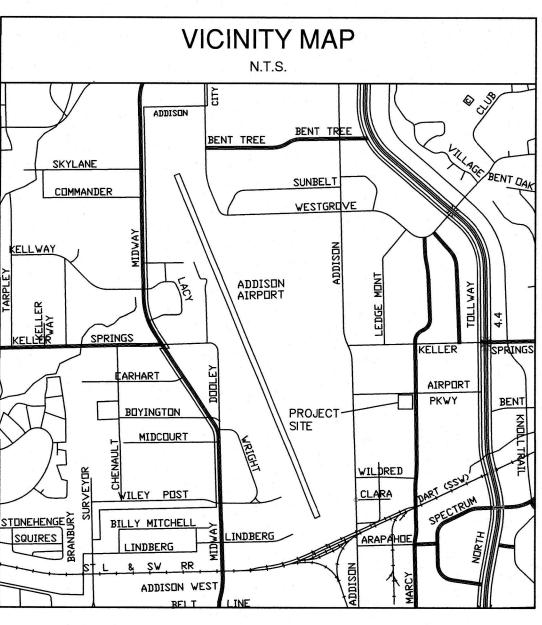
# CIVIL PLANS FOR:

# MERIDIAN SQUARE-BUILDING #6 SOUTHWEST CORNER OF SPECTRUM DR. & AIRPORT PARKWAY ADDISON, TEXAS DALLAS COUNTY

LOT 1; BLOCK D

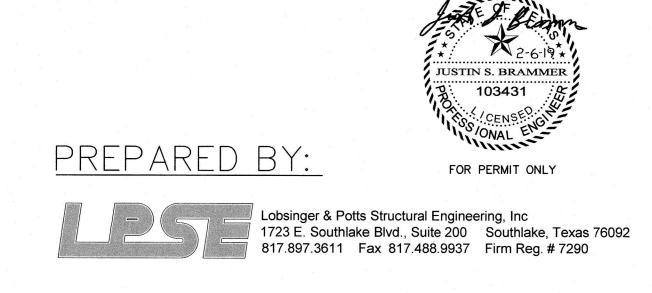
MERIDIAN SQUARE

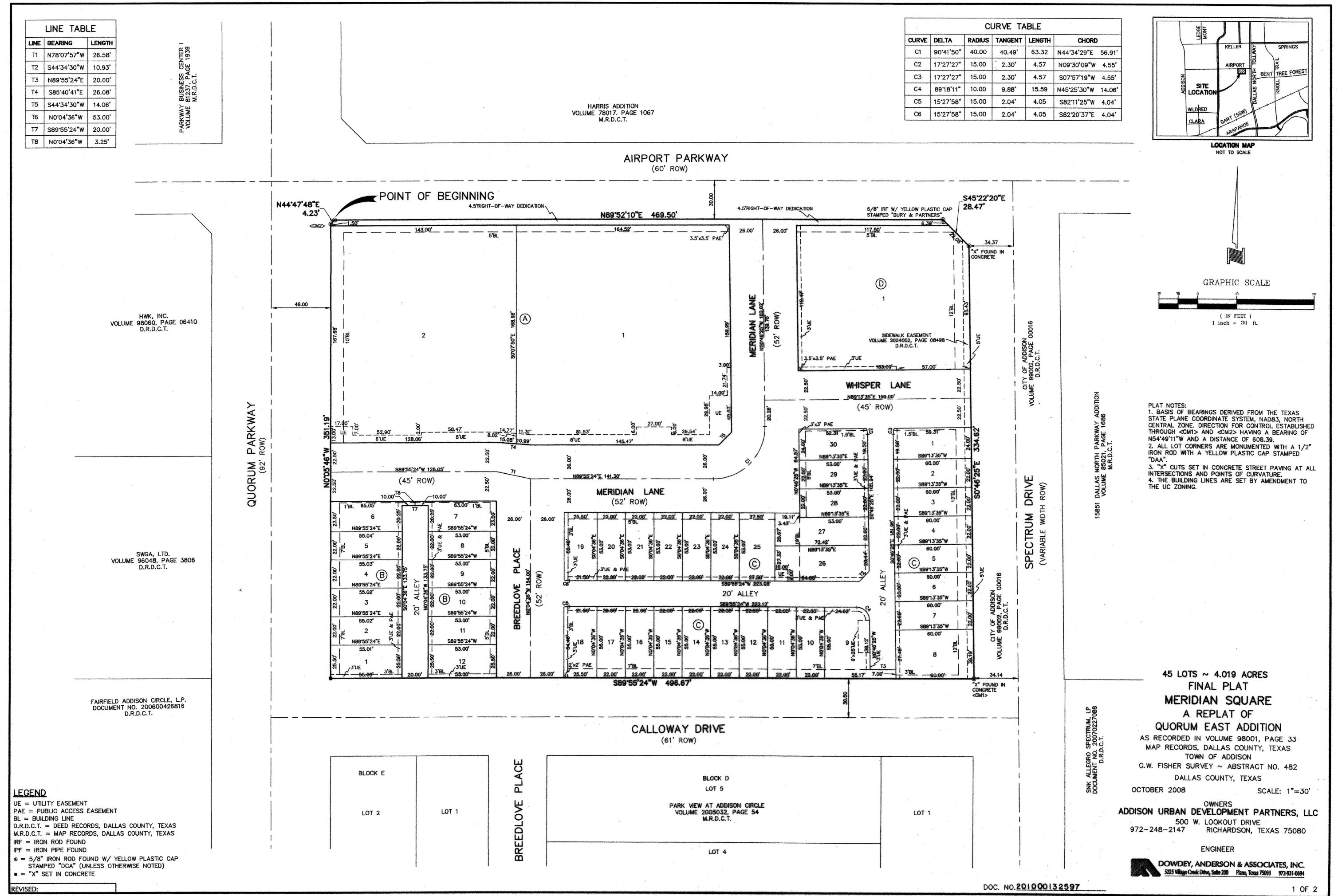
TOWN PROJECT #: 17-16



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- 1. ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION PURPOSES ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE OWNER AND THE ENGINEER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND 811 TO VERIFY THE LOCATIONS AND ELEVATIONS AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
- 2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO PERFORM THE CONSTRUCTION OF THE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
- 3. THE CONTRACTOR SHALL BEGIN WORK AS DIRECTED BY THE LOCAL JURISDICTION AND OWNER.
- 4. PROPERTY LINE AND TOPOGRAPHY INFORMATION WAS TAKEN FROM THE ORIGINAL PROJECT FILES AND INFORMATION PROVIDED BY THE CLIENT. ALL EXISTING INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SURVEYING, QUALITY CONTROL AND MATERIALS TESTING DURING CONSTRUCTION.
- 7. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS WHERE APPLICABLE. IN THE EVENT THAT THE CITY STANDARD DETAILS DO NOT APPLY, APPLICABLE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S (NCTCOG) STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL GOVERN.
- 8. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- 9. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION AS SOON
- 10. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, IRRIGATION, SODDING OR SEEDING, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- 11. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
- 12. THE CONTRACTOR SHALL NOT ENTER OR STORE EQUIPMENT ON ADJACENT
- 13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION:
- 14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. APPROVED EROSION CONTROL METHODS SHALL BE USED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING OFF OF THE SITE. TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE THE PERMANENT DRAINAGE FACILITIES ARE COMPLETED AND THE SITE HAS BEEN STABILIZED.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO AND THROUGHOUT CONSTRUCTION.
- 16. THE CONTRACTOR SHALL MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORDS FOR THE OWNERS OR CITY'S USE. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUPPLY THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
- . CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS NOT TO DAMAGE EXISTING TREES THAT ARE NOT SHOWN TO BE DEMOLISHED. TREES SHALL BE TRIMMED AND PAINTED ONLY IF NECESSARY FOR THE SAFE MANEUVERING OF CONSTRUCTION EQUIPMENT. APPROVAL IS REQUIRED BEFORE THE CONTRACTOR CAN REMOVE ANY
- 18. CONCRETE COMPRESSIVE STRENGTH REPORTS ARE REQUIRED FOR EVERY 100 CUBIC YARDS OF CONCRETE POURED.
- 19. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF ALL PLANS AND ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION OF THE ENGINEER.
- 20. ALL CUT/FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS SHOWN OTHERWISE.
- CONSTRUCTION WILL TAKE PLACE ON PUBLIC ROADWAYS. ALSO, ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY PRIOR TO COMMENCING ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.

21. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER WHEN

- 22. CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, ALONG EXISTING ROADWAYS AND TRAFFIC AREAS.
- 23. DO NOT SCALE DRAWINGS FOR PURPOSES OF ESTABLISHING DIMENSIONS.

### GENERAL UTILITY NOTES:

- 1. CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS AND WHAT IS FOUND IN THE FIELD, CONTACT THE ENGINEER IMMEDIATELY.
- 2. ALL WORK SHALL BE PERFORMED ACCORDING TO THE MOST RECENT PLUMBING CODE ADOPTED BY THE LOCAL MUNICIPALITY. IF NONE IS ADOPTED, USE THE LATEST IBC.
- 3. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING.
- 4. CONTRACTOR SHALL COMPLY WITH THE TEXAS HOUSE BILL 1569, EFFECTIVE SEPTEMBER 1, 1989 TO MAINTAIN VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES.
- 5. ALL UNDERGROUND UTILITIES ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY ANY EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-TESS AT 1-800-344-8377 48 HOURS PRIOR TO ANY EXCAVATION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING. CONTRACTOR SHALL ALSO CONTACT THE CITY'S PUBLIC WORKS FOR WATER, SEWER AND STORM DRAIN LOCATES.
- 6. ALL PIPE SHALL BE LAID STARTING AT THE TIE IN LOCATION (DOWNSTREAM) AND UPSTREAM FROM THAT POINT.
- 7. ALL PIPE AND APPURTENANCES SHALL MEET OR EXCEED THE LOCAL MUNICIPALITY AND ASTM STANDARDS FOR UTILITY CONSTRUCTION.
- 8. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING TO COMPLETE THIS PROJECT.
- 9. TRENCH SAFETY SHALL COMPLY WITH OSHA REQUIREMENTS AS STATED IN THE GENERAL CONSTRUCTION NOTES.
- 10. TRENCHES THAT CROSS UNDER PAVEMENT SHALL BE BACKFILLED AND COMPACTED TO A MIN OF 95% OF THE MAX DRY DENSITY WITH A MOISTURE CONTENT BETWEEN 0% AND +3% OF THE OPTIMUM MOISTURE CONTENT. TRENCHES THAT DO NOT CROSS UNDER PAVEMENT SHALL BE BACKFILLED AND COMPACTED TO A MIN OF 90% OF THE MAX DRY DENSITY WITH A MOISTURE CONTENT BETWEEN 0% AND +3% OF THE OPTIMUM MOISTURE CONTENT.
- 11. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR ALL INSTALLATIONS.
- 12. CONTRACTOR SHALL CONTACT THE NECESSARY FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION IN ORDER TO LOCATE AND/OR DISCONNECT EXISTING SERVICES AND TO COORDINATE NEW SERVICE.
- 13. ALL ASSOCIATED COSTS TO INSTALL FRANCHISE UTILITY (GAS, ELECTRIC, PHONE, CABLE) SHALL BE INCLUDED IN THE BASE BID. CONTRACTOR SHALL ESTABLISH ADEQUATE LEAD TIME IN THEIR CONSTRUCTION SCHEDULE FOR COORDINATING AND PROCURING FRANCHISE UTILITY SERVICES.
- 14. THE CONTRACTOR SHALL EXERCISE CAUTION AND MAINTAIN ADEQUATE CLEAR ZONE BETWEEN CONSTRUCTION EQUIPMENT AND POWER LINES.
- 15. UTILITY PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE SHOWN ON THE PLANS (VERIFY W/ CITY STANDARDS & REQUIREMENTS):
- WATER < 4" PVC ASTM-D 1784 AND 1785 WATER 6" TO 12" - PVC AWWA C900, MIN DR RATIO 18, PRESSURE CLASS 200 SANITARY SEWER 6" TO 15" - PVC SDR 35 AND GREEN IN COLOR
- STORM SEWER RCP ASTM C79, CLASS III STORM SEWER 12" TO 60" - ADS N-12 HP POLYPROPYLENE PIPE
- 16. RE: WATER & SANITARY SEWER NOTES, THIS SHEET FOR ADDITIONAL NOTES. FRANCHISE UTILITY NOTES:
- 1. CONTRACTOR SHALL CONTACT THE FRANCHISE UTILITY COMPANY BEFORE COMMENCING CONSTRUCTION TO LOCATE, DISCONNECT AND COORDINATE NEW SERVICE FOR ALL UTILITIES REQUIRED AT THE SITE.
- 2. ANY FRANCHISE UTILITIES SHOWN ON THIS DRAWING ARE CONCEPTUAL ONLY. THE CONTRACTOR SHALL COORDINATE THE EXACT DESIGN, ALIGNMENT, INSTALLATION REQUIREMENTS AND COST SHARING ARRANGEMENTS WITH THE INDIVIDUAL UTILITY PROVIDERS AND PROJECT OWNER. THE CONTRACTOR SHALL INCLUDE ALL COST TO INSTALL FRANCHISE UTILITIES (GAS. ELECTRIC. PHONE. CABLE) TO THE PROPOSED BUILDING IN THE BASE BID.
- 3. THE CONTRACTOR SHALL ESTABLISH ADEQUATE LEAD TIME IN THEIR CONSTRUCTION SCHEDULE FOR COORDINATING FRANCHISE UTILITY SERVICES.
- 4. ALL SITE ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 PVC PIPE OR APPROVED EQUIVALENT AND INSTALLED PRIOR TO INSTALLING ANY PAVING.

