrigation Sleeve	---	Sch 40 w/ 12 ga. Full wire in sleeve	Refer to Plan for Size	Driveway sleeves installed by General Contractor Sidewalk sleeves installed by Irrigation Contractor
---	Irrigation Main Line	---	Sch 40	Refer to Plan for Size	18" installation depth
---	Irrigation Lateral Line	---	Sch 40	Refer to Plan for Size	12" installation depth
---	Drip Tubing	Netafim	Techline CV	Emitters - 12" O.C. Tubing - 12" O.C.	Install per details



CONTROLLER: RAIN MASTER DX-2 (12 STATIONS)
REFER TO TOWN OF ADDISON SPECIFICATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS

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

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

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Grubbs Design Group
Landscape Architecture - Construction Management



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

Issued For:
CONSTRUCTION
Job No.
08132.00
Scale
1" = 20'-0"
Drawn By:
RDP
Date
1-19-2009

Sheet Title:
Irrigation Plan
Sheet Number:
L3
of L4 Sheets

#	Revisions:	Date:

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IRRIGATION NOTES:

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

NOTE: "SMARTLINE CERTIFIED DESIGN"

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

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

HYDRAULIC CALCULATION NOTES:

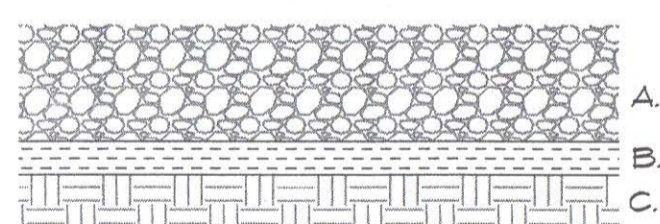
Ten days prior to commencing work, verify static pressure. If static pressure is less than 60 PSI, do not start work until notified in writing by Owner. If Contractor proceeds with work without authorization from Owner, the Contractor shall be financially responsible to correct, modify or repair any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

HYDRAULIC CALCULATIONS

ITEM	SIZE	PSI	NOTES
Maximum GPM			Fitting Loss Accounted By Adding 10% To Flow Shown In Manuf. Nozzle Chart.
Estimated - 16 GPM			
Service	1"	2.20	TYPE "K" COPPER 25 LN. FT.
Ball Valve	1"	1.00	
Water Meter	1"	1.40	
Backflow Preventer	1"	6.00	
Master Valve	1"	1.30	
Main Line	1 1/4"	3.20	200 LN. FT.
Station Valve	1"	1.30	
Zone		5.00	
Head		20.00	
Total Loss		44.10	
Assumed Static Pressure		60.00	
Pressure Differential		15.90	

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

CONSTRUCTION NOTES:
A. MULCH (REF. LANDSCAPE DRAWINGS)
B. DRIP LINE
C. BED PREP (REF. LANDSCAPE PLAN)



