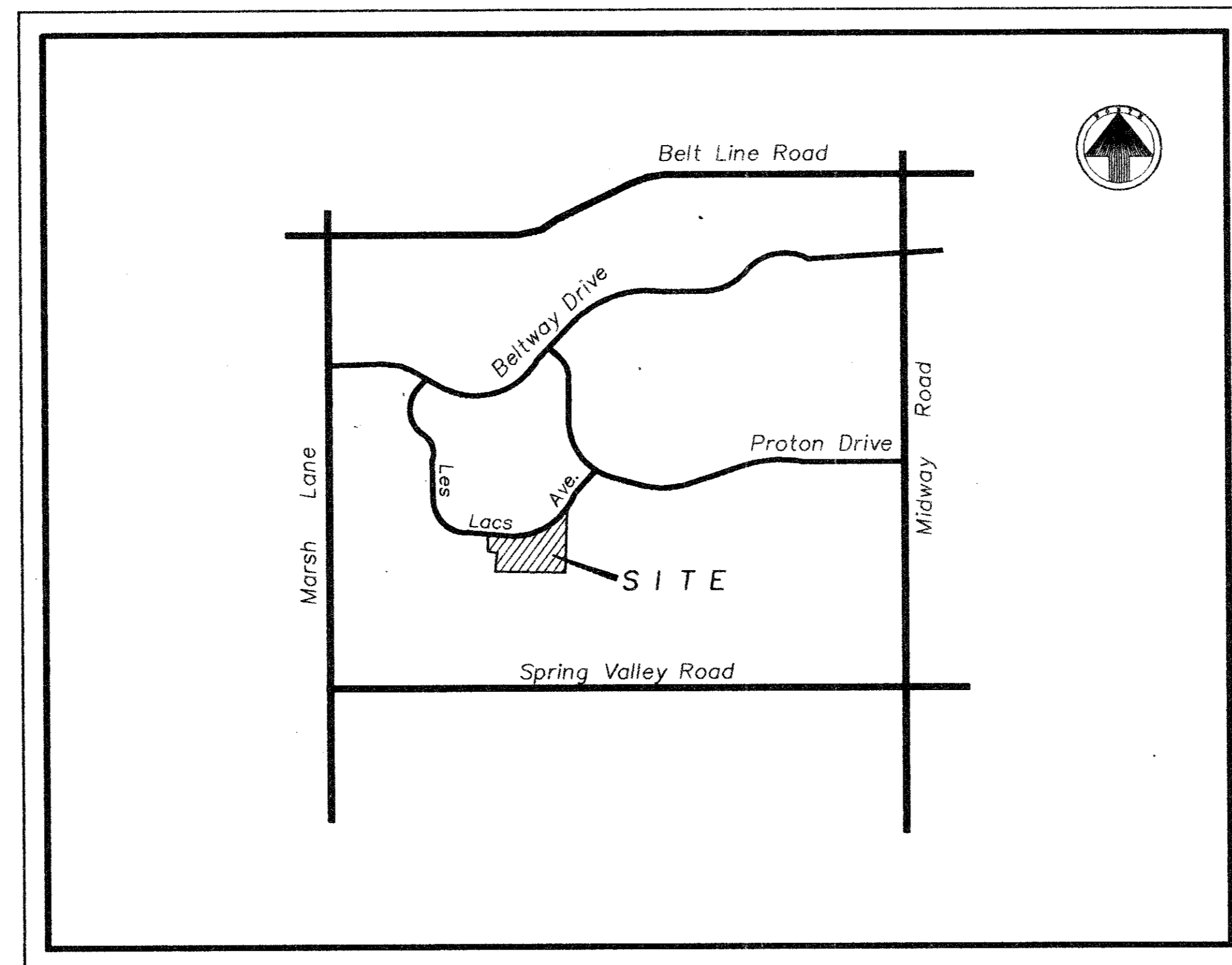


# SCREENING WALL, IRRIGATION AND LANDSCAPE PLANS FOR GRAND ADDISON II TOWN OF ADDISON, TEXAS



LOCATION MAP  
NOT TO SCALE

**INDEX**

DEPARTMENTAL REVIEW	Sheet No.	Description
	1	FINAL PLAT
FIRE	2-4	SCREENING WALL PLANS
ENGINEERING	5	DETAIL SHEET
UTILITIES	6-7	IRRIGATION PLANS
STREETS	8	IRRIGATION & LANDSCAPE PLAN
LANDSCAPE	9-10	LANDSCAPE PLANS

*OK DEL SCAPE*

INSPECTION REVIEW	HOLD	APPROVED	REVIEWED BY
BUILDING		4.10.99	<i>[Signature]</i>
PLUMBING			
ELECTRICAL			
MECHANICAL			
SONING			
HEALTH			

DEPARTMENTAL REVIEW	HOLD	APPROVED	REVIEWED BY
LANDSCAPE			
STREETS			
UTILITIES			
ENGINEERING			
FIRE			

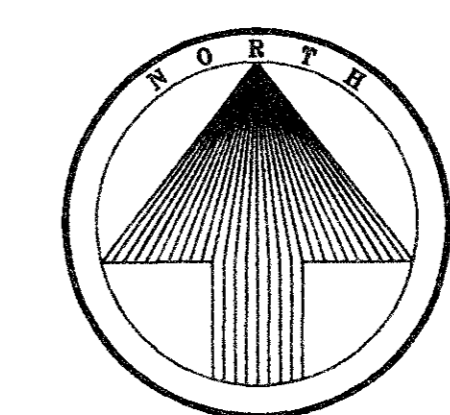
**PREPARED FOR**  
**BELTWAY ~ LES LACS, LTD.**

4835 L.B.J. Freeway ~ Suite 280 ~ Dallas, Texas 75244



**TIPTON ENGINEERING, INC.**

6330 Belt Line Road ~ Suite C ~ Garland, Texas 75043 (214) 226-2967



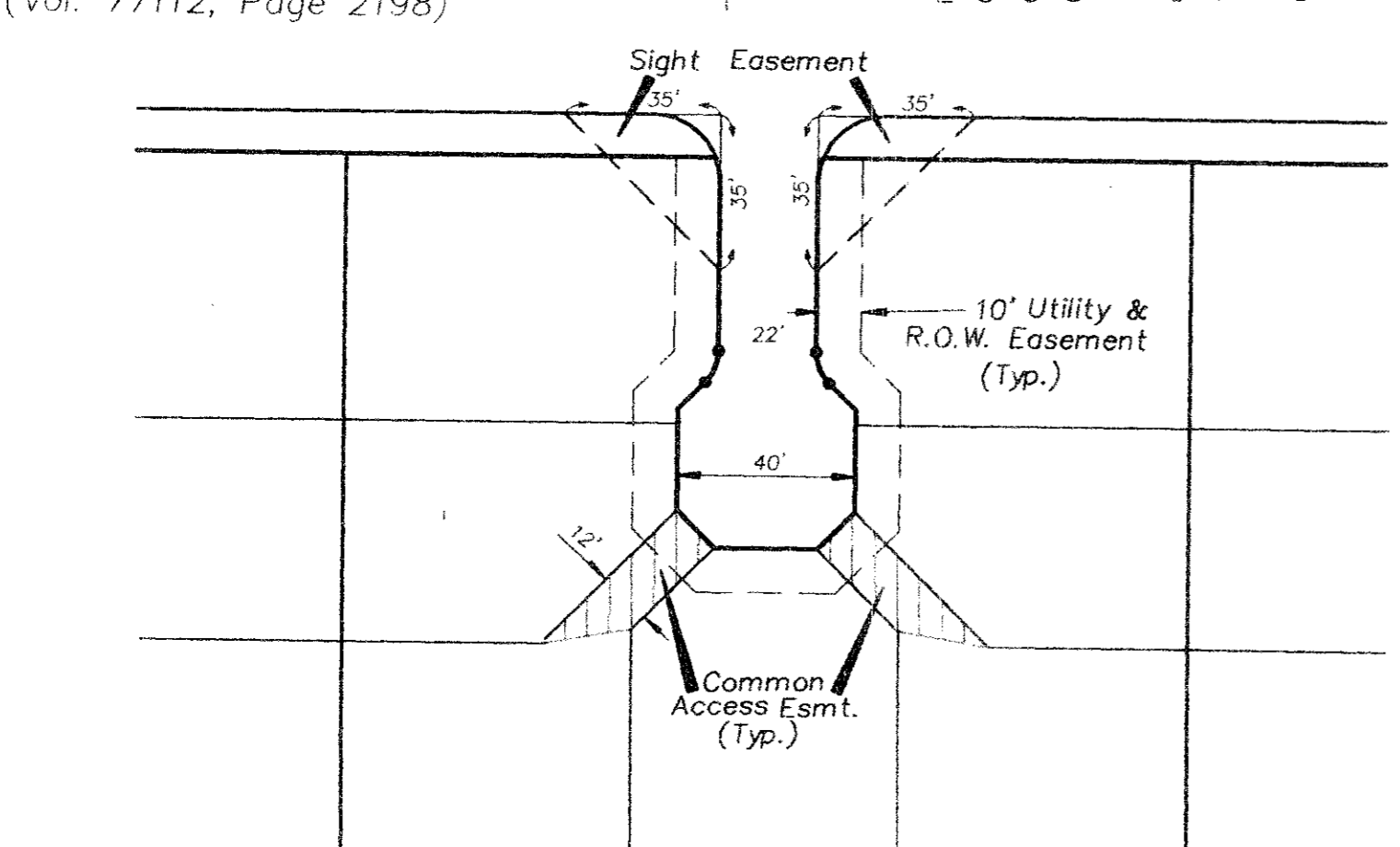
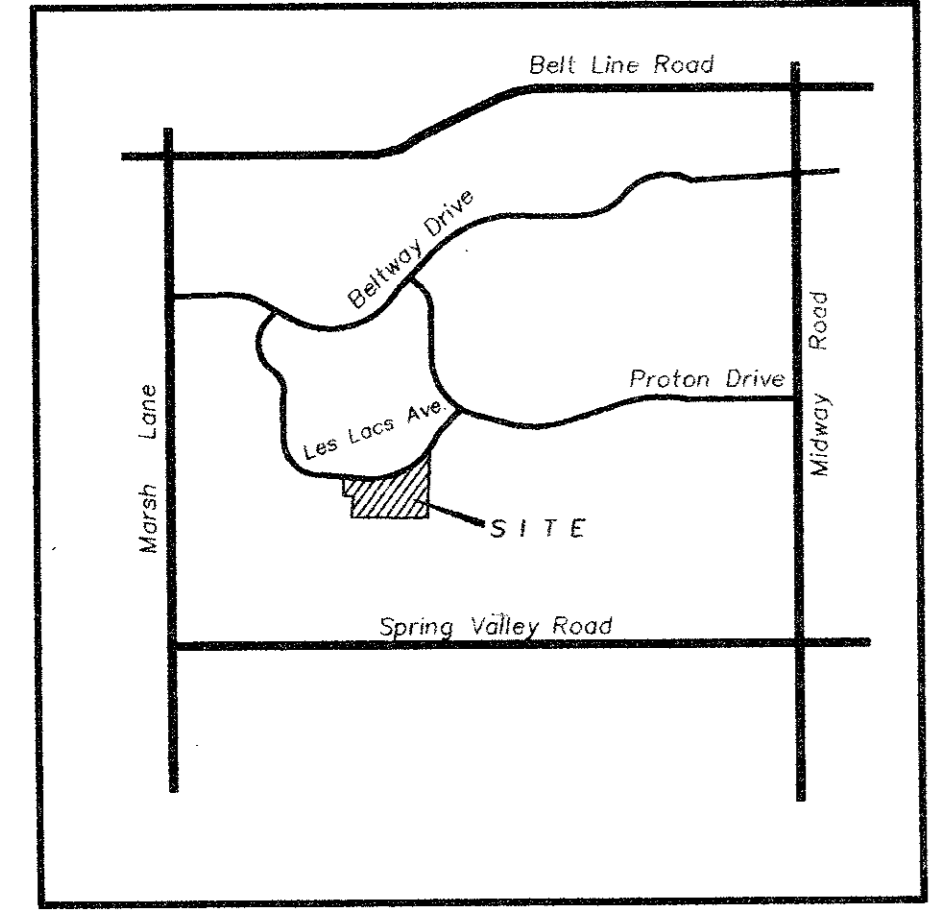
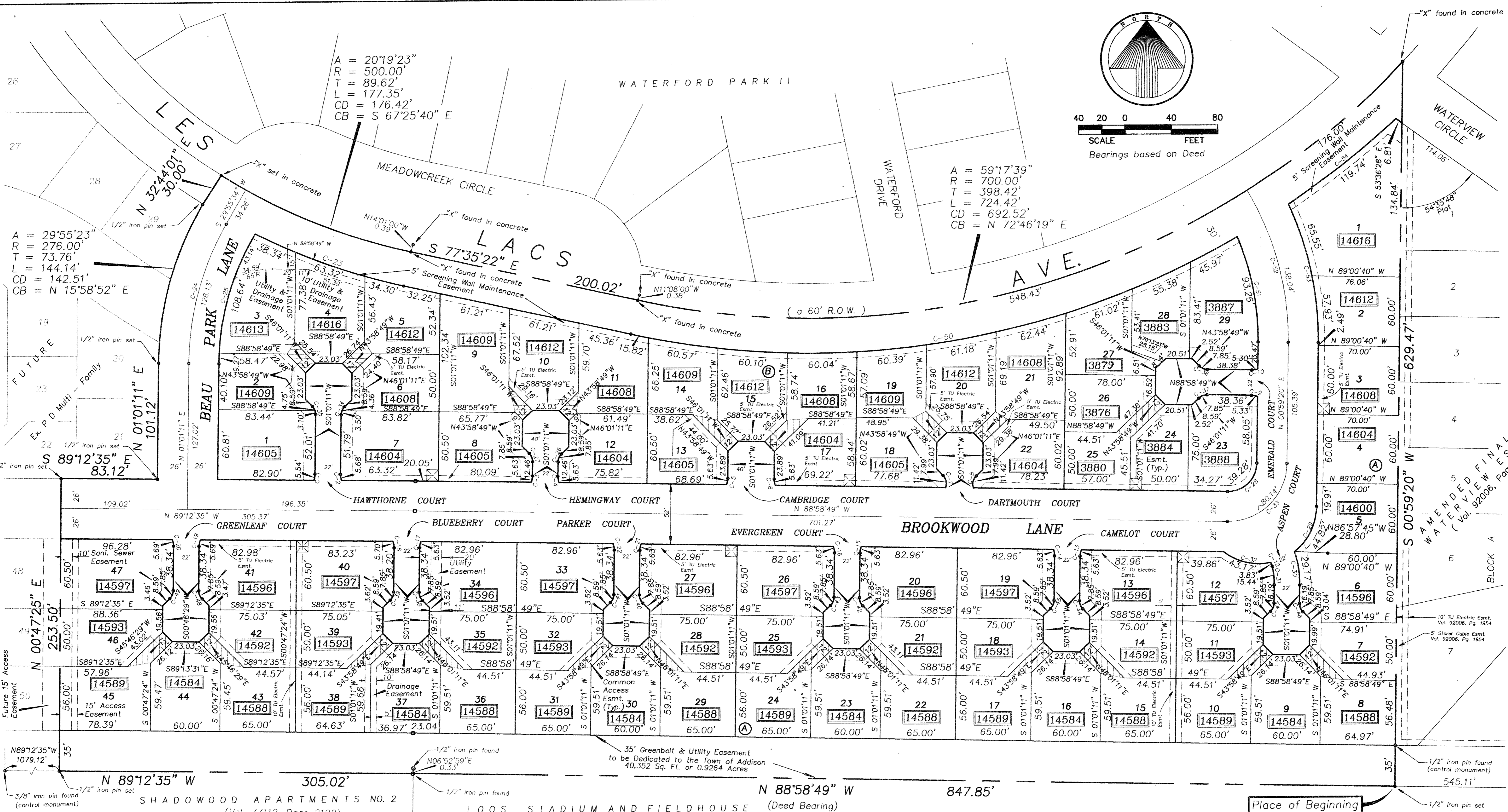
40 20 0 40 80  
SCALE FEET  
Bearings based on Deed

