

CONSTRUCTION PLANS

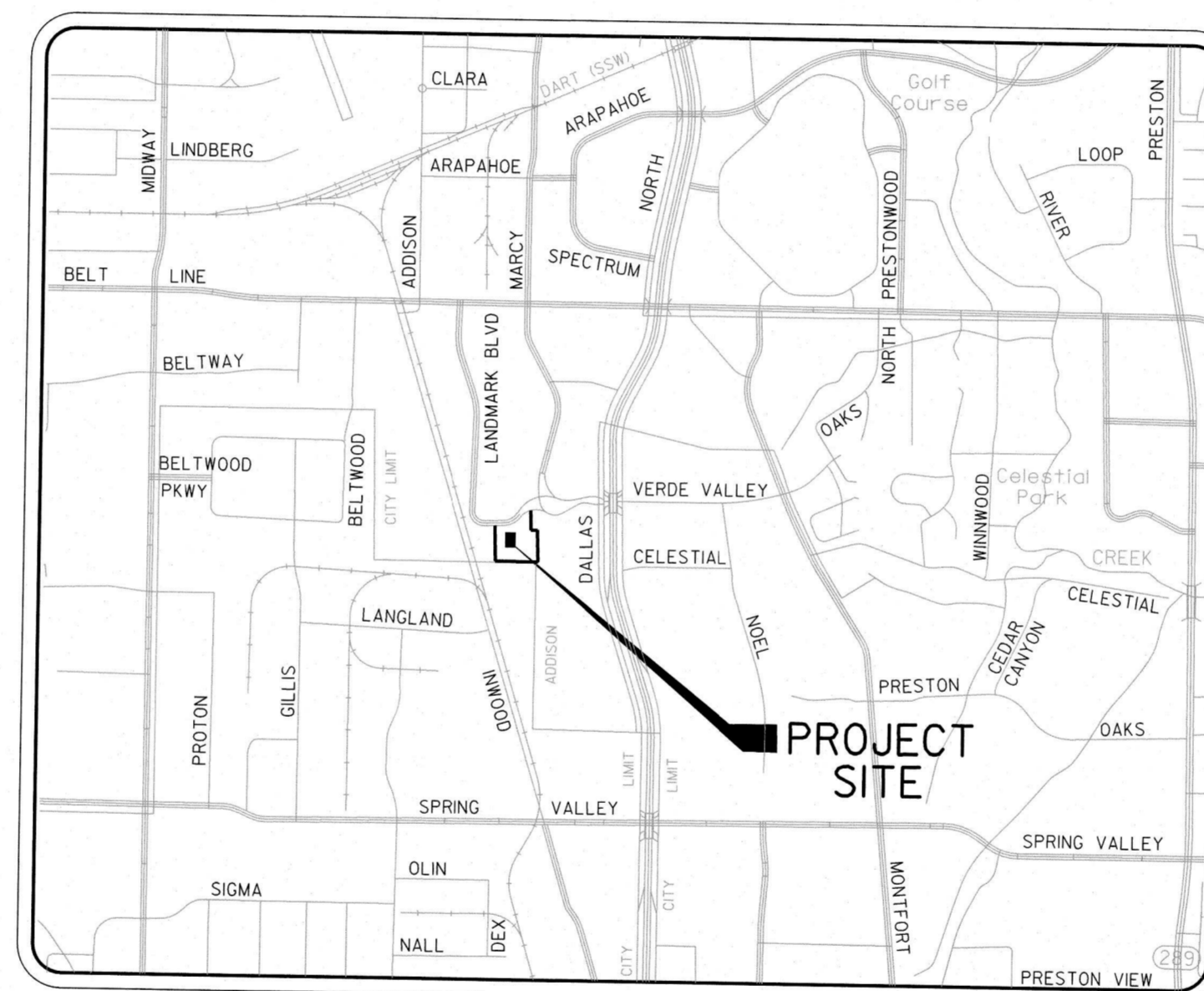
FOR

PARKING EXPANSION

TOWN PROJECT #18-02

4970 LANDMARK PLACE

DALLAS, TEXAS



LOCATION MAP
SCALE/NOT TO SCALE

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C0.01	EXISTING PLAT
C0.02	GENERAL NOTES
C0.03	SURVEY CONTROL PLAN
C1.01	PAVING / DIMENSION CONTROL PLAN
C2.01	GRADING PLAN
C3.01	EROSION CONTROL PLAN
C3.02	EROSION CONTROL NOTES & DETAILS
LP0.01	LANDSCAPE PLAN

REVISION TABLE		
NUMBER	DESCRIPTION	DATE
1	REMOVED CARPORTS	03/29/18

OWNER

NAME: SEVEN OWLS, LP
 STREET: 4970 LANDMARK PLACE
 CITY, STATE ZIP: DALLAS, TX 75254
 CONTACT: ANDREW SUTTON
 EMAIL: asutton@exponenthr.com
 TEL: 214-346-3114

DEVELOPER

NAME: FRANKFURT MF CONSTRUCTION, LP
 STREET: 5950 SHERRY LN. SUITE 205
 CITY, STATE ZIP: DALLAS, TX 75225
 CONTACT: ROSS FRAKFURT
 EMAIL: Ross@Frankfurt properties.com
 TEL: 469-232-3998

ENGINEER

HALFF ASSOCIATES, INC.
 1201 NORTH BOWSER ROAD
 RICHARDSON, TX. 75081
 CONTACT: KEATON MAI, P.E.
 EMAIL: KMAI@HALFF.COM
 TEL: (214) 346-6200
 TBPE FIRM# F-312



1201 NORTH BOWSER ROAD
 RICHARDSON, TX 75081-2275
 TEL (214) 346-6200
 FAX (214) 739-0095



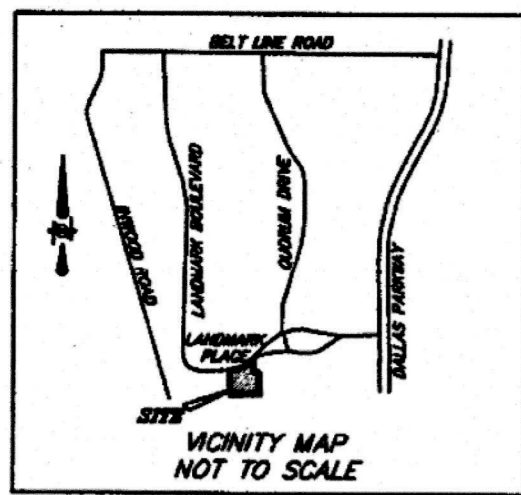
APPROVED FOR CONSTRUCTION
 INFRASTRUCTURE & DEVELOPMENT SERVICES

BY: *[Signature]*
 DATE: 2/10/18



IN APPROVING THESE PLANS, THE TOWN OF ADDISON ASSUMES NO RESPONSIBILITY FOR THEIR ADEQUACY, WHICH REMAINS WITH THE ENGINEER OF RECORD.
 16801 WESTGROVE DRIVE, ADDISON, TX 75001 - (972) 450-2871

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEATON L. MAI, P.E. #125077 ON 02-09-2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. A RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 TBPE FIRM #F-312



THE LANDMARK OFFICE
BUILDING SITE
VOL. 84113, PG. 1816

BLOCK 2
QUORUM
VOL. 79100, PG. 1895

LANDMARK PLACE
(VARIABLE WIDTH R.O.W.)

$\Delta=2727'30''$
 $R=257.28'$
 $T=62.86'$
 $L=123.30'$
 $CB=N61'25'30''E$
 $CD=122.12'$

$\Delta=40'47'18''$
 $R=403.47'$
 $T=150.00'$
 $L=287.23'$
 $CB=N68'05'24''E$
 $CD=281.20'$

CHRG.	DELTA	RADIUS	TANGENT	LENGTH	CHRG.	CHORD
C1	8022'24"	28.00'	26.04'	40.85'	N82'27'01"E	36.80'
C2	8020'28"	28.00'	26.58'	40.85'	S82'27'01"W	36.80'
C3	8020'28"	28.00'	26.58'	40.85'	N43'27'01"E	36.80'
C4	24'31'26"	52.00'	11.31'	52.47'	S78'10'4"W	22.10'
C5	24'31'26"	52.00'	6.09'	11.88'	N78'10'4"E	11.88'
C6	8020'28"	28.00'	26.58'	40.85'	N43'27'01"E	36.80'
C7	8020'28"	28.00'	26.58'	40.85'	S82'27'01"W	36.80'
C8	8022'24"	28.00'	26.04'	40.85'	N82'27'01"E	36.80'

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Seven Owls, L.P., is the sole owner of a 4.212 acre tract of land situated in the Josiah Pancoast Survey, Abstract Number 1146, Town of Addison, Dallas County, Texas, as conveyed by deed recorded in County Clerk Instrument No. 200503357801, Deed Records, Dallas County, Texas, and being part of Block 3, Quorum, an addition to the Town of Addison as recorded in Volume 79100, Page 1895, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with yellow plastic cap stamped "Davis Surveying" found for corner in the south right-of-way line of Landmark Place (a variable width right-of-way, 80' at this point), said rod being the northeast corner of said Block 3, Quorum and the northeast corner of Lot 2, Block 3, Quorum West Addition, an addition to the Town of Addison according to the plat recorded in Volume 2005131, Page 0084, Deed Records, Dallas County, Texas, and being in a curve to the left;