DRIP LINE / CRUSHER FINES
NOT TO SCALE

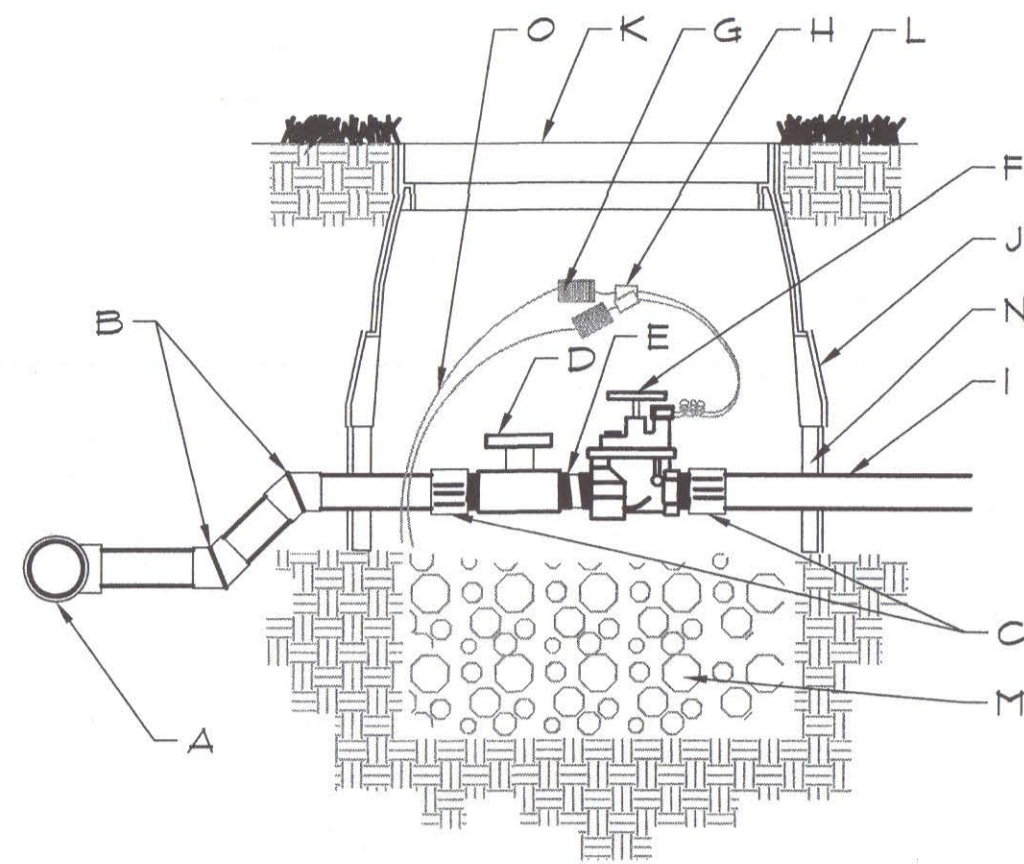
GENERAL NOTES:

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

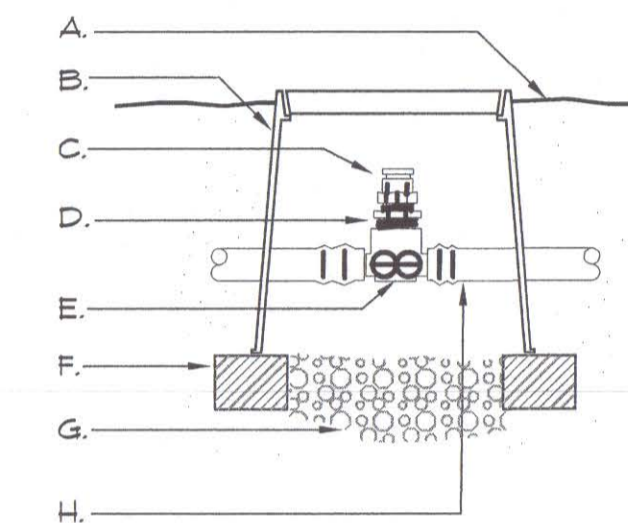
CONSTRUCTION NOTES:

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

PEDESTAL MOUNTED CONTROLLER
NOT TO SCALE



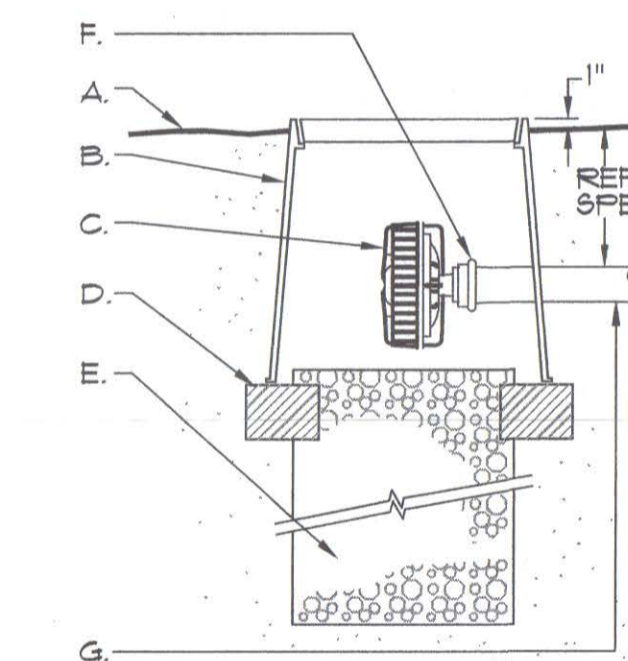
ELECTRIC VALVE
NOT TO SCALE



CONSTRUCTION NOTES:

- FINISH GRADE
- 6" ROUND VALVE BOX
- AIR / VACUUM RELIEF VALVE
- 3/4" M X 1/2" F REDUCTION BUSHING
- TECHLINE 100 2-WAY ADAPTER TEE
- BRICK SUPPORTS (THREE)
- WASHED AGGREGATE SUMP
- TECHLINE TUBING

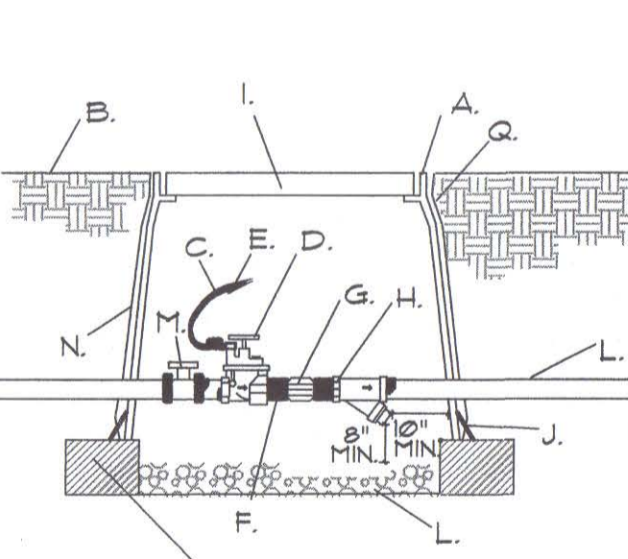
TECHLINE AIR/VACUUM RELIEF
NOT TO SCALE



CONSTRUCTION NOTES:

- FINISH GRADE
- VALVE BOX
- LINE FLUSHING VALVE
- BRICK SUPPORTS (THREE)
- WASHED AGGREGATE SUMP (1 CUBIC FOOT)
- COMPRESSION RING
- TECHLINE 11MM TUBING

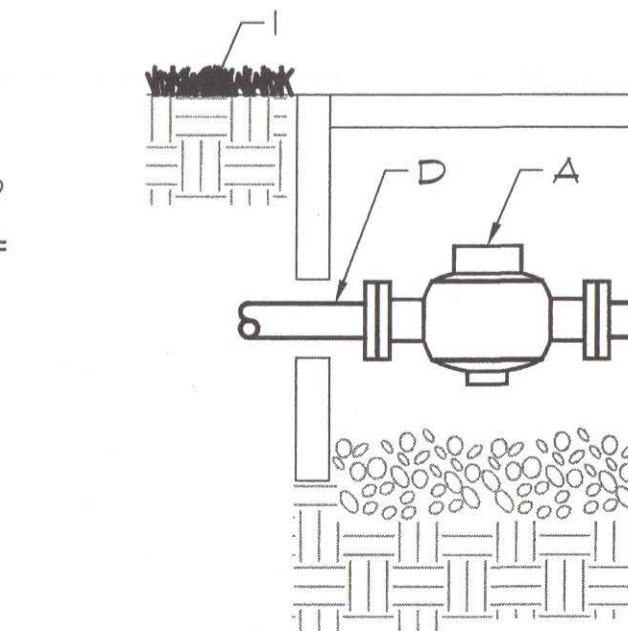
TECHLINE LINE FLUSHING VALVE
NOT TO SCALE



CONSTRUCTION NOTES:

- 12" X 11" PLASTIC VALVE BOX WITH LOCKING LID.
- FINISHED GRADE
- 24" WIRE LOOP
- AUTOMATIC VALVE, SEE IRRIGATION PART LIST.
- WATER PROOF WIRE CONNECTOR
- 8CH 80 NIPPLE
- PRESSURE REGULATOR
- WYE STRAINER. INSTALL TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
- LOCKING VALVE BOX COVER
- VALVE BOX EXTENSIONS IF NEEDED.
- LATERAL LINE
- 4" LAYER OF 3/4" GRAVEL
- TRUE UNION BALL VALVE
- 6MM BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE AND INSTALL FULL LENGTH OF VALVE BOX BOTTOM.
- CMU BLOCK

DRIP VALVE/FILTER ASSEMBLY
NOT TO SCALE



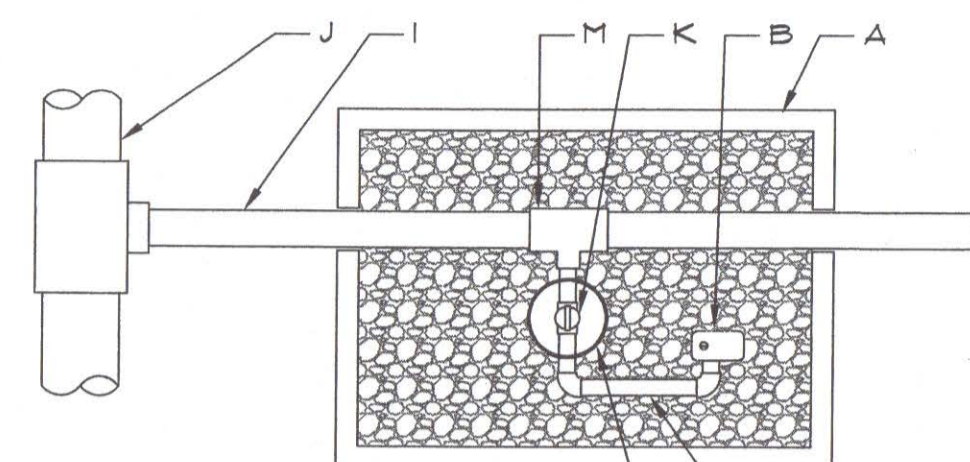
BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

GENERAL NOTES:

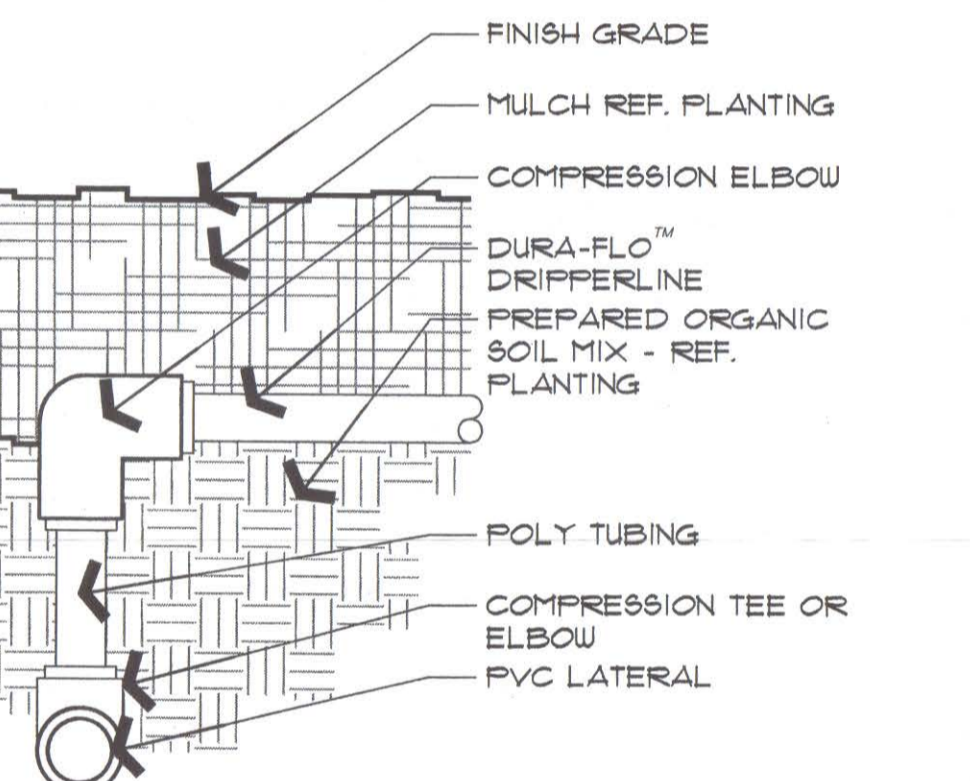
- INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
- MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:

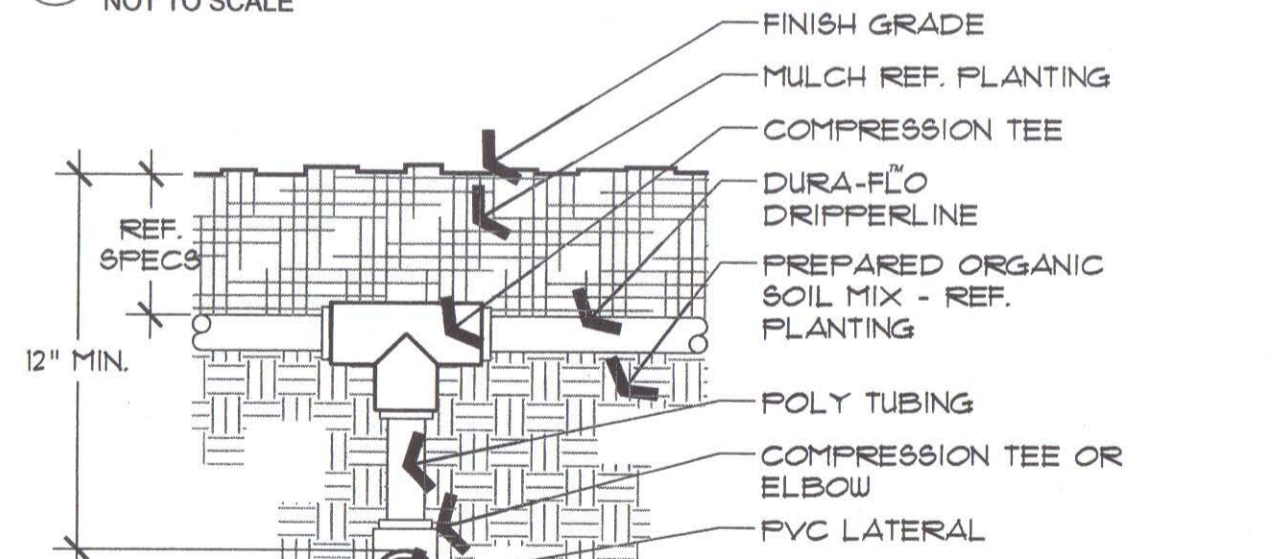
- PVC SERVICE TEE
- SCH 40 45° BEND
- SCH 40 MALE ADAPTER
- SCH 40 BALL VALVE
- GRAY SCH 80 SHORT NIPPLE (TBE)
- AUTOMATIC VALVE
- WIRE COIL
- WATERPROOF WIRE CONNECTORS
- LATERAL PIPE
- 10 ML BLACK PLASTIC BROOKS #36 CONCRETE VALVE BOX
- W/36-IFC CONCRETE LID. SET 1/4" ABOVE GRADE FINISH GRADE.
- WASHED PEA GRAVEL - 6" DEPTH MIN
- 6" VALVE BOX EXTENSIONS AS REQUIRED
- VALVE WIRING



