

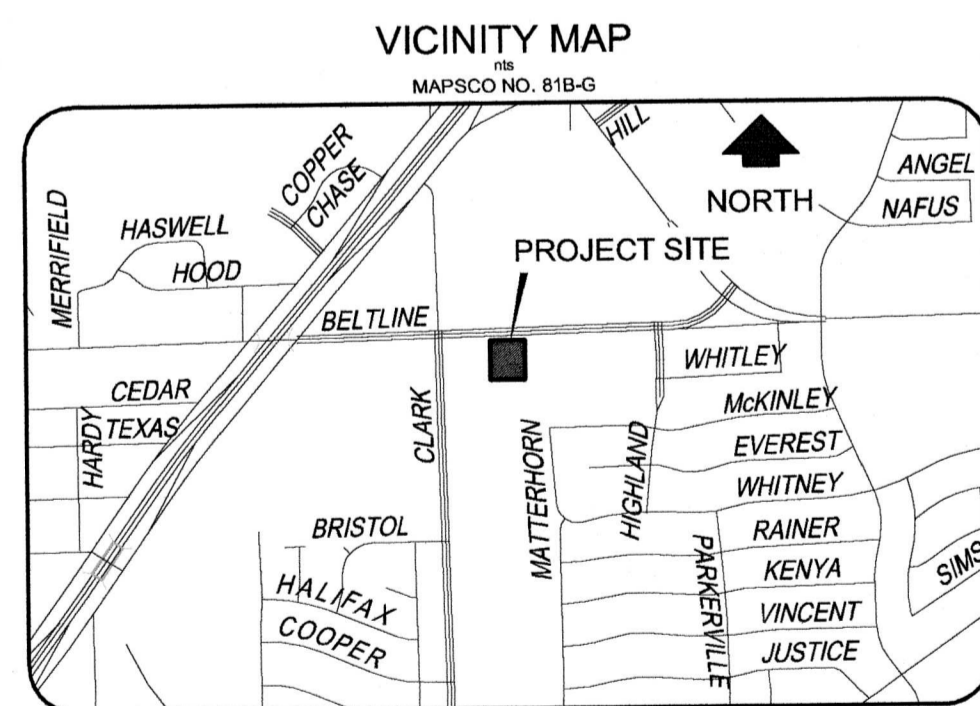
2/11/15
TWH NMS

PAVING, DRAINAGE AND GRADING IMPROVEMENTS CONSTRUCTION PLANS FOR TOWN HALL CENTER TOWN OF ADDISON, TEXAS ADDISON PROJECT # 15-04

Plotted by: Jeremy Gonzalez
Date: Tuesday, August 18, 2015 Time: 1:39 PM
Filename: \\HD-HTGL\AF\share\Drawings\2015\15039 Town Hall Center Demo\Design Data\Sheets\15039-G-CV\R01.dwg

OWNER:

BELTWAY COMMERCIAL REAL ESTATE
15280 ADDISON ROAD , SUITE 301
ADDISON, TEXAS 75001



INDEX OF DRAWINGS

SHT	DESCRIPTION
	COVER SHEET
1	SITE PLAN
2	DEMOLITION PLAN
3	HORIZONTAL CONTROL PLAN
4	GRADING PLAN
5	PAVING PLAN & ELECTRICAL LAYOUT
6	PAVING DETAILS
7	EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
	LANDSCAPE PLAN

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *David E. Wilde*
DATE: 8/24/15
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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.

Richard Carson, Jr.
RICHARD CARSON, JR.
40854
LICENSED PROFESSIONAL ENGINEER
08/18/15

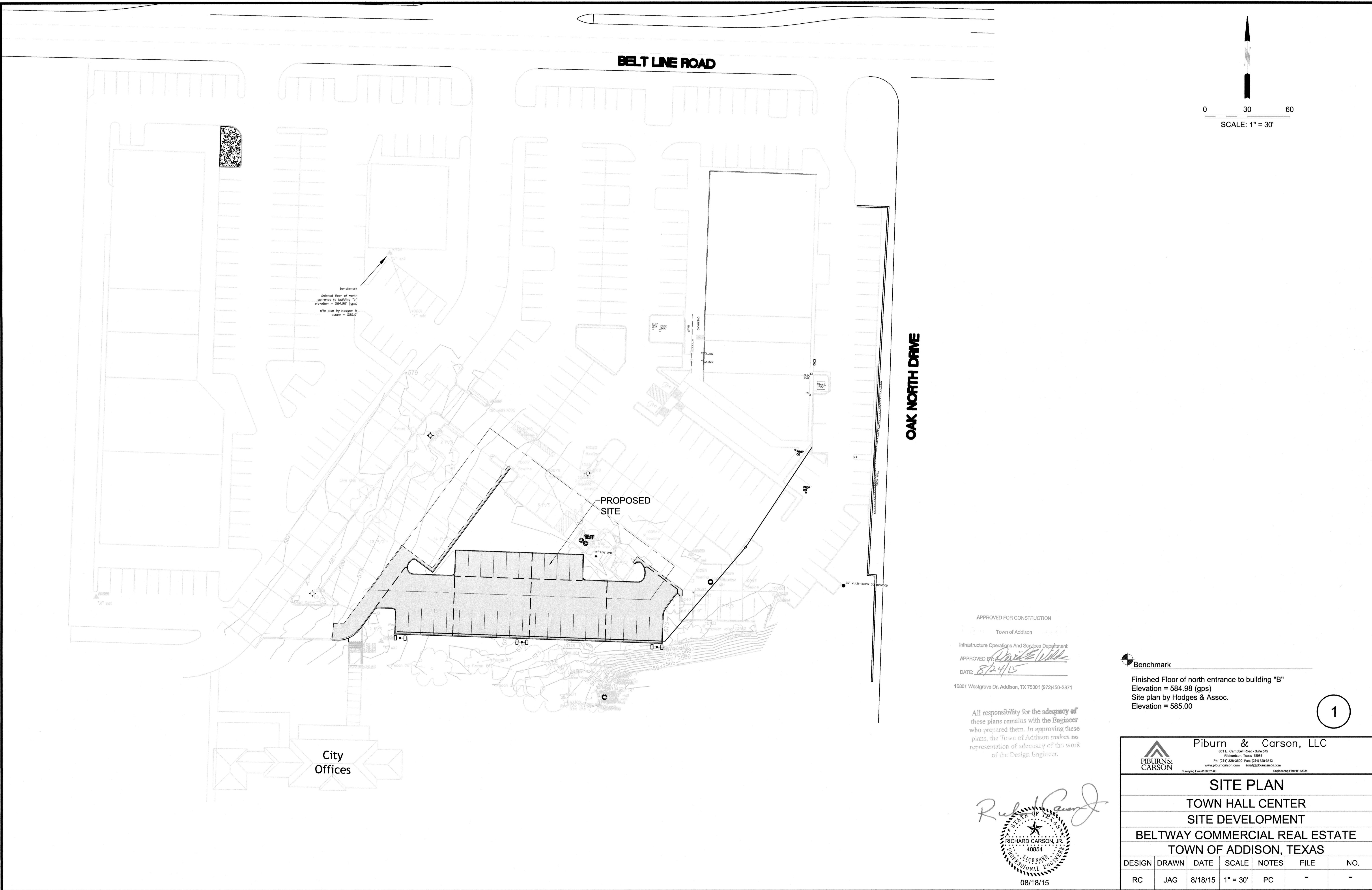


Piburn & Carson, LLC
801 E. Campbell Road - Suite 575
Richardson, Texas 75081
Ph: (214) 328-3500 Fax: (214) 328-3512
www.piburncarson.com email@piburncarson.com
Surveying Firm #100871-00 Engineering Firm #F-12324

PAVING, DRAINAGE AND GRADING IMPROVEMENTS - August 18, 2015

TOWN HALL
PAVING

Filename: \\HD-HTGL\A\Share\Drawings\2015\15039 Town Hall Center\Design Data\Design Data\Sheets\15039-C-ST101.dwg Date: Tuesday, August 18, 2015 Time: 1:40 PM Plotted by: Jeremy Gonzalez



OAK NORTH DRIVE

BELT LINE ROAD

PROPOSED SITE

City Offices

APPROVED FOR CONSTRUCTION
 Town of Addison
 Infrastructure Operations And Services Department
 APPROVED BY: *[Signature]*
 DATE: 8/24/15
 16801 Westgrove Dr, Addison, TX 75001 (972)450-2871

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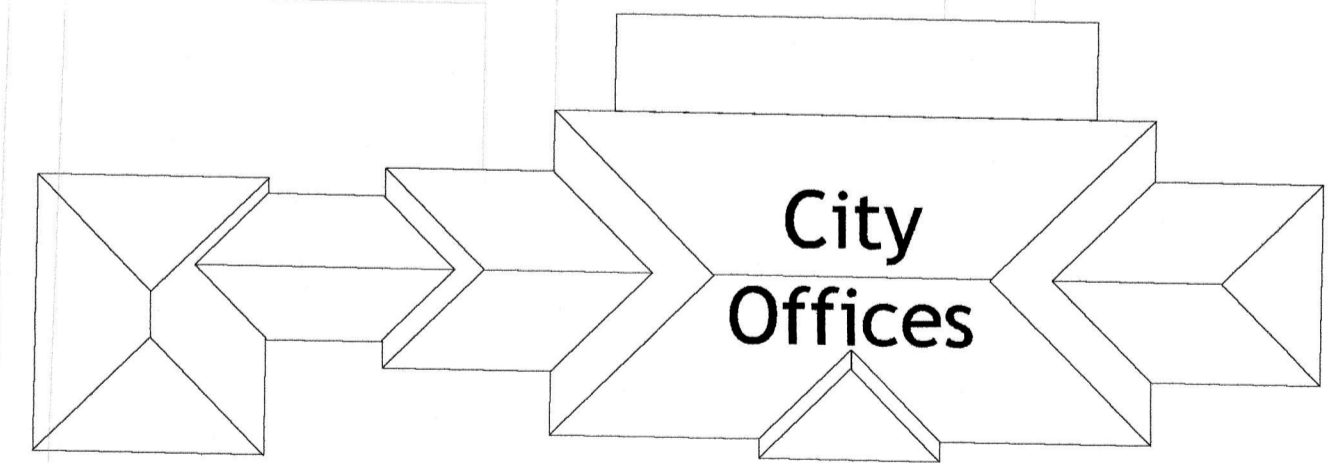
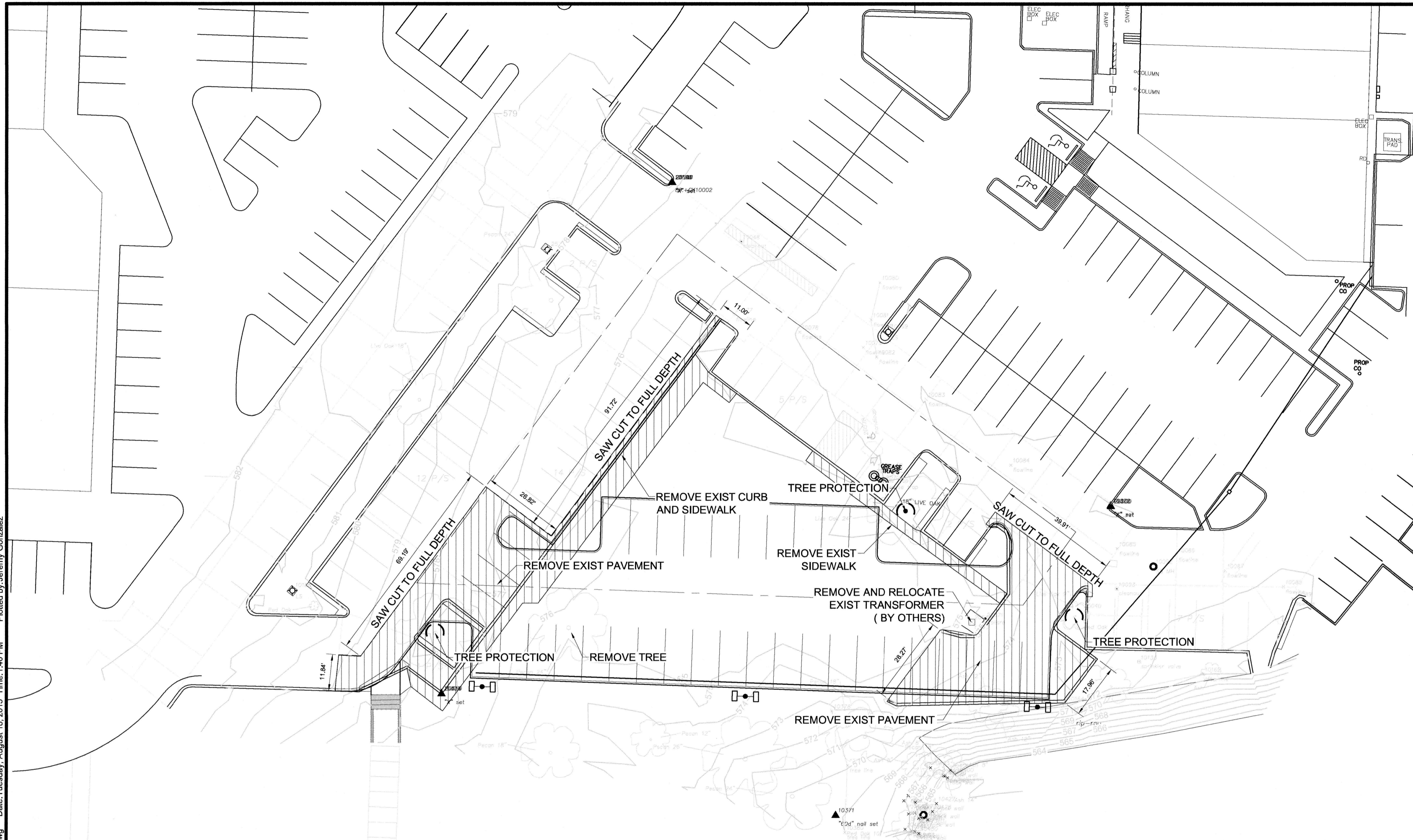
[Signature]
 RICHARD CARSON, JR.
 40854
 LICENSED PROFESSIONAL ENGINEER
 08/18/15