### **SANITARY SEWER NOTES:**

- 1. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST TWENTY FOUR INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT. THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH ENCASEMENT (PER CITY REQUIREMENTS) FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS FOLLOWING THE PIPE.
- 2. ALL SEWER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS, SHALL MEET OR EXCEED TCEQ & THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.
- 3. PIPE SHALL BE BEDDED PER CITY REQUIREMENTS. BACKFILL SHALL BE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 4. THE CONTRACTOR SHALL USE OSHA APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE OSHA CERTIFIED. PERSONS WORKING IN THESE AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.
- 5. THE CONTRACTOR TO COORDINATE CAPPING OF EXISTING CONNECTIONS AND INSTALLATION OF NEW TAPS AND METERS WITH THE LOCAL MUNICIPALITY.
- 6. ALL WORK AND MATERIALS FOR THE REPLACEMENT OF THE SANITARY MAIN SHALL COMPLY WITH TCEQ & THE LOCAL MUNICIPALITY'S STANDARDS FOR WATER & WASTEWATER CONSTRUCTION.
- 7. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY SANITARY SEWER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO TWO AND ONE-HALF FEET OR ONE-HALF TIMES THE DEPTH OF THE SANITARY SEWER OR STORM DRAIN, WHICHEVER IS GREATER.

- 1. MINIMUM DEPTH OF COVER OVER ALL WATER MAINS SHALL BE FOUR FEET.
- 2. WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT ALL REQUIRED FITTINGS MAY NOT BE NOTED, SHOWN, OR INDICATED.
- 3. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO TWO AND ONE-HALF FEET OR HALF THE DEPTH OF THE WATER LINE, WHICHEVER IS GREATER.
- 4. DOMESTIC WATER SERVICE SHALL BE INSTALLED PER THE LOCAL MUNICIPALITY'S PUBLIC WORKS STANDARD SPECS.
- 5. DOMESTIC WATER SERVICE SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX AND TEE FITTINGS PER THE LOCAL MUNICIPALITY'S STANDARD SPECIFICATIONS.
- 6. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH TCEQ STANDARD SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
- 7. GATE VALVES SHALL CONFORM TO ANSI/AWWA C509-87.
- 8. ALL WATER LINES SHALL BE EMBEDDED IN NCTCOG B+.
- 9. ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C-150.
- 10. ALL WATER MAINS SHALL HAVE CONCRETE THRUST BLOCKING AT ALL TEES, BENDS, PLUGS, AND HYDRANTS PER DETAIL THIS SET.
- 11. ALL TESTING SHALL BE PERFORMED WITH A REPRESENTATIVE FROM THE LOCAL MUNICIPALITY PRESENT.
- 12. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 100 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 8" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE LOCAL MUNICIPALITY HAS APPROVED ALL TRENCH WORK.
- 13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN AND SANITARY SEWER MAIN SHALL BE TEN FEET MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
- 14. WHEN A WATER MAIN CROSSES OVER A SANITARY SEWER MAIN AND THE VERTICAL SEPARATION IS LESS THAN NINE FEET, THEN THE SANITARY SEWER SHALL HAVE ONE JOINT (20 FEET) OF PVC PIPE CONFORMING TO ASTM D-3035, SDR-26 INSTALLED CENTERED ON THE WATER LINE, IN ADDITION, THE JOINT SHALL HAVE A MINIMUM OF 12 INCHES OF CEMENT STABILIZED (TWO-SACK MINIMUM) BACKFILL DIRECTLY ABOVE THE SANITARY SEWER PIPE.
- 15. WHEN A WATER MAIN MUST CROSS UNDER A SANITARY SEWER MAIN, THE MINIMUM SEPARATION SHALL BE 24 INCHES. IN ADDITION, THE SANITARY SEWER SHALL HAVE INSTALLED ONE JOINT (20 FEET) OF DUCTILE IRON PIPE CENTERED ON THE WATER MAIN.

### PAVING NOTES:

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-89 (REV. 92).
- 2. PORTLAND CEMENT SHALL BE A SINGLE BRAND CONFORMING TO ASTM C-150, TYPE I OR TYPE III.
- 3. CONCRETE MIXES SHALL BE DESIGNED TO PROVIDE A MINIMUM COMPRESSIVE STRENGTH PSI AT 28 DAYS OF 3600 PSI (4,200 FOR THE PUBLIC DRIVE APPROACH) UNLESS NOTED OTHERWISE ON THE PLANS. THE MAXIMUM WATER-TO-CEMENTITIOUS MATERIALS RATIO SHALL BE 0.45. THE USE OF FLY ASH IS NOT ALLOWED IN THE CONCRETE MIX DESIGN.
- 4. ALL CONCRETE SHALL HAVE A MINIMUM SEVEN DAY FLEXURAL STRENGTH OF 550 PSI (SEE NOTE 3 ABOVE FOR COMPRESSIVE), SHALL BE AIR ENTRAINED AT MINIMUM 4-6% BY VOLUME, +/- 1.5% AND CONCRETE SLUMPS SHALL BE NOT LESS THAN 3" NOR MORE THAN 5", ASTM C143.
- 5. THE NEW PAVEMENT SHALL BE FINISHED TO MATCH THE SURROUNDING
- 6. THE PAVEMENT SURFACE SHALL BE MOIST-CURED WITH A MEMBRANE OR CURING COMPOUND FOR NOT LESS THAN SEVEN DAYS.
- 7. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- 8. SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE.
- 9. PROVIDE LONGITUDINAL AND TRANSVERSE CONTRACTION JOINTS AT 15' MAXIMUM EACH WAY. CONTRACTION JOINTS SHALL BE 1/4" X 1/4 DEPTH OF PAVEMENT. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTRACTION JOINTS. JOINTS SHALL BE CONTINUOUS THROUGH CURBS. SAWCUTTING SHALL BE COMPLETED BEFORE 8 HOURS HAVE ELAPSED SINCE CONCRETE PLACEMENT. JOINTS SHALL BE SEALED FOLLOWING SAWCUTTING.
- 10. PAVING EXPANSION JOINTS ARE TO BE LOCATED AT A MAXIMUM OF 60 FEET ON CENTERS EACH WAY AND AT ALL CONSTRUCTION JOINT LOCATIONS. NO KEYWAYS
- 11. PROVIDE 3/4" EXPANSION JOINTS TO ISOLATE ALL FIXED OBJECTS ABUTTING OR WITHIN THE PAVING AREA SUCH AS BUILDINGS, EXISTING PAVEMENT, UTILITY APPURTENANCES, POLE BASES, AND SIDEWALKS. DO NOT PERMIT REINFORCEMENT TO EXTEND CONTINUOUSLY THROUGH ANY EXPANSION JOINT. FILL JOINTS TO FULL DEPTH WITH EXPANSION JOINT MATERIAL (BITUMINOUS MATERIAL). IN CURBS, LOCATE JOINTS AT THE BEGINNING AND END OF CURVES. IN CURBS AND PAVING, DEPRESS 3/4" JOINT MATERIAL BELOW FINISHED GRADE AND SEAL EXPOSED JOINTS WITH JOINT
- 12. PROVIDE CONSTRUCTION JOINTS AT END OF EACH DAY'S WORK OR WHEN CONCRETE PLACEMENT IS STOPPED MORE THAN 1/2 HOUR.
- 13. ALL SAWCUT SURFACES OF THE EXISTING PAVEMENT SHALL BE CLEANED AND COATED WITH AN APPROVED BONDING COMPOUND IMMEDIATELY BEFORE THE NEW CONCRETE IS PLACED.
- 14. CONCRETE PLACED IN HOT WEATHER SHALL BE POURED IN THE EARLY MORNING SO THAT THE CONCRETE CAN ACHIEVE ITS INITIAL SET BY 9:00 AM.
- 15. PROVIDE MONOLITHIC OR EXTRUDED CURB AT ALL PERIMETER PAVING UNLESS NOTED OTHERWISE.
- 16. CONCRETE CURB SHALL BE OF THE SAME COMPRESSIVE STRENGTH AS THE CONCRETE PAVEMENT.
- 17. MILD STEEL REINFORCEMENT AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI SP-66.
- 18. MILD STEEL REINFORCEMENT SHALL BE PLACED AND SECURED IN ACCORDANCE WITH CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS." PROVIDE METAL OR PLASTIC CHAIRS OR SPACERS (NOT WOOD BLOCKS OR BRICK BATS) TO PROVIDE SUPPORT FOR REINFORCING BARS.
- 19. MINIMUM CONCRETE PROTECTION FOR ALL REINFORCEMENT SHALL BE 2-INCH CLEAR COVER BETWEEN ANY CONCRETE SURFACE AND NEAREST EDGE OF ANY REBAR. THERE SHALL BE MIN. 3 INCH OF COVER BETWEEN BOTTOM (TOP OF BASE MATERIAL OR SUBGRADE) AND EDGE OF REINFORCEMENT.
- 20. REINFORCING BARS SHALL BE CONTACT LAP SPLICED UNLESS SHOWN OTHERWISE. LAP SPLICES SHALL CONFORM TO ACI REQUIREMENTS, BUT SHALL IN NO CASE BE LESS THAN 30 BAR DIAMETERS LONG.
- 21. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C-33. ALL CONCRETE SHALL USE NORMAL WEIGHT AGGREGATES, UNLESS NOTED OTHERWISE.

SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

- 22. THE MAXIMUM NOMINAL SIZE OF COARSE AGGREGATE SHALL BE 1 1/2 INCH. 23. ALL ADDITIVES FOR AIR ENTRAINMENT, WATER REDUCTION, AND SET CONTROL
- 24. THE CONTRACTOR SHALL OBTAIN, REVIEW AND BE FAMILIAR WITH THE EXISTING SOIL CONDITIONS AS REPRESENTED BY THE SUBSURFACE EXPLORATION LOGS IN THE
- 25. REFER TO PLANS FOR ADDITIONAL INFORMATION. PAVEMENT SUBGRADE PREPARATION SHOULD BE IN CONFORMANCE WITH THE SOILS REPORT PROVIDED FOR THE PROJECT.
- 26. DRIVE APPROACHES MUST BE PLACED MONOLITHICALLY.

PROJECT GEOTECHNICAL REPORT.