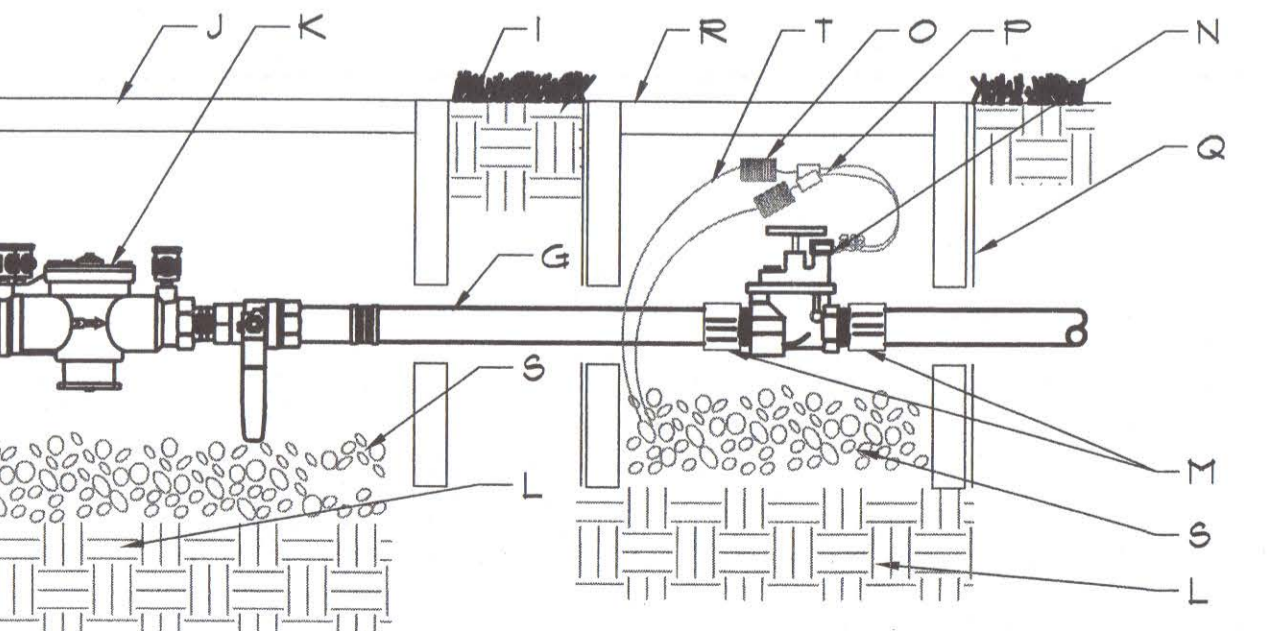
QUICK COUPLER VALVE
NOT TO SCALE



END FEED DRIPPERLINE
NOT TO SCALE



CENTER FEED DRIPPERLINE
NOT TO SCALE



GENERAL NOTE:

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

CONSTRUCTION NOTES:

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

GENERAL NOTES:

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

CONSTRUCTION NOTES:

- WATER METER (SIZE PER PLAN)
- BALL VALVE (SIZE PER LINE)
- WYE STRAINER (SIZE PER LINE)
- TYPE "K" COPPER PIPE
- COPPER 8xT COUPLING
- TBE NIPPLE
- PIPE PER CITY CODE
- COUPLING
- FINISH GRADE
- 12"x11" VALVE BOX. SET FLUSH WITH FINISH GRADE
- DOUBLE CHECK VALVE ASSEMBLY
- COMPACTED SUBGRADE
- MALE ADAPTER
- MASTER ELECTRIC VALVE
- WIRE COIL
- WATERPROOF WIRE CONNECTORS
- 10 ML BLACK PLASTIC
- 10" RD VALVE BOX. SET 1/4" ABOVE FINISH GRADE.
- WASHED PEA GRAVEL - 6" DEPTH MIN
- VALVE WIRING

#	Revisions:	Date:

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