THENCE in a northeasterly direction along the common line between said Block 3, Quorum and said Landmark Place and along said curve to the left whose chord bears North 68° 05' 24" East a distance of 281.20 feet, having a radius of 403.47 feet, a central angle of 40° 47' 18" and an arc length of 287.23 feet to an iron rod with yellow plastic cap stamped "Davis Surveying" found for corner at the end of said curve to the left and the beginning of a reverse curve to the right;

THENCE in a northeasterly direction along the common line between said Block 3, Quorum and said Landmark Place and along said curve to the right whose chord bears North 61° 25' 30" East a distance of 122.12 feet, having a radius of 257.28 feet, a central angle of 27° 27' 30" and an arc length of 123.30 feet to a chiseled "X" found in concrete for corner, said "X" being the northeast corner of Tract B, Block 3, Quorum, an addition to the Town of Addison according to the plat recorded in Volume 84068, Page 5124, Deed Records, Dallas County, Texas;

THENCE South 01°39'54" East along the west line of said Tract B a distance of 203.50 feet to a chiseled "X" in concrete found for corner, a common corner with said Tract B;

THENCE North 89°19'01" East along said west line for a distance of 68.30 feet to a chiseled "X" in concrete found for corner, a common corner with said Tract B;

THENCE South 01°39'54" East along said west line for a distance of 327.84 feet to an iron rod with yellow plastic cap stamped "Davis Surveying" found for corner in the south line of said Block 3, Quorum and in the north line of a tract of land conveyed to Crescent Real Estate Equities Limited Partnership by deed recorded in Volume 87082, Page 2797, Deed Records, Dallas County, Texas, said rod being the southwest corner of said Tract B;

THENCE South 89°19'01" West along the common line between said Block 3, Quorum and said Crescent Real Estate Equities Limited Partnership tract for a distance of 76.09 feet to a 1/2" iron rod found for corner, said rod being the northeast corner of Lot 1, Block 1, Anderson and White Addition, an addition to the City of Farmers Branch according to the plat recorded in Volume 953, Page 0895, Deed Records, Dallas County, Texas;

THENCE North 89°31'54" West along the common line between said Block 3, Quorum and said Lot 1 a distance of 366.14 feet to a 5/8" iron rod found for corner, said rod being the south corner of said Lot 2, the southwest corner of said Block 3, Quorum, and the northeast corner of a tract of land conveyed to the Town of Addison according to the deed recorded in Volume 2002001, Page 10340, Deed Records, Dallas County, Texas;

THENCE North 01°30'57" East along the common line between said Block 3, Quorum and said Lot 2 for a distance of 365.00 feet to the POINT OF BEGINNING and containing 183,476 square feet or 4.2120 acres, more or less.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SEVEN OWLS L.P. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 3 QUORUM, 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 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. 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, this _____ day of _____ 2006

SIGNATURE: _____
NAME: _____
TITLE: _____

COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____ 2006

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
COUNTY OF DALLAS §
STATE OF TEXAS §

I, Dale R. White, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

GIVEN under my hand and seal of office this the _____ day of _____ 2006

Notary Public in and for the State of Texas

APPROVED FOR CONSTRUCTION
INFRASTRUCTURE & DEVELOPMENT SERVICES

BY: _____
DATE: 2/4/06

IN APPROVING THESE PLANS, THE TOWN OF ADDISON ASSUMES NO RESPONSIBILITY FOR THEIR ADEQUACY, WHICH REMAINS WITH THE ENGINEER OF RECORD.

16801 WESTGROVE DRIVE, ADDISON, TX 75001 - (972) 450-2871

OWNER: SEVEN OWLS, L.P.
6900 SHERBET LAKE
9TH FLOOR
DALLAS, TX 75285

SURVEYOR: RAYMOND L. GOODSON, JR., INC.
5400 LA BARRA
SUITE 300 L.B.17
DALLAS, TX 75281-4188
214-758-8100
rlg@rlgms.com

RECORDED VOL. PG. JOB NO. 6325 E-FILE 6325FP DWG NO. 24,095 W

FINAL PLAT
OF
LOT 1, BLOCK 3
QUORUM
A REPLAT
OF
BLOCK 3
QUORUM ADDITION
JOSIAH PANCOAST SURVEY ABSTRACT NO.1146
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
SCALE: 1" = 40'
DATE: DECEMBER 11, 2005

NOTES
BASIS OF BEARINGS: THE EAST LINE OF LOT 2, BLOCK 3, QUORUM WEST, VOL. 2005131, PG. 0084.
CONTROLLING MONUMENTS: AS SHOWN.

LENDER: NONE
LIENHOLDER: NONE

LEGEND
--- PROPERTY LINE
--- EASEMENT LINE
--- 10' / 15' / 20' FROM ROD SET / FOUND
--- CHISELED "X" SET / FOUND
--- YELLOW CAPTED IRON ROD
--- STAMPED "DAVIS SURVEYING" FOUND

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REVISION

No.	Date	Description

Project No.: 33678
Issued: FEBRUARY 2018
Drawn By: CAD
Checked By: KM
Scale: AS SHOWN
Sheet Title
EXISTING PLAT
C0.01
Sheet Number

PARKING EXPANSION
4970 LANDMARK PLACE
DALLAS, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-8200

STATE OF TEXAS
COUNTY OF DALLAS
I, Dale R. White, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

KEATON L. MAI
125077
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 02 FEB 2016

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEATON L. MAI, P.E. #125077 ON 02-08-2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 TBP# FIRM #F-312

*NOT TO SCALE

PARKING EXPANSION
4970 LANDMARK PLACE
DALLAS, TEXAS



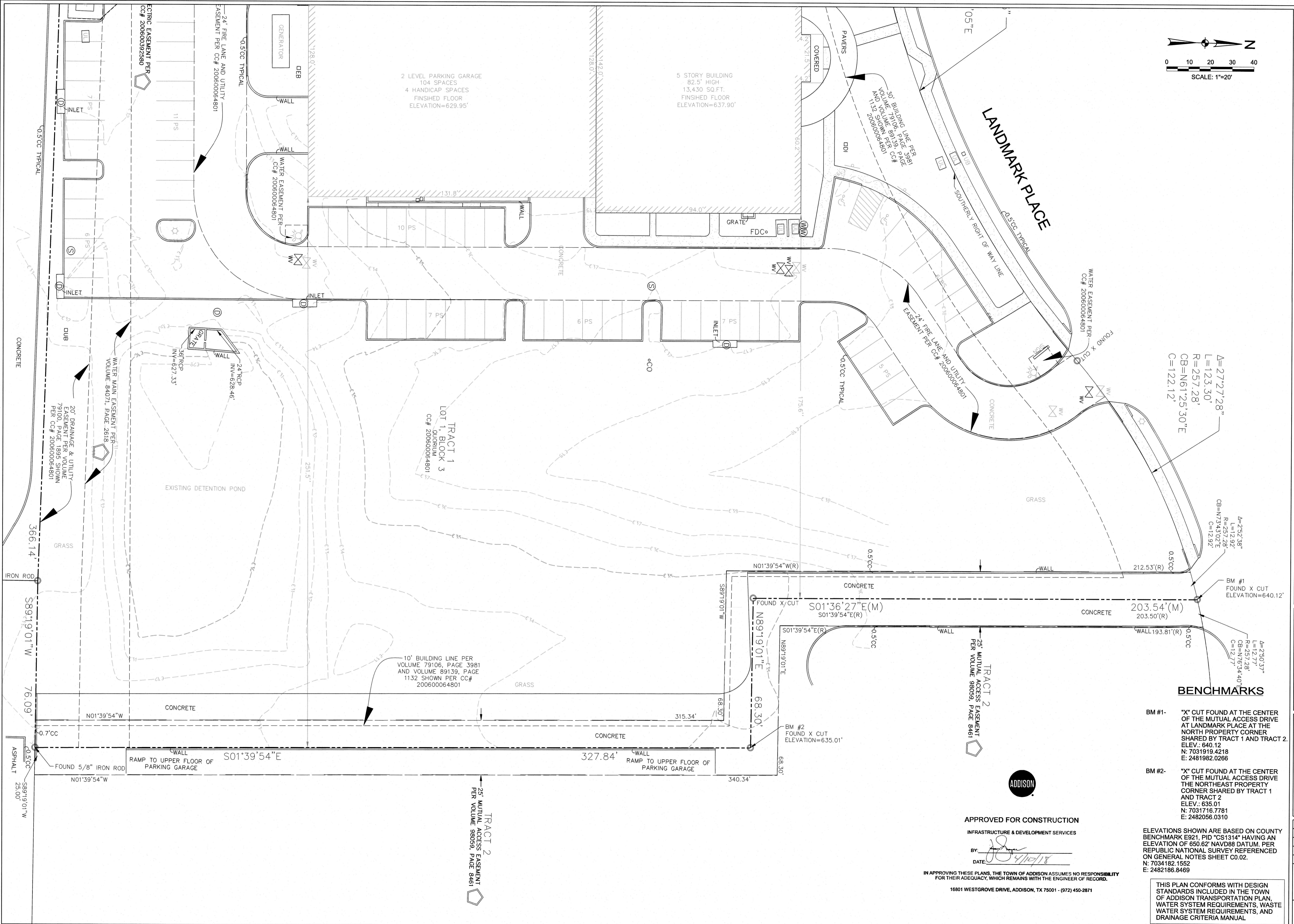
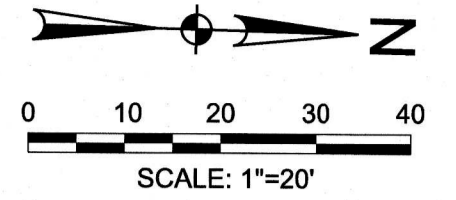
Revision No.	Date	Description



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEATON L. MUI, P.E. #125077 ON 02-09-2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE SECURE COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081
TBPE FIRM #F-312

Project No.:	33678
Issued:	FEBRUARY 2018
Drawn By:	CAD
Checked By:	KM
Scale:	AS SHOWN

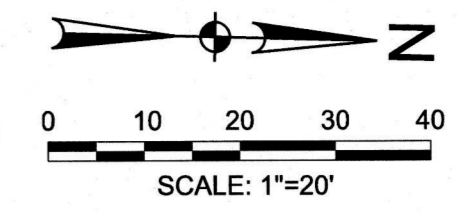
Sheet Title
SURVEY CONTROL PLAN
C0.03
Sheet Number



APPROVED FOR CONSTRUCTION
INFRASTRUCTURE & DEVELOPMENT SERVICES

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18801 WESTGROVE DRIVE, ADDISON, TX 75001 - (972) 450-2871



PARKING EXPANSION
 4970 LANDMARK PLACE
 DALLAS, TEXAS

PAVING LEGEND

- 6" THICK, 3500 PSI CONCRETE WITH #3 BARS @ 18" O.C.