GENERAL NOTES



- BENCHMARKS (VERIFY W/ PROJECT SURVEYOR): 1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSRCION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')
- 2. SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT TEH CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')



FOR PERMIT ONLY

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PERMIT

DATE: 2.6.19

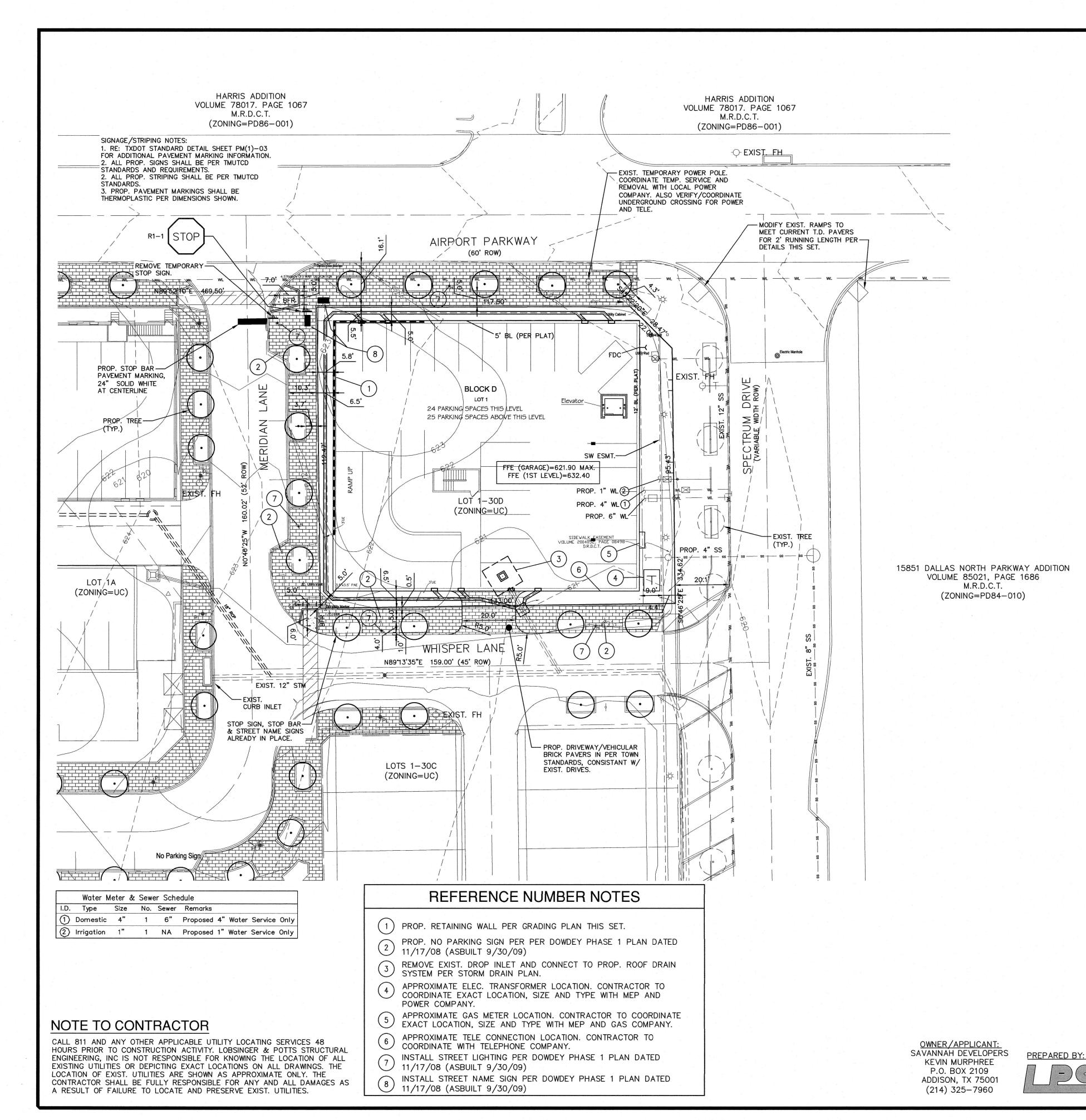
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NO.

NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.



Town of Addison site plan notes:

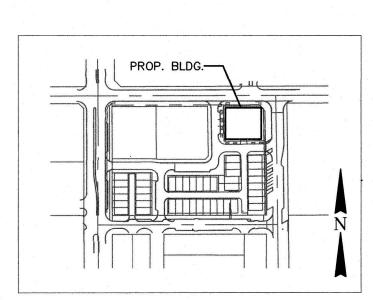
- 1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- 3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- 4. All signage is subject to Town approval.
- 5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

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.

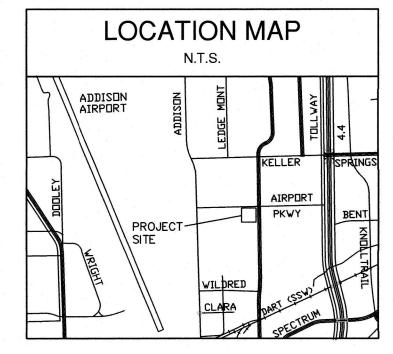
SITE DATA SUMMARY TABLE: General Site Data:				
Proposed Use	Mutifan			
Lot Area	0.34 acres or 14,739			
Building Footprint (square feet)	11,0			
Total Building Area-6 Units-12 bedrooms (square feet)	14,0			
Building Height (stories)	4 st			
Building Height (feet - distance to tallest building element)	2			
Lot Coverage	7			
Parking:				
Parking Ratio Required	1 Stall / bedro			
Required/Provided Parking (1 space/bedroom)	44/49 st			
HC Accessible Parking Required				
Landscape Area:				
Usable Open Space Required	1,046			
Usable Open Space Provided	3,126			
Impervious Surface (SF)	3,126			

### **DRAWING LEGEND** PROPERTY LINE ADJOINING PROPERTY LINE PROP. EDGE OF PAVEMENT CURB LINE PROP. STRIPING EASEMENT/SETBACK LINES \_\_\_\_\_\_\_\_\_\_\_ PROP. CONCRETE SURFACE (SIDEWALK OR PAD) PROP. PAVERS PER LANDSCAPE PLANS. DRIVEWAY/VEHICULAR BRICK PAVERS IN PER NOTE THIS SHEET. EXIST. **EXISTING** PROP. **PROPOSED** PROP. BARRIER FREE RAME RETAINING WALL TYPICAL HANDICAP TEXAS ACCESSIBILITY STANDARDS MANUFACTURER

- 1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
- RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
- CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
- ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 5. ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
- 6. RE: ARCH PLANS FOR EXACT BUILDING
- 7. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
- IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
- SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
- 10. RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS. GARBAGE COLLECTION
- 11. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR
- 12. SITE IS NOT LOCATED IN A FLOOD PLAIN AREA.
- 13. RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.







<u>ACTION</u> DENIED COUNCIL See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

Lobsinger & Potts Structural Engineering, Inc

1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092

817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

SITE PLAN EXHIBIT FOR: MERIDIAN SQUARE-BUILDING 6 0.34 ACRES LOTS 1D MERIDIAN SQUARE THE TOWN OF ADDISON DALLAS COUNTY, TEXAS TOWN PROJECT #: 17-16 SITE PLAN

GRAPHIC SCALE 1"=20' 11x17 SCALE

8.5x11 SCALE N.T.S.

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR): 1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSRCION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')

2. SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT TEH CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

N.T.S. 20' 30' 40'

DATE: 2.6.19

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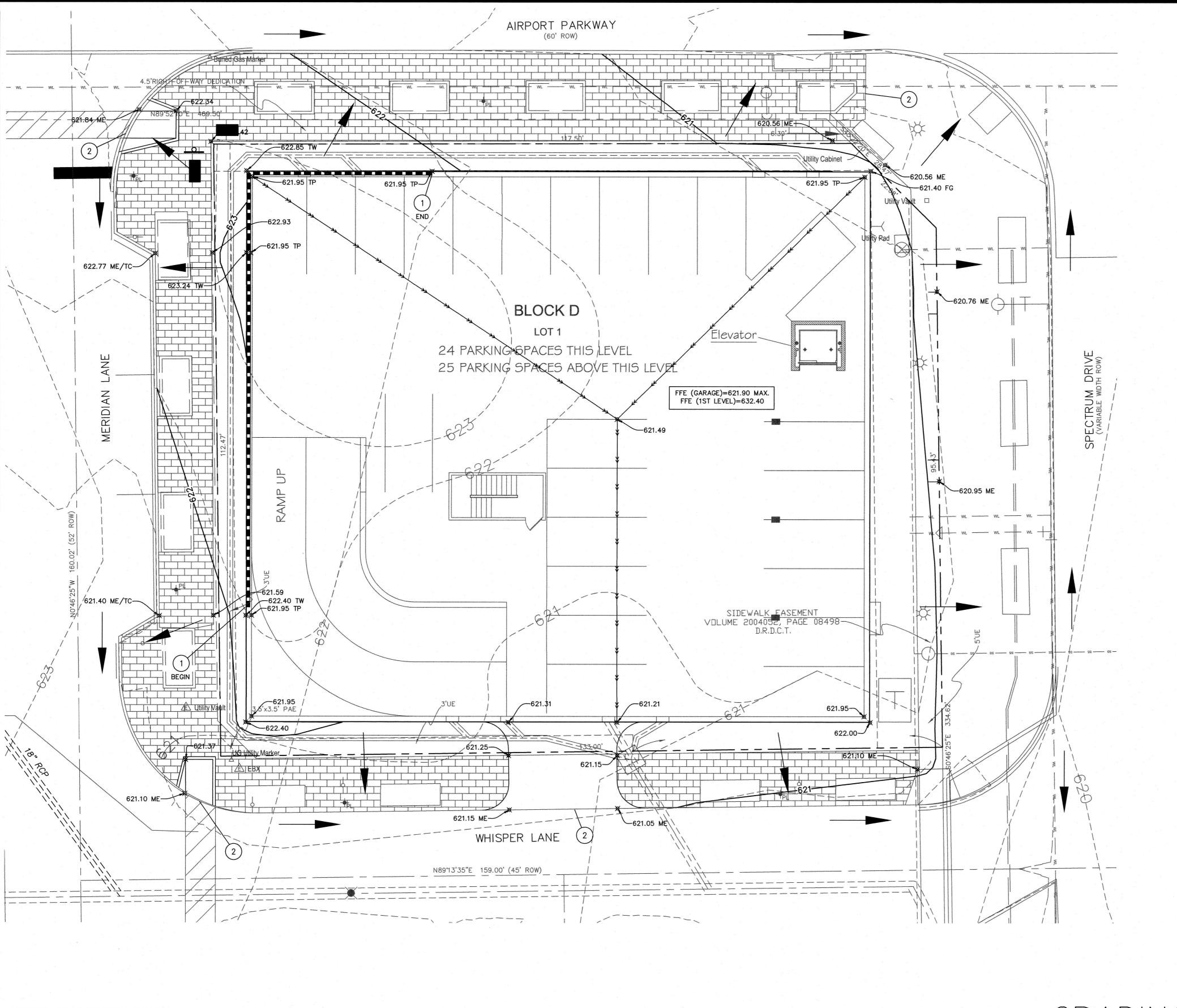
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FOR PERMIT ONLY



### DRAWING LEGEND

EXIST. CONTOUR LINE PROP. CONTOUR LINE BREAKLINE/RIDGE SPOT ELEVATION DIRECTIONAL FLOW ARROW **EXISTING** PROPOSED MATCH EXISTING TOP OF WALL FLOW LINE RETAINING WALL HANDICAP TEXAS ACCESSIBILITY

1. WHERE FLAT PAVING OR FLATWORK ABUTS A STRUCTURE, CARE SHOULD BE TAKEN THAT THE JOINT IS PROPERLY SEALED AND MAINTAINED TO PREVENT THE INFILTRATION OF SURFACE WATER.

STANDARDS

- 2. ALL FILL SHALL BE COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
- THE COST OF ALL FIELD DENSITY TESTS ON LIME STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 200 SQUARE YARDS OF PAVEMENT IN ADDITION TO ALL FAILING DENSITY TESTS. 4. ADD 6" TO SPOT GRADES FOR TC (TOP OF CURB) ELEVATION AT CURB LOCATIONS UNLESS LABELED OTHERWISE. ALL SPOT GRADES ARE TOP
- OF PAVING UNLESS NOTED OTHERWISE. 5. ALL EROSION CONTROL MEASURES SHALL BE
- INSTALLED PRIOR TO ANY GRADING ACTIVITIES. 6. OPEN GROUND SHOULD BE SLOPED AT A MINIMUM OF 5% GRADE FOR AT LEAST 10 FEET
- BEYOND THE PERIMETER OF THE FOUNDATION. 7. ROOF AND CANOPY DRAINS, ALONG WITH ANY OTHER SERVICE CONNECTIONS, MUST BE INSTALLED ON FLAT WORK OR AT A POINT 5' FROM THE BUILDING UNLESS NOTED OTHERWISE
- 8. ALL HANDICAP PARKING/LANDING AREAS SHALL CONFORM WITH A.D.A./T.A.S. REQUIREMENTS AND HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- 9. ALL HANDICAP ROUTES SHALL CONFORM WITH A.D.A./T.A.S. REQUIREMENTS AND HAVE A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE OF 5%.
- 10. CONTRACTOR SHALL FIELD VERIFY ALL EXIST. SPOT GRADES PRIOR TO COMMENCING CONSTRUCTION AND CONTACT THE ENGINEER IF ANY DISCREPANCY ARE FOUND AND/OR IF THE OVERALL DRAINAGE CONCEPT CANNOT BE ACHIEVED.
- 11. RE: GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.