Benchmark
 Finished Floor of north entrance to building "B"
 Elevation = 584.98 (gps)
 Site plan by Hodges & Assoc.
 Elevation = 585.00

1

Piburn & Carson, LLC 801 E. Campbell Road - Suite 575 Richardson, Texas 75081 Ph: (214) 328-3500 Fax: (214) 328-3512 www.piburncarson.com email@piburncarson.com Surveying Firm #10087-140 Engineering Firm #1-2204						
SITE PLAN TOWN HALL CENTER SITE DEVELOPMENT BELTWAY COMMERCIAL REAL ESTATE TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JAG	8/18/15	1" = 30'	PC	-	-

Filename: \\HD-HTGL\AF\share\Drawings\2015\15039 - Town Hall Center\Design Data\Sheets\15039-C-DEM01.dwg Date: Tuesday, August 18, 2015 Time: 1:40 PM Plotted by: Jeremy Gonzalez



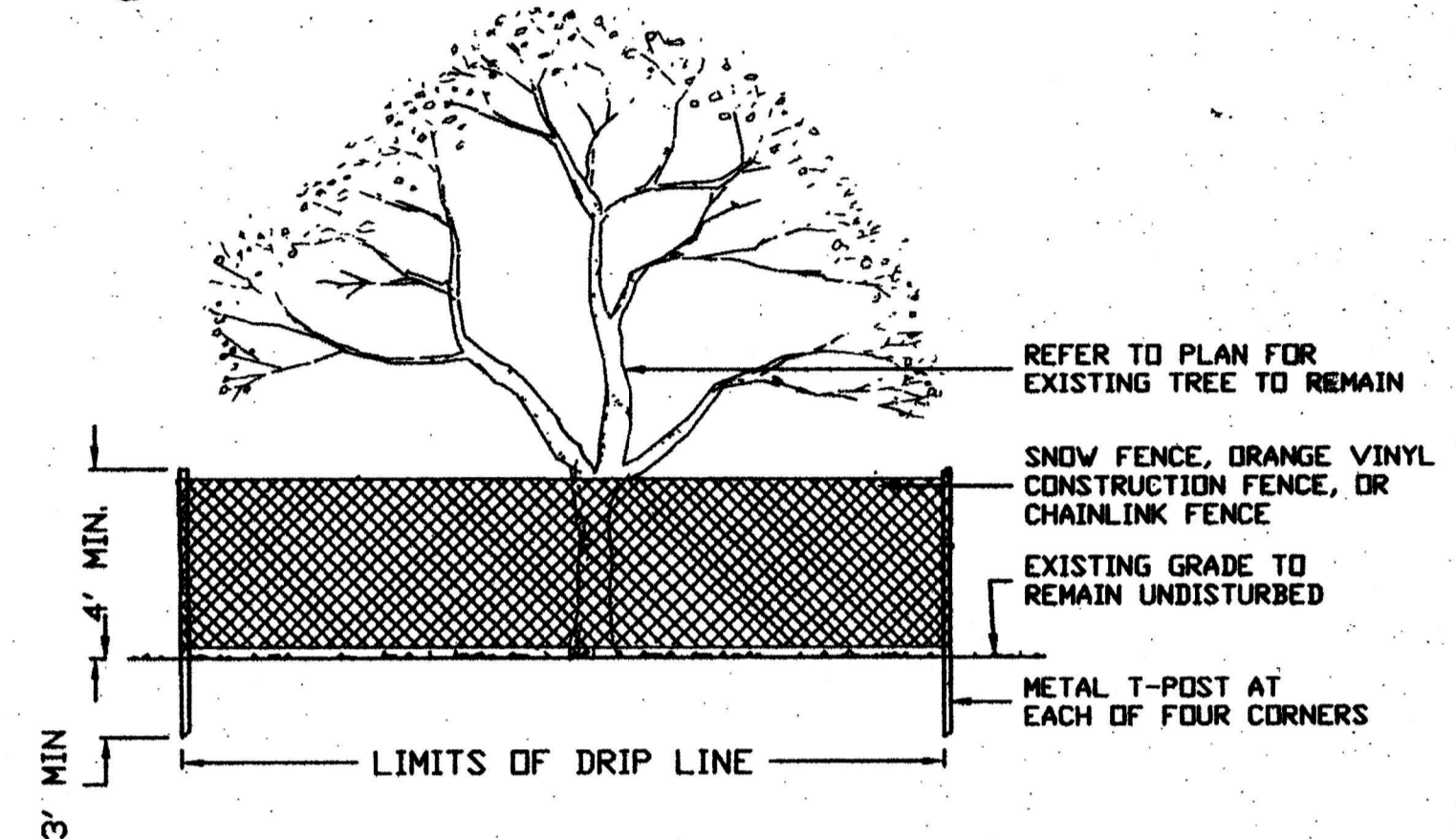
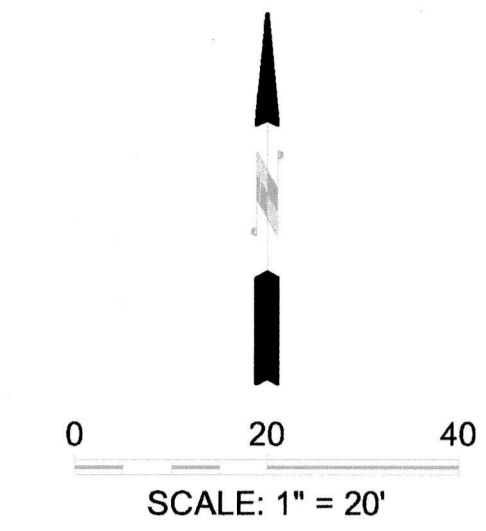
DEMOLITION GENERAL NOTES:

1. REVIEW ALL GENERAL NOTES.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE SHADED AREA UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES THAT ARE SHADED 2 FEET FROM THE BACK OF CURB.
4. CONSULT THE DIMENSIONAL CONTROL PLAN, VERIFY THE PORTION OF EXISTING CONCRETE CURBS WHICH ARE TO REMAIN.
5. COORDINATE WITH TXU, SOUTHWEST BELL TELEPHONE, AND THE LOCAL CABLE COMPANY PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. ALL UTILITIES SHOULD BE CUT AND PLUGGED IN COORDINATION WITH THEIR RESPECTIVE UTILITY COMPANIES AND PRIOR TO THE DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR SHALL PLUG ALL EXPOSED ENDS AND ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.

DEMOLITION:

1. DEMOLITION OF EXISTING PAVEMENT - 5543 SQ. FT.
2. DEMOLITION OF EXISTING BUILDING PREVIOUSLY REMOVED - 6250 SQ. FT.

Impervious Area Pre-Development versus Post Development	
Pre-development	Area, SF
Demo'd Building	6,250
Demo'd Pavement	5,543
TOTAL PRE	12,093
Post-development	Area, SF
Proposed Pavement	11,118



TREE PROTECTION FENCING DETAIL
NOT TO SCALE

- GENERAL TREE PRESERVATION NOTES:**
1. PRIOR TO CLEARING, GRUBBING, GRADING, OR CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
 2. THE CONTRACTOR SHALL ERECT A PROTECTIVE FENCE (SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING) A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES AS SHOWN ON PLANS TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREES. REFER TO TREE PROTECTION DETAIL(S).
 3. IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
 4. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, WORTH, ETC., IN THE CANOPY AREA.
 5. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE AFFIXED TO ANY TREE.
 6. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED UNLESS THERE IS A SPECIFIC APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. MAJOR CHANGES OF GRADE (SIX (6) INCHES OR GREATER) WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOTS.
 7. ROOT PRUNING MAY BE NECESSARY WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED BELOW DRIP LINE / CANOPY.