WATERFORD PARK II

A = 59°17'39"  
R = 700.00'  
T = 398.42'  
L = 724.42'  
CD = 692.52'  
CB = N 72°46'19" E

A = 29°55'23"  
R = 276.00'  
T = 73.76'  
L = 144.14'  
CD = 142.51'  
CB = N 15°58'52" E

A = 20°19'23"  
R = 500.00'  
T = 89.62'  
L = 177.35'  
CD = 176.42'  
CB = S 67°25'40" E



- The following minimum setbacks apply from the property line.
- I. Adjacent to main streets.
    - A. Where garage enters into main street. 15.5 feet to garage door, 10.5 feet to remainder of structure.
    - B. Where garage does not enter into main street. 5.5 feet to structure.
    - C. 5 feet to Les Lacs Avenue.
    - D. 5 feet to structure for lots 1, 2, & 3, Bk. B along Beau Park Lane.
    - E. 5 feet to structure for lots 23, 24, & 25, Bk. B along Brookwood Lane.
  - II. The following minimum setbacks apply from the R.O.W.
    - Adjacent to cul-de-sacs: 20 feet to garage door, 15 feet to remainder of structure.
  - III. All internal property line setbacks shall be 5 feet.
  - IV. Driveway access/curb cuts to Les Lacs Avenue are prohibited.
  - V. Driveway access/curb cuts to Beau Park Lane are prohibited for lots 1, 2, & 3, Bk. B.
  - VI. Driveway access/curb cuts to Brookwood Lane are prohibited for lots 23, 24, & 25, Bk. B.

TYP. T.U. ELECTRIC CO. PAD EASEMENTS

ADDRESS PLAT  
**GRAND ADDISON II**  
TOWN OF ADDISON

THOMAS L. CHENOWITH SURVEY ABSTRACT NO. 273  
DALLAS COUNTY, TEXAS

~ OWNER ~

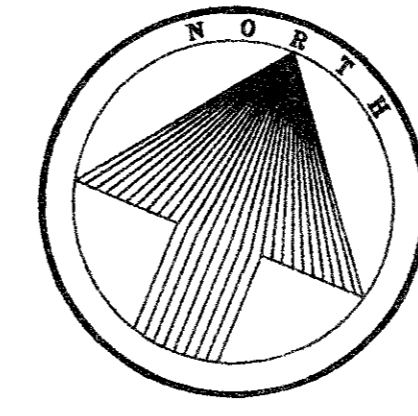
**BELTWAY - LES LACS, LTD.**

4835 LBJ Freeway ~ Suite 280 ~ Dallas, Texas 75244  
PH. # 392-1010

ENGINEER ~ PLANNER ~ SURVEYOR  
**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043  
PH. # 226-2967



WATERFORD DRIVE

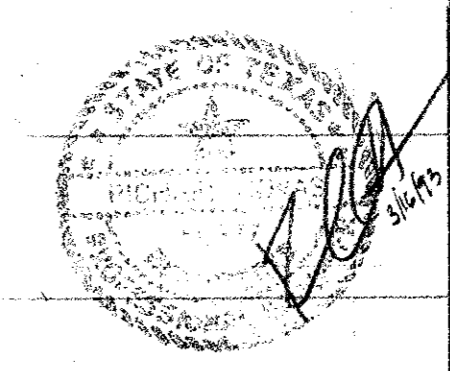
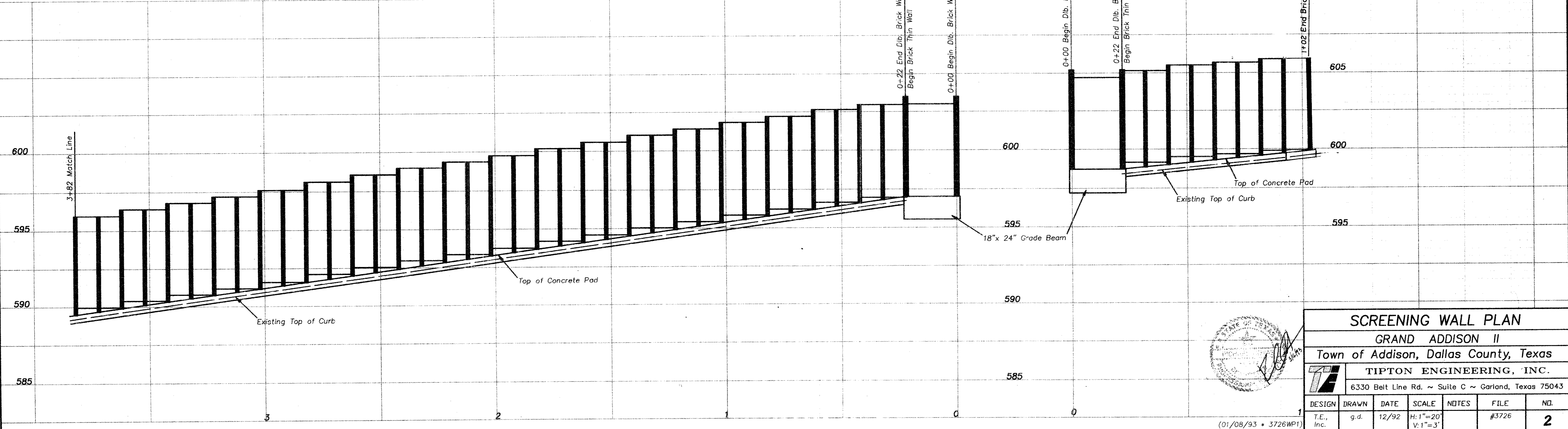
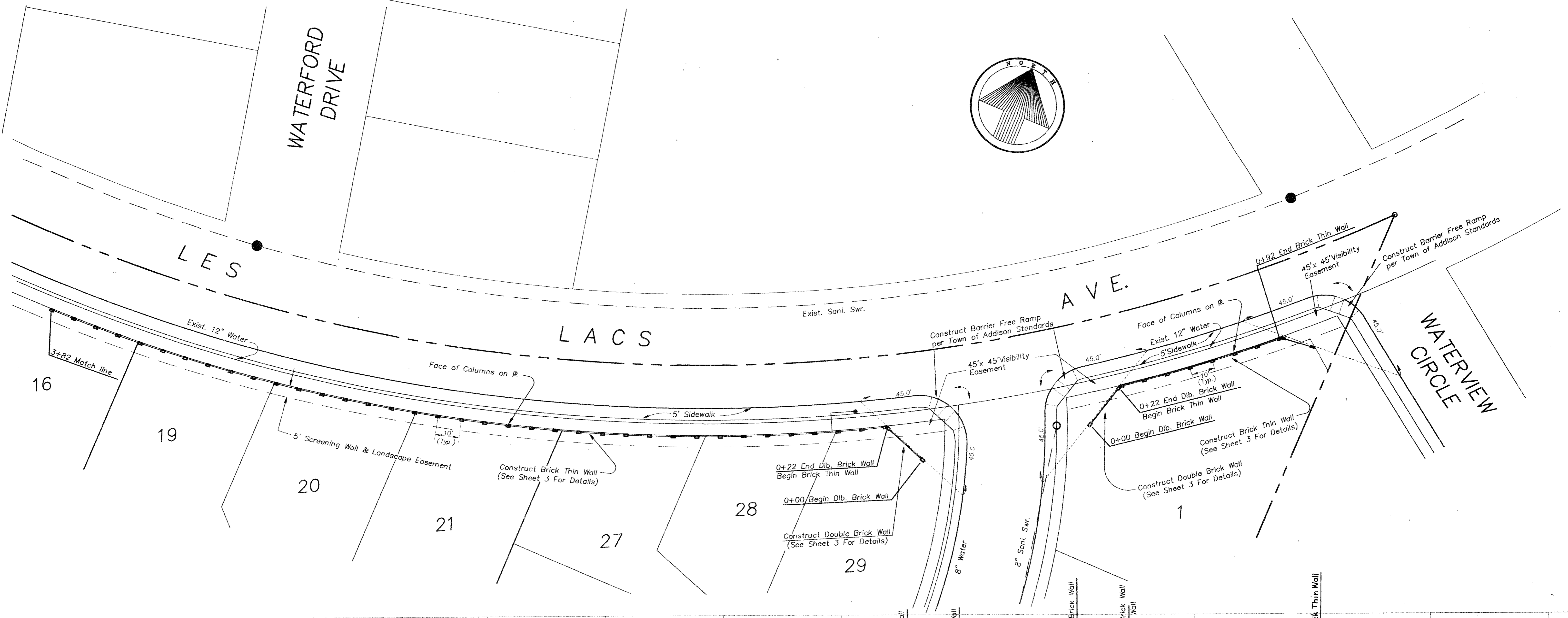


LES

LACS

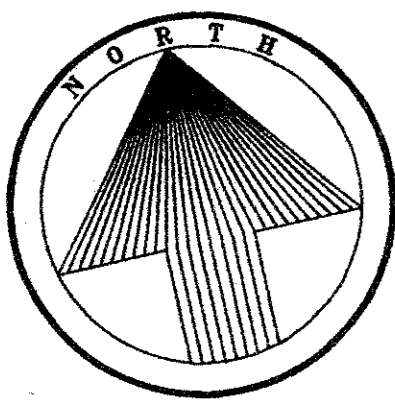
AVE.