### REFERENCE NUMBER NOTES

- $\begin{pmatrix} 1 \end{pmatrix}$  ±115 L.F. OF PROP. RETAINING WALL WITH MAXIMUM HEIGHT OF 1.5'.
- (2) MATCH EXIST. GRADE.

8.5x11 SCALE N.T.S.

1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSRCION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):

2. SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT TEH CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

GRAPHIC SCALE 1"=10' 11x17 SCALE N.T.S.

DATE: 2.6.19 SHEET

JUSTIN S. BRAMMER

103431

FOR PERMIT ONLY

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Site Locatio SOUTHWEST CO SPECTRUM DR. ADDISON, TX 75

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DEVEL
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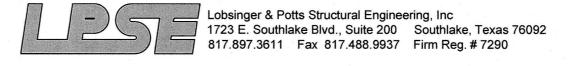
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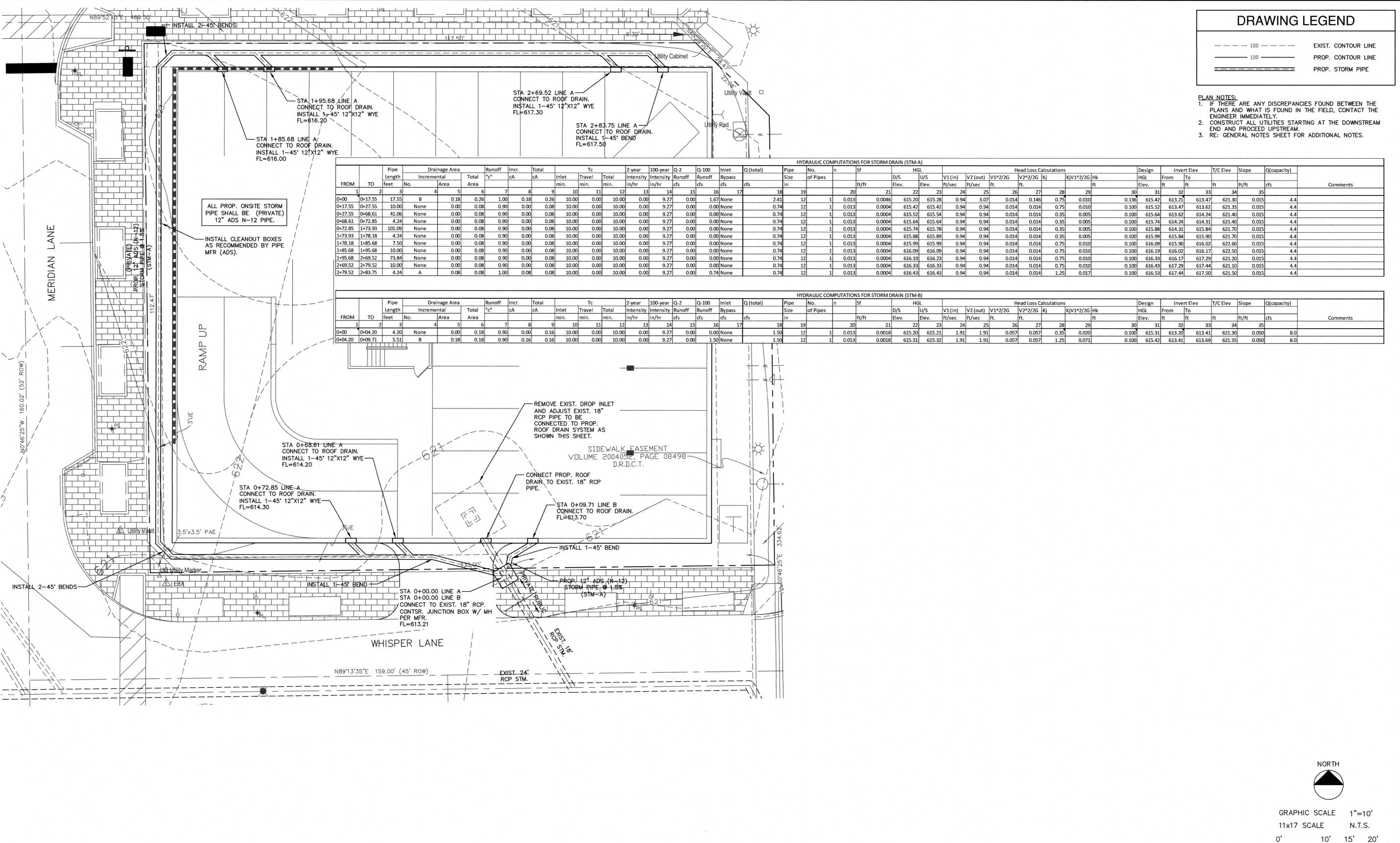
SHEETS

### NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

GRADING PLAN





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STORM DRAIN PLAN



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JUSTIN S. BRAMMER

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Site Location: SOUTHWEST CORNER OF SPECTRUM DR. \$ AIRPORT PK ADDISON, TX 7500 I

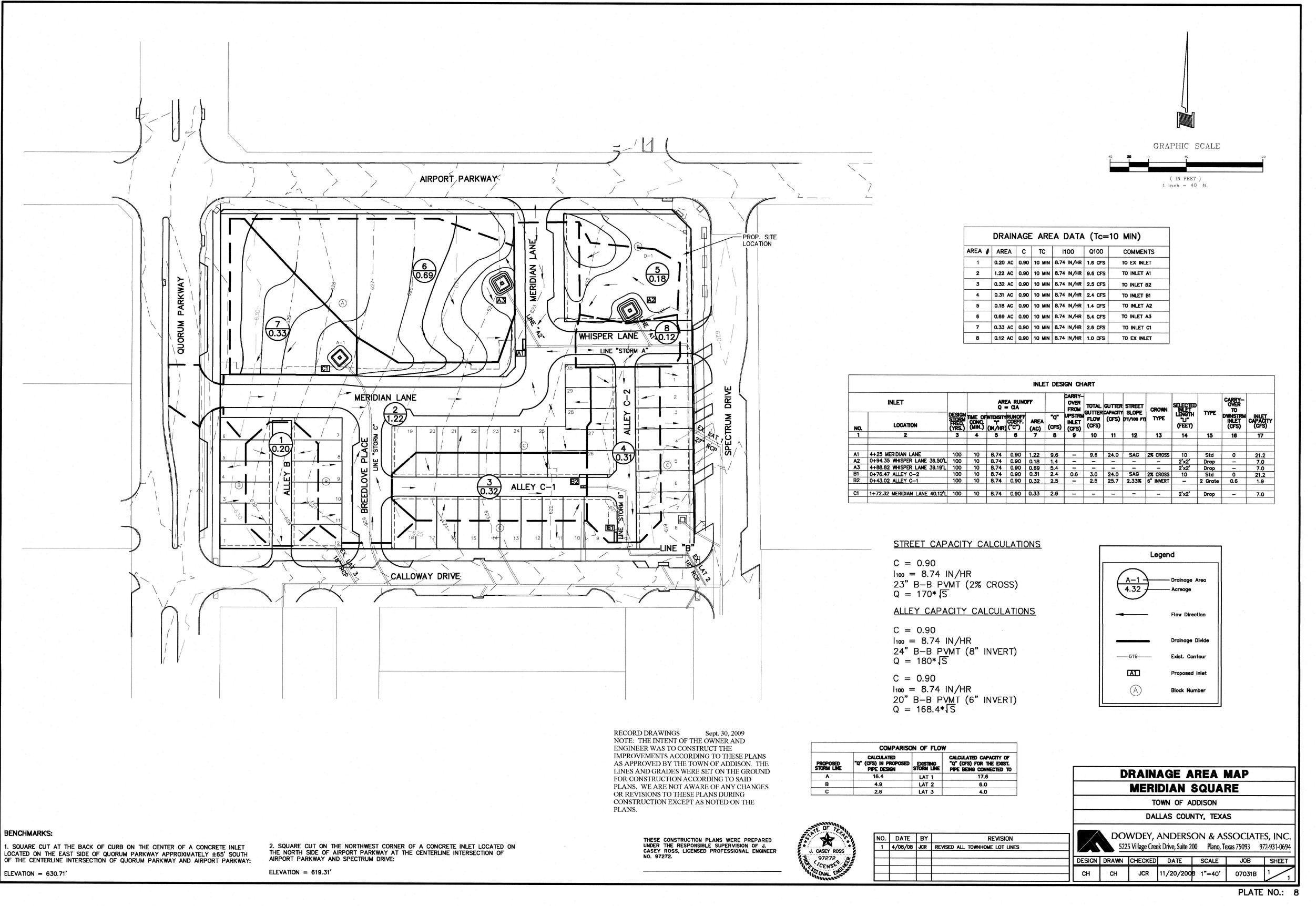
A Proposed Residential Project for SAVANNAH DEVELOPERS
MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16

ISSUES PERMIT

DATE: 2.6.19

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EXIST. DRAINAGE AREA MAP



Lobsinger & Potts Structural Engineering, Inc 1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092 817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):

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SHEETS

JUSTIN S. BRAMMER

FOR PERMIT ONLY

Site Location: SOUTHWEST CORNER OF SPECTRUM DR. \$ AIRPORT ADDISON, TX 7500 I

tial Project for 1 DEVELOPE E-BUILDING #6

A Proposed Residentis SAVANNAH MERIDIAN SQUARE-E TOWN PROJECT #: I

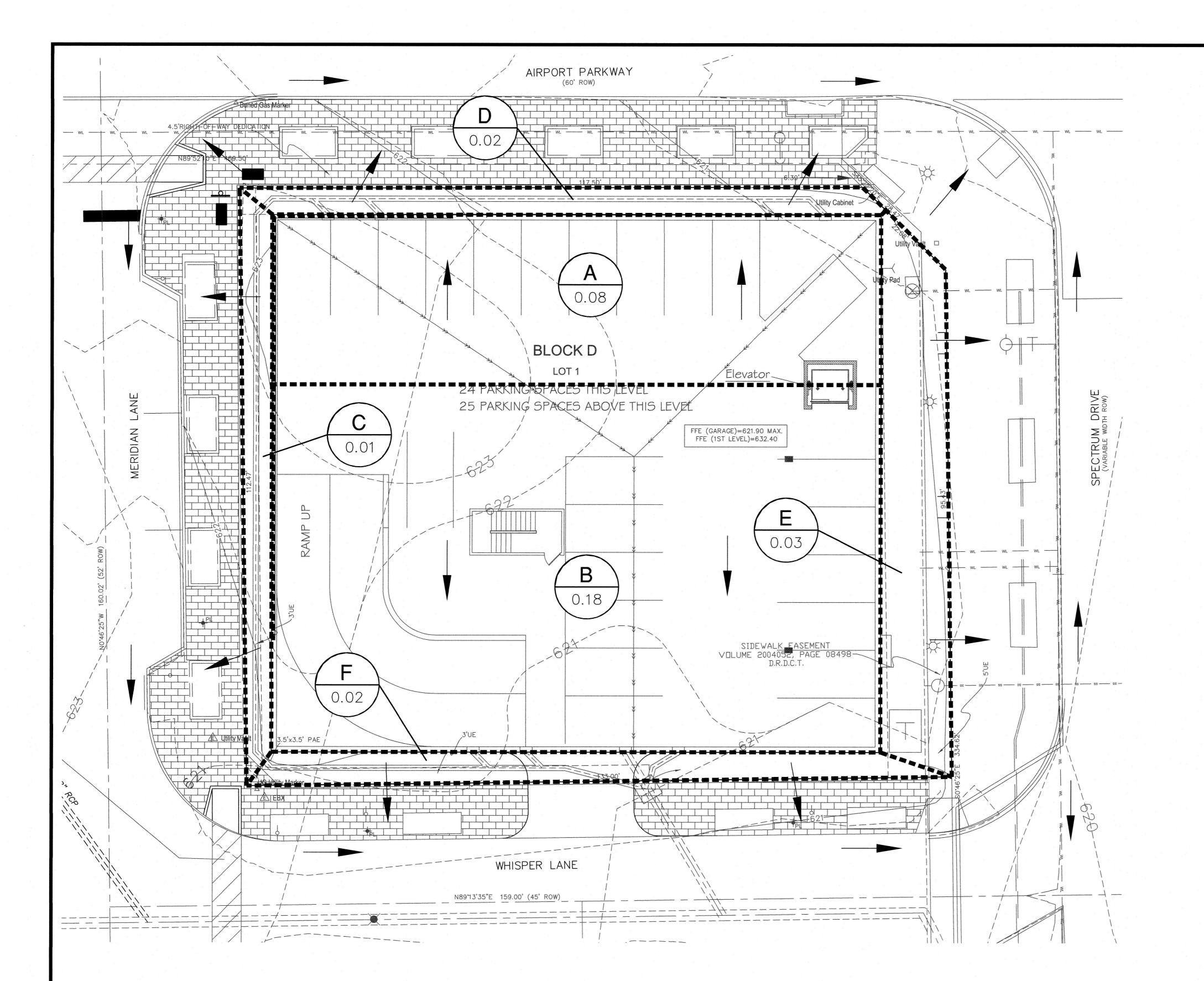
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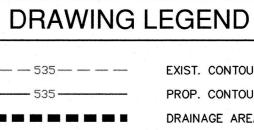
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DATE: 2.6.19