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *David B. White*
DATE: 8/24/15
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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Benchmark
Finished Floor of north entrance to building "B"
Elevation = 584.98 (gps)
Site plan by Hodges & Assoc.
Elevation = 585.00

2

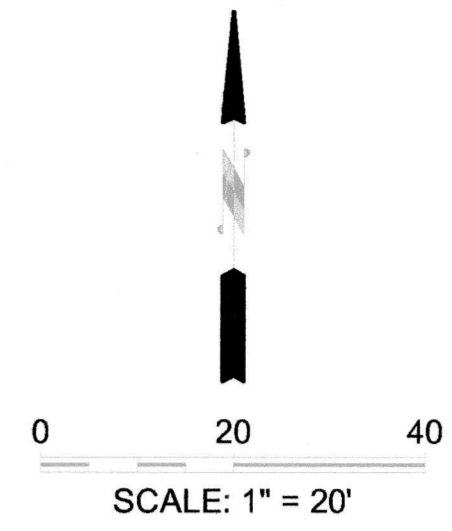
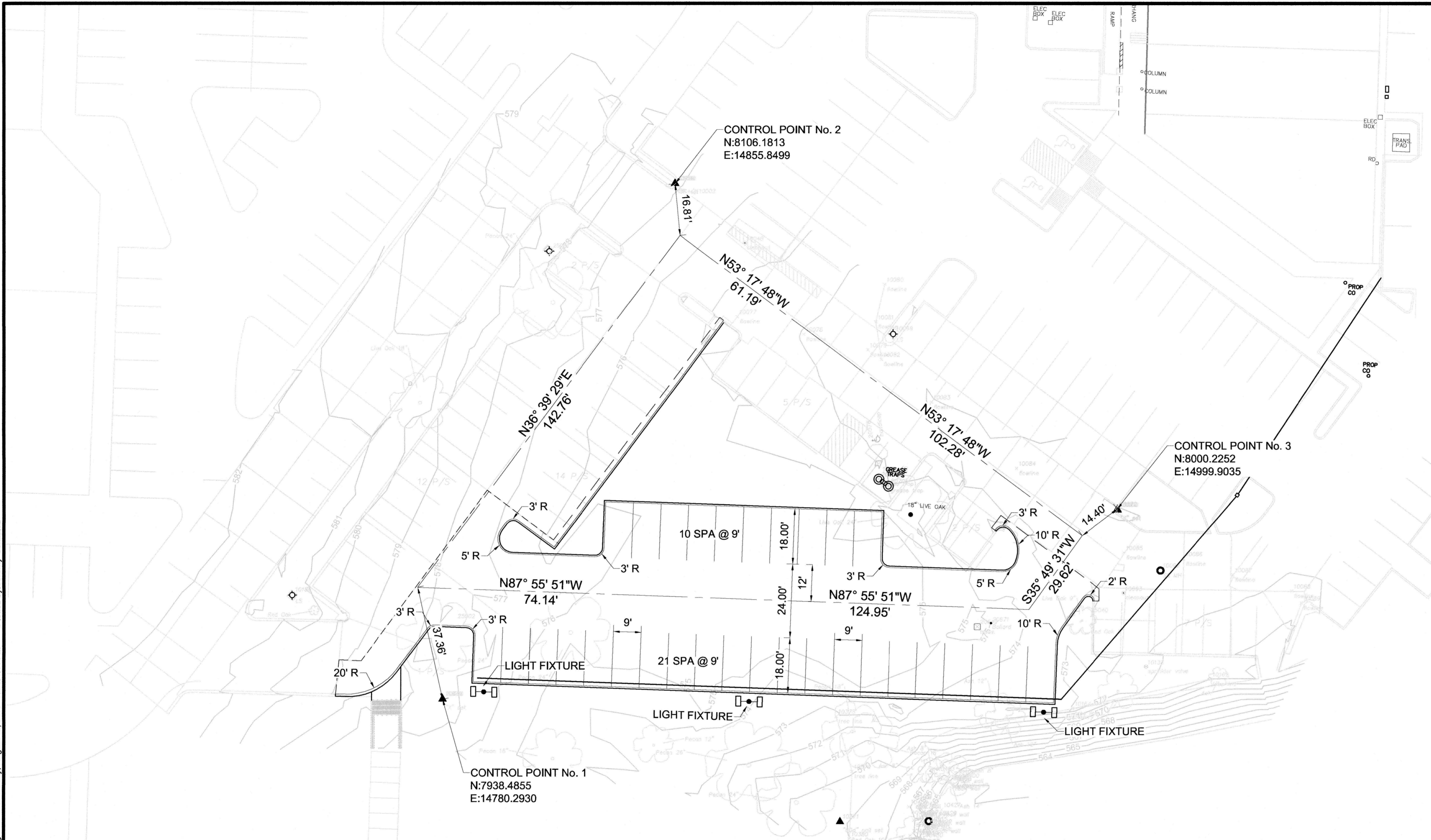
Richard Carson, Jr.
RICHARD CARSON, JR.
40864
LICENSED PROFESSIONAL ENGINEER
08/18/15

Piburn & Carson, LLC
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Richardson, Texas 75081
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www.piburncarson.com email@piburncarson.com
Surveying License #0087-04 Engineering License #01-0204

DEMOLITION PLAN
TOWN HALL CENTER
SITE DEVELOPMENT
BELTWAY COMMERCIAL REAL ESTATE
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JAG	8/18/15	1" = 20'	PC	-	-

Filename: \\HD-HTGL\AF\share\Drawings\2015\15039_Town Hall Center Demo\Design Data\Sheets\15039-C-HR201.dwg Date: Tuesday, August 18, 2015 Time: 1:41 PM Plotted by: Jeremy Gonzalez



HORIZONTAL CONTROL GENERAL NOTES:

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT, AND TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS AND THE CITY STANDARDS FOR CONSTRUCTION AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5.
 - 5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION.
 - 5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
 - 5.3. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE; ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREA TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.

APPROVED FOR CONSTRUCTION
 Town of Addison
 Infrastructure Operations And Services Department
 APPROVED BY: *David E. Liddle*
 DATE: 8/24/15
 16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

Benchmark
 Finished Floor of north entrance to building "B"
 Elevation = 584.98 (gps)
 Site plan by Hodges & Assoc.
 Elevation = 585.00

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Richard Carson, Jr.

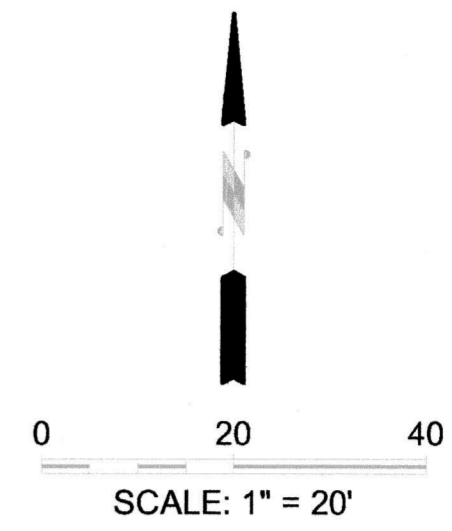
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 www.piburncarson.com email@piburncarson.com
 Surveying Firm #10287-02 Engineering Firm #1-1234

HORIZONTAL CONTROL PLAN
TOWN HALL CENTER
SITE DEVELOPMENT
BELTWAY COMMERCIAL REAL ESTATE
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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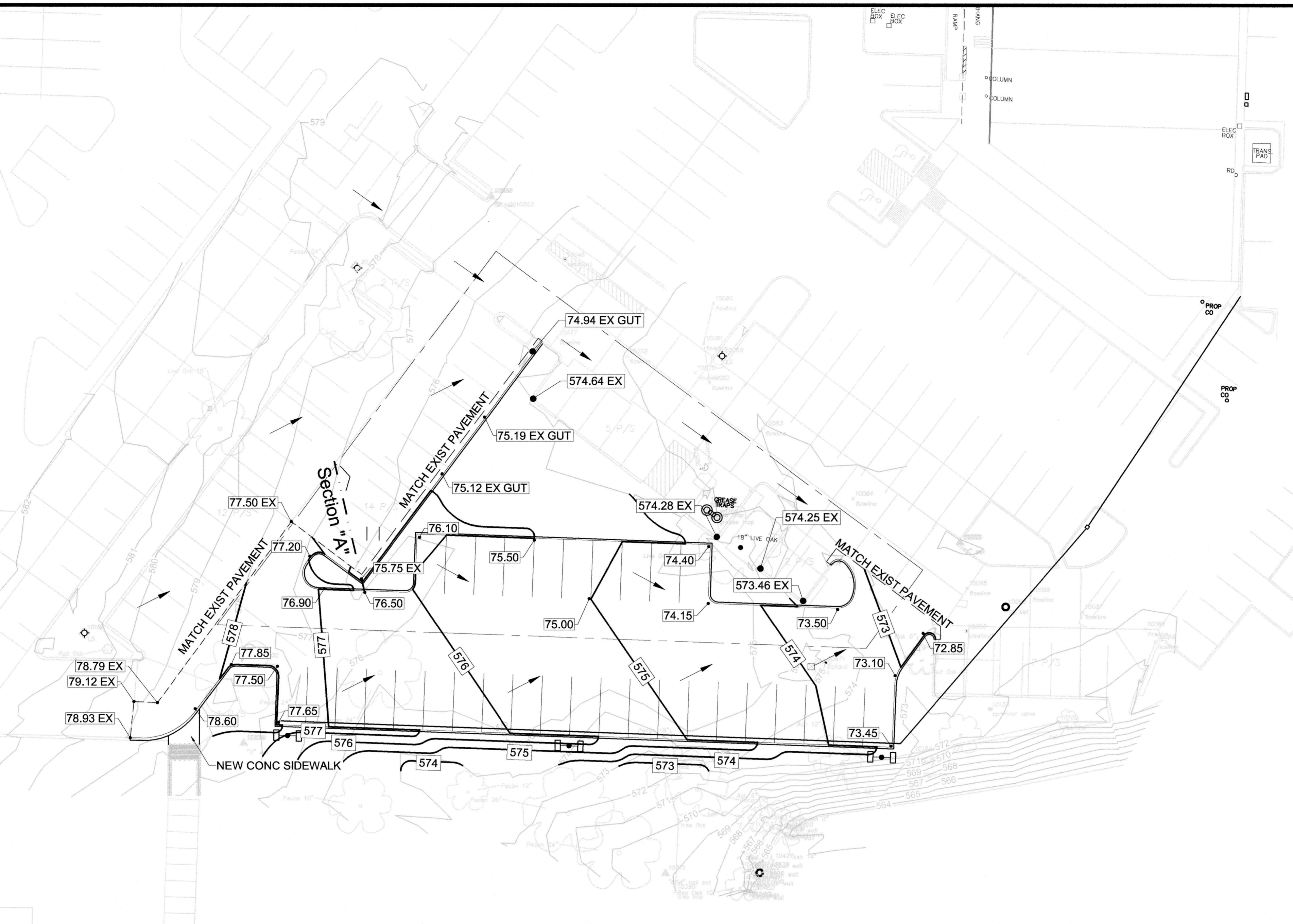
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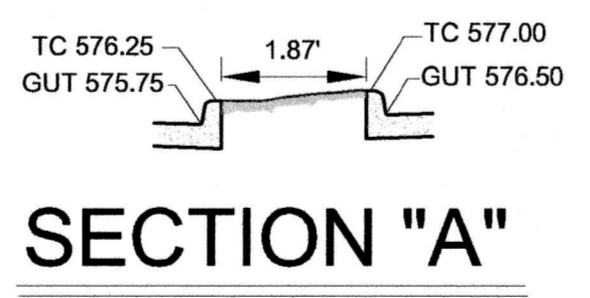
GRADING GENERAL NOTES:

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY WITH IN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN A MAXIMUM 6" LIFTS.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS FALL NO GREATER THAN 2% UNLESS OTHERWISE NOTED.
4. GRADING ALL HANDICAP SPACES AND ROUTES TO CONFORM TO STATE, LOCAL, AND FEDERAL GUIDELINES.
5. REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS.
6. ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE BY ENGINEER SHALL BE DISPOSED OF OFFSITE AT CONTRACTORS EXPENSE.
7. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.