NOTES:

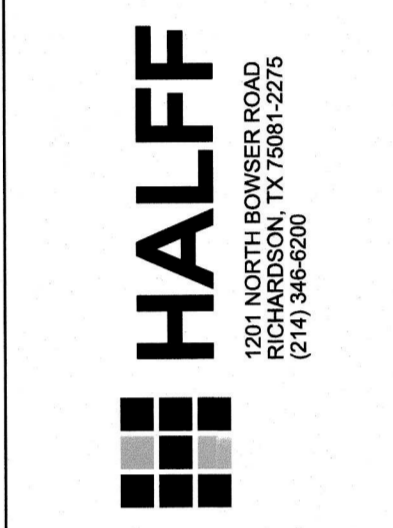
CONTRACTOR SHALL STRIPE PROPOSED PARKING AREA AND RE-STRIPE EXISTING PARKING AREA / FIRE LANE WHERE NECESSARY.
 CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SURFACE APPURTENANCES AS REQUIRED FOR NEW CONSTRUCTION.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- PROPOSED CONTOUR

STORM DRAINAGE NOTES:

SEE 7 OWLS OFFICE BUILDING CONSTRUCTION PLANS FOR ORIGINAL DRAINAGE DESIGN.
 EXISTING DETENTION POND IS DESIGNED FOR FULLY DEVELOPED CONDITIONS.
 PROPOSED PARKING EXPANSION MAINTAINS EXISTING DRAINAGE PATTERNS.



Revision No.	Date	Description
1	03/29/2018	Removed Capriots



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEATON L. MAI, P.E. #125077 ON 02-22-2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC., 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081. TYPE FIRM #F-312

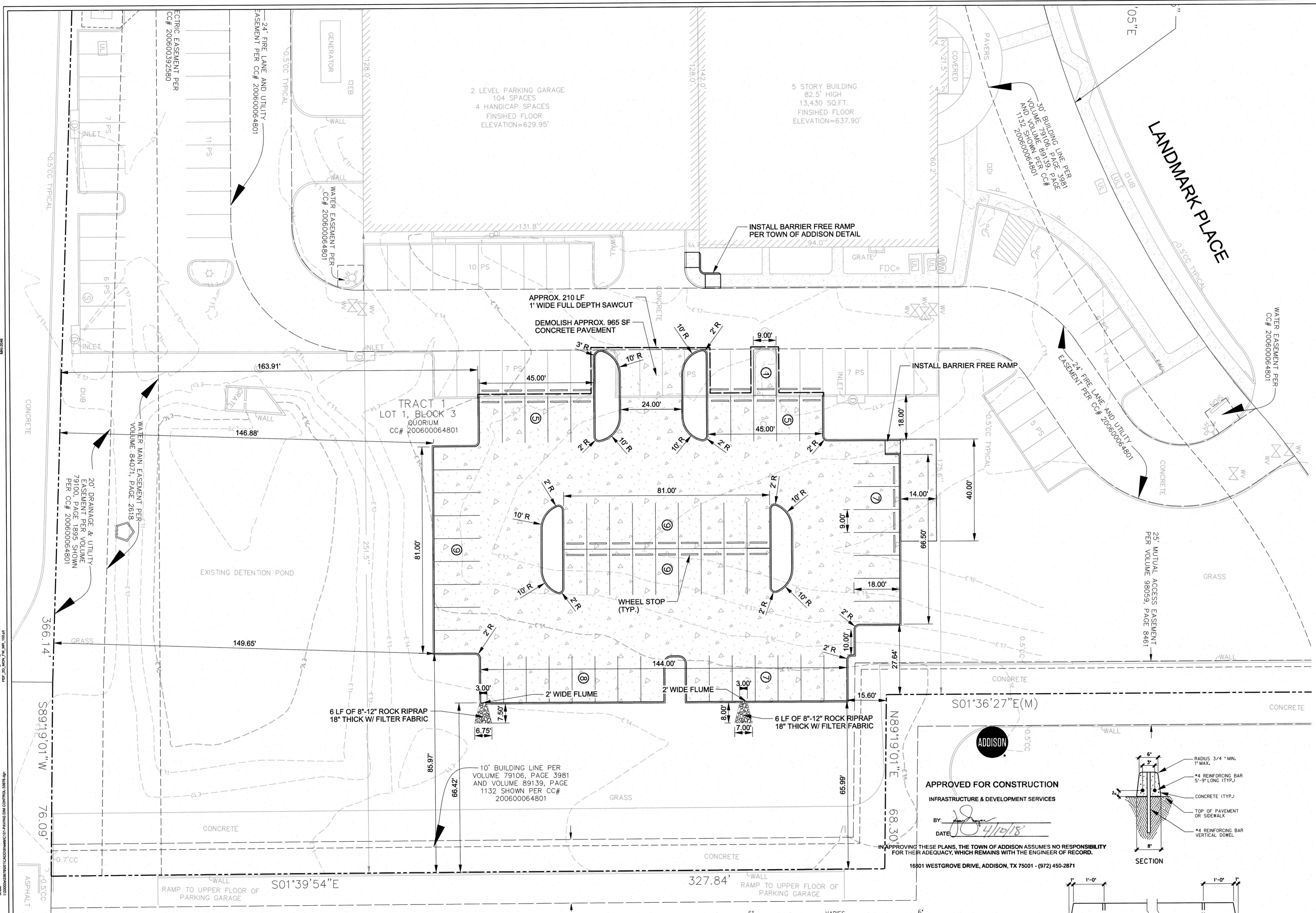
BENCHMARKS

- BM #1-** "X" CUT FOUND AT THE CENTER OF THE MUTUAL ACCESS DRIVE AT LANDMARK PLACE AT THE NORTH PROPERTY CORNER SHARED BY TRACT 1 AND TRACT 2. ELEV.: 640.12 N: 7031919.4218 E: 2481982.0266
- BM #2-** "X" CUT FOUND AT THE CENTER OF THE MUTUAL ACCESS DRIVE THE NORTHEAST PROPERTY CORNER SHARED BY TRACT 1 AND TRACT 2. ELEV.: 635.01 N: 7031716.7781 E: 2482056.0310

ELEVATIONS SHOWN ARE BASED ON COUNTY BENCHMARK E921, PID "CS1314" HAVING AN ELEVATION OF 650.62' NAVD88 DATUM. PER REPUBLICAN NATIONAL SURVEY REFERENCED ON GENERAL NOTES SHEET C0.02.
 N: 7034182.1552 E: 2482186.8469

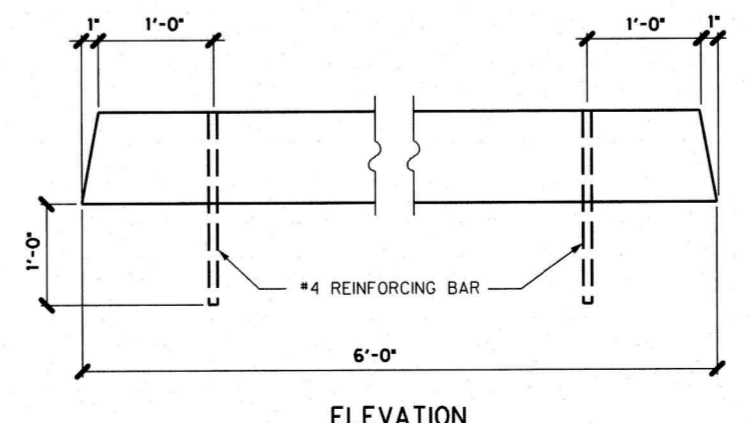
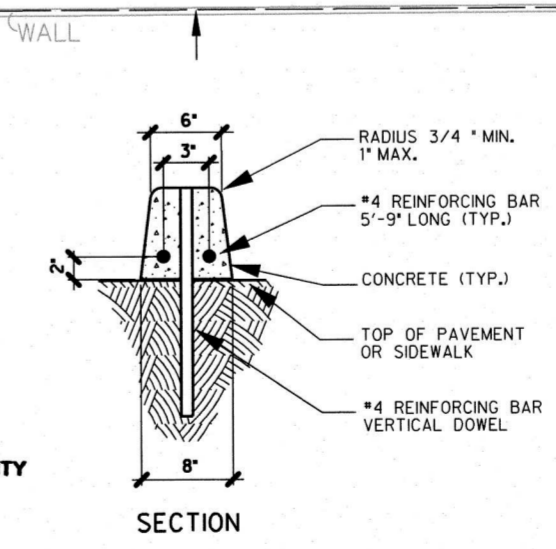
THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL

Project No.:	33678
Issued:	FEBRUARY 2018
Drawn By:	CAD
Checked By:	KM
Scale:	AS SHOWN
Sheet Title	PAVING / DIMENSION CONTROL PLAN
Sheet No.	C1.01

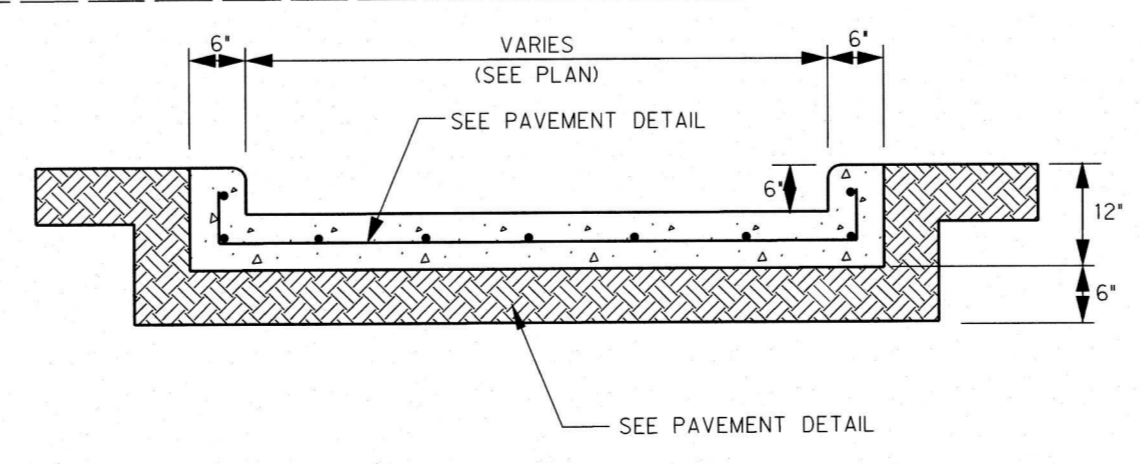


APPROVED FOR CONSTRUCTION
 INFRASTRUCTURE & DEVELOPMENT SERVICES
 BY: *[Signature]*
 DATE: 3/1/18

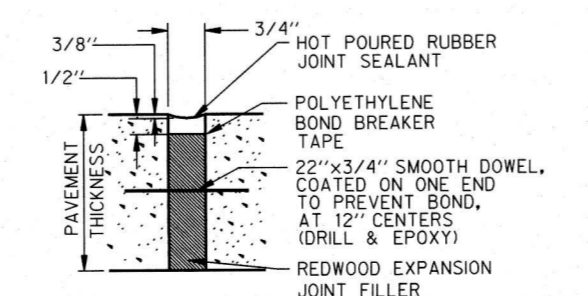
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 16801 WESTGROVE DRIVE, ADDISON, TX 75001 - (972) 450-2871



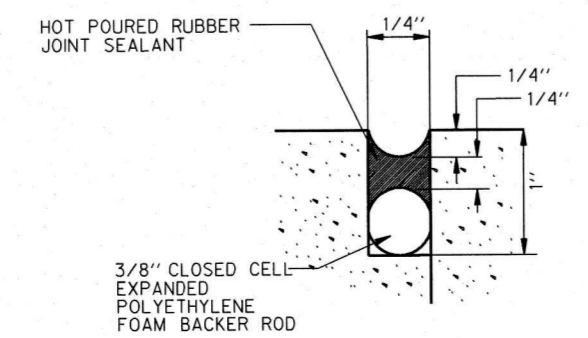
PRECAST CONC. WHEEL STOP
 N.T.S.



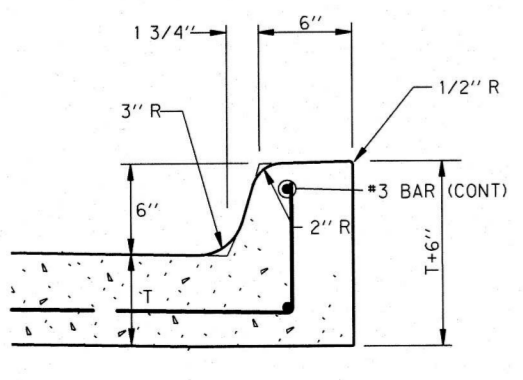
FLUME DETAIL
 N.T.S.



EXPANSION JOINT
 N.T.S.



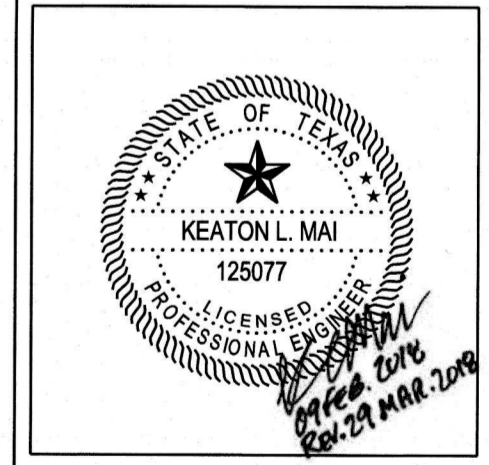
CONSTRUCTION JOINT
 N.T.S.



6" INTEGRAL CURB
 N.T.S.



Revision No.	Date	Description
1	03/29/2018	Removed Carports



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KEATON L. MAI, P.E. #125077 ON 02-28-2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORDED COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 1301 NORTH POWERS ROAD, RICHARDSON, TEXAS 75081. TBPE FIRM #P-312

Project No.:	33678
Issued:	FEBRUARY 2018
Drawn By:	CAD
Checked By:	KM
Scale:	AS SHOWN
Sheet Title	EROSION CONTROL

C3.01
Sheet Number

CONSTRUCTION PHASING

- PHASE I INSTALL EROSION CONTROL
- PHASE II SITE CLEARING AND GRADING OPERATIONS
- PHASE III SITE UTILITIES & STORM DRAIN CONSTRUCTION
- PHASE IV PAVING, BUILDING, AND LANDSCAPE & IRRIGATION
- PHASE V FINAL STABILIZATION

PHASE I - CONSTRUCTION
INSTALL EROSION CONTROLS:
SILT FENCE, CONSTRUCTION ENTRANCE.
PRIOR TO COMMENCING GRADING
OPERATIONS.

PHASE II & III - CONSTRUCTION
MAINTAIN EXIST. EROSION CONTROLS, INSTALL
INLET PROTECTION, ADD ADDITIONAL EROSION
CONTROLS AS NEEDED

PHASE IV - CONSTRUCTION
MAINTAIN EXIST. EROSION CONTROLS, MODIFY
INLET PROTECTION TO METHOD COMPATIBLE
WITH PAVEMENT. ADD ADDITIONAL CONTROLS
AS NEEDED FOR CONSTRUCTION ACTIVITIES.

PHASE V
REVEGETATE ALL DISTURBED AREAS NOT
COVERED IN THE LANDSCAPE PLAN WITH
SOLID BERMUDA SOD OR SEED WITH
BERMUDA AND FERTILIZER WITH REGULAR
WATERING UNTIL HEAVY GRASS IS
ESTABLISHED OVER 80% AT LEAST OF THE
DISTURBED AREA WITH NO BALD SPOTS.
ESTABLISH MIN. COVER OF 70% OF THE
NATIVE BACKGROUND COVER. REMOVE
EROSION CONTROLS WHEN 70% MIN. COVER
HAS BEEN ESTABLISHED.

LEGEND

- PROPOSED CONTOUR
- SF - SILT FENCE
- FT - FILTER TUBE
- [Hatched Box] CONSTRUCTION ENTRANCE/EXIT
- [Rock Pattern Box] ROCK CHECK DAM
- [Curb Symbol] CURB INLET PROTECTION
- [Grate Symbol] GRATE INLET PROTECTION
- [Stone Symbol] STONE OVERFLOW DAM

EROSION CONTROL NOTES:

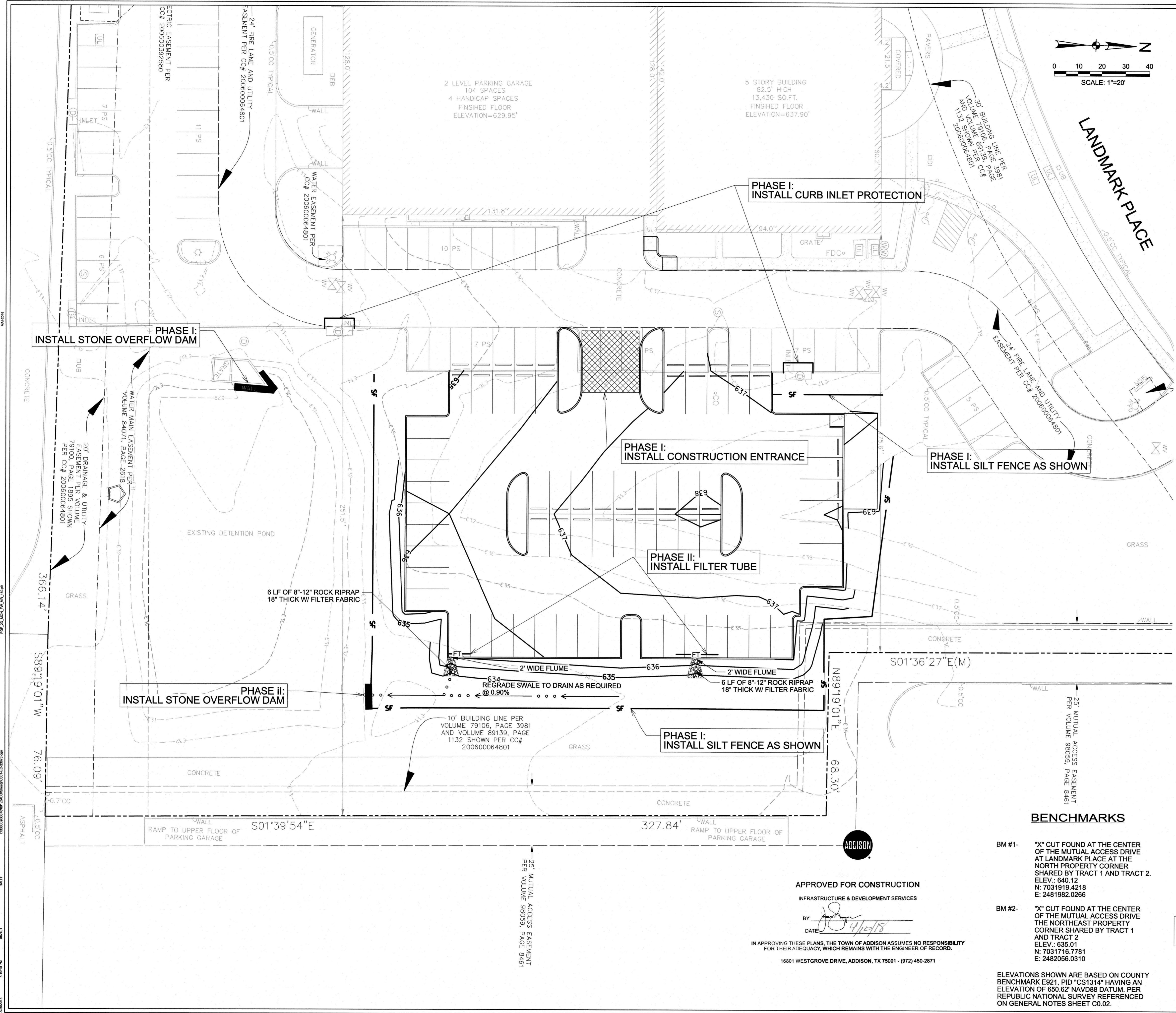
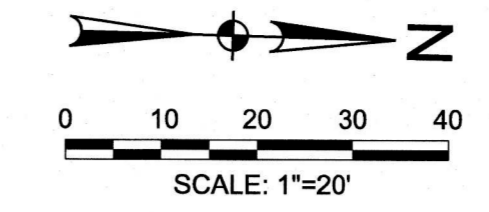
- PURSUANT TO THE PROJECT REQUIREMENTS THE CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- THE DRAWINGS CONTAINED HEREIN ARE NOT, AND SHOULD NOT BE CONSIDERED TO BE A STORM WATER POLLUTION PREVENTION PLAN. SHOULD THE CONTRACTOR CHOOSE TO USE THE INFORMATION HEREIN, HE SHALL DO SO WITH THE PROVISION THAT HE AT A MINIMUM MEETS ALL OF THE PERMIT REQUIREMENTS FOR CONSTRUCTION ACTIVITIES UNDER THE TCEQ TPDES PERMIT NO. TXR150000 AND OTHER APPLICABLE PERMITS, RULES, REGULATIONS AND CODES.
- CONTRACTOR SHALL ADD TO THE SITE MAP AT A MINIMUM, THE FOLLOWING AND SHALL ADD ADDITIONAL INFORMATION AS REQUIRED BY THE PERMIT:
 - OFF-SITE MATERIAL, WASTE, BORROW, FILL OR EQUIPMENT.
 - AREAS DISTURBED/AREAS UNDISTURBED NOT SHOWN.
 - CONCRETE OR ASPHALT BATCH PLANTS
 - EQUIPMENT STORAGE AREAS
 - ON-SITE WASTE AND TRASH STORAGE
 - SANITARY WASTE FACILITIES
 - FUELING AREA WITH CONTAINMENT
 - CONCRETE TRUCK WASHOUT LOCATION
 - TOPSOIL STOCKPILES AND STUMP DISPOSAL AREAS
 - NAME AND PHONE NUMBER OF ON-SITE COORDINATOR
 - CHART OF INSPECTION AND MAINTENANCE SCHEDULE OF ALL CONTROL MEASURES
 - REVISE PHASES SHOWN ABOVE AS APPROPRIATE FOR HIS OPERATION.
- THE TCEQ, TPDES PERMIT REQUIRES SEDIMENT BASINS WHERE FEASIBLE FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH TEN (10) OR MORE ACRES DISTURBED AT ONE TIME. SEE PART III.F.3.(a). OF THE TCEQ TPDES PERMIT FOR THE REQUIREMENTS.
- THE CONTRACTOR MAY USE THE EROSION CONTROLS SHOWN ON THIS EROSION CONTROL PLAN WITH THE PROVISION THAT HE AS OPERATOR IS RESPONSIBLE FOR IMPLEMENTATION AND CONTINUING MAINTENANCE OF THE EROSION CONTROLS IN ACCORDANCE WITH THE TPDES PERMIT.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS TO OWNER'S REQUIREMENTS.
- SEE EROSION CONTROL NOTES AND DETAILS SHEET C3.02.

GENERAL NOTES:

- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HRS PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).

THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN UNTIL OPERATION SPECIFIC INFORMATION PER THE PERMIT REQUIREMENTS HAVE BEEN ADDED.

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



BENCHMARKS

- BM #1 - "X" CUT FOUND AT THE CENTER OF THE MUTUAL ACCESS DRIVE AT LANDMARK PLACE AT THE NORTH PROPERTY CORNER SHARED BY TRACT 1 AND TRACT 2. ELEV.: 640.12 N: 7031919.4218 E: 2481982.0266
- BM #2 - "X" CUT FOUND AT THE CENTER OF THE MUTUAL ACCESS DRIVE THE NORTHEAST PROPERTY CORNER SHARED BY TRACT 1 AND TRACT 2. ELEV.: 635.01 N: 7031716.7781 E: 2482056.0310

ELEVATIONS SHOWN ARE BASED ON COUNTY BENCHMARK E921, PID "CS1314" HAVING AN ELEVATION OF 650.62' NAVD88 DATUM. PER REPUBLIC NATIONAL SURVEY REFERENCED ON GENERAL NOTES SHEET C0.02.

APPROVED FOR CONSTRUCTION

INFRASTRUCTURE & DEVELOPMENT SERVICES

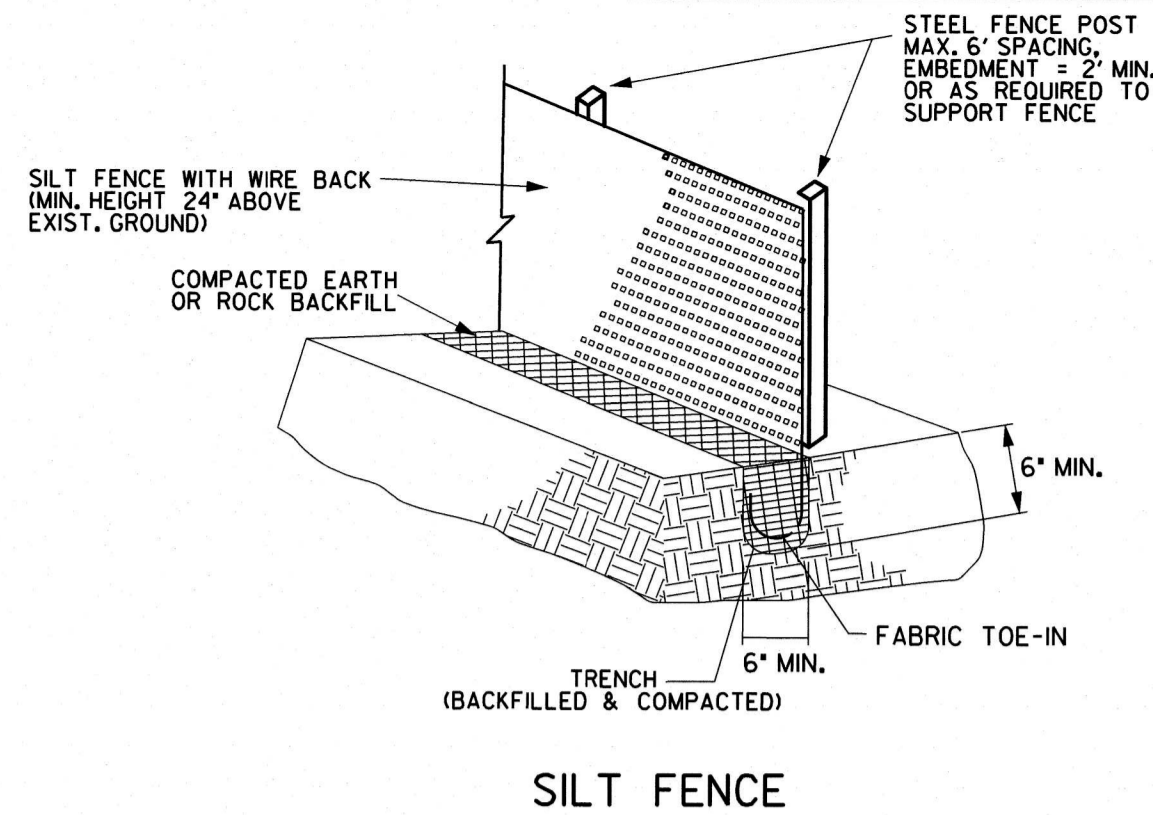
BY: [Signature] DATE: 4/10/18

IN APPROVING THESE PLANS, THE TOWN OF ADDISON ASSUMES NO RESPONSIBILITY FOR THEIR ADEQUACY, WHICH REMAINS WITH THE ENGINEER OF RECORD.