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EXIST. CONTOUR LINE PROP. CONTOUR LINE DRAINAGE AREA LIMITS

DIRECTIONAL FLOW ARROW

DRAINAGE AREA NUMBER DRAINAGE AREA (ACRES)

PROP. RUNOFF CALCULATIONS						
DRAINAGE AREA	AREA (ACRES)	С	Tc (MIN)	i100	Q100 (CFS)	Description
Α	0.08	1.00	10	9.27	0.74	Roof to underground
В	0.18	1.00	10	9.27	1.67	Roof to underground
C	0.01	0.90	10	9.27	80.0	Surface to Meridian Lane
D	0.02	0.90	10	9.27	0.17	Surface to Airport Parkway
Ε	0.03	0.90	10	9.27	0.25	Surface to Spectrum
F	0.02	0.90	10	9.27	0.17	Surface to Whisper Lane.
Total Onsite	0.34	- 0			3.08	

JUSTIN S. BRAMMER FOR PERMIT ONLY

Site Location: SOUTHWEST CORNER OF SPECTRUM DR. \$ AIRPORT ADDISON, TX 75001

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ISSUES PERMIT

DATE: 2.6.19

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SHEETS

PROP. DRAINAGE AREA MAP



Lobsinger & Potts Structural Engineering, Inc 1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092

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GRAPHIC SCALE 1"=10'

11x17 SCALE N.T.S.

8.5x11 SCALE N.T.S.

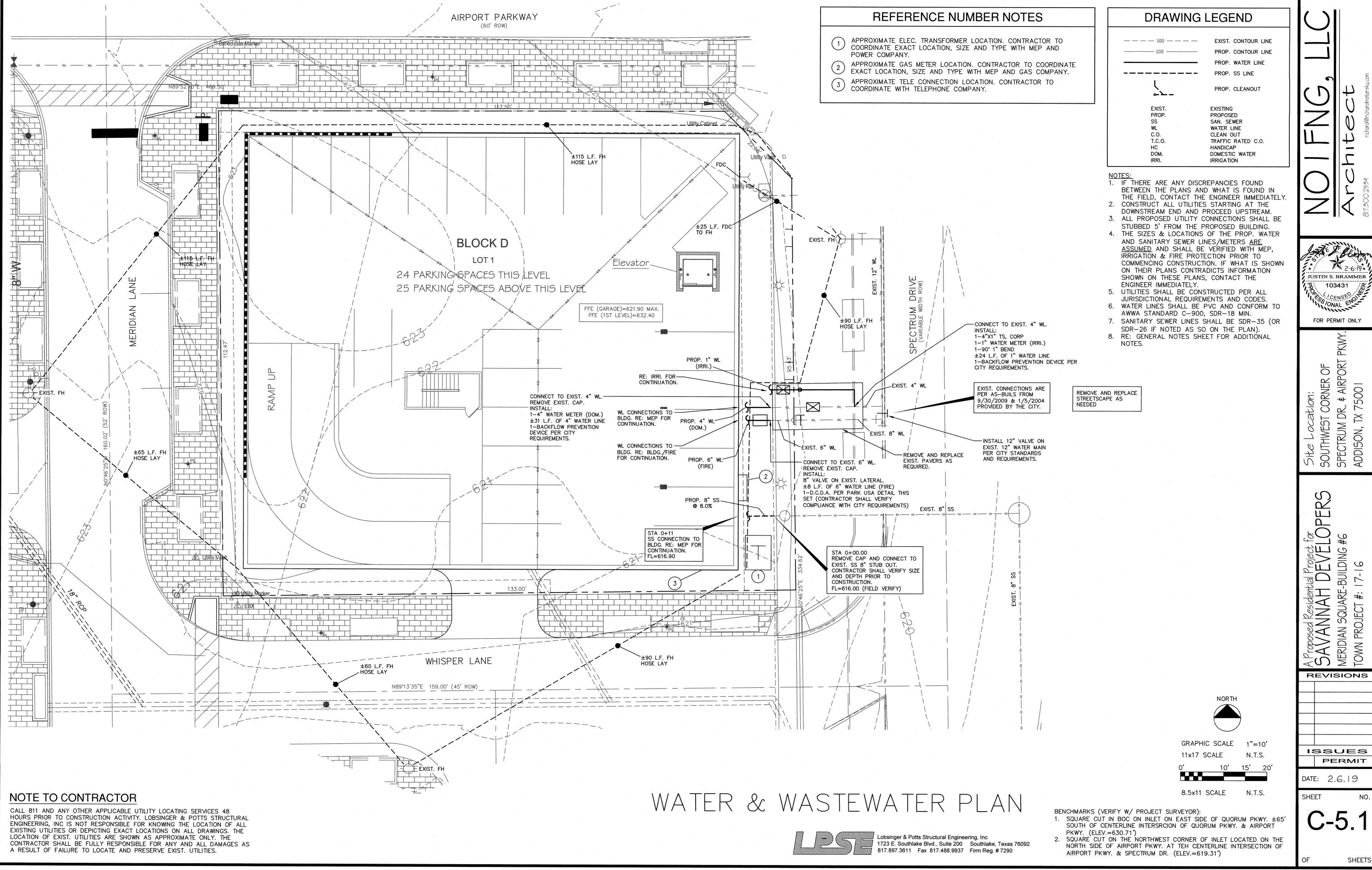
AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65'

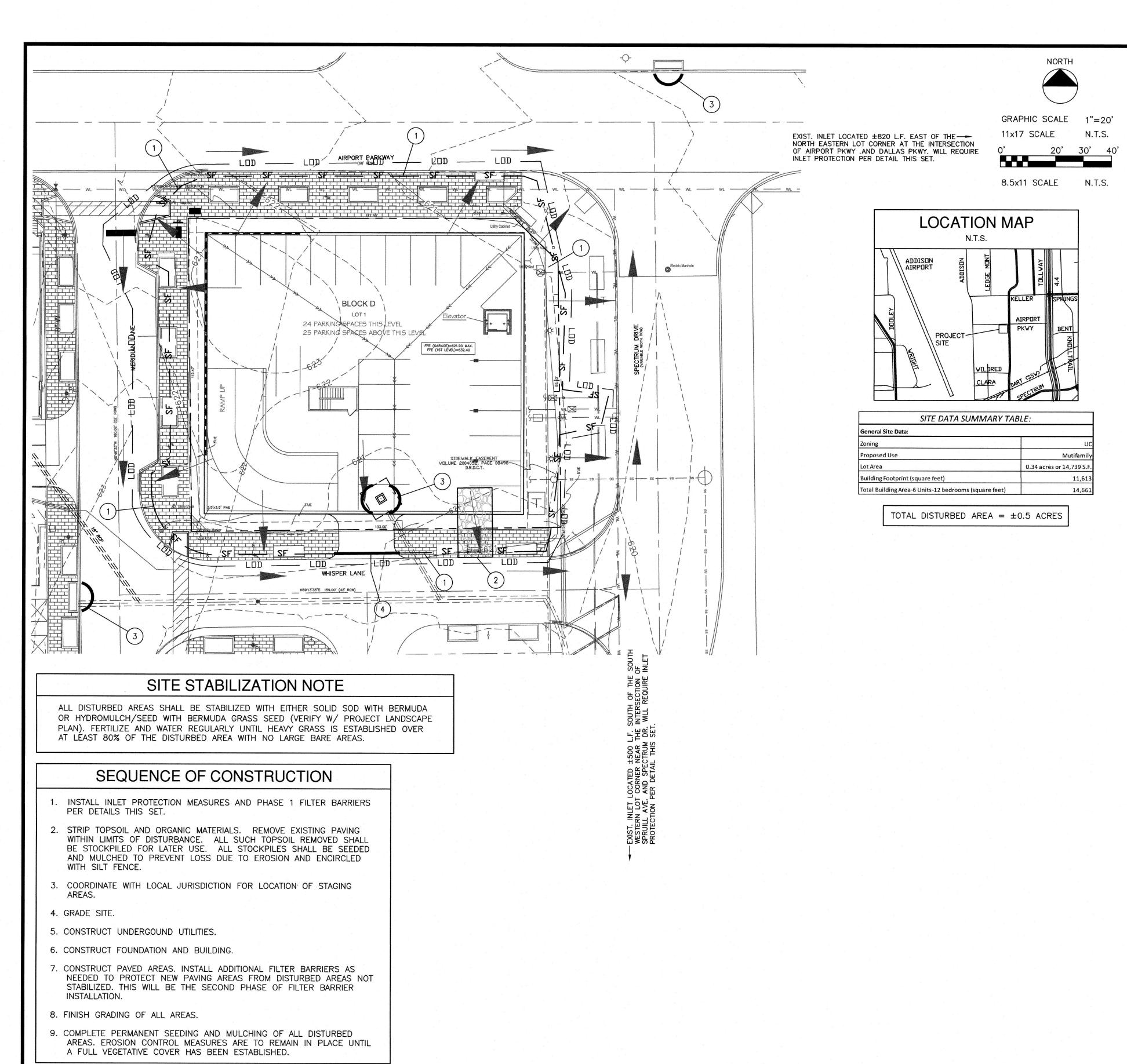
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EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE

### REFERENCE NUMBER NOTES

- $(\ 1\ )$  INSTALL SILT FENCE PER DETAIL THIS SET.
- INSTALL STABILIZED CONSTRUCTION EXIT PER DETAIL THIS SET.
- (3) INSTALL INLET PROTECTION PER DETAIL THIS SET.
- (4) INSTALL FILTER TUBE PER DETAIL THIS SET.

### SOIL DATA:



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AC
24	Dalco-Urban land complex, 0 to 3 percent slopes	0.6	
59	Stephen-Urban land complex, 1 to 4 percent slopes	0.1	11
Totals for Area of Intere	st	0.7	1

ALL TOPSOIL STOCKPILES, STAGING AREAS, EQUIPMENT STORAGE, REFUELING/MAINTENANCE AREAS AND STUMP DISPOSAL AREAS (IF APPLICABLE) SHALL BE LOCATED ON SITE AND SHALL CONFORM TO TCEQ/EPA REGULATIONS.

### **DRAWING LEGEND**

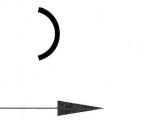
EXIST. CONTOUR LINE PROP.CONTOUR LINE LIMITS OF DISTURBANCE

CONSTRUCTION ENTRANCE

PROPOSED FILTER SOCK



INLET PROTECTION



DIRECTIONAL FLOW ARROW

- 1. A NOTICE OF INTENT (NOI) IS NOT REQUIRED TO BE SUBMITTED TO TCEQ DUE TO THE SIZE OF THE DISTURBED AREA (< 5 ACRES). HOWEVER, IT IS THE INTENT OF THIS PLAN TO COMPLY WITH ALL REQUIREMENTS PER TCEQ.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
- 3. A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS, CONSTRUCTION PLANS, AND ANY REVISIONS. SHALL BE KEPT UP TO DATE BY THE CONTRACTOR, AND SHALL BE RETAINED ONSITE DURING CONSTRUCTION.
- 4. A NOTICE OF TERMINATION (NOT) IS NOT
- 5. RE: GENERAL NOTES SHEET FOR ADDITIONAL EROSION CONTROL NOTES.