Impervious Area Pre-Development versus Post-Development	
Pre-development	Area, SF
Demo'd Building	6,250
Demo'd Pavement	5,543
TOTAL PRE	12,093
Post-development	Area, SF
Proposed Pavement	11,118



City
Offices




APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *David E. Wade*
DATE: 8/24/15
16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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Benchmark
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Elevation = 584.98 (gps)
Site plan by Hodges & Assoc.
Elevation = 585.00

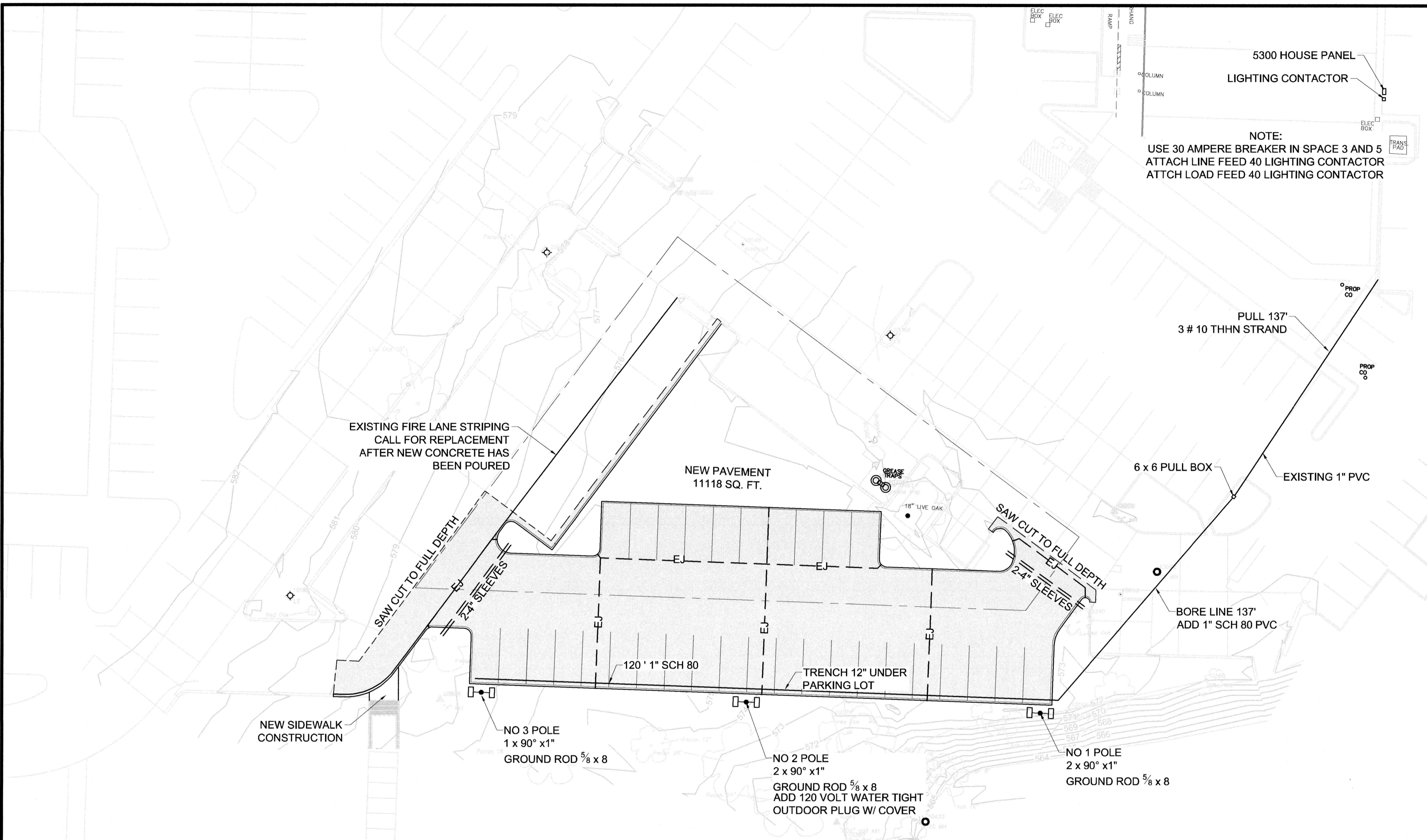
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 Piburn & Carson, LLC <small>801 E. Campbell Road - Suite 575 Richardson, Texas 75081 Ph: (214) 328-3500 Fax: (214) 328-3512 www.piburncarson.com email@piburncarson.com Surveying License #10287-08 Engineering Firm #1-1204</small>						
GRADING PLAN TOWN HALL CENTER SITE DEVELOPMENT BELTWAY COMMERCIAL REAL ESTATE TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JAG	8/18/15	1" = 20'	PC	-	-

08/18/15

Filename: \\hd-htg1\share\Drawings\2015\15039 Town Hall Center\Center\Design\Sheet\15039-C-PAV01.dwg Date: Tuesday, August 18, 2015 Time: 4:08 PM Plotted by: JAGRS Gonzalez



PAVING GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI)
3. UNLESS NOTED, ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS. REFER TO STRUCTURAL SPECIFICATION FOR FILL PLACED BENEATH BUILDING AREAS.
4. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. UNLESS NOTED, EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS.
5. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING.
6. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANOR AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL.
7. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE DAME COMPRESSIVE STRENGTH.
8. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18" CENTER TO CENTER EACH WAY EXCEPT WHERE NOTED IN THE PLANS.
9. BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
10. ALL STRIPES SHALL BE 4" WIDE, UNLESS OTHERWISE NOTED.
11. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECTS AND MEP PLANS.
12. SIDEWALKS AND ACCESSIBILITY ROUTES SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE FALL NO GREATER THAN 2% UNLESS NOTED OTHERWISE.

LIGHT DUTY PAVEMENT:
 5" REINF CONCRETE , 3000 PSI WITH NO. 3 BARS AT 18" O.C.E.W. ON 6" LIME TREATED COMPACTED SUBGRADE SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% (ASTM D-698) WITH MOISTURE CONTENTS AT LEAST 2 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT . NO. 6 SMOOTH DOWELS SHOULD BE USED AT EXPANSION AND CONSTRUCTION JOINTS ON 12-INCH CENTERS.

----- 2-4" SLEEVES
 -EJ- EXPANSION JOINTS

APPROVED FOR CONSTRUCTION
 Town of Addison
 Infrastructure Operations And Services Department
 APPROVED BY: *David W. White*
 DATE: 8/24/15
 16801 Westgrove Dr. Addison, TX 75001 (972)450-2871

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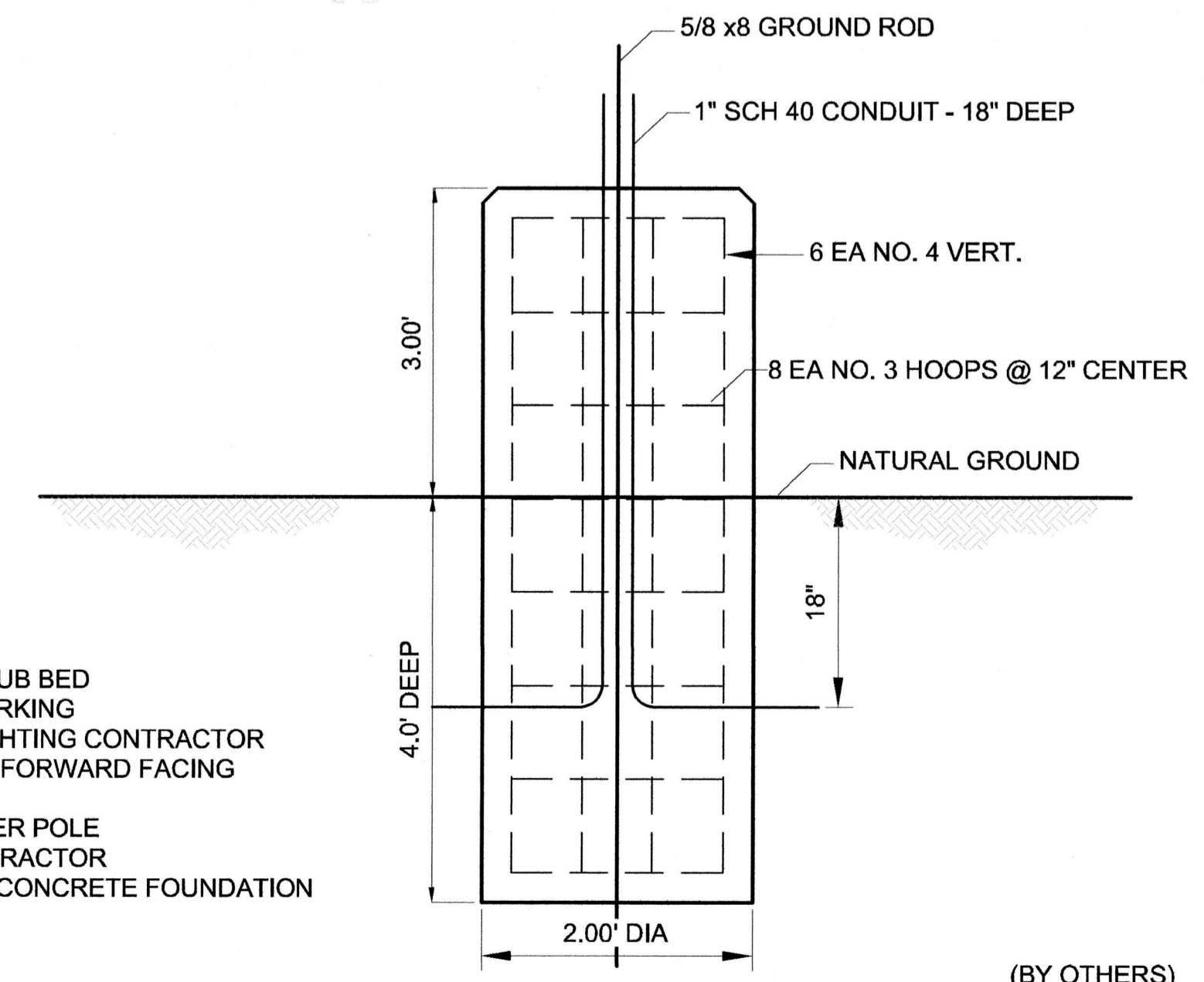
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5

City Offices



- (BY OTHERS)
POLE LIGHTS
 1. CONCRETE FOUNDATION IN SHRUB BED
 2. 1" CONDUIT SCH. 80% UNDER PARKING
 3. USE HOUSE PANEL 5300 AND LIGHTING CONTRACTOR
 4. POLES 20' TALL W/LED LIGHTING FORWARD FACING
 5. 4 WIRE #10 THHN STRAND
 6. BARE GROUND WIRE #6 SOLID PER POLE
 7. BORE TO BE PROVIDED BY CONTRACTOR
 8. GROUND ROD TO BE INSTALL IN CONCRETE FOUNDATION



(BY OTHERS)