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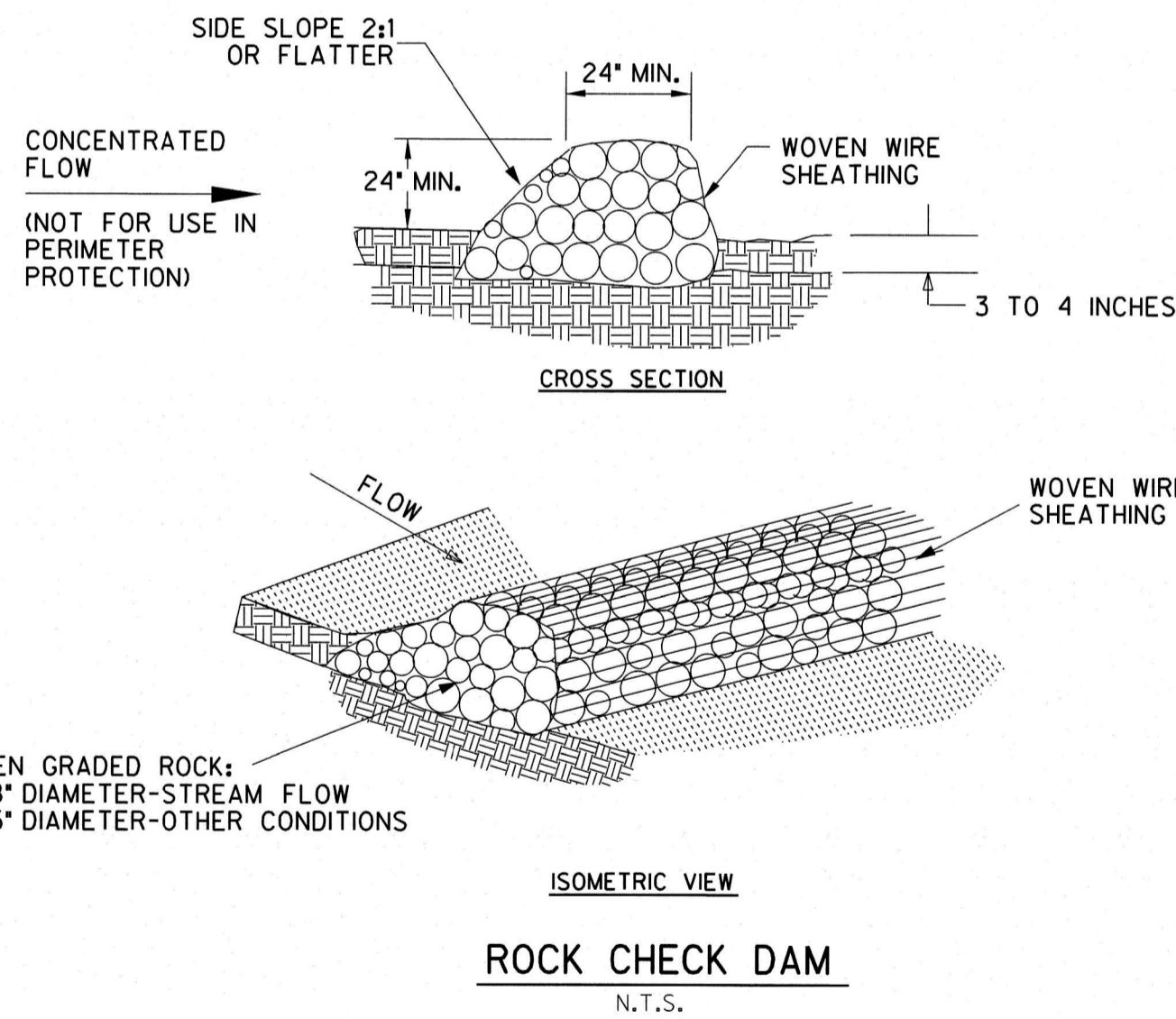
Erosion Control Notes

- The Contractor is responsible for implementing a Storm Water Pollution Prevention Plan (SWP3) in accordance with TCEQ Texas Pollutant Discharge Elimination System (TPDES) Permit No. TXR150000 (PERMIT). The details shown on this sheet represent typical methods for controlling erosion during construction and are intended for the Contractor's guidance in the implementation of the Pollution Prevention Plan. The plan shall comply with the PERMIT and Federal, State and local requirements. The plan shall include, but not be limited to, preparation and submission of a Notice of Intent (NOI) to the TCEQ, if the project is 5 acres or larger and preparation of all plans and documentation as required by the PERMIT.
- It is the intent of the information provided on these documents to be used as a general guideline for the Contractor. The SWP3 to be prepared shall meet the current requirements set forth in the TCEQ's TPDES general permit for storm water discharges from construction sites as well as any local requirements.
- The Contractor shall be responsible for maintaining erosion control during construction and for obtaining any required construction related drainage permits, or making any construction related notifications. An inspection report that summarizes inspection activities and implementation of the SWP3 shall be performed as required by the PERMIT and retained by the Contractor and made a part of the construction documents. The Contractor shall provide copies of all SWP3 documents, including, but not limited to, inspection records, original plans, and modified plans to the Owner at contract close-out. During construction the contractor shall provide copies of the inspection reports to the Owner on a monthly basis.
- Temporary storm drainage and/or erosion control material shall be suitable for this application and shall be installed with the proper techniques by the Contractor as required by NCTCOG Standard Specifications for Public Works Construction. Temporary storm drainage and/or erosion control material shall be removed by the Contractor, in addition to any excavations backfilled by the Contractor, in accordance with NCTCOG Standard Specifications for Public Works Construction when temporary erosion control devices are no longer needed as specified in the PERMIT. Maintenance of the permanent erosion control measures at the site will be assumed by the Owner at contract close out and acceptance of the work.
- The Contractor shall maintain the SWP3 in accordance with the TCEQ Permit and make the SWP3 available, upon request, to the TCEQ and/or Owner.
- The Contractor must amend the SWP3 whenever there is a change in design, construction, operation, or maintenance of the SWP3, or when the existing SWP3 proves ineffective. Modifications shall not compromise the intent of the requirements of the PERMIT. Modifications including design and additional materials and work shall be accomplished by the Contractor at no additional expense to the Owner.
- The Contractor shall inspect his stabilization and erosion control measures at a minimum of once every 14 days, and within 24 hours after any storm event greater than 0.5 inches, or once every 7 days. The Contractor shall repair inadequacies revealed by the inspection before the next storm event and he shall modify his SWP3 within 7 days of the inspection.
- The Contractor shall adopt and implement appropriate construction site management practices to prevent the discharge of oils, greases, paints, gasoline, and other pollutants to storm water. Appropriate practices shall include, but not be limited to: designating areas for equipment maintenance and repair; collecting wastes periodically; maintaining conveniently located waste receptacles; and designating and controlling equipment washdown.
- Borrow areas, if excavated, shall be protected and stabilized by the Contractor in a manner acceptable to the Owner and in accordance with PERMIT requirements.
- All non-paved areas shall be seeded and mulched with erosion protection grass by the Contractor immediately upon completion of final grading. This includes all ditches and embankments. The Contractor shall maintain final grading, and keep seeded areas watered until fully established and accepted by Owner.
- The Contractor shall construct a silt fence at locations suggested on plans as appropriate or as modified in his SWP3 to fit site conditions at the time of placement, and all borrow and stock pile areas. The silt fence shall be constructed as detailed on this plan. The Contractor shall remove accumulated silt when it reaches a depth 6 inches. The Contractor shall dispose of the removed silt in a location approved by the Owner and in such a manner as to not contribute to erosion and sedimentation. The Contractor shall remove the silt fence when the site is completely stabilized in accordance with the PERMIT.
- The Contractor shall designate material and equipment storage areas mutually agreed to by the Owner. The storage areas shall be graded for positive drainage, and the surface stabilized with a minimum of 2 inches of compacted flex base or 6 inches of scarified and recompact subgrade by the Contractor. A silt fence shall be installed by the Contractor around the storage areas to prevent eroded material from leaving the site.
- All inlets (onsite and offsite) receiving drainage water from disturbed areas shall be protected by the Contractor as per details shown or other Owner approved methods to prevent eroded material from being transported into inlets. The inlet protection shall be constructed as shown on these plans.
- The notes and details contained herein do not relieve the Contractor and Owner of meeting and implementing the requirements of the PERMIT.