### **EROSION CONTROL NOTES**

- 1. RE-SEED ALL DISTURBED, PERVIOUS AREAS UPON COMPLETION OF FINAL GRADING PER MANUFACTURER'S RECOMMENDATION.
- 2. CONTRACTOR TO MAINTAIN SILT FENCING ONSITE UNTIL DISTURBED AREAS HAVE STABILIZED FROM RE-VEGETATION, RE-SEEDING OR BY MEANS OF LANDSCAPING.
- 3. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH AN ENVIRONMENTAL BLANKET WITH LANDSCAPE STAKES PER MANUFACTURER'S RECOMMENDATION.
- 5. ADEQUATE MEASURES SHALL ALSO BE TAKEN TO PREVENT EROSION AND CONSTRUCTION RUNOFF SHALL COMPLY WITH STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) REQUIREMENTS. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION AS SOON AS POSSIBLE.
- 6. EXISTING ROADS AND/OR R.O.W. DISTURBED DURING CONSTRUCTION SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK, UPON COMPLETION OF THE PROJECT. AFTER DISTURBED AREAS HAVE BEEN COMPLETED TO THE LINES, GRADES AND CROSS-SECTIONS SHOWN ON THE PLANS AND SPECIFICATIONS TO ESTABLISH ADEQUATE VEGETATION COVERAGE TO ELIMINATE EROSION. THE MINIMUM REQUIREMENTS FOR PLANTING GRASS WILL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR "SODDING OR SEEDING FOR EROSION CONTROL.
- 7. CONTRACTOR SHALL TAKE PRECAUTIONS TO CONTROL DUST BY SPRINKLING WATER OR OTHER ENGINEER APPROVED METHODS.
- 8. RE: GENERAL NOTES FOR ADDITIONAL EROSION CONTROL NOTES.

### CONSTRUCTION WASTE MANAGEMENT PLAN

- 1. CONTRACTOR SHALL PROVIDE A DUMPSTER (LOCATED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN) AND COORDINATE PICK UP AS REQUIRED BY ANY LOCAL JURISDICTION.
- 2. CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
- 3. ALL TRASH SHALL BE DISPOSED IN A LAWFUL MANNER AS REQUIRED BY ANY JURISDICTION (FEDERAL, STATE, COUNTY AND/OR CITY AGENCIES).

# EROSION CONTROL PLAN



Lobsinger & Potts Structural Engineering, Inc 1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092 817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):

- 1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSRCION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')
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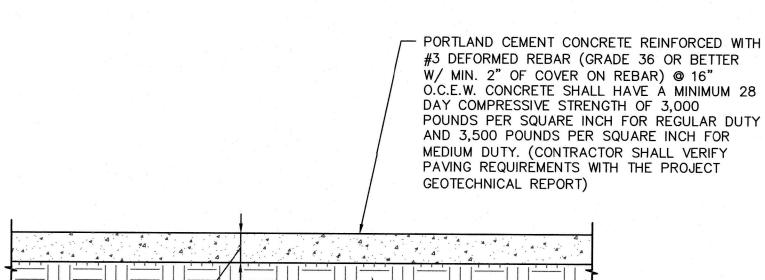
Ш | DEVEL -BUILDING # ANNAH /ANNAH JAN SQUARE-I PROJECT #: 1 MERIDI, TOWN F  $\searrow$ 

REVISIONS

ISSUES PERMIT

DATE: 2.6.19

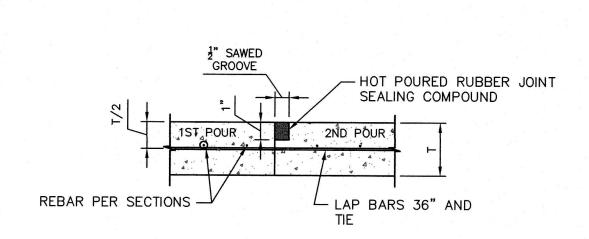
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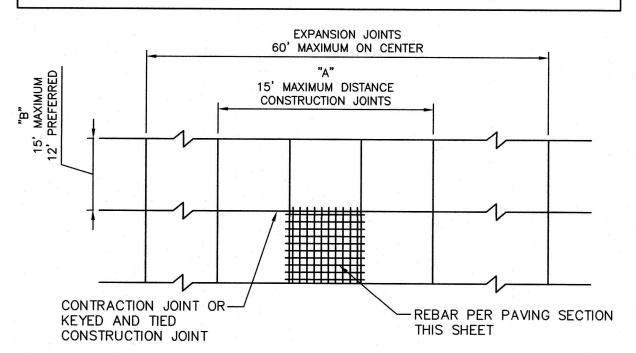
THE DRIVEWAY PAVING SHALL CONFORM TO CITY PAVING REQUIREMENTS UNLESS THIS DETAIL IS MORE STRINGENT.

# CONCRETE PAVING SECTION N.T.S.

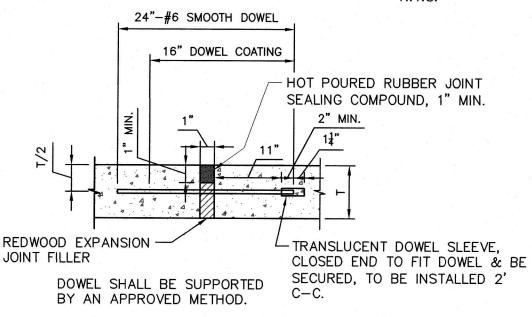


CONSTRUCTION JOINT

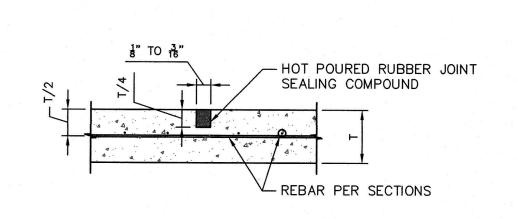
IN GENERAL "A" AND "B" (IN FEET) SHALL NOT EXCEED APPROXIMATELY TWICE THE NOMINAL THICKNESS OF THE CONCRETE PAVEMENT (IN INCHES).
 THE RATIO OF "A"/"B" SHALL NOT EXCEED 1.5; "A" = "B" PREFERRED.
 CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER FOR APPROVAL



## TYPICAL JOINT LAYOUT DETAIL



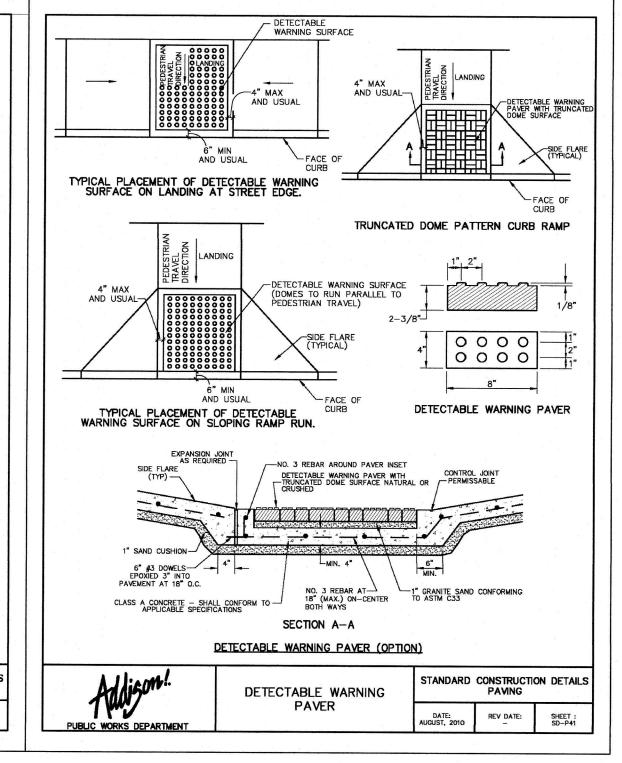
EXPANSION JOINT N.T.S.

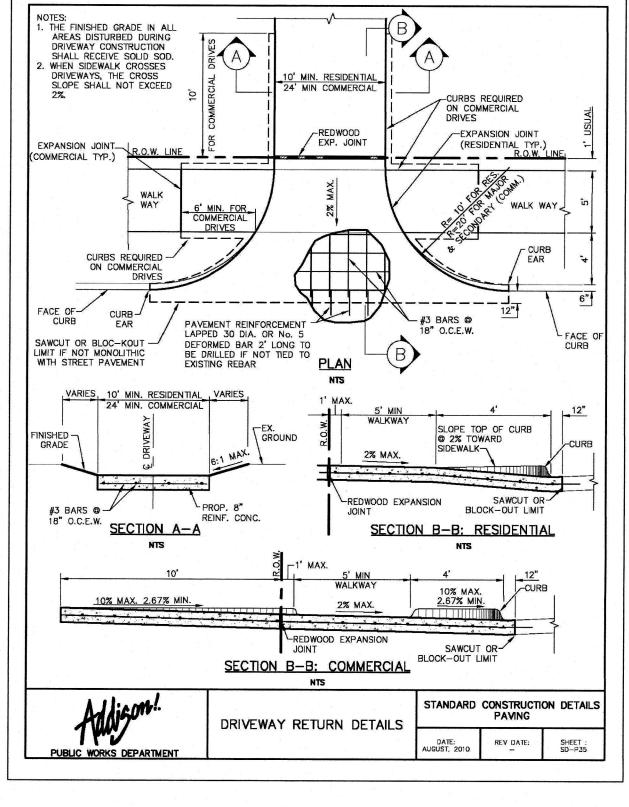


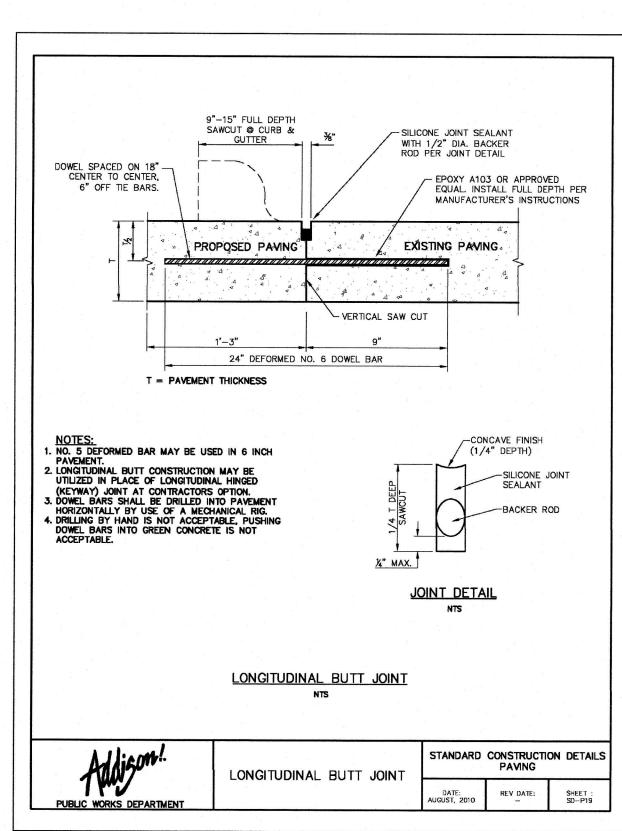
SAWED CONTRACTION JOINT

CITY DETAILS TAKE PRECEDENCE IN CITY
RIGHT OF WAY AND EASEMENTS. THE DETAILS
SHOWN IN THIS BOX ARE INTENDED FOR
PRIVATE IMPROVEMENTS ONLY