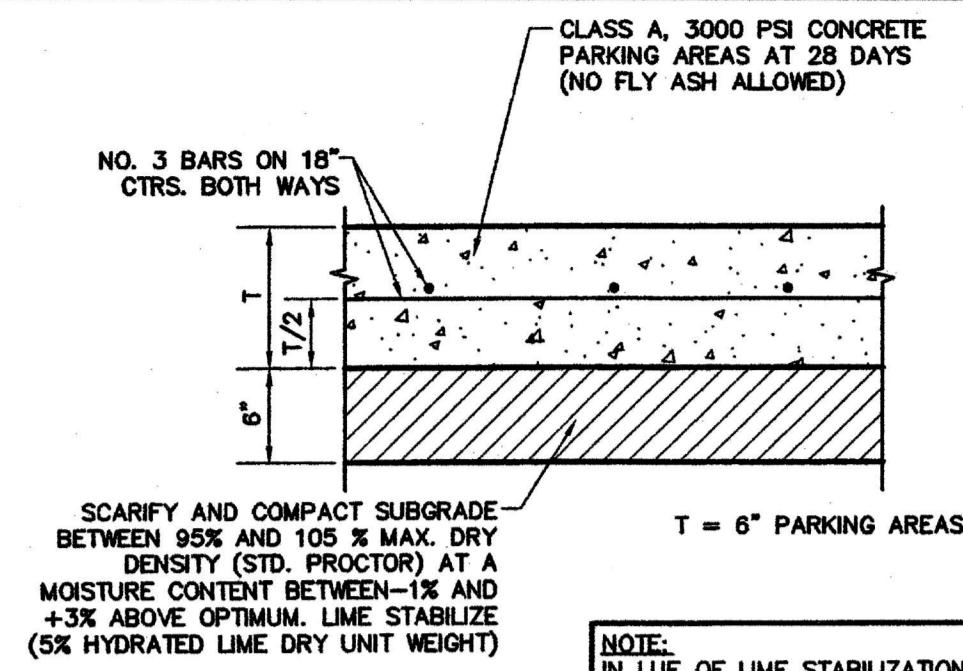
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 PH: (214) 328-5500 FAX: (214) 328-3512
 www.piburncarson.com email@piburncarson.com
 Engineering Firm #00815-00

PAVING PLAN
TOWN HALL CENTER
SITE DEVELOPMENT
BELTWAY COMMERCIAL REAL ESTATE
TOWN OF ADDISON, TEXAS

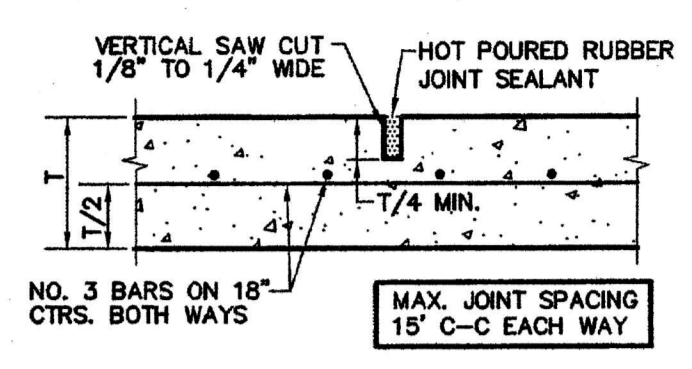
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 RICHARD CARSON, JR.
 40854
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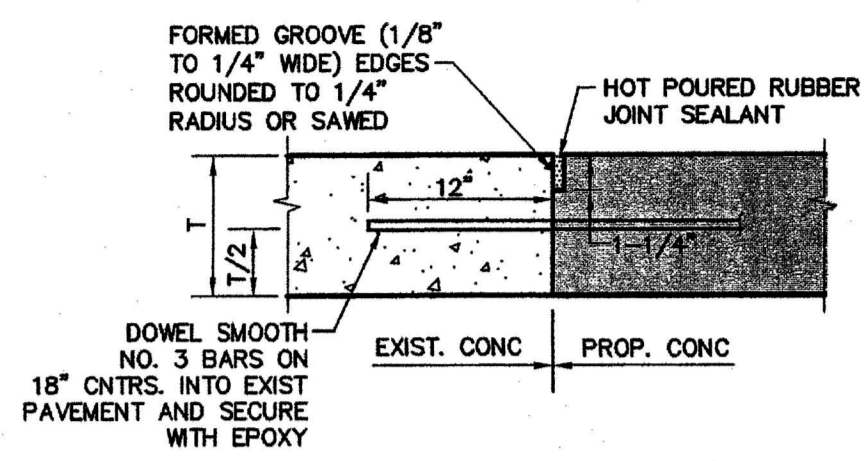
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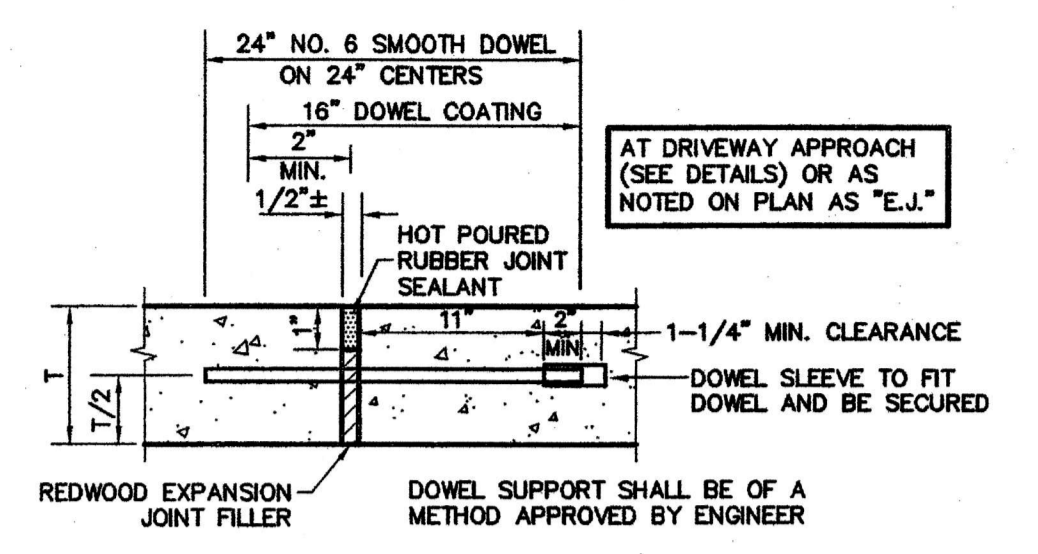
1 CONCRETE PAVEMENT SECTION
NOT TO SCALE



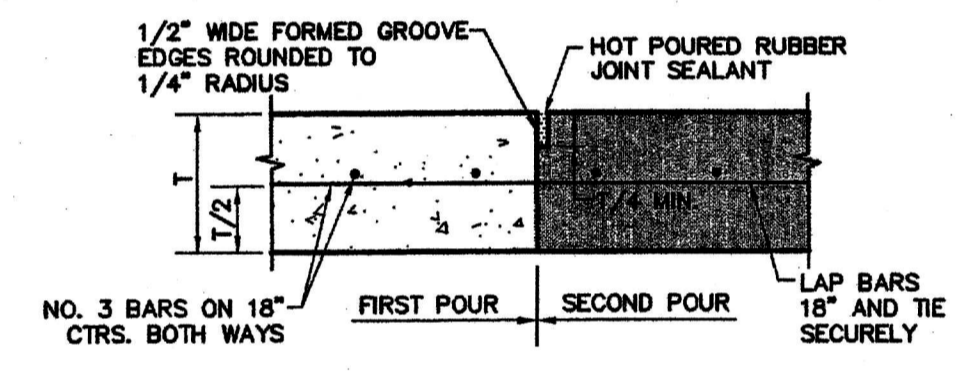
2 SAWED DUMMY JOINT
NOT TO SCALE



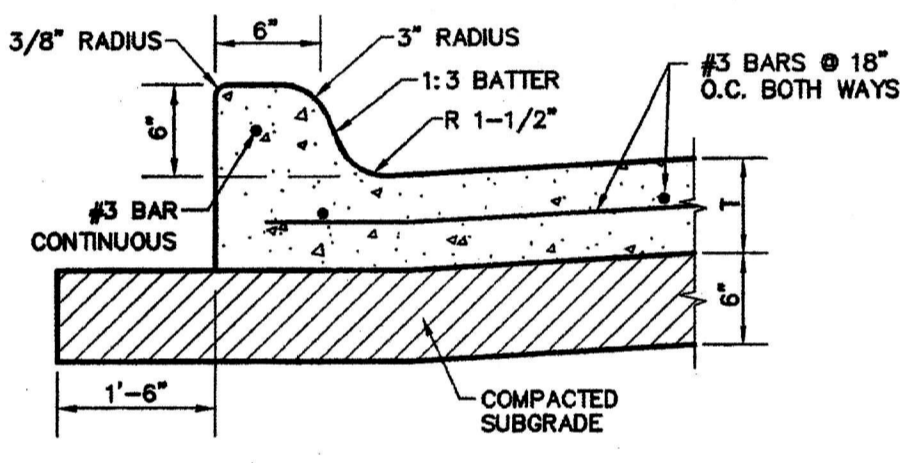
3 PAVEMENT CONNECTION
NOT TO SCALE



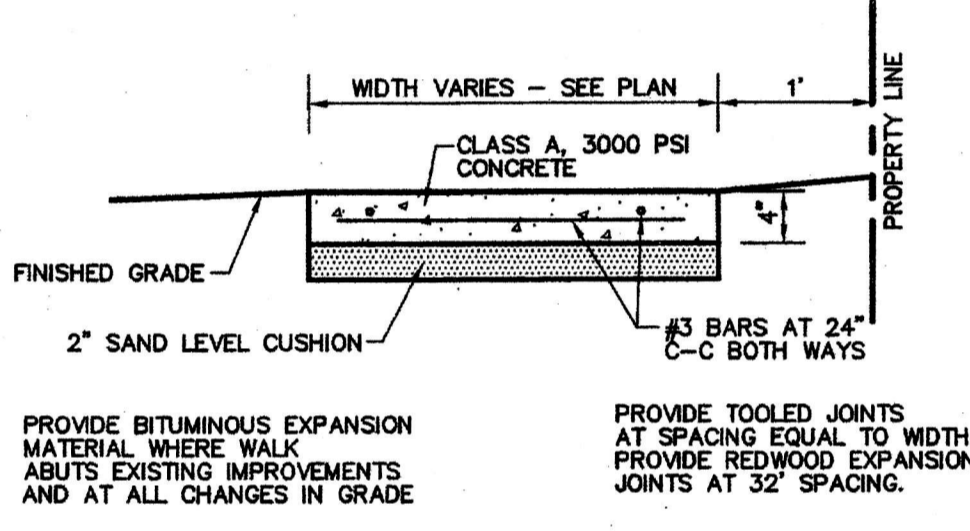
4 EXPANSION JOINT
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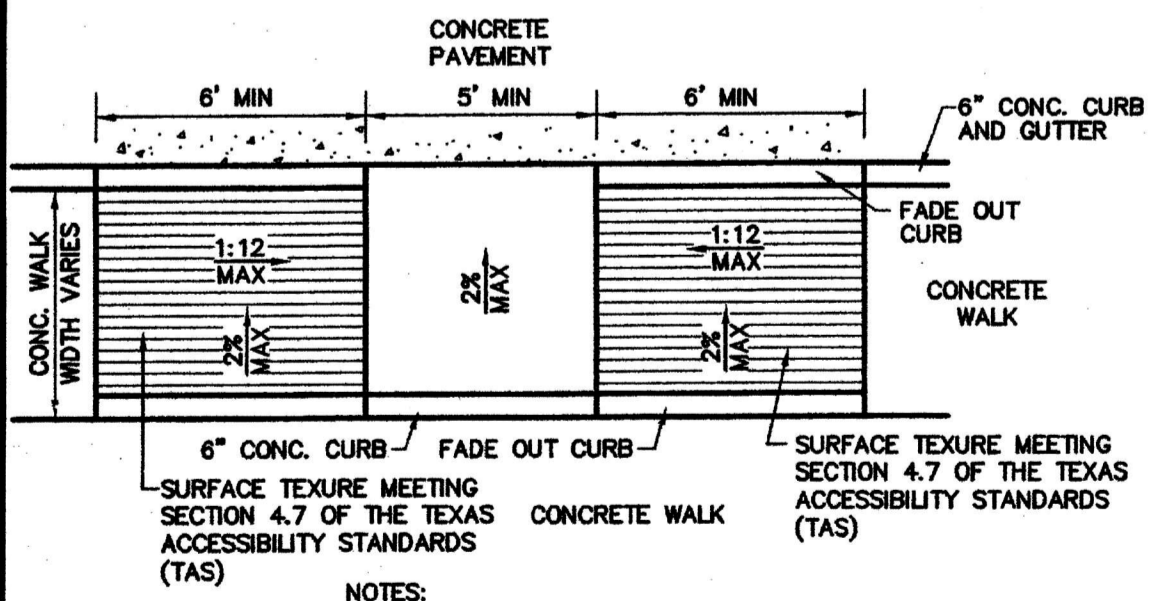
5 CONSTRUCTION JOINT
NOT TO SCALE