WATERVIEW CIRCLE



SCREENING WALL PLAN						
GRAND ADDISON II						
Town of Addison, Dallas County, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E., Inc.	g.d.	12/92	H: 1"=20' V: 1"=3'		#3726	2

(01/08/93 \* 3726WP1)



20 10 0 20 40  
SCALE FEET

WATERFORD DRIVE

MEADOWCREEK CIRCLE

LES

LACS

AVE.

Construct Barrier Free Ramp  
per Town of Addison Standards

45' x 45' Visibility  
Easement

Exist. Sani. Swr.

45.0'

8" Sani. Swr.

Storm Sewer

Face of Columns on R

Construct Brick Thin Wall  
(See Sheet 3 For Details)

29

8" Water

45.0'

8" Sani. Swr.

8+62 End Brick Thin Wall  
Utility Easement

8+02 P.I.

7+82 P.I.

15' Screening Wall & Maintenance Easement

5' Sidewalk

Exist. 12" Water

3+82 Match Line

3

4

5

9

10

11

14

15

16

(B)

8+62 End Brick Thin Wall

8+02 H.P.I.

7+82 H.P.I.

3+82 Match Line

595

595

590

590

585

585

Top of Concrete Pad

Existing Top of Curb

9

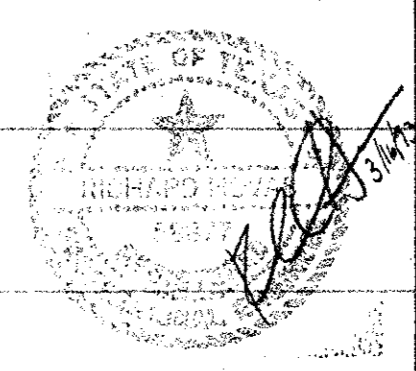
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7

6

5

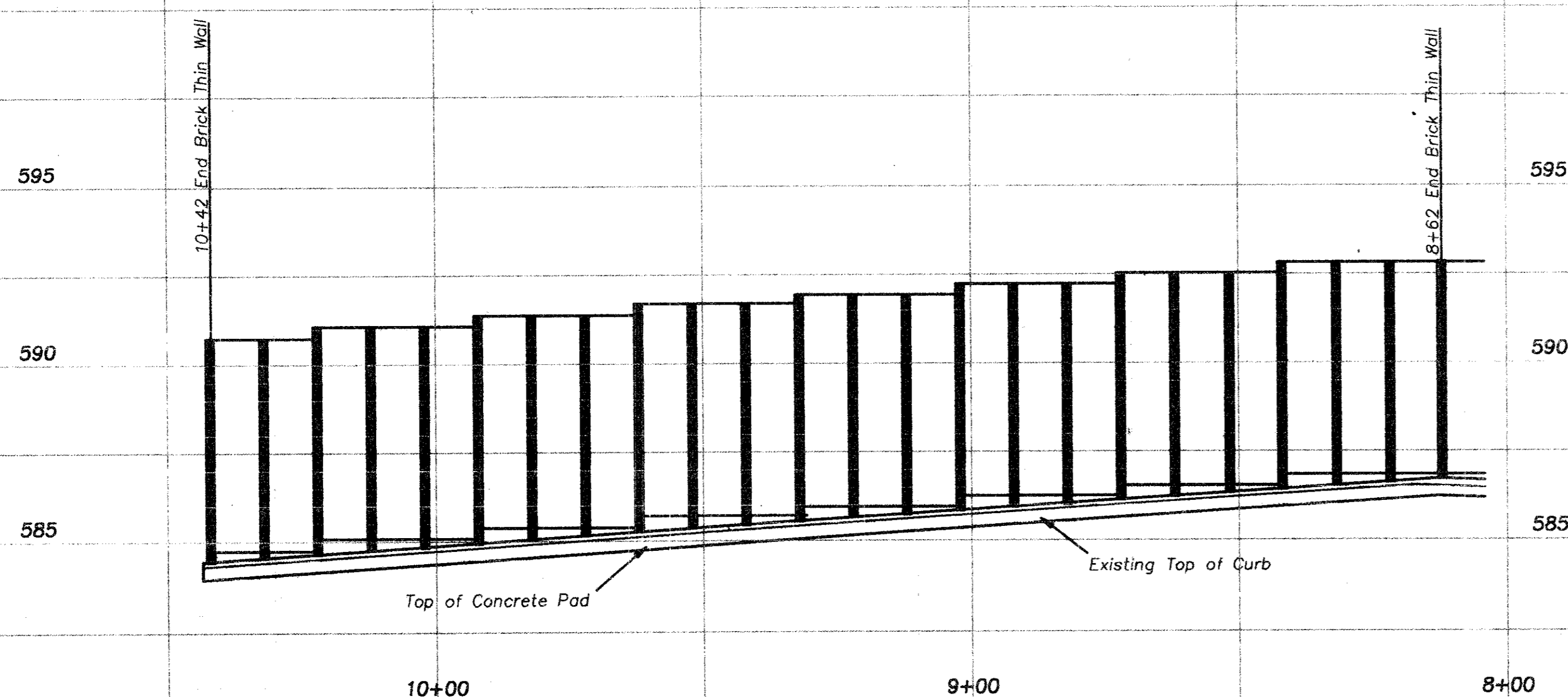
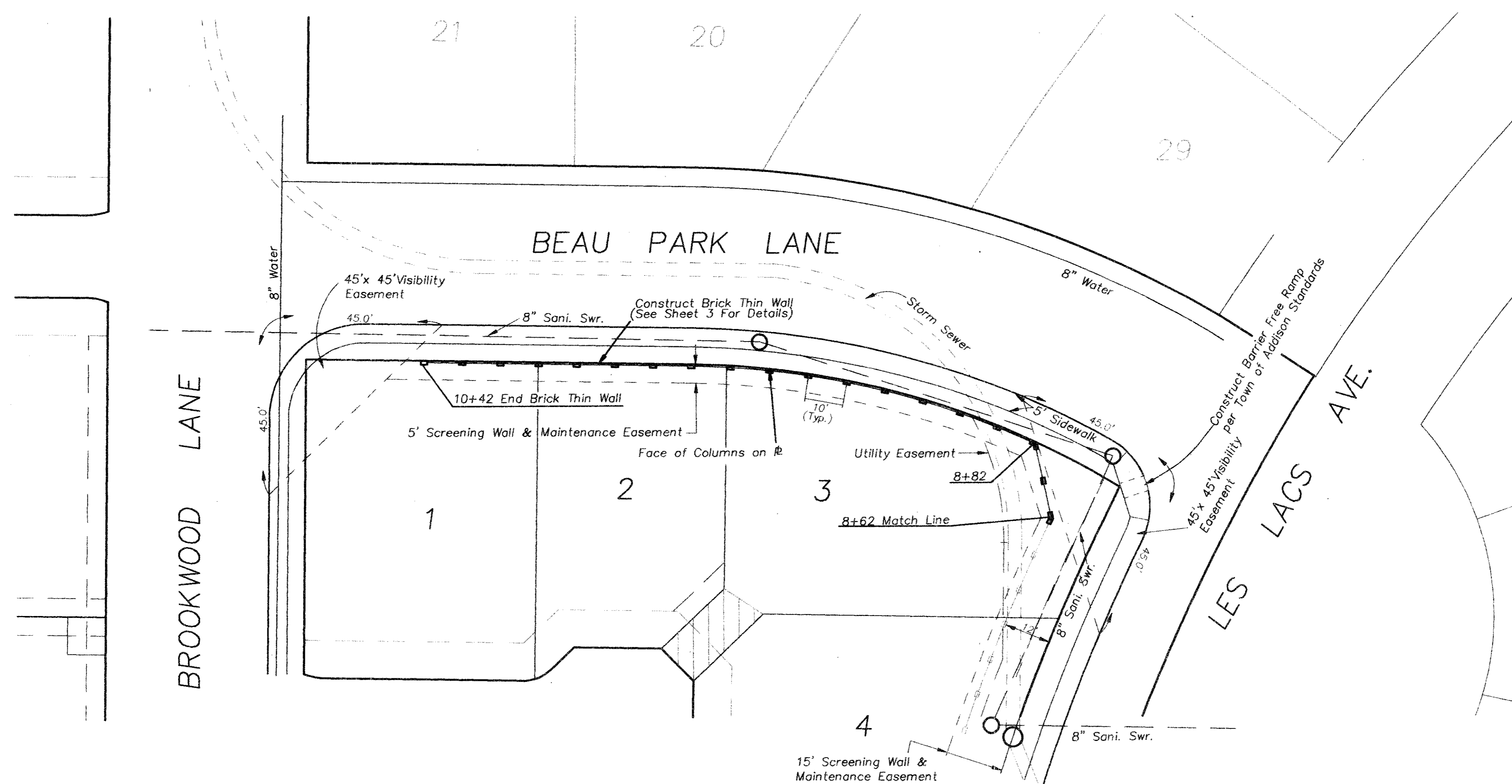
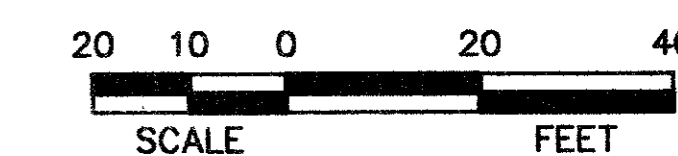
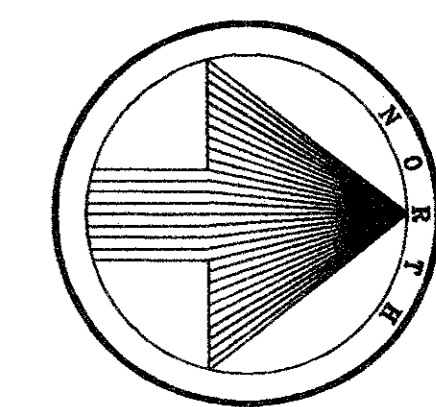
4



SCREENING WALL PLAN						
GRAND ADDISON II						
Town of Addison, Dallas County, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E., Inc.	T.E., Inc.	12/92	H:1"=20' V:1"=3'		#3726	3

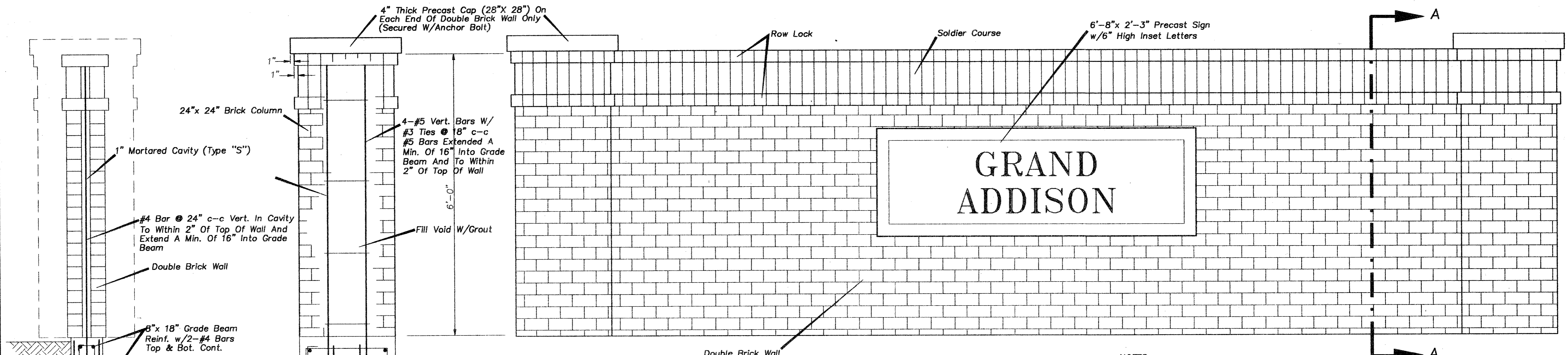
(12/11/92 \* 3726WP2)