# GENERAL NOTES FOR PEDESTRIAN FACILITIES 1. ALL SLOPES ARE MANNAM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CUIBR RAMP LENGTH OR GRADE OF APPROACH DIGNALUS AS DIRECTED. 2. MANEULYRING STARL SHOULD BE USED. ADJUST CUIBR RAMP LENGTH OR GRADE OF APPROACH DIGNALUS AS DIRECTED. 3. MANEULYRING SPACE AT THE BOTTOM OF CUIRR RAMPS SHALL BE A MANNAM OF 474\* WHICH YOUTAMED WITHIN THE CROSSWALK AND WHOLLY CUITSDE THE PARALLEL. 4. MANNAM ALLOWABLE CROSS SLOPE ON SDEWALK AND UND CUIRR RAMPS SHAPE SEE AS 2X CLIFIE RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT ROMALLY WALL ACROSS THE RAMP. EITHER REQUISE THE ADACHST THE WOULD NOT ROMALLY WALL ACROSS THE RAMP. EITHER REQUISE THE ADACHST THE WOULD AND THE ADDITIONAL PROPERTY OF THE TOWN OF THE TEXAS ACCESSIBILITY ASTANDARDS (TAS) AND 18 TAC SBALLOZ. 5. ADDITIONAL RECRAMATION ON CURB RAMP SHAPED COATION, DESON, LIGHT REPLECITIVE. WALLE ASTANDARDS (TAS) AND 18 TAC SBALLOZ. 7. CURB RAMPS SHALL BE ALLIGACE WITH THEORETICAL GROSSMALKS, OR AS DIRECTED BY THE TOWN EPROVED. 8. FLARE SLOPE SHALL BE ALLIGACE WITH THEORETICAL GROSSMALKS, OR AS DIRECTED BY THE TOWN EPROVED. 9. FLARE SLOPE SHALL BE ALLIGACE WITH THEORETICAL GROSSMALKS, OR AS DIRECTED BY THE TOWN OF THE TEXAS SHALL BE ALLIGACED WITH THEORETICAL CORSSANIALS OR OF THE TEXAS ACCESSIBLE PROPERTY OF THE TOWN OF THE TEXAS ACCESSIBLE TOWN OF THE TEXAS ACCESSIBLE AND THE TOWN OF THE TEXAS ACCESSIBLE THE TOWN OF THE TEXAS ACCESSIBLE TOWN OF THE TEXAS ACC







# PAVING DETAILS



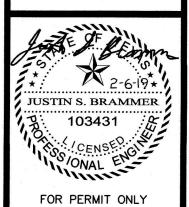
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PKWY (FLEY = 630.71')

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VOIFNG, II Architect



SOUTHWEST CORNER OF SPECTRUM DR. ¢ AIRPORT PKV ADDISON, TX 7500 I

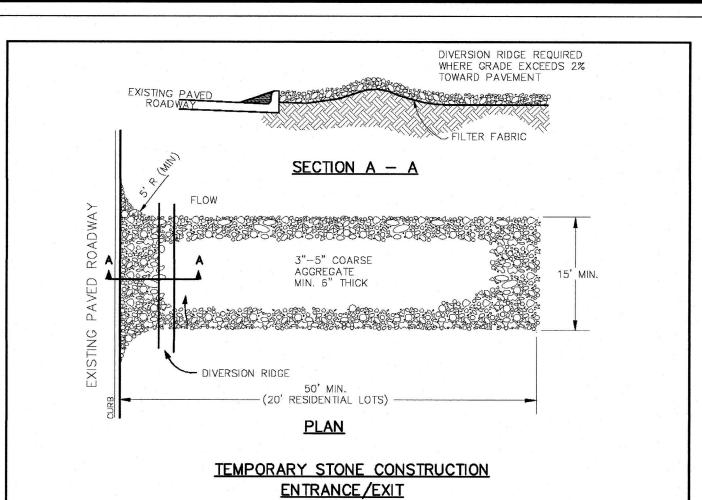
A Proposed Residential Project for SAVANNAH DEVELOPERS
MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16

ISSUES

DATE: 2.6.19

SHEET

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STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES: 1. 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 AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE LOWING 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.

2. 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.

NHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT

STANDARD CONSTRUCTION DETAILS EROSION CONTROL REV DATE:

COLD OR HOT MIX

**TRANSITION** 

-TRANSITION

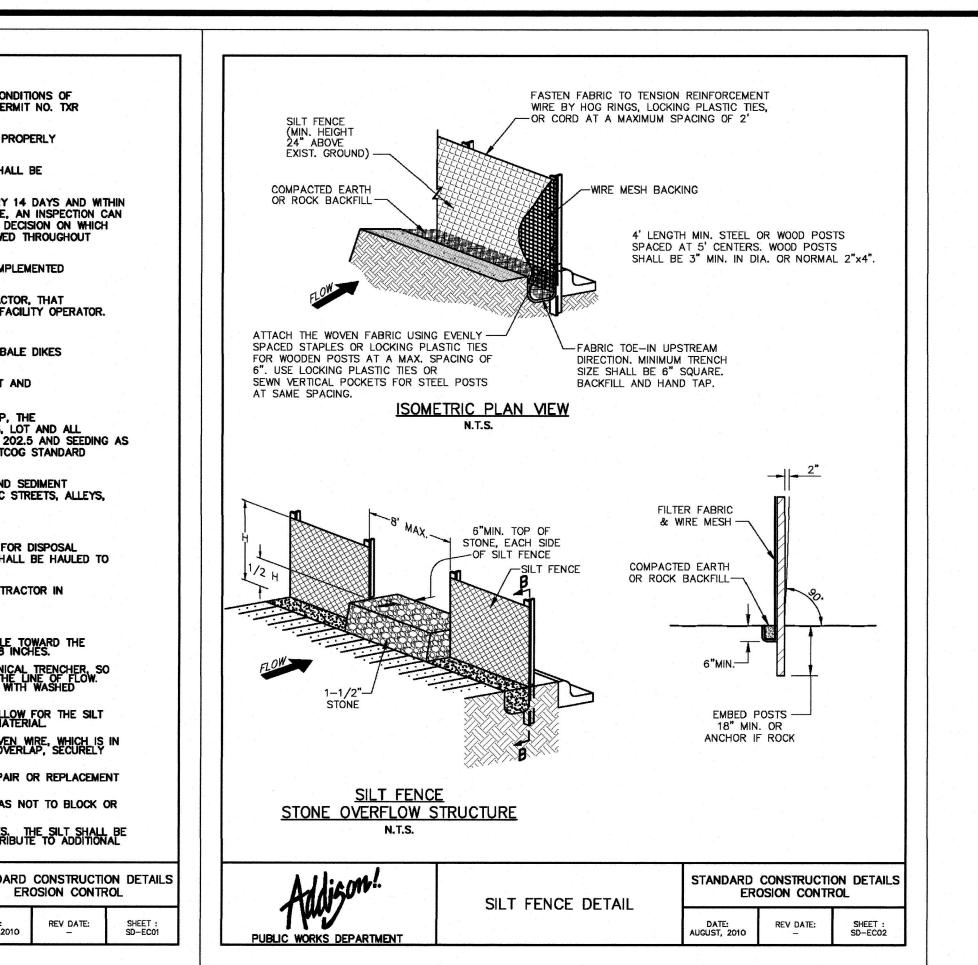
### EROSION CONTROL PLAN NOTES

- 1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TXR 150000 ISSUED AND DATED MARCH 5, 2003.
- 2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
- 3. ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA AND TCEQ.
- 4. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. AS AN ALTERNATIVE, AN INSPECTION CAN BE CONDUCTED ONCE EVERY SEVEN (7) CALENDAR DAYS ON A DEFINED DAY. A DECISION ON WHICH METHOD TO USE MUST BE DECIDED BEFORE WORK BEGINS AND MUST BE FOLLOWED THROUGHOUT
- 5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
- 6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
- 7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
- 8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES OR 25%.
- 9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
- 10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOT AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFICATION.
- 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
- 12. A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE EROSION CONTROL PLAN.
- 13. CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO LANDFILL BY THE CONTRACTOR.
- 14. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
- 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 THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- 3. 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.
- 4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 5. INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE 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.
- 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE

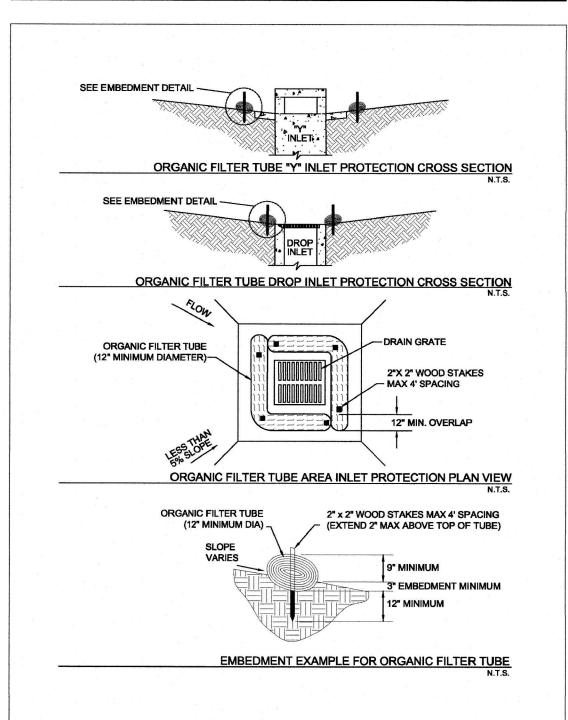
-	DISPOSED OF AT AN APPI SILTATION.	ROVED SITE AND IN SUC	H A MANNER AS TO NO	T CONTRIBUTE TO ADDITIONAL

Addison!	EROSION CONTROL & SILT	STANDA
1 W DEPARTMENT	FENCE NOTES	DATE: AUGUST, 20





Construction Controls



Inlet Protection April 2010, Revised 9/2014

Figure 3.13 Schematics of Organic Filter Tube Area Inlet Protection

iSWM™ Technical Manual

Inlet Protection

Construction Controls

EROSION CONTROL

REV DATE:

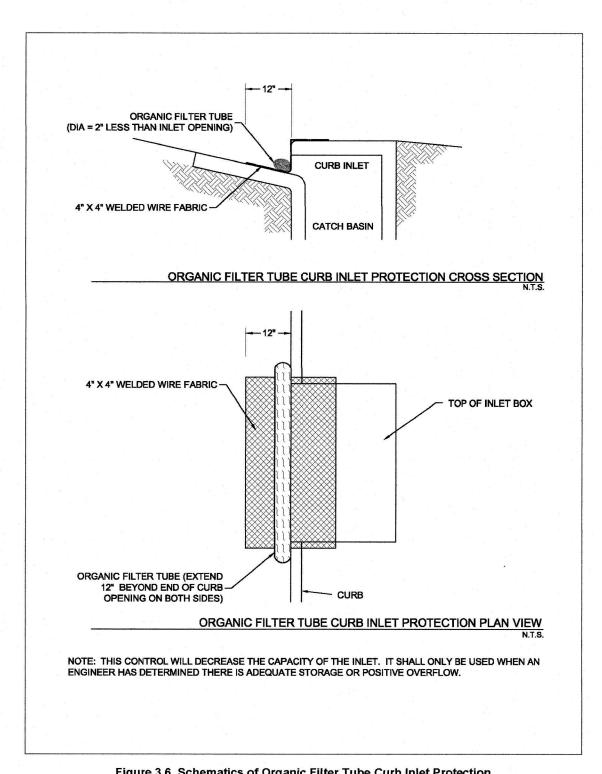


Figure 3.6 Schematics of Organic Filter Tube Curb Inlet Protection (Source: Modified from City of Plano BMP SP-4)