6 INTEGRAL CURB
NOT TO SCALE

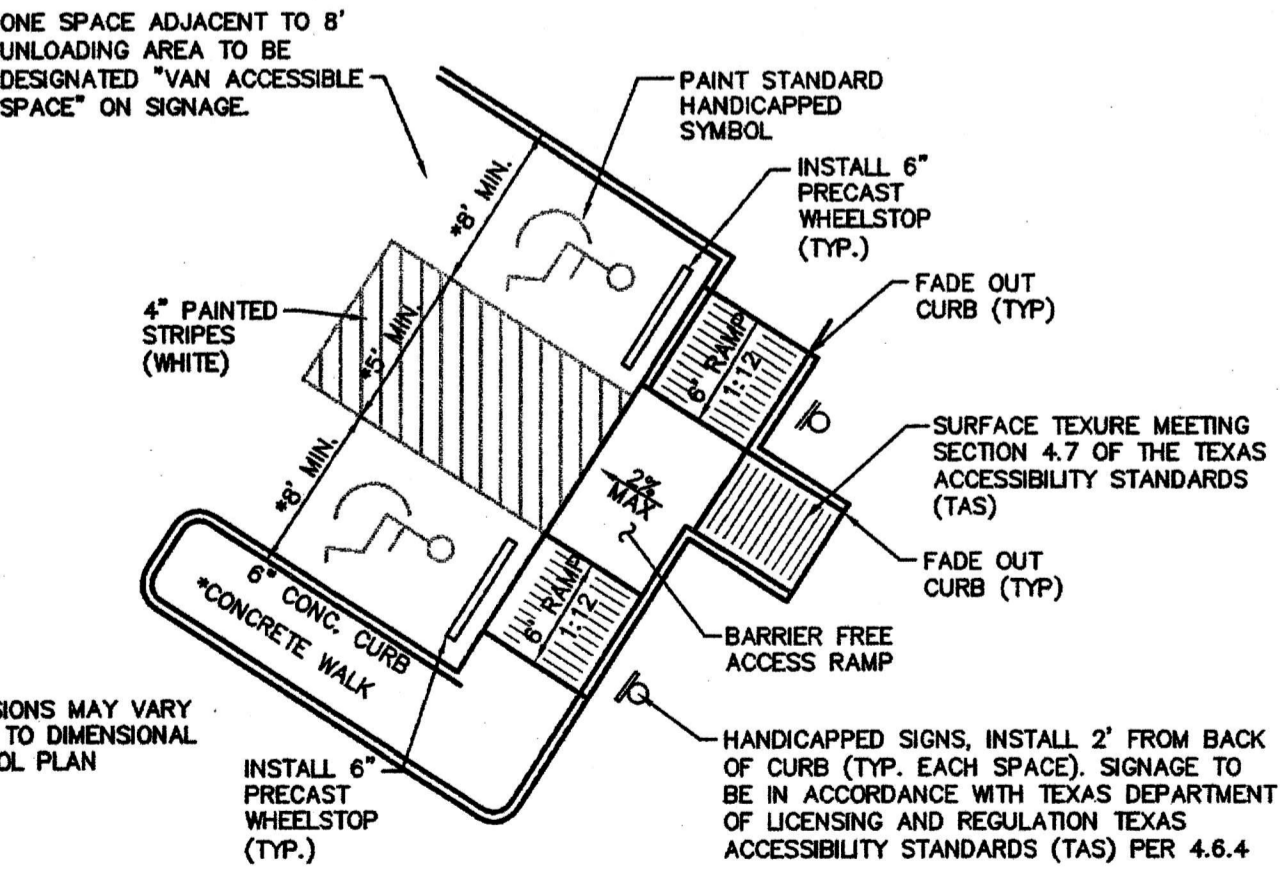


7 CONCRETE WALK
NOT TO SCALE



NOTES:
 1. ALL HANDICAPPED SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.
 2. MAXIMUM SLOPE FOR HANDICAPPED ACCESSIBLE PATHS ARE 5% WITH A MAXIMUM CROSS FALL SLOPE OF 2% THE FIRST FIVE FEET FROM THE DOOR IS NOT TO EXCEED 2% IN ANY DIRECTION.

9 ACCESS RAMP
NOT TO SCALE



NOTES:
 SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.

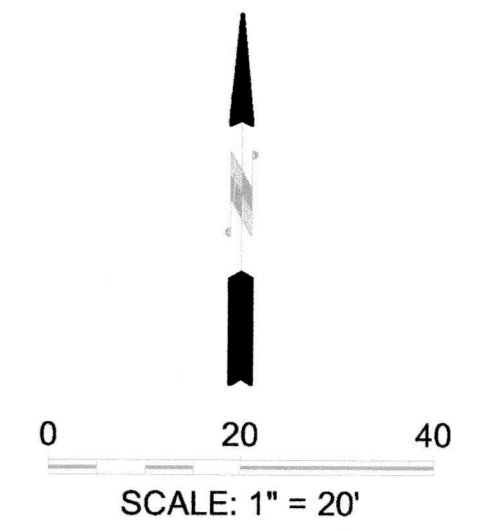
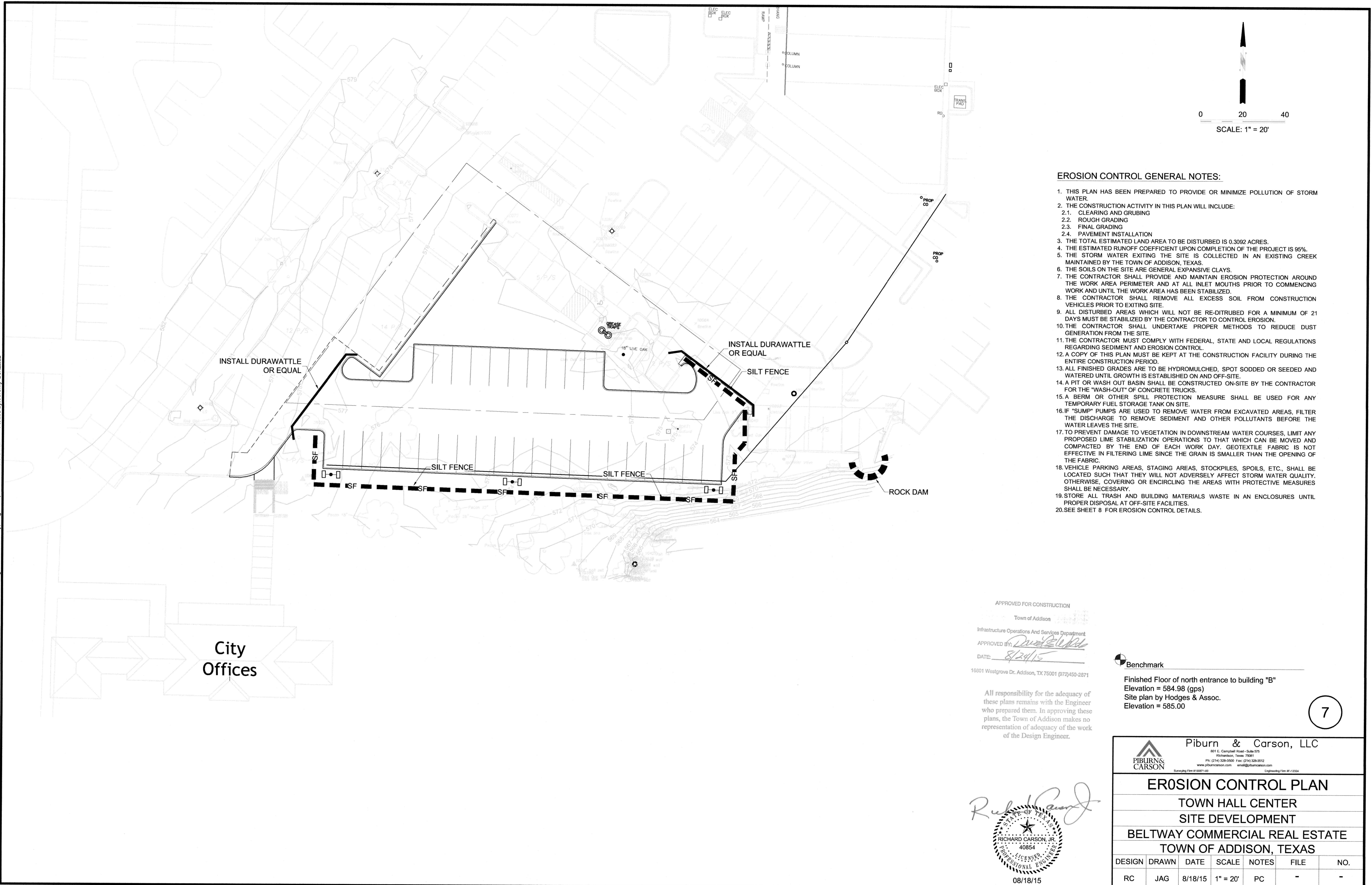
10 HANDICAP PARKING & ACCESS RAMP
NOT TO SCALE

Benchmark
 Finished Floor of north entrance to building "B"
 Elevation = 584.98 (gps)
 Site plan by Hodges & Assoc.
 Elevation = 585.00

6

Piburn & Carson, LLC 801 E. Campbell Road - Suite 575 Richardson, Texas 75081 P: (214) 328-3000 F: (214) 328-3512 www.piburncarson.com email@piburncarson.com <small>Surveying Firm # 0007-140 Engineering Firm # 12121</small>						
PAVING DETAILS						
TOWN HALL CENTER						
SITE DEVELOPMENT						
BELTWAY COMMERCIAL REAL ESTATE						
TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JAG	8/18/15		PC	-	-

Filename: \\HD-HTGL\AF\share\Drawings\2015\15038 Town Hall Center\Design Data\Sheets\15038-C-ER001.dwg Date: Tuesday, August 18, 2015 Time: 1:43 PM Plotted by: Jeremy Gonzalez



EROSION CONTROL GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY IN THIS PLAN WILL INCLUDE:
 - 2.1. CLEARING AND GRUBBING
 - 2.2. ROUGH GRADING
 - 2.3. FINAL GRADING
 - 2.4. PAVEMENT INSTALLATION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 0.3092 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 95%.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING CREEK MAINTAINED BY THE TOWN OF ADDISON, TEXAS.
6. THE SOILS ON THE SITE ARE GENERAL EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR SHALL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED FOR A MINIMUM OF 21 DAYS MUST BE STABILIZED BY THE CONTRACTOR TO CONTROL EROSION.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
14. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH-OUT" OF CONCRETE TRUCKS.
15. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON SITE.
16. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
17. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MOVED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN IS SMALLER THAN THE OPENING OF THE FABRIC.
18. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC., SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
19. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES.
20. SEE SHEET 8 FOR EROSION CONTROL DETAILS.