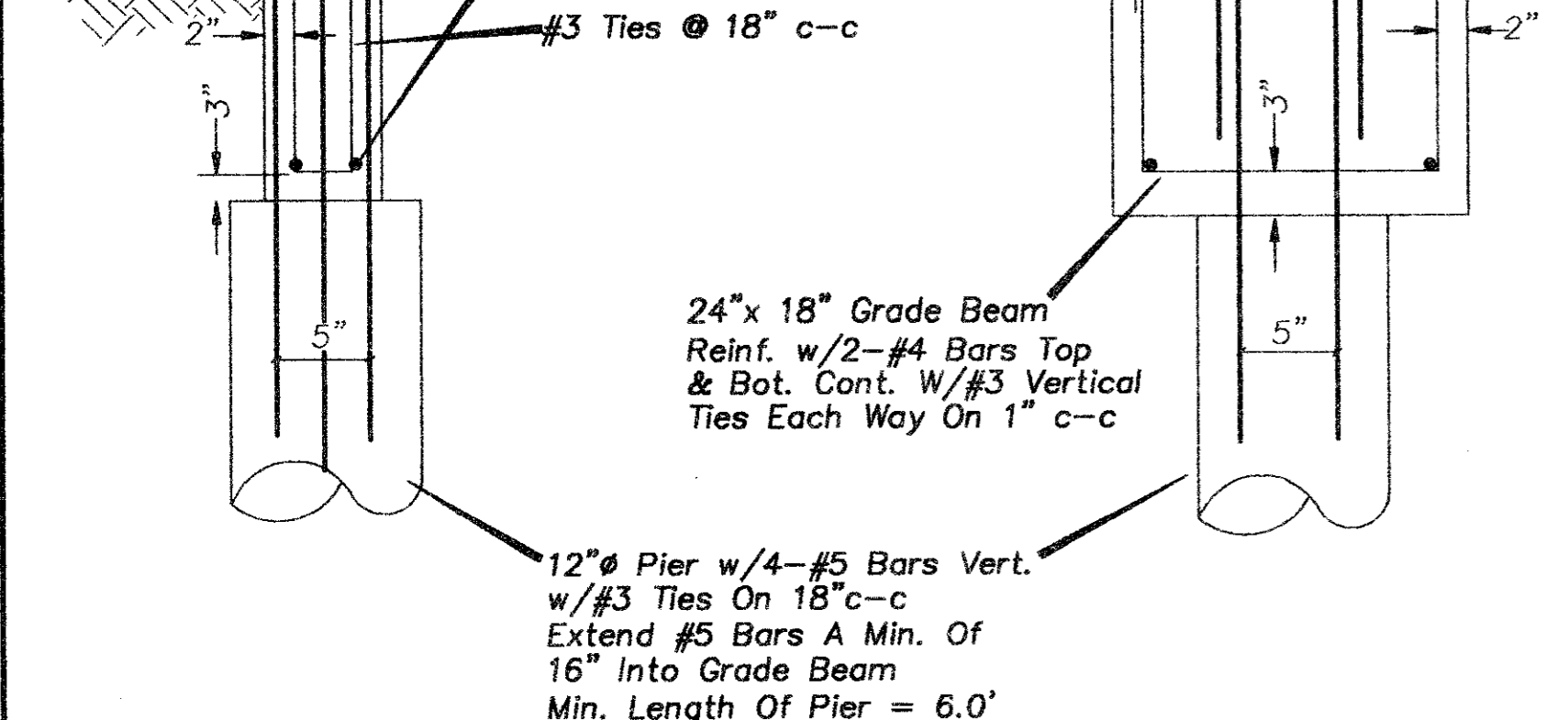
SCREENING WALL PLAN						
Town of Addison, Dallas County, Texas						
City Of Plano, Collin County, Texas						
<b>TIPTON ENGINEERING, INC.</b> 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. inc.	T.E. inc.	03/93	H:1" = 20' V:1" = 3'		3726	4

(03/18/93 • 3726WP3)



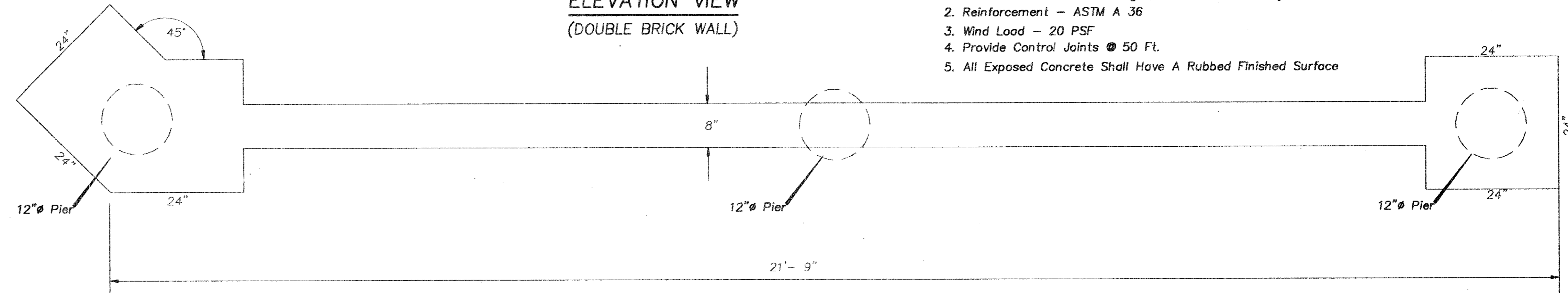
**ELEVATION VIEW**  
(DOUBLE BRICK WALL)

- NOTES:
1. Concrete - Minimum Strength, 3000 PSI @ 28 Days
  2. Reinforcement - ASTM A 36
  3. Wind Load - 20 PSF
  4. Provide Control Joints @ 50 Ft.
  5. All Exposed Concrete Shall Have A Rubbed Finished Surface

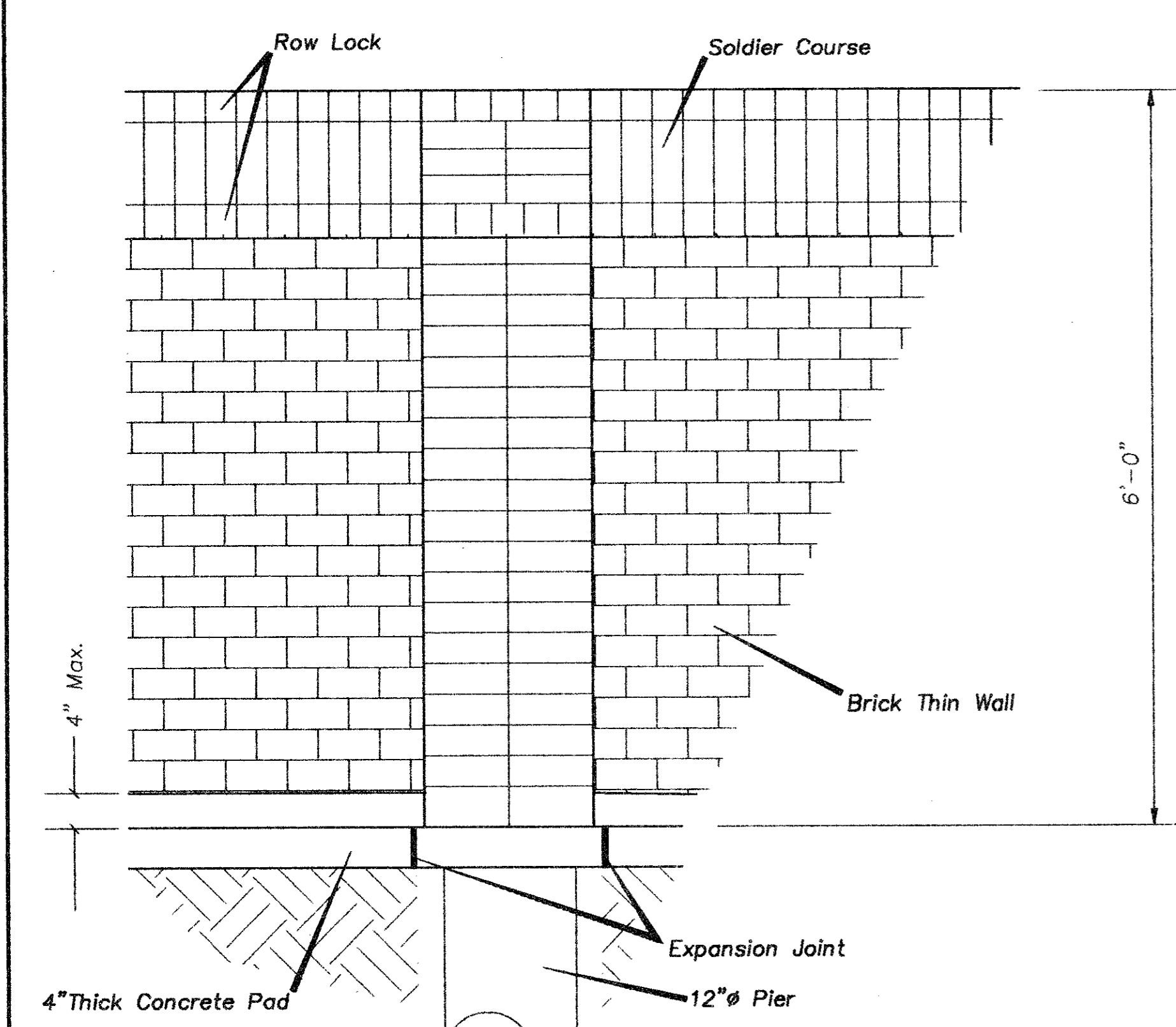


**SECTION "A-A"**

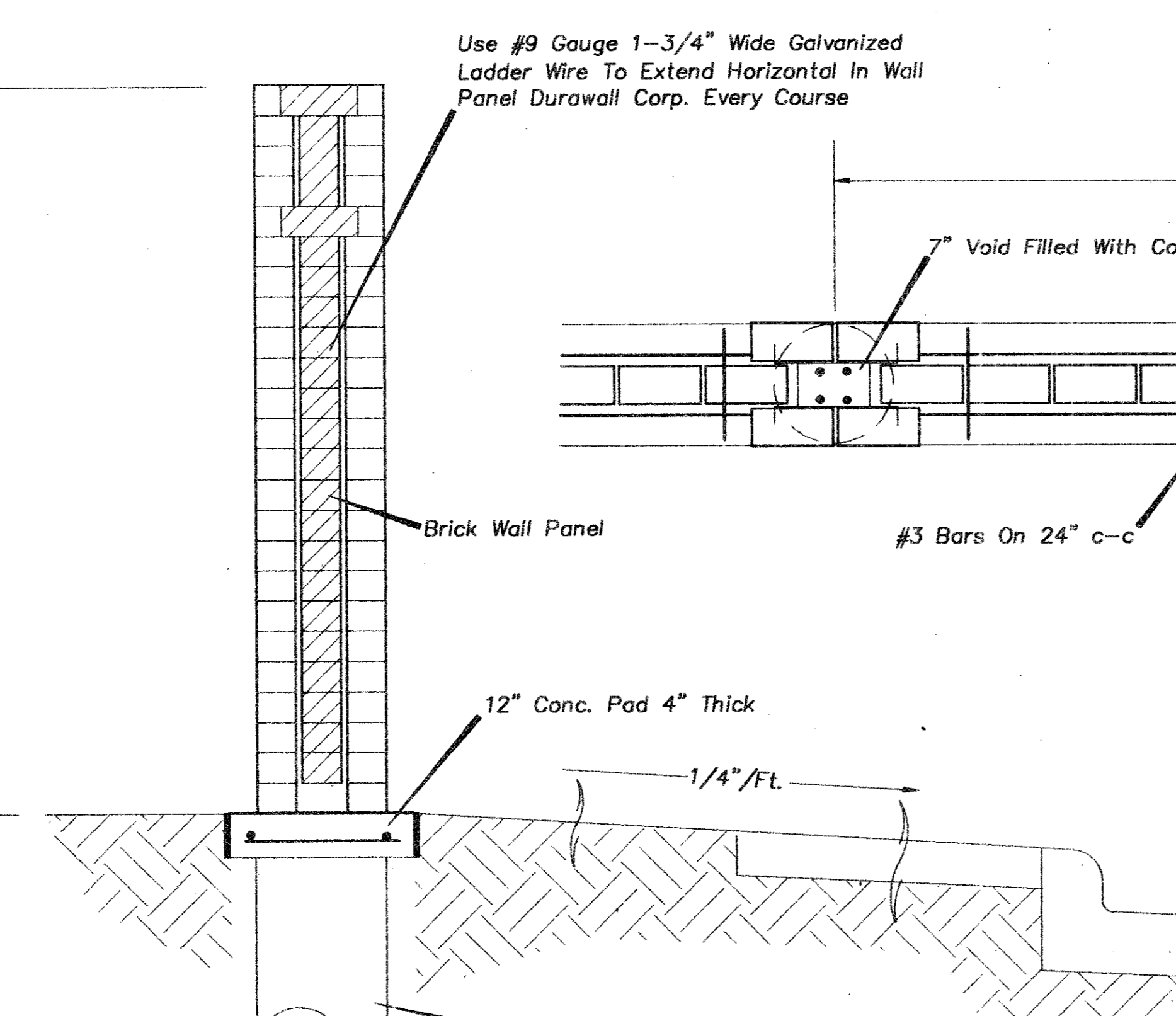
**COLUMN DETAIL**  
(DOUBLE BRICK WALL)