April 2010, Revised 9/2014

EROSION CONTROL DETAILS



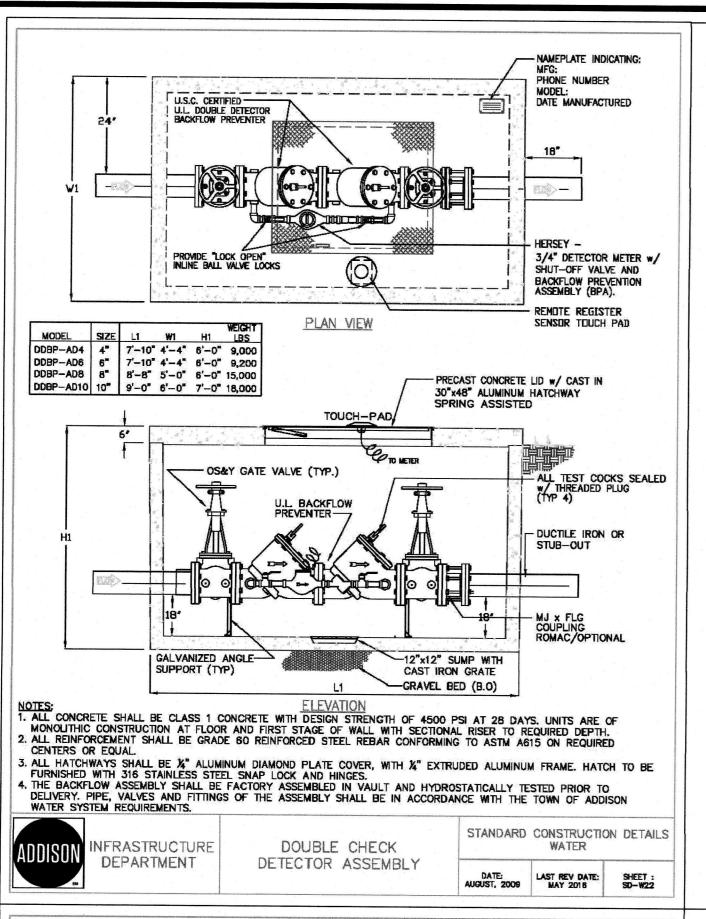
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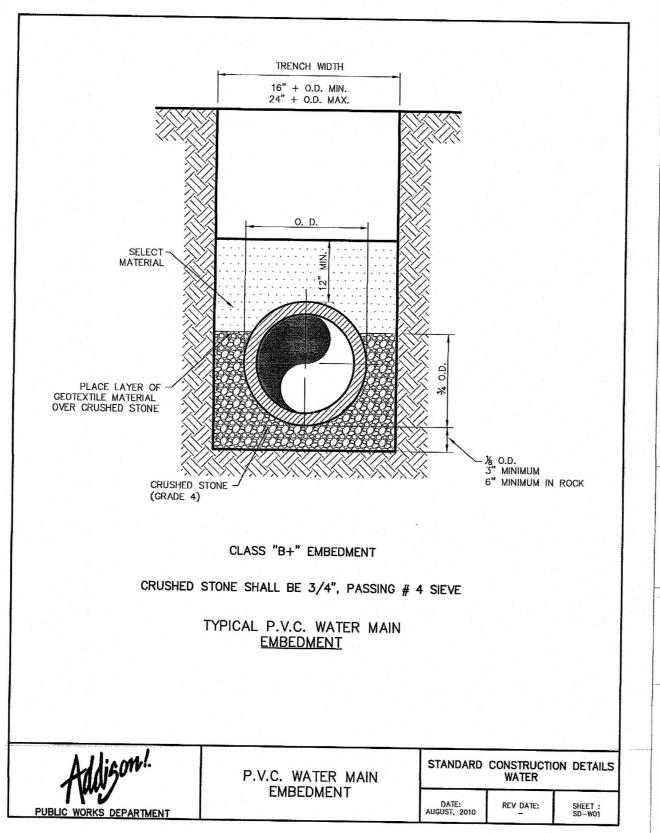
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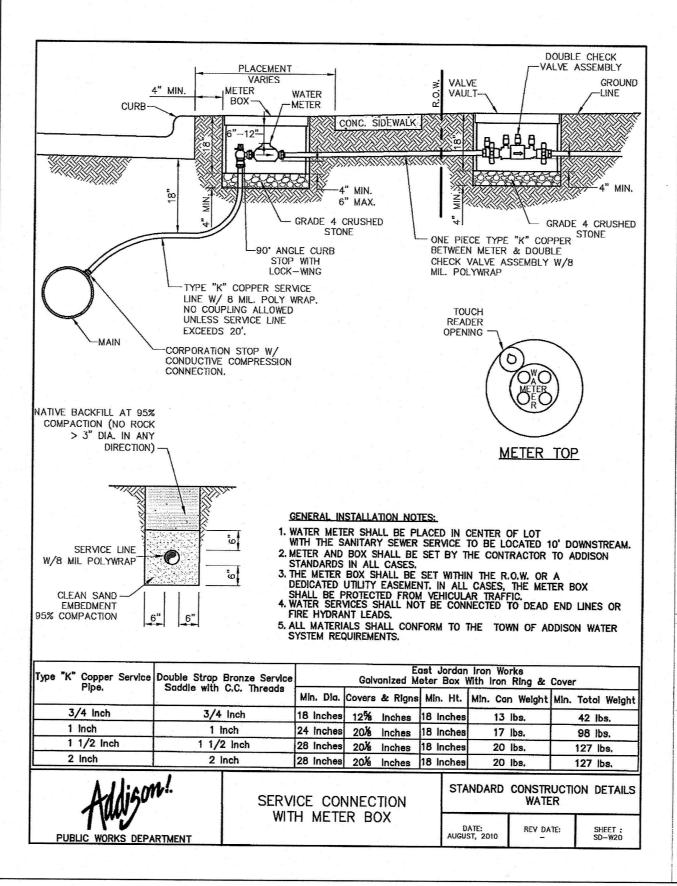
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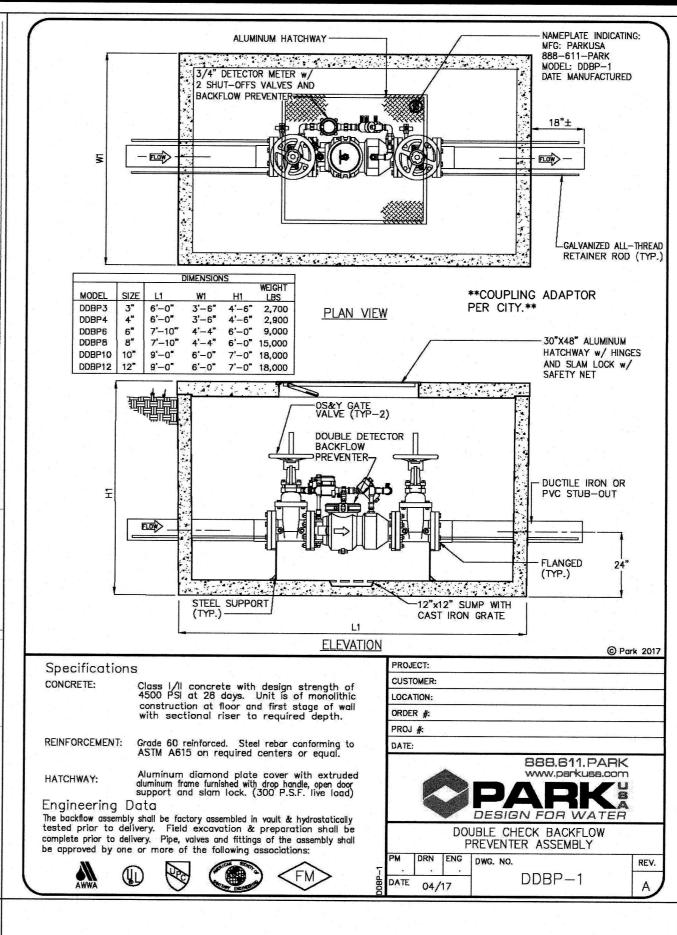
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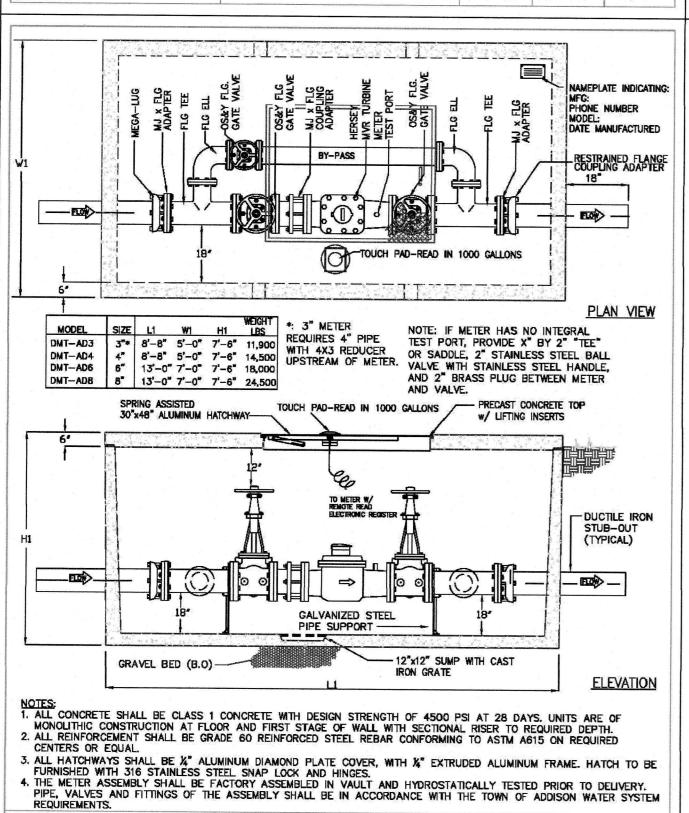
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TURBINE WATER METER

ASSEMBLY

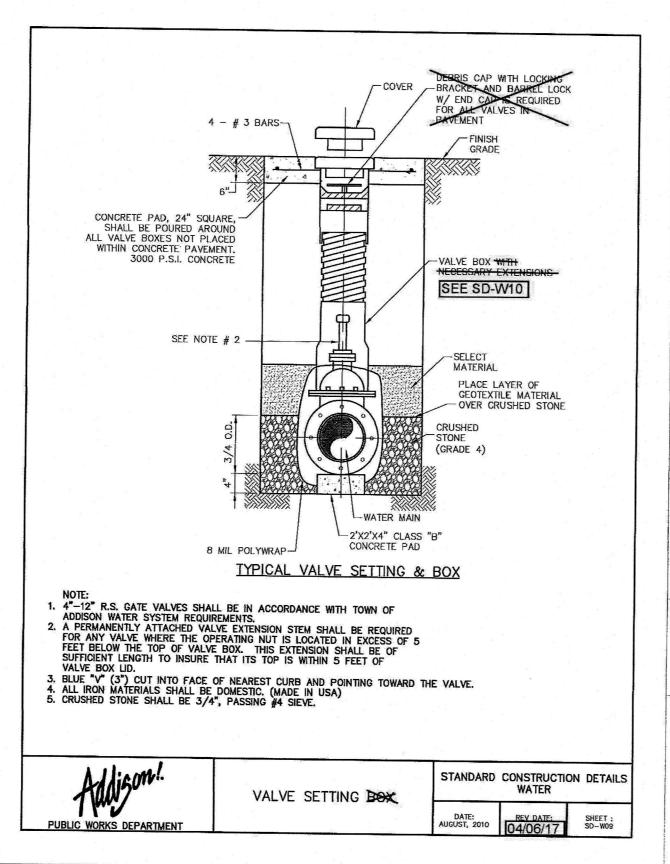
INFRASTRUCTURE

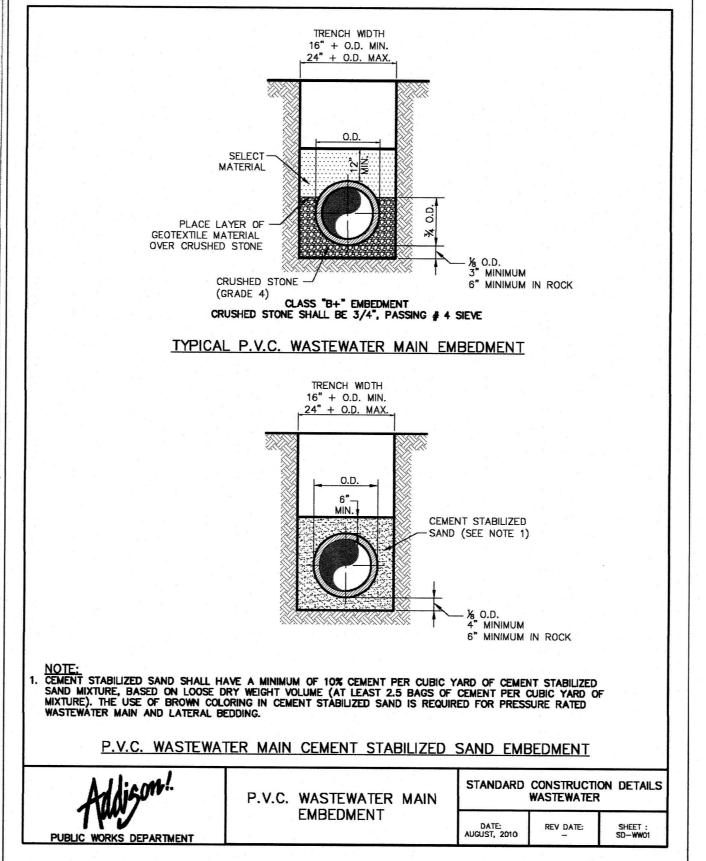
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