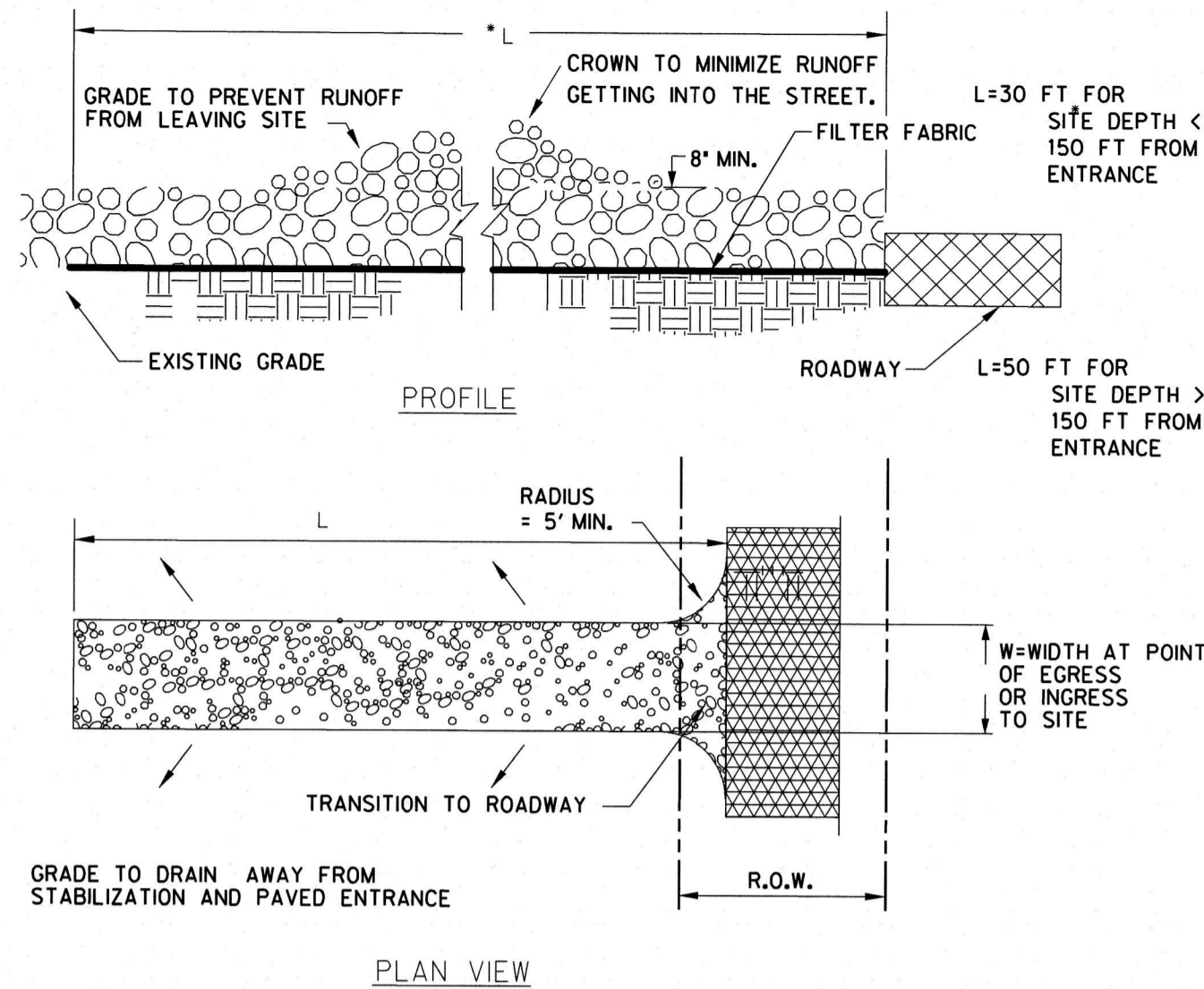
SILT FENCE GENERAL NOTES:

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF TWO FEET.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 6" DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



ROCK CHECK DAM GENERAL NOTES:

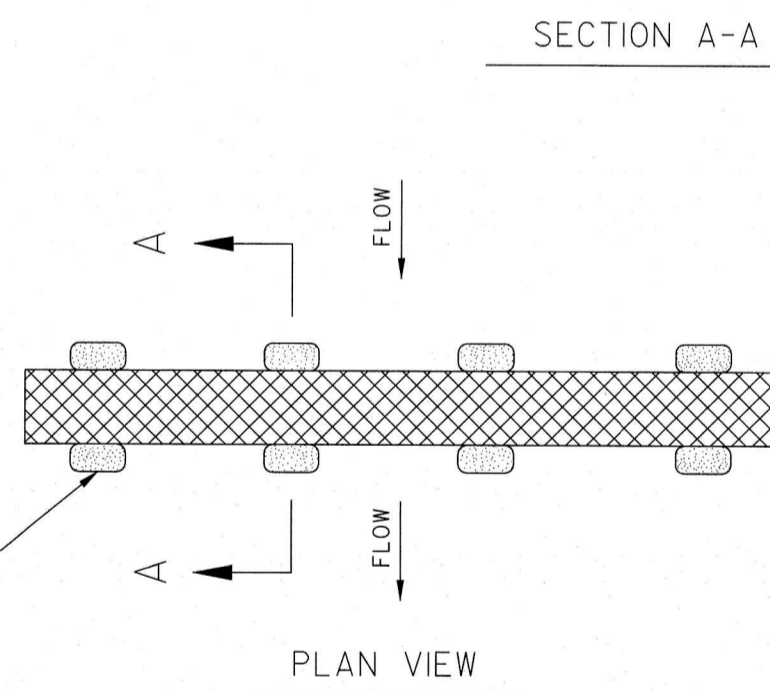
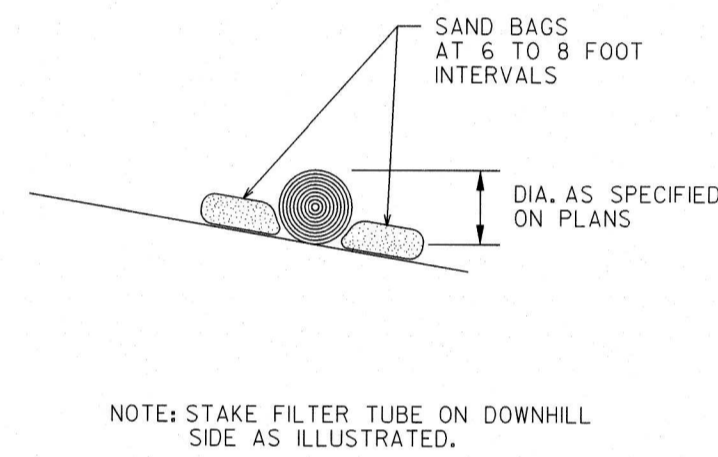
- WOVEN WIRE SHEATHING SHALL HAVE MAXIMUM OPENING OF ONE (1) INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE SECURED WITH SHOAT RINGS.
- THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION PROPERLY.
- WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
- WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.



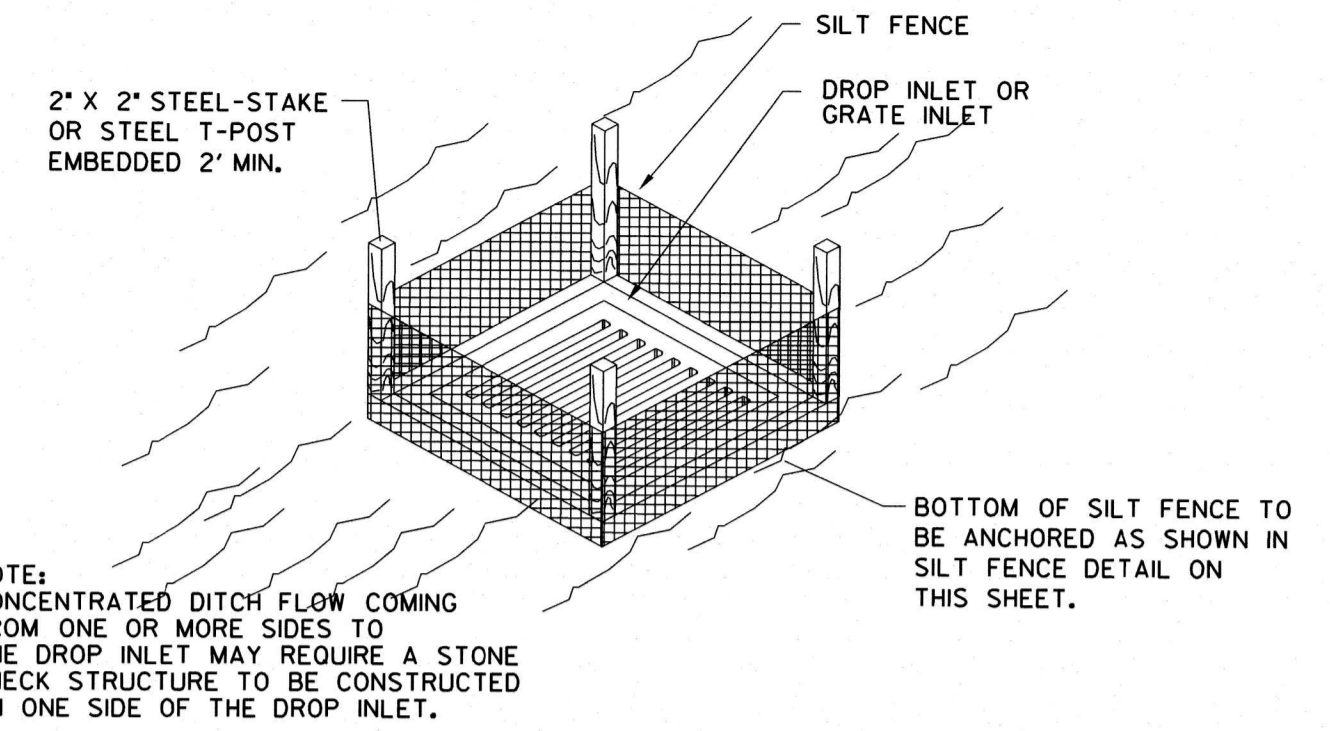
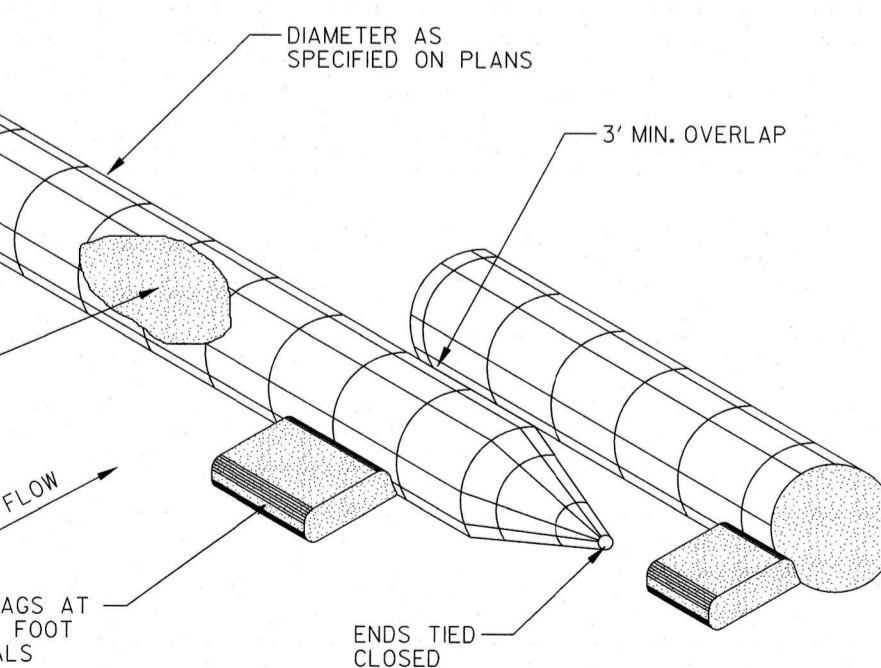
TEMPORARY CONSTRUCTION ENTRANCE DETAIL