**GRADE BEAM**  
(DOUBLE BRICK WALL)



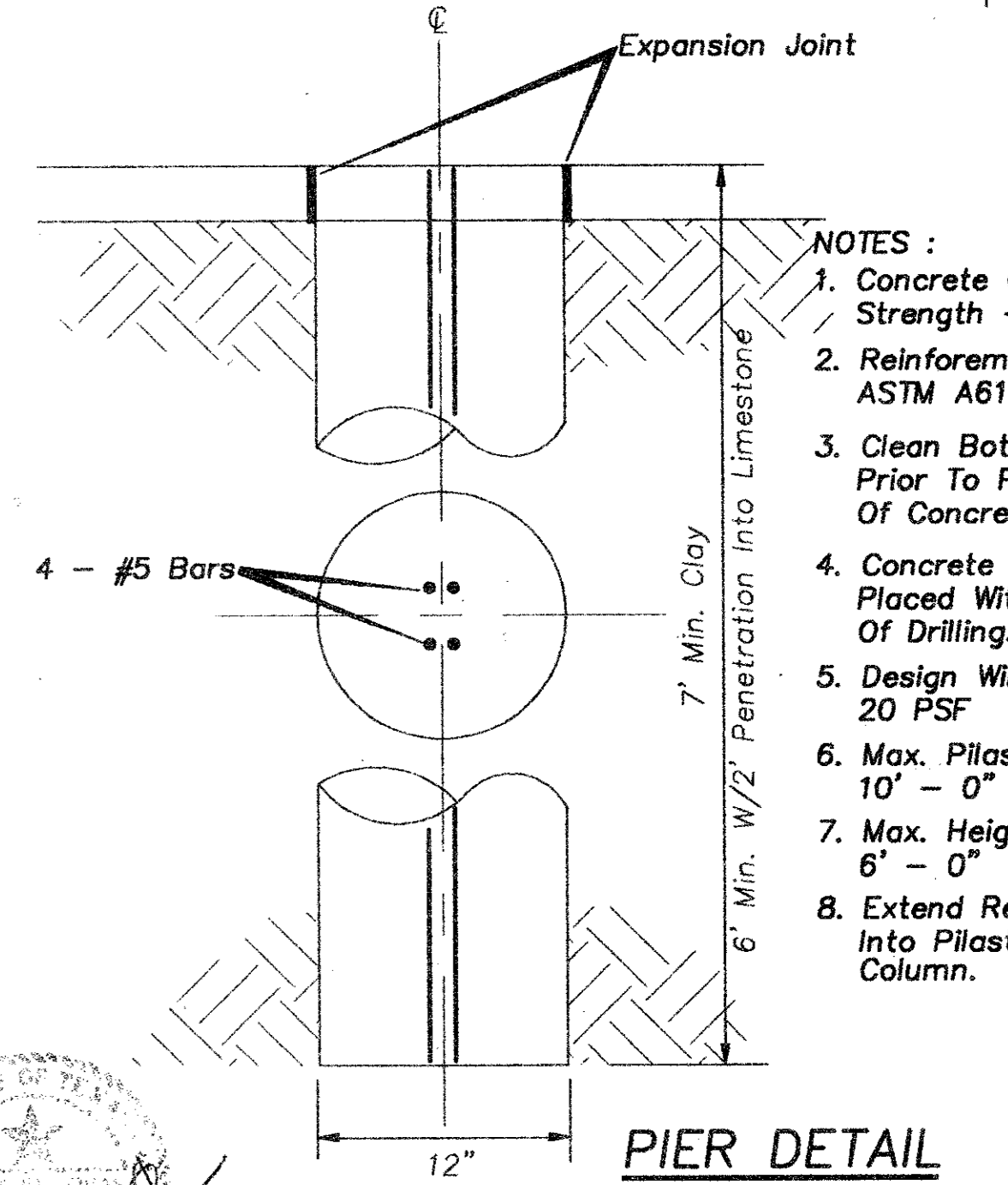
**ELEVATION VIEW**  
(THIN WALL)



**COLUMN DETAIL**  
(THIN WALL)

**PLAN VIEW**  
(THIN WALL)

Use #9 Gauge Wire Fabricated As Shown Between Each Course Of Column Brick



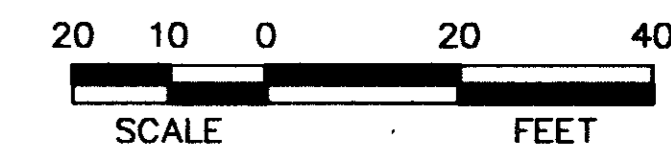
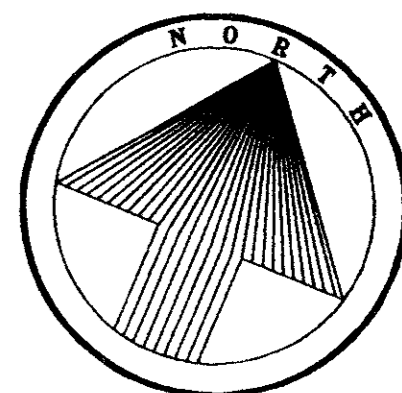
**PIER DETAIL**  
(THIN WALL)

- NOTES:
1. Concrete Comp. Strength - 4000 P.S.I.
  2. Reinforcement Steel - ASTM A615-GR 60
  3. Clean Bottom Of Hole Prior To Placement Of Concrete.
  4. Concrete Shall Be Placed Within 8 Hours Of Drilling.
  5. Design Wind Pressure 20 PSF
  6. Max. Pilaster Spacing 10' - 0"
  7. Max. Height Of Wall 6' - 0"
  8. Extend Rebar 48" Into Pilaster And Column.

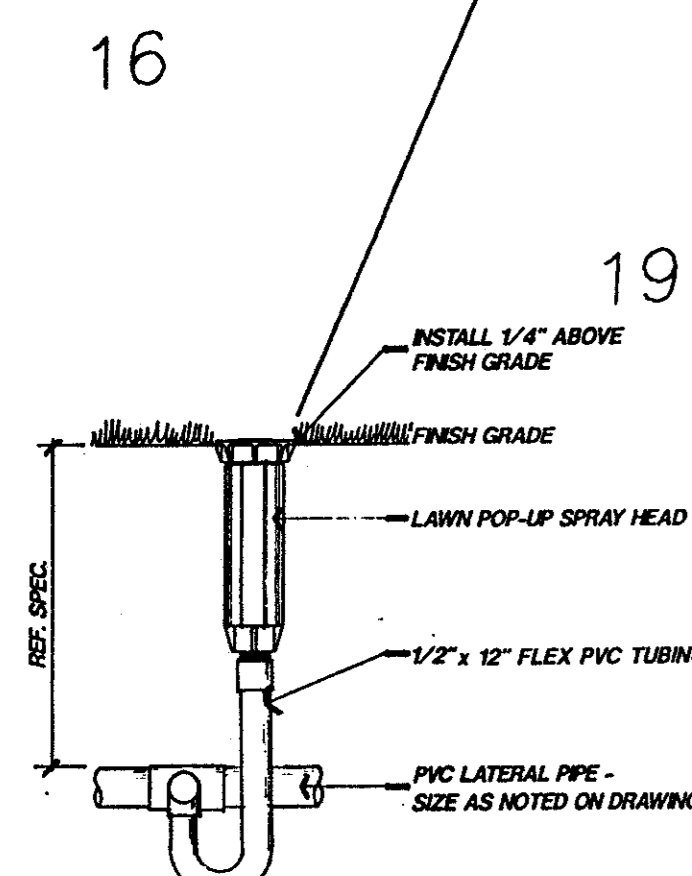
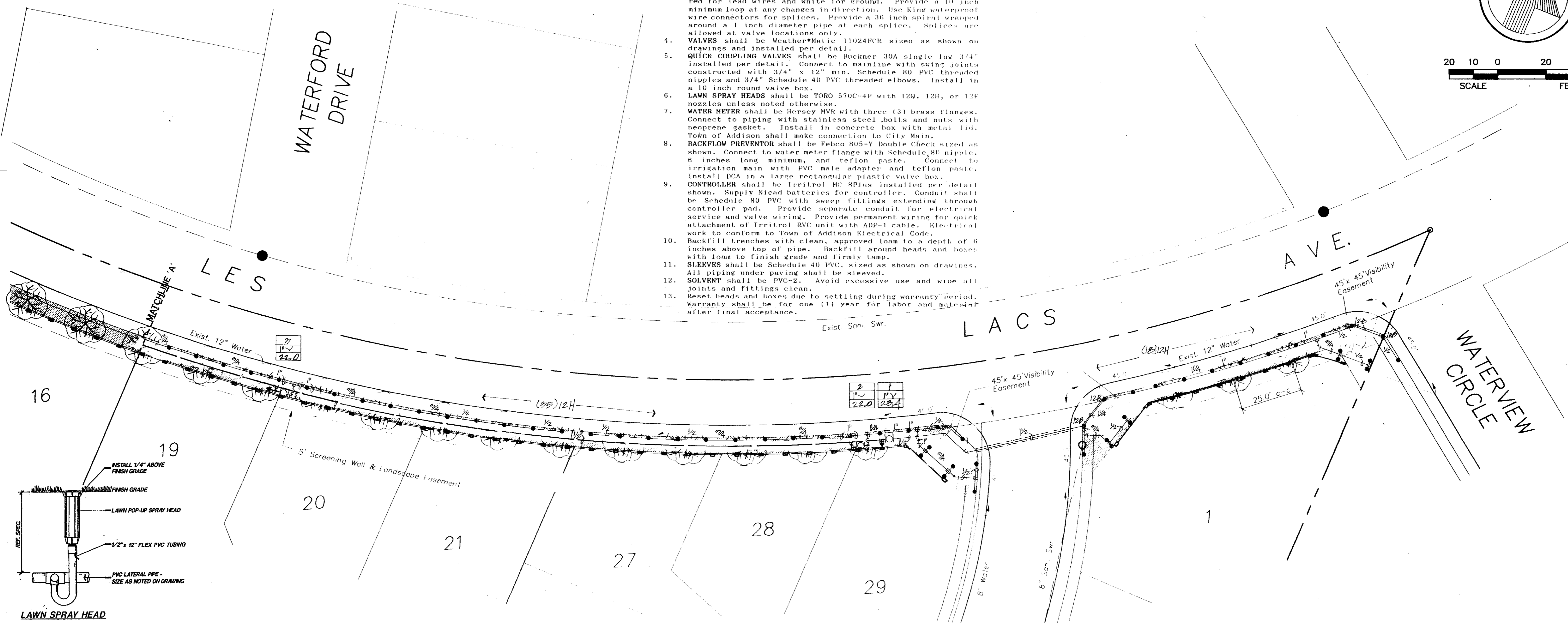
- NOTES:
1. Concrete - Minimum Compressive Strength, 4000 PSI @ 28 Days
  2. Reinforcing Steel Shall Be New Billet Steel Conforming To The Requirements of ASTM A - 615 - GR.60.
  3. Mortar Shall Be Type "S"
  4. Construction Shall Be In Accordance With The Requirements Of The "Recommended Practice For Engineered Brick Masonry" - Brick Of America.