City
Offices

APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *[Signature]*
DATE: 8/24/15
16001 Westgrove Dr. Addison, TX 75001 (972)450-2871

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.

Benchmark
Finished Floor of north entrance to building "B"
Elevation = 584.98 (gps)
Site plan by Hodges & Assoc.
Elevation = 585.00

7

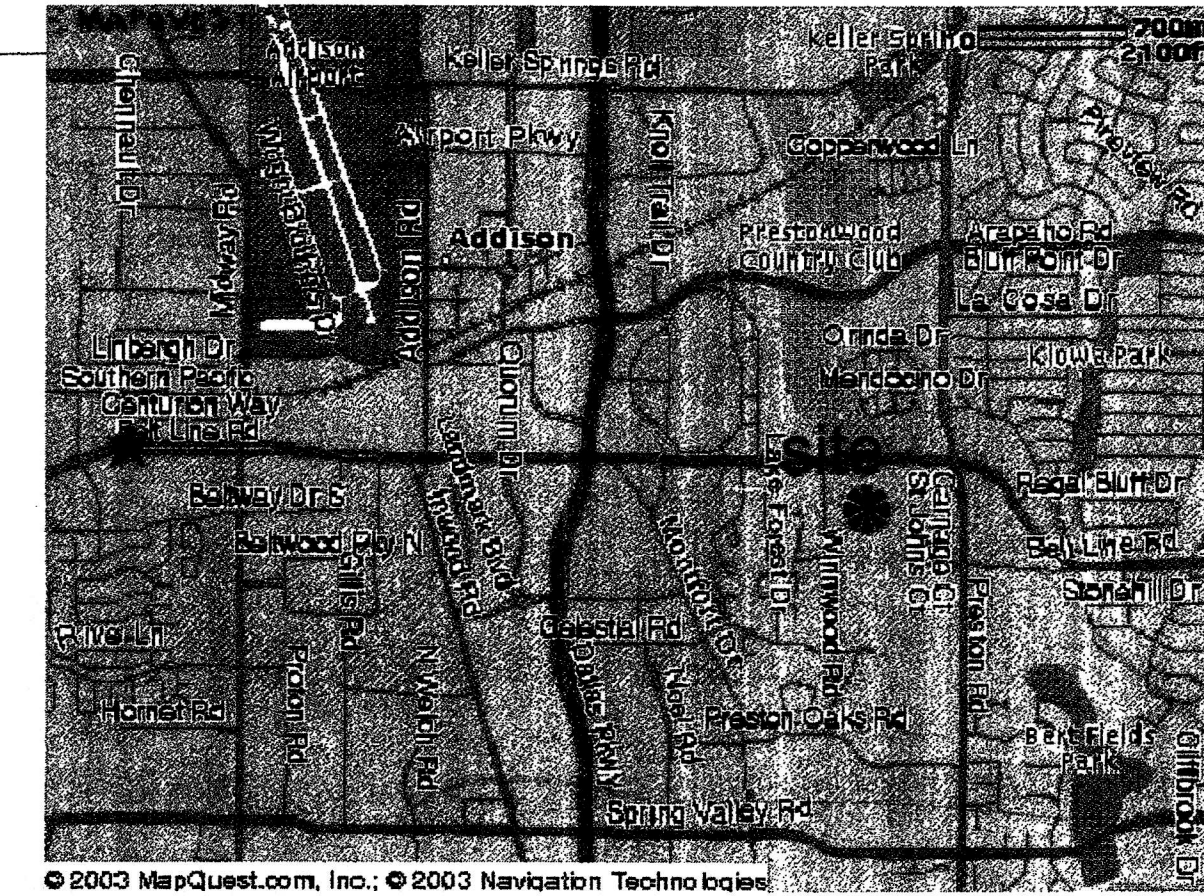
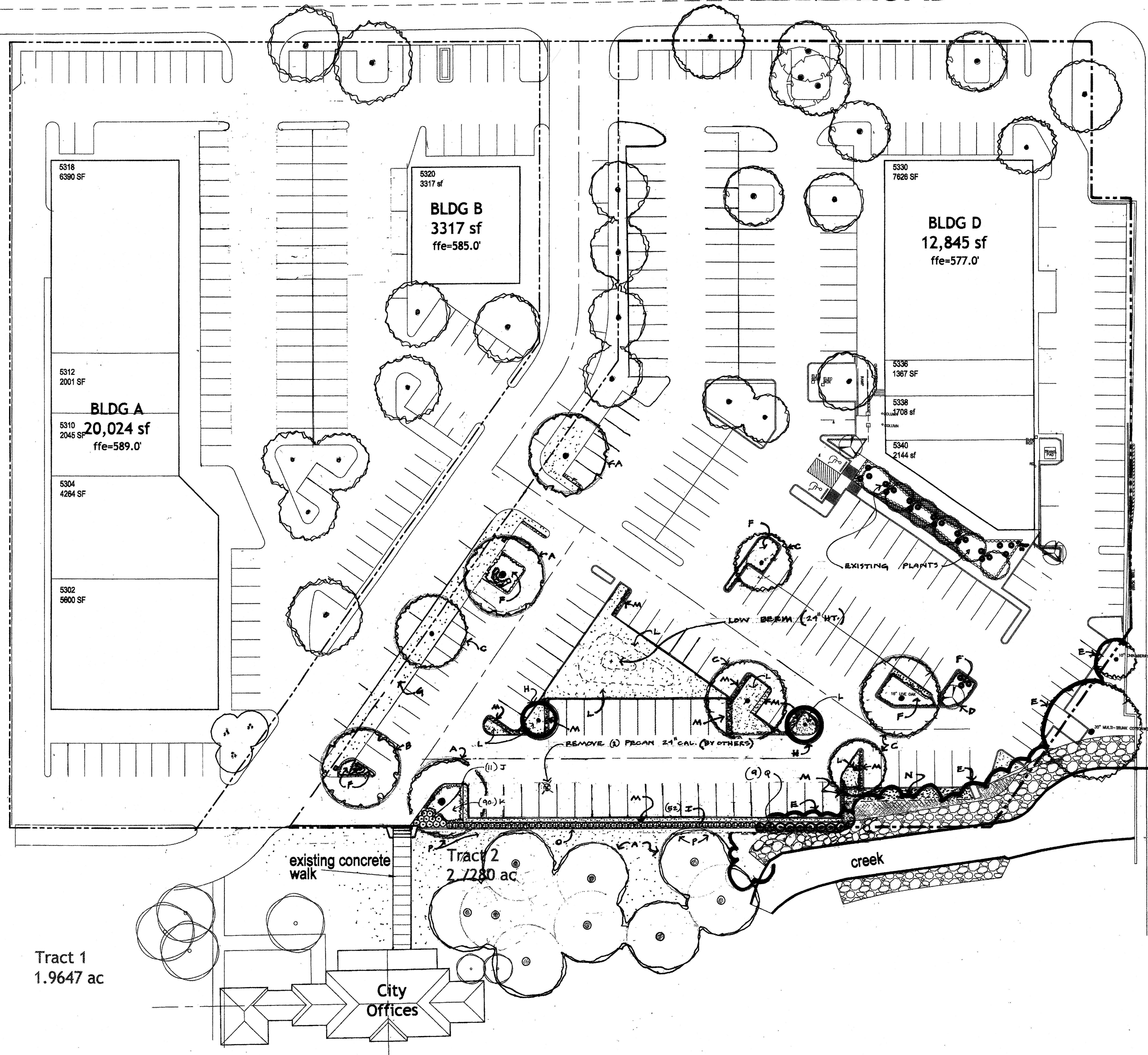
[Signature]
RICHARD CARSON, JR.
40854
LICENSED PROFESSIONAL ENGINEER
08/18/15

Piburn & Carson, LLC
801 E. Campbell Road - Suite 315
Richardson, Texas 75081
Ph: (214) 328-3500 Fax: (214) 328-3532
www.piburncarson.com email@piburncarson.com
Surveying Firm #1-0007-03 Engineering Firm #1-1334

EROSION CONTROL PLAN
TOWN HALL CENTER
SITE DEVELOPMENT
BELTWAY COMMERCIAL REAL ESTATE
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RC	JAG	8/18/15	1" = 20'	PC	-	-

BELT LINE ROAD



VICINITY PLAN

OAK NORTH DRIVE

LANDSCAPE LEGEND

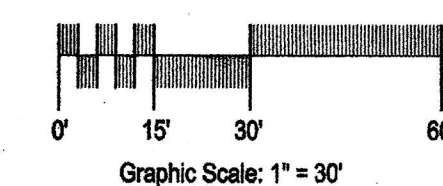
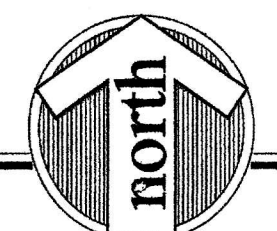
KEY	QTY.	DESCRIPTION
A		EXISTING PECAN TREE TO PROTECT
B		EXISTING RED OAK TREE TO PROTECT
C		EXISTING LIVE OAK TREE TO PROTECT
D		EXISTING YAUPON HOLLY TO PROTECT
E		EXISTING NATIVE TREES TO PROTECT (NEAR CREEK)
F		EXISTING GROUND COVER TO REMAIN / OR - SHRUB PLANTINGS
G		EXISTING LAWN AREA TO REMAIN
H	2	PROPOSED MATCHING LIVE OAK / 4" CAL. / 100 GAL. CONTAINER
I	52	PROPOSED SCREENING SHRUBS / EVERGREEN / NEEDLEPOINTE HOLLY 36" HT.
J	11	PROPOSED DWARF LOROPETALUM SPECIES / 3 GAL. CONTAINER
K	90	PROPOSED GIANT LISIACHIS / 1 GAL. CONTAINER, @ 18" ON CENTRE
L	2,950	50 FT. BERMUUDA 30D / 325 30 YDS. (APPROX.)
M	8000	HARDWOOD MULCH MAINTENANCE BORDERS - 24" WIDE
N	550	NATIVE RIVER ROCK MULCH
O	230	LN. FT. HEAVY DUTY (1/4" X 1/4") STEEL EDGING - BLACK
P		REPAIR (FESCUE) LAWN AS NEEDED AT TOWN HALL (APPROX. 1,700 SQ. FT.)
Q	9	OAKLEAF (OR) NEEDLEPOINTE HOLLY 30 GAL. CONTAINER 5' TO 6' HT. (PROPOSED)
	3700	ALL LANDSCAPE AREAS TO BE FULLY IRRIGATED / TIE INTO EXISTING IRRIGATION MAIN AND UTILIZE EXISTING CONTROLLER.
		ALL LANDSCAPE AND TREE PROTECTION TO CONFORM TO THE TOWN OF ADDISON ORDINANCE & LOCAL CODE.