PERIMETER FILTER BARRIER

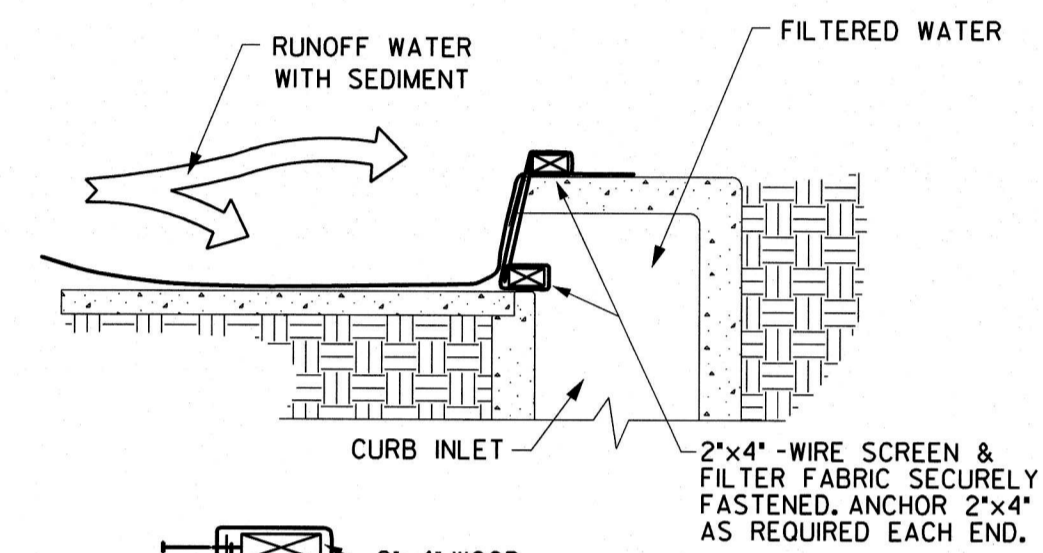
DRAINAGE AREA (MAX.)	AVG. WIDTH OF AREA TO TUBE	TUBE DIA. (MIN.)
1/4 ACRE PER 100 FT.	110 FT.	12"
1/8 ACRE PER 100 FT.	55 FT.	10"
1/8 ACRE PER 100 FT.	25 FT.	8"



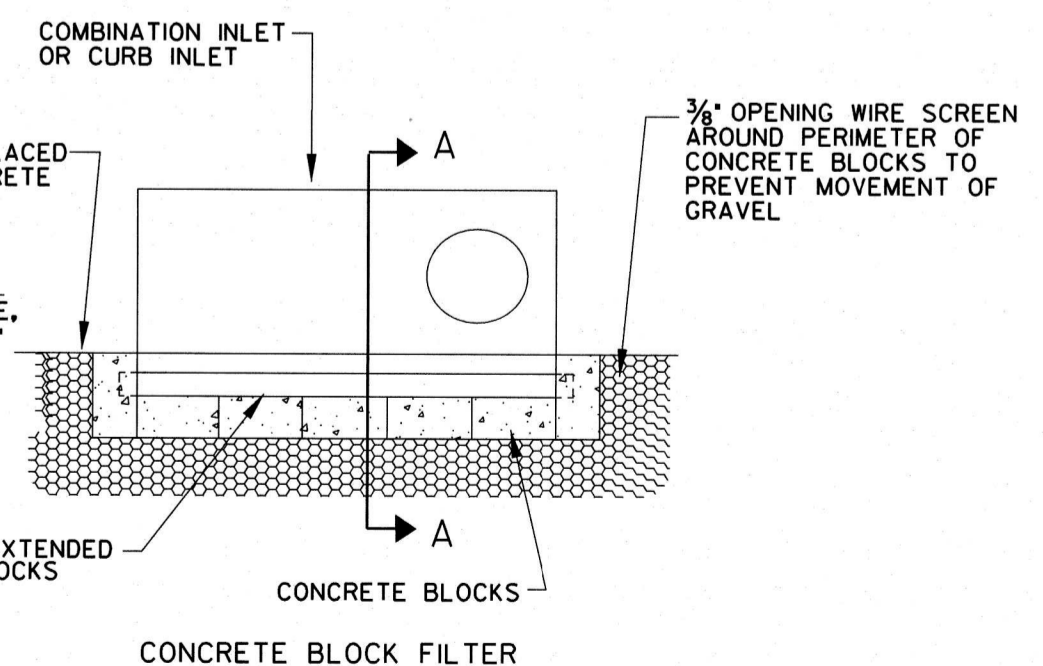
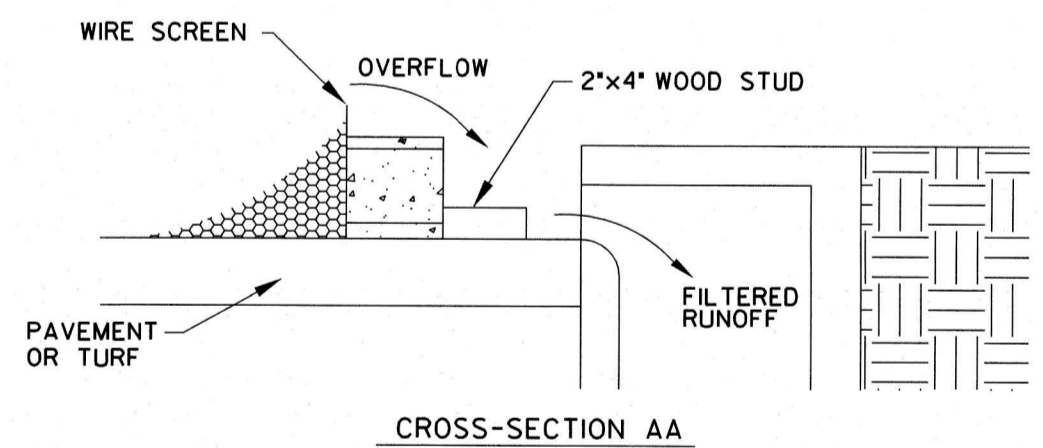
ORGANIC FILTER TUBE DETAIL



SILT FENCE DROP INLET PROTECTION



FILTER FABRIC CURB INLET PROTECTION



COMBINATION CURB INLET FILTER PROTECTION

THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR MUST PREPARE ALL RELEVANT DOCUMENTS INCLUDING HIS OPERATION SPECIFIC INFORMATION PER THE TCEQ TPDES PERMIT NO. TXR150000, INCLUDING ALL DOCUMENTATION & CERTIFICATIONS AS REQUIRED BY THE PERMIT.

APPROVED FOR CONSTRUCTION
INFRASTRUCTURE & DEVELOPMENT SERVICES

BY: [Signature]
DATE: 10/4/18

IN APPROVING THESE PLANS, THE TOWN OF ADDISON ASSUMES NO RESPONSIBILITY FOR THEIR ADEQUACY, WHICH REMAINS WITH THE ENGINEER OF RECORD.

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NOTE:
1. AN ALTERNATE FILTER TUBE IS A SILT DIKE, EROSION EEL, OR OWNER APPROVED EQUAL.

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

PARKING EXPANSION
4970 LANDMARK PLACE
DALLAS, TEXAS

HALFF
1301 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6000

Revision No.	Date	Description



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Checked By: KM
Scale: AS SHOWN

Sheet Title
EROSION CONTROL NOTES & DETAILS

C3.02
Sheet Number