DETAIL SHEET						
GRAND ADDISON II						
Town of Addison, Dallas County, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	g.d.	12/92	1"=1'		#3726	5

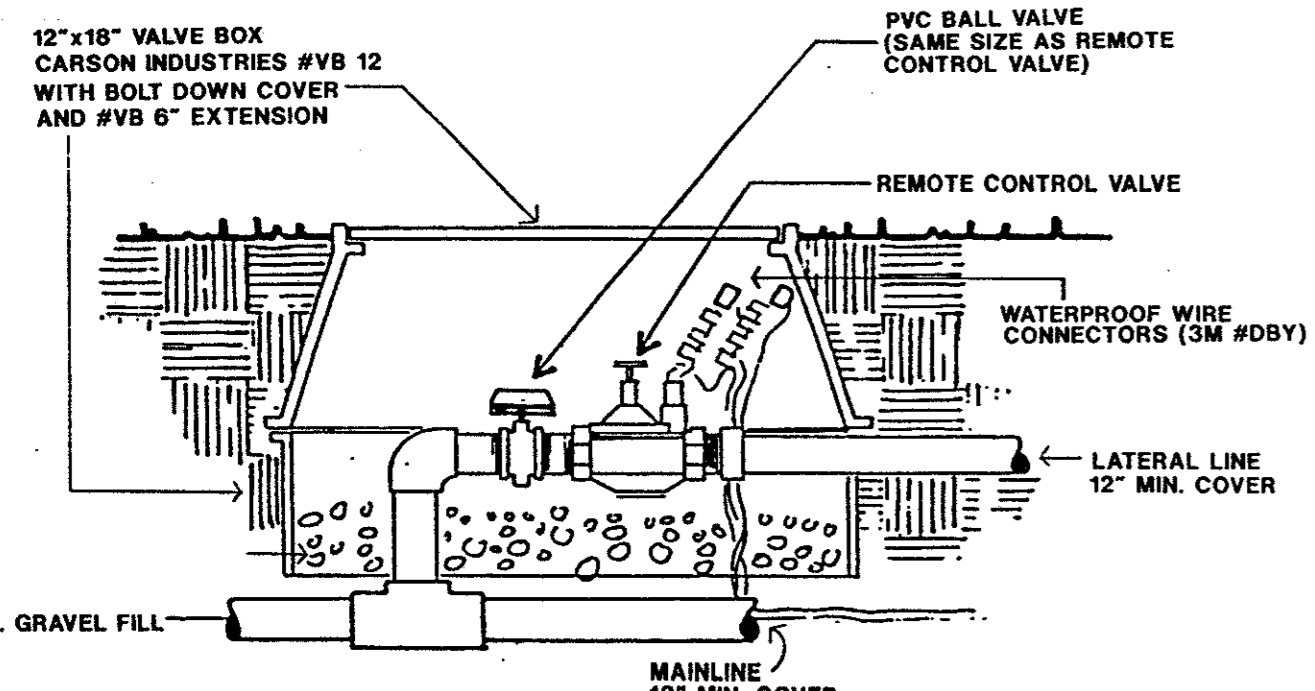




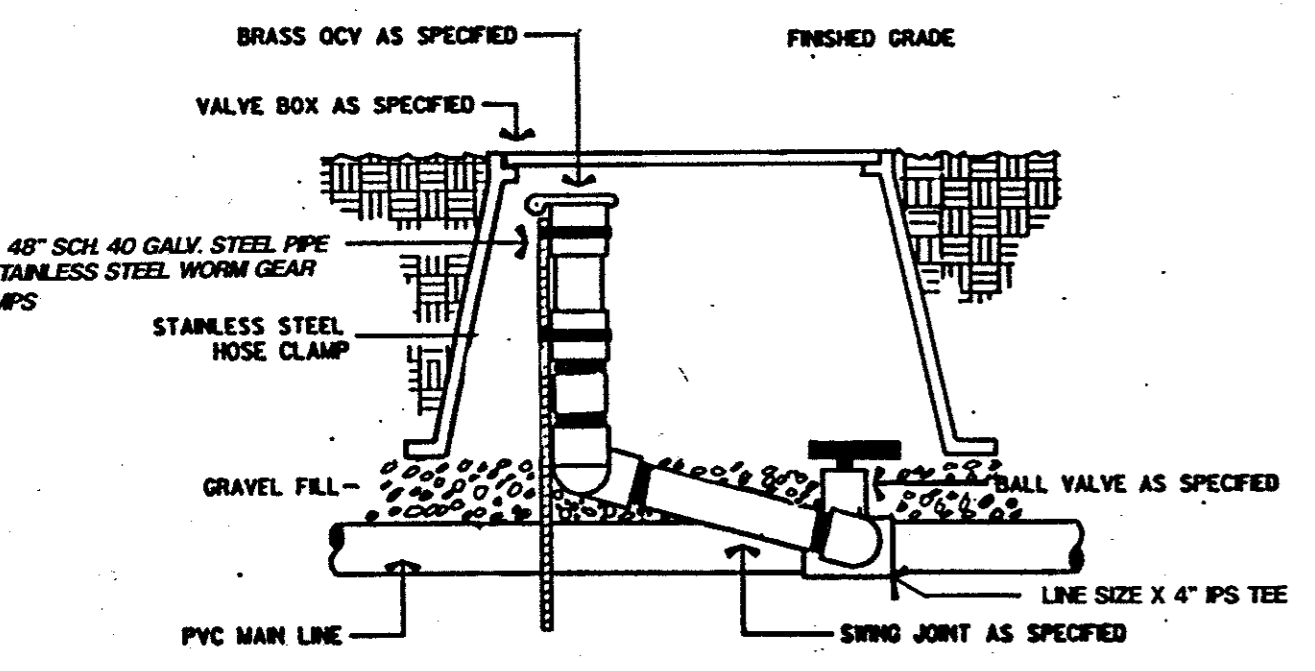
- NOTES:**
- PIPE shall be Schedule 40 Belfed PVC with no more than two (2) pipes in any one trench.
  - FITTINGS shall be Spears or Lasco Schedule 40 PVC. No crosses are permitted. Separate tees and elbows by at least 12 inches. Reduction tees are preferred over use of reducer bushings. Extend piping 18 inches minimum beyond end of sleeves prior to installing any fittings.
  - WIRING shall be 14 Ga. UF single strand, insulated color coded red for lead wires and white for ground. Provide a 10 inch minimum loop at any changes in direction. Use King waterproof wire connectors for splices. Provide a 36 inch spiral wrapped around a 1 inch diameter pipe at each splice. Splices are allowed at valve locations only.
  - VALVES shall be WeatherMatic 11024FCR sized as shown on drawings and installed per detail.
  - QUICK COUPLING VALVES shall be Buckner 30A single lug 3/4" installed per detail. Connect to mainline with swing joints constructed with 3/4" x 1/2" min. Schedule 80 PVC threaded nipples and 3/4" Schedule 40 PVC threaded elbows. Install in a 10 inch round valve box.
  - LAWN SPRAY HEADS shall be TORO 570C-4P with 120, 12H, or 12F nozzles unless noted otherwise.
  - WATER METER shall be Hersey MVR with three (3) brass flanges. Connect to piping with stainless steel bolts and nuts with neoprene gasket. Install in concrete box with metal lid. Town of Addison shall make connection to City Main.
  - BACKFLOW PREVENTOR shall be Febco 805-Y Double Check sized as shown. Connect to water meter flange with Schedule 80 nipple, 6 inches long minimum, and teflon paste. Connect to irrigation main with PVC male adapter and teflon paste. Install DCA in a large rectangular plastic valve box.
  - CONTROLLER shall be Irritrol MC 8Plus installed per detail shown. Supply Nicad batteries for controller. Conduit shall be Schedule 80 PVC with sweep fittings extending through controller pad. Provide separate conduit for electrical service and valve wiring. Provide permanent wiring for quick attachment of Irritrol RVC unit with ADP-1 cable. Electrical work to conform to Town of Addison Electrical Code.
  - Backfill trenches with clean, approved loam to a depth of 6 inches above top of pipe. Backfill around heads and boxes with loam to finish grade and firmly tamp.
  - SLEEVES shall be Schedule 40 PVC, sized as shown on drawings. All piping under paving shall be sleeved.
  - SOLVENT shall be PVC-2. Avoid excessive use and wipe all joints and fittings clean.
  - Reset heads and boxes due to settling during warranty period. Warranty shall be for one (1) year for labor and material after final acceptance.