Town Hall Center Addison, Texas

LANDSCAPE PLAN

SCALE: 1" = 30' DATE: JULY 22, 2015 (REVISED)

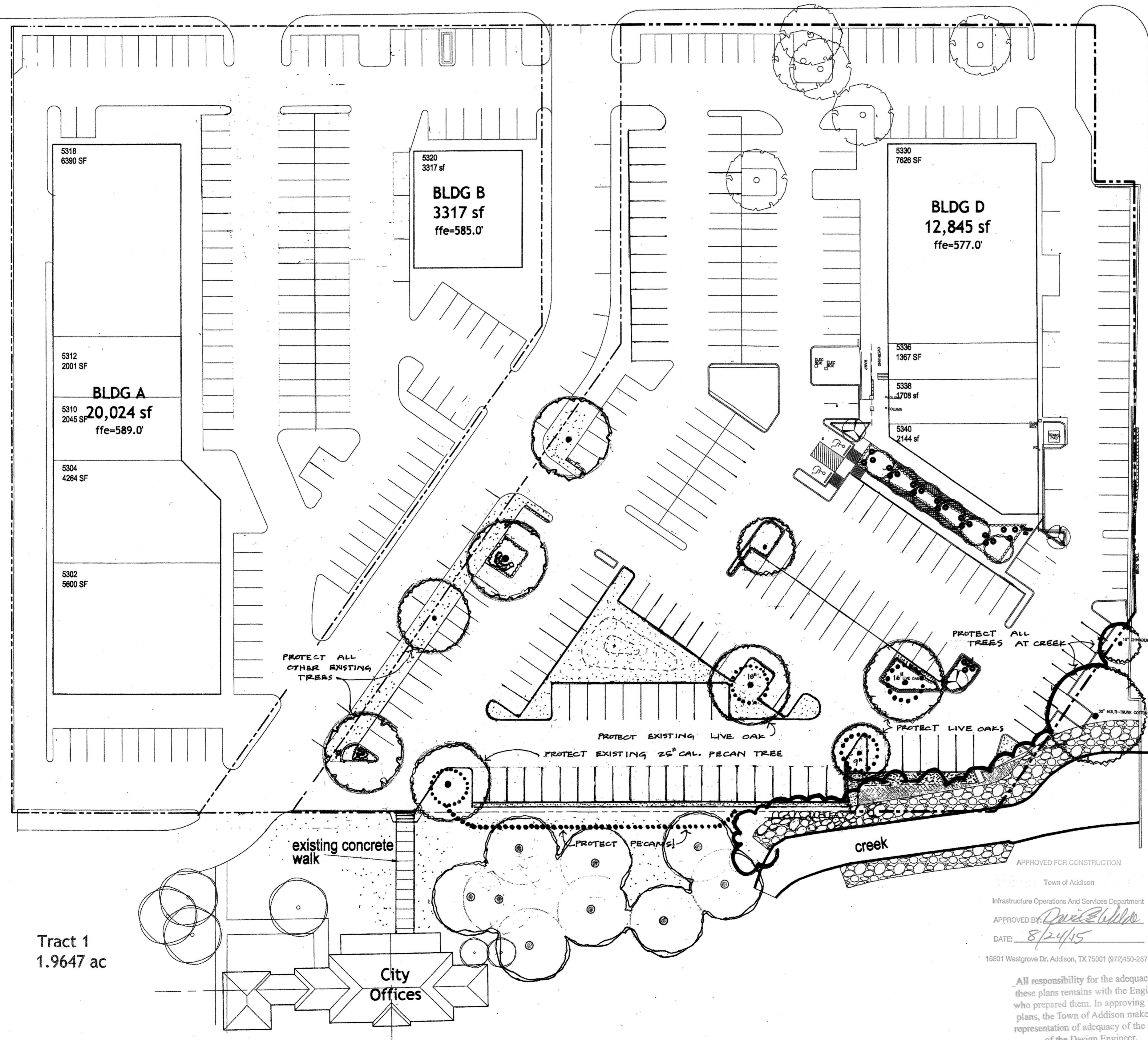
SITE PLAN



Carruthers Landscape Management, Inc.
11593 Goodnight Lane, Dallas Tx. 75229
(472) 420-9560

BELT LINE ROAD

OAK NORTH DRIVE

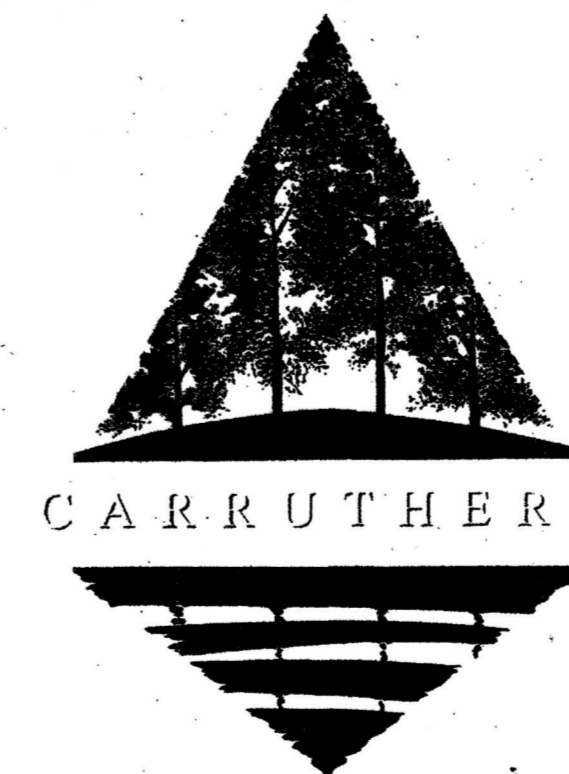


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1.9647 ac

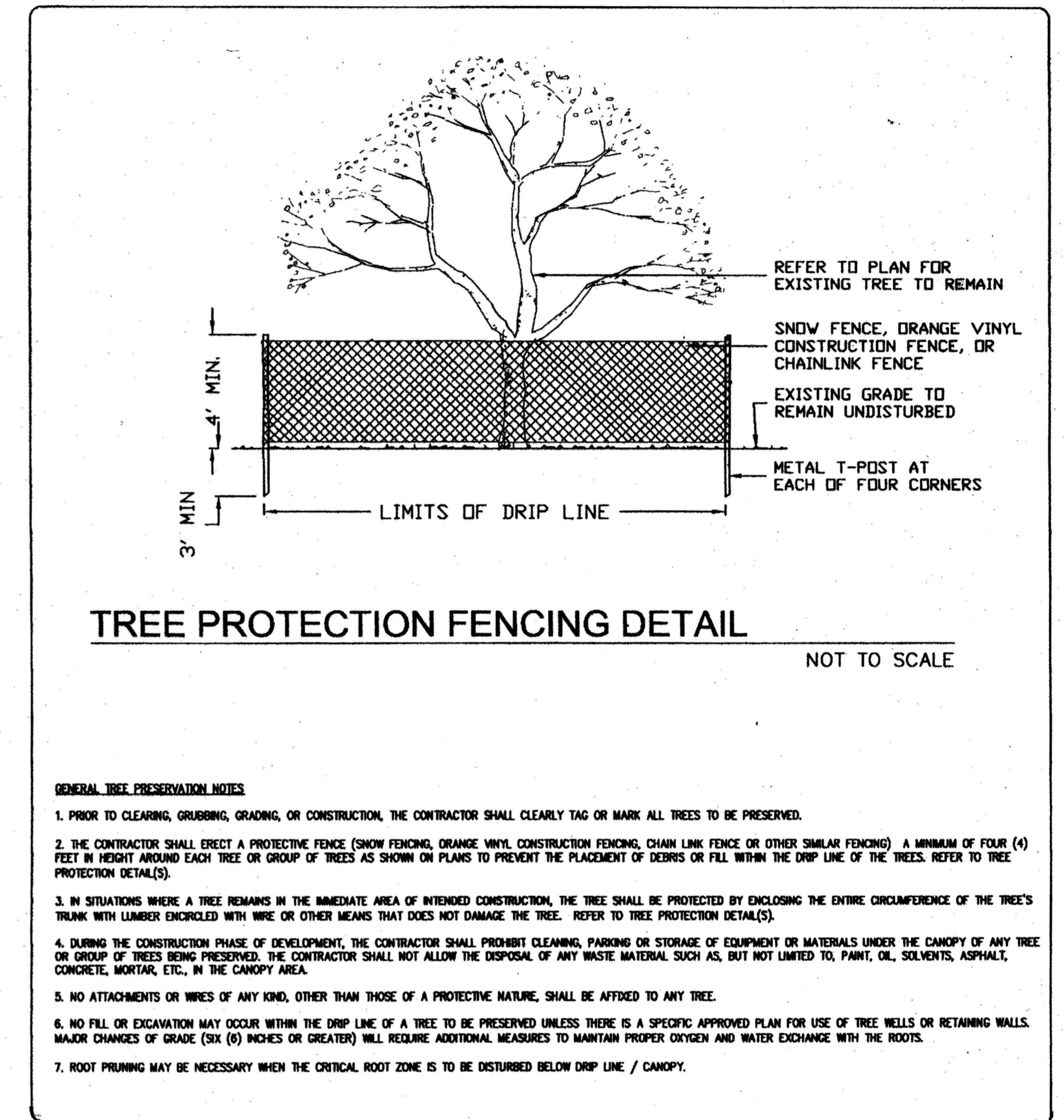
City
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APPROVED FOR CONSTRUCTION
Town of Addison
Infrastructure Operations And Services Department
APPROVED BY: *[Signature]*
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16801 Westgrove Dr, Addison, TX 75001 (972) 450-2871

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Carruthers Landscape Management, Inc.
11593 Goodnight Lane, Dallas Tx. 75229
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TREE PROTECTION FENCING DETAIL

NOT TO SCALE

GENERAL TREE PRESERVATION NOTES

1. PRIOR TO CLEARING, GRUBBING, GRADING, OR CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. THE CONTRACTOR SHALL ERECT A PROTECTIVE FENCE (SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING) A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES AS SHOWN ON PLANS TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREES. REFER TO TREE PROTECTION DETAIL(S).
3. IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCORCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
4. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
5. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE AFFIXED TO ANY TREE.
6. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED UNLESS THERE IS A SPECIFIC APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. MAJOR CHANGES OF GRADE (SIX (6) INCHES OR GREATER) WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOTS.
7. ROOT PRUNING MAY BE NECESSARY WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED BELOW DRIP LINE / CANOPY.

LEGEND - TREE PROTECTION FENCE

- INDICATES - TREE PROTECTION FENCE (DETAIL ABOVE) INSTALL PRIOR TO CONSTRUCTION

Town Hall Center Addison, Texas

TREE PROTECTION PLAN

SCALE: 1" = 30'

DATE: JULY 22, 2015