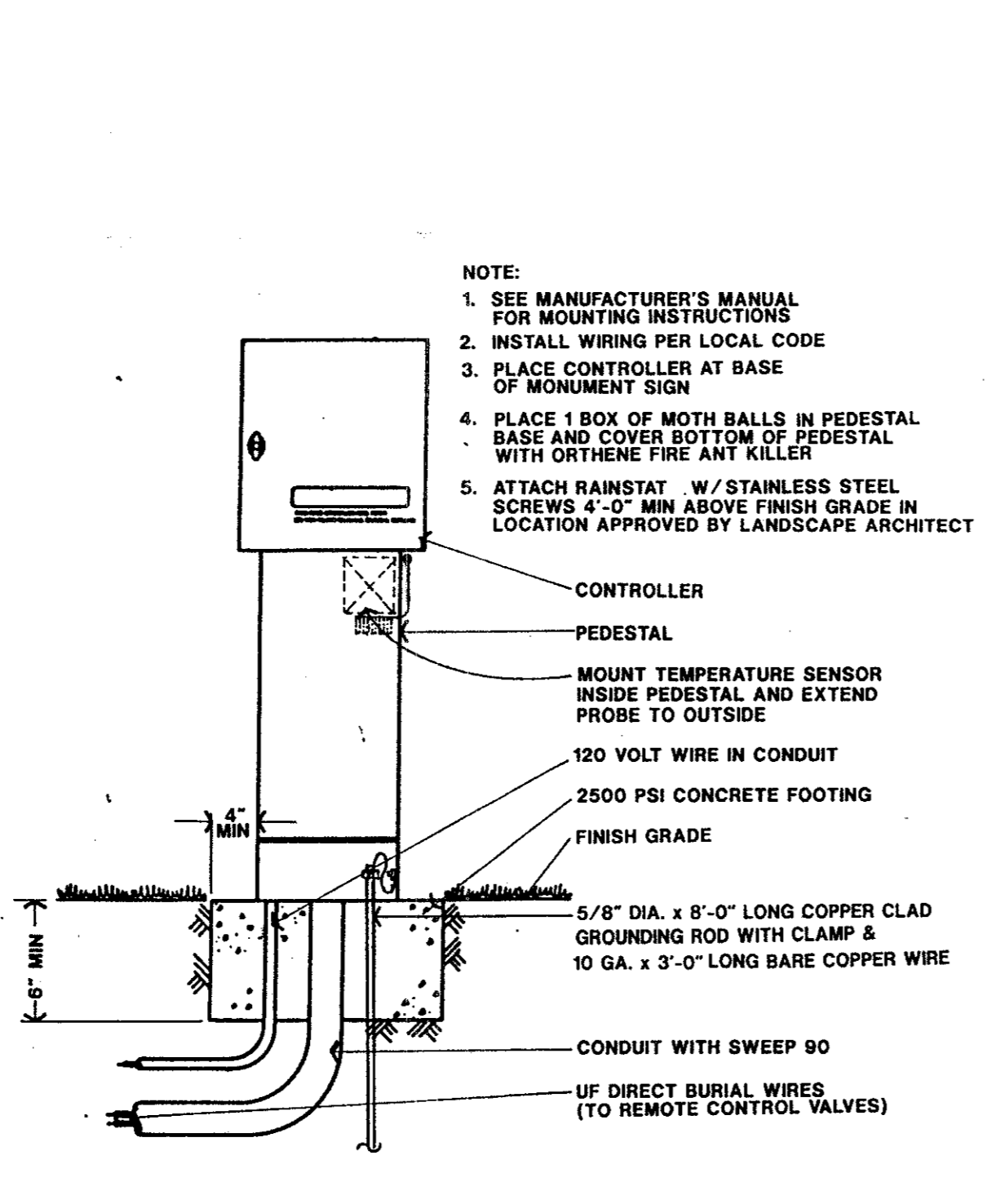
**LAWN SPRAY HEAD**



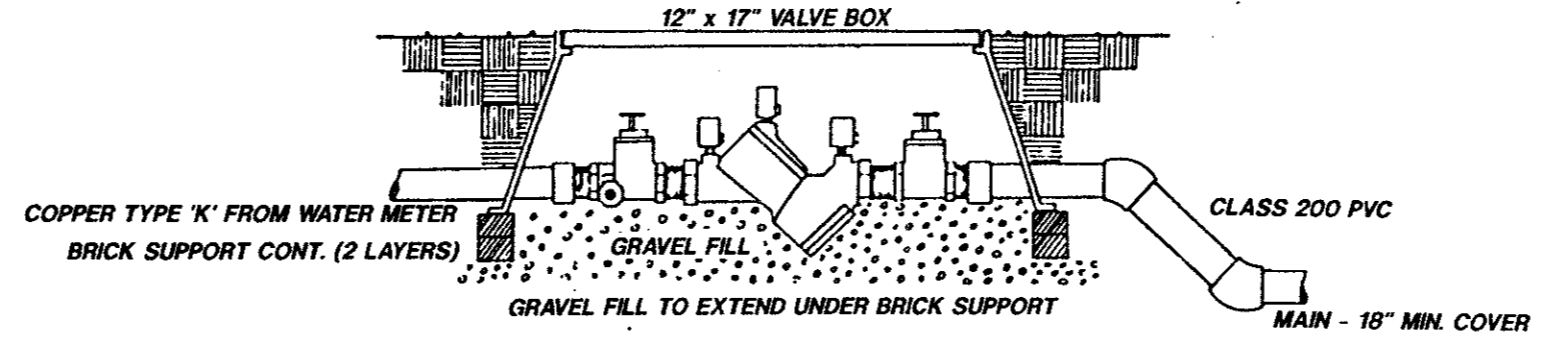
**REMOTE CONTROL VALVE #11024FCR**



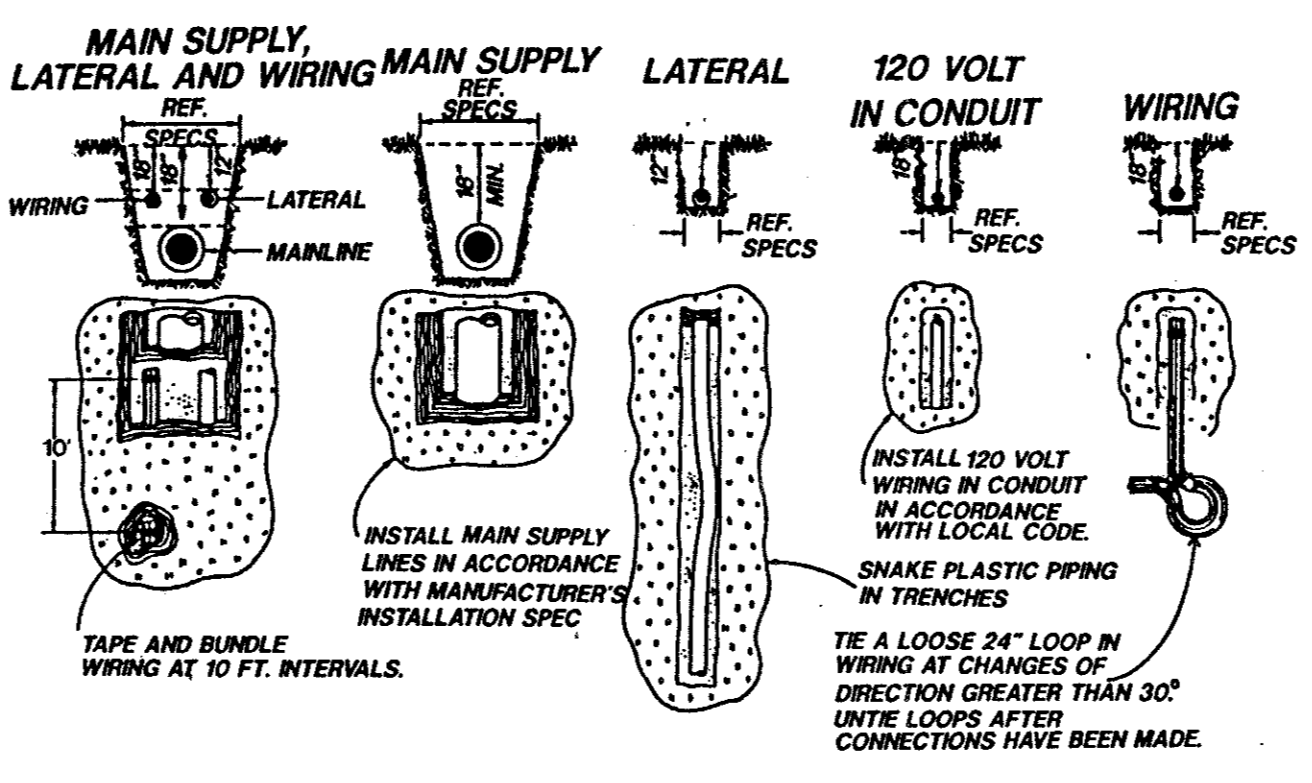
**QUICK COUPLING VALVE**



**CONTROLLER**



**BACKFLOW PREVENTION DEVICE FEBCO #805Y**



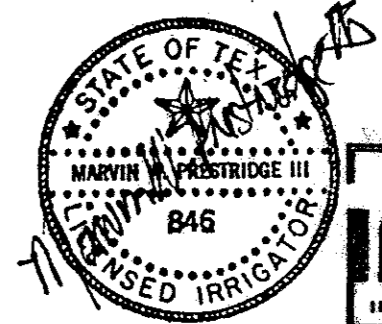
**TRENCHING DETAIL**

**RADIUS LEGEND**

F=360°
H=180°
O=90°
A=120°
B=135°
C=225°
D=240°
E=270°

**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
●	LAWN SPRAY HEAD
□	CONTROLLER
○	REMOTE CONTROL VALVE
▲	QUICK COUPLING VALVE
—	MAINLINE PIPING
- - -	LATERAL PIPING
⊕	DOUBLE CHECK ASSEMBLY
⊕	METER, TAP & SERVICE



**SYSTEMS DESIGN DEPARTMENT**  
**IARRI \* TECH** Corporation  
 IRRIGATION TECHNOLOGY, 12650 Schuster, Dallas, Texas 75231 (214) 231-0101

**IRRIGATION PLAN**

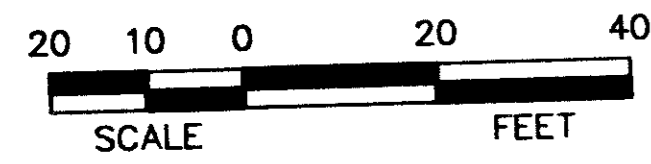
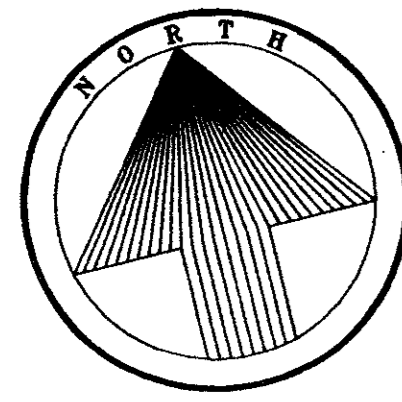
GRAND ADDISON II  
 Town of Addison, Dallas County, Texas

TIPTON ENGINEERING, INC.  
 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E., Inc.	T.E., Inc.		1" = 20'		#3726	6

(12/09/92 • 3726(P1))

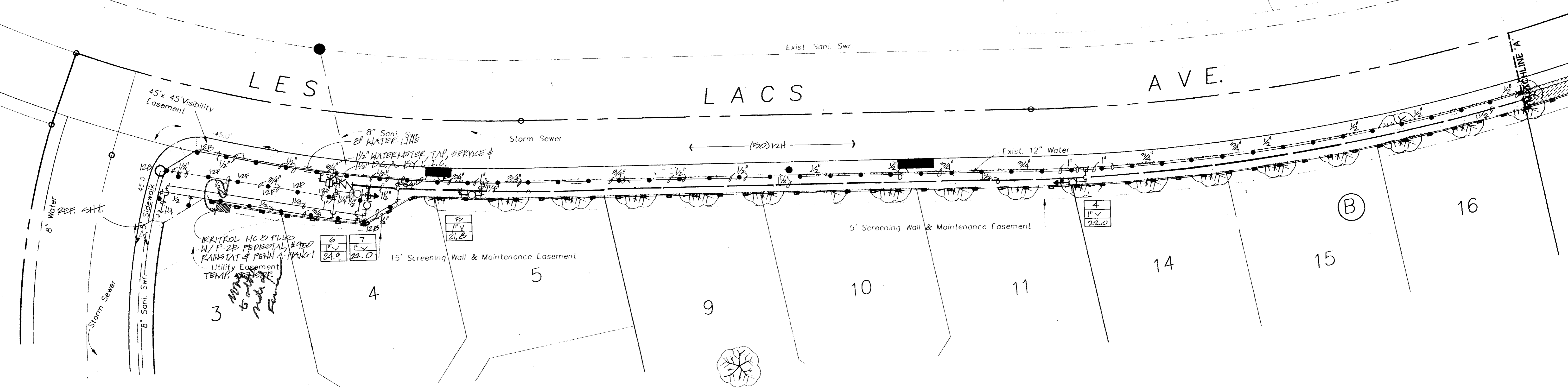
92011D



MEADOWCREEK CIRCLE

WATERFORD DRIVE

LES LACS AVE.



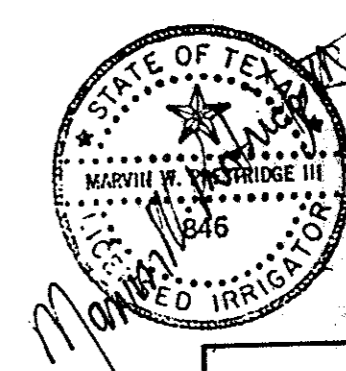
CONTROL M.C.D. PLUG  
W/P 2\"/>

6	7
21.9	22.0

B	1/4
21.8	

A	1/4
22.2	

RADIUS LEGEND		IRRIGATION LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
●	LAWN SPRAY HEAD	○	CONTROLLER
○	REMOTE CONTROL VALVE	□	QUICK COUPLING VALVE
—	MAINLINE PIPING	—	LATERAL PIPING
—	DOUBLE CHECK ASSEMBLY	⊞	METER, TAP & SERVICE



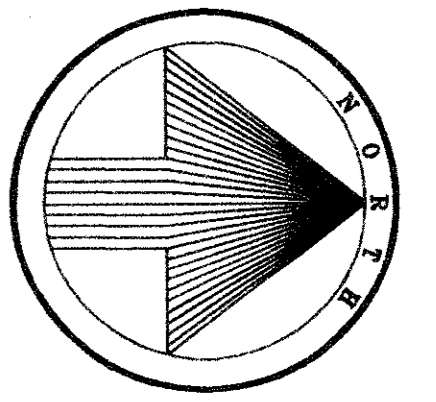
SYSTEMS DESIGN DEPARTMENT  
**IARI TECH** CORPORATION  
IRRIGATION TECHNOLOGY, 12650 Schroeder, Dallas, Texas 75231 • (214) 231-5151

IRRIGATION PLAN						
GRAND ADDISON II						
Town of Addison, Dallas County, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E., Inc.	T.E., Inc.	12/92	1" = 20'		#3726	7

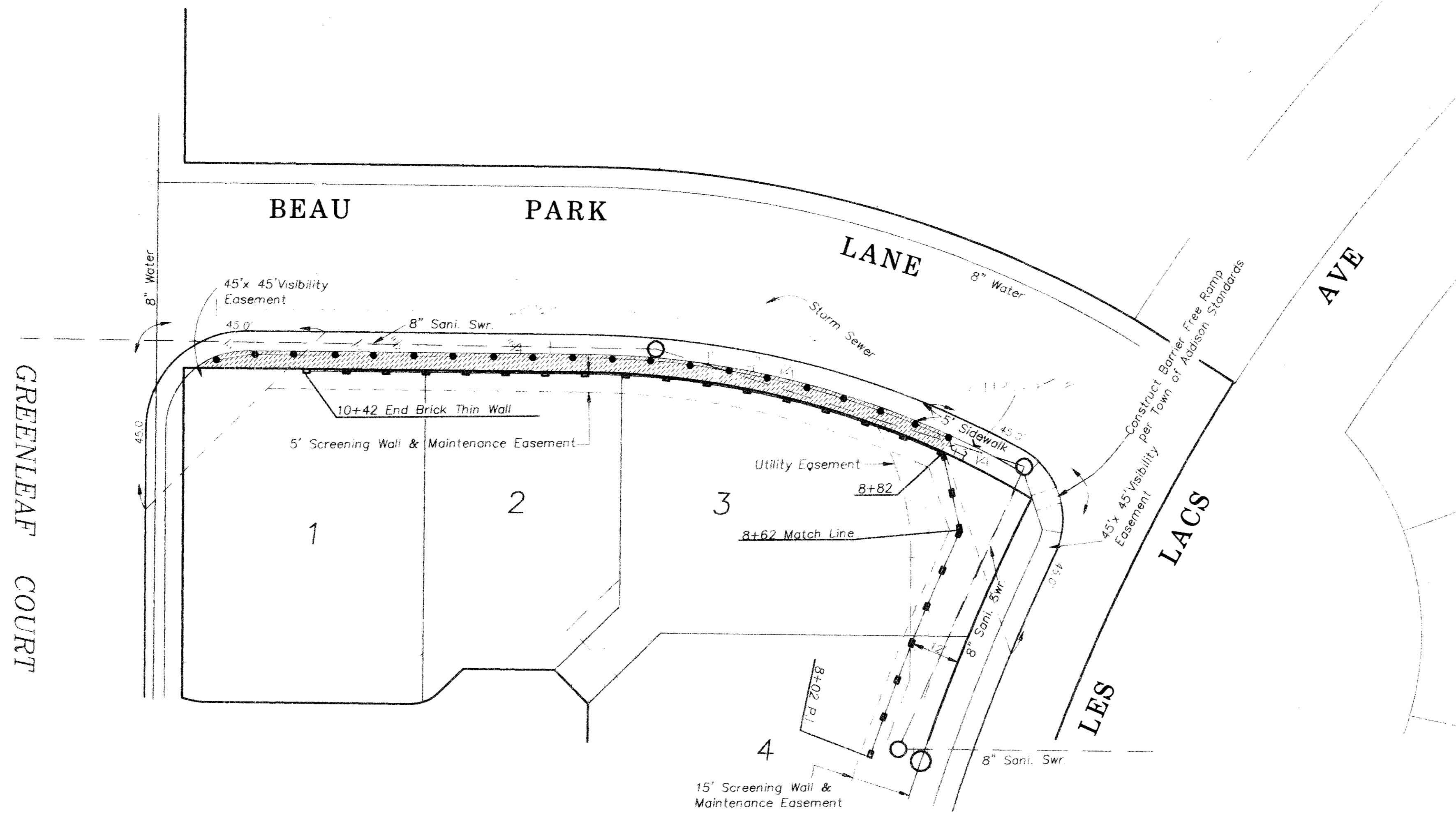
(12/09/92 • 3726P2)

92011D





20 10 0 20 40  
SCALE FEET



GREENLEAF COURT

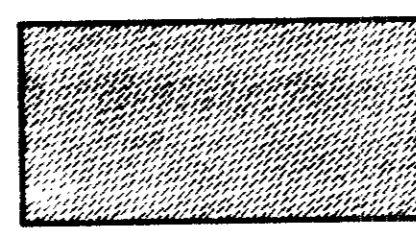
BEAU PARK LANE

LANE

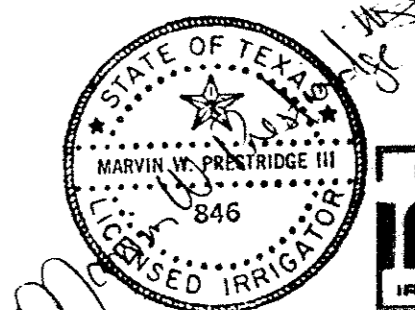
AVE

LACS

LES

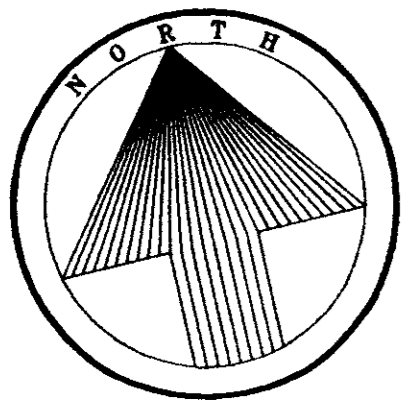


DENOTES HYDROMULCH



SYSTEMS DESIGN DEPARTMENT  
**IRRI\*TECH**  
IRRIGATION TECHNOLOGY • 12650 Glenwood • Dallas, Texas 75231 • (214) 231-5151

IRRIGATION & LANDSCAPE PLAN						
GRAND ADDISON II						
Town of Addison, Dallas County, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. inc	T.E. inc	03/93	1" = 20'		3726	8



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SCALE FEET

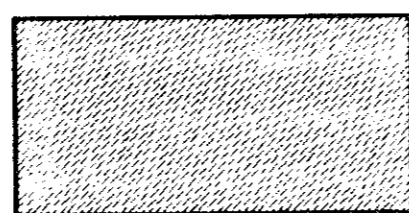
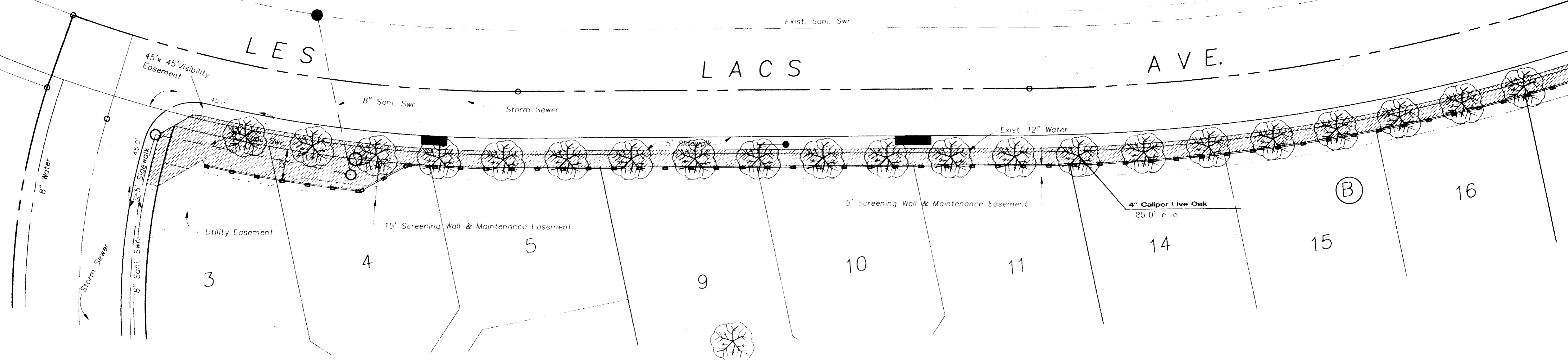
WATERFORD  
DRIVE

MEADOWCREEK CIRCLE

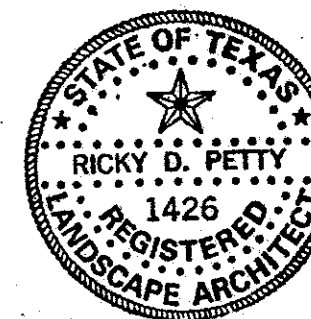
LES

LACS

AVE.



DENOTES HYDROMULCH



LANDSCAPE PLAN

GRAND ADDISON II

Town of Addison, Dallas County, Texas

TIPTON ENGINEERING, INC.

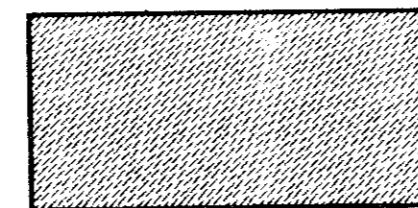
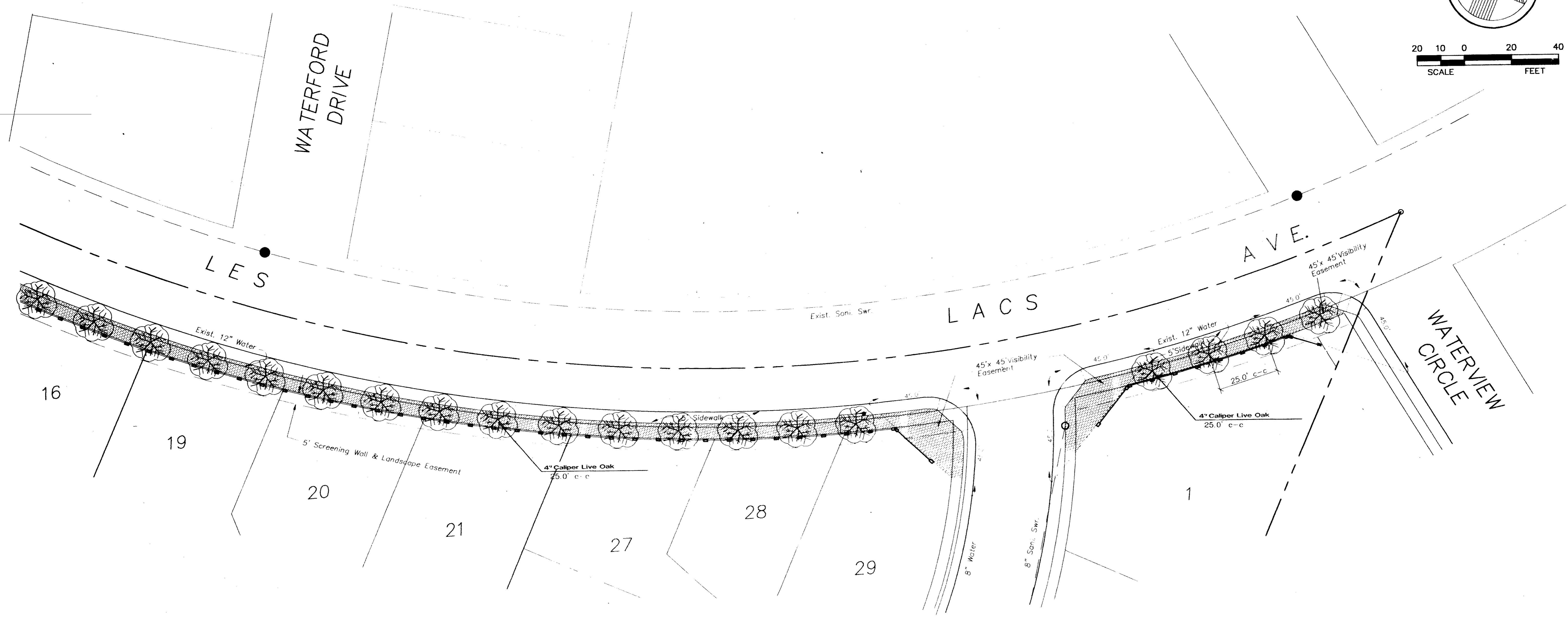
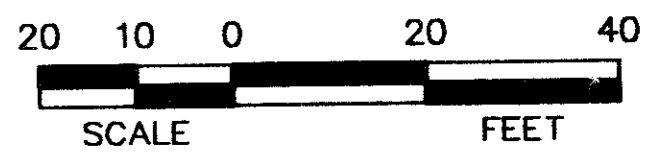
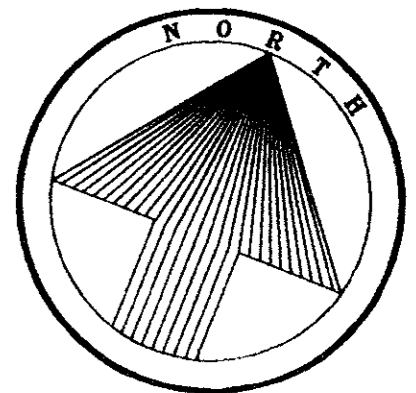
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	03/93	1" = 20'		#3726	9

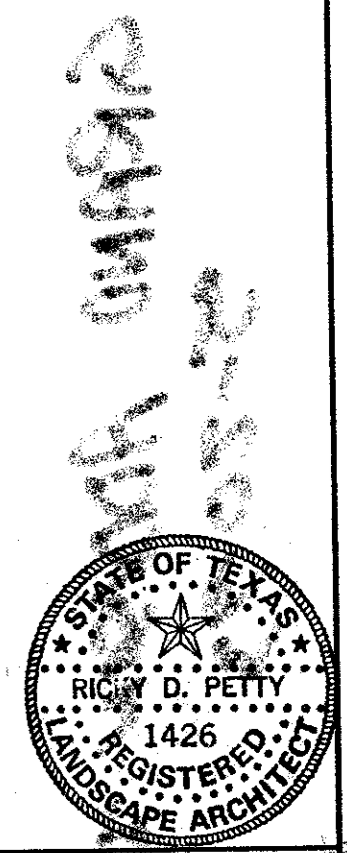
(12/09/12 • 3/26/P2)

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DENOTES HYDROMULCH



LANDSCAPE PLAN						
GRAND ADDISON II						
Town of Addison, Dallas County, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	03/93	1" = 20'		#3726	10

(12/09/92 • 3726/P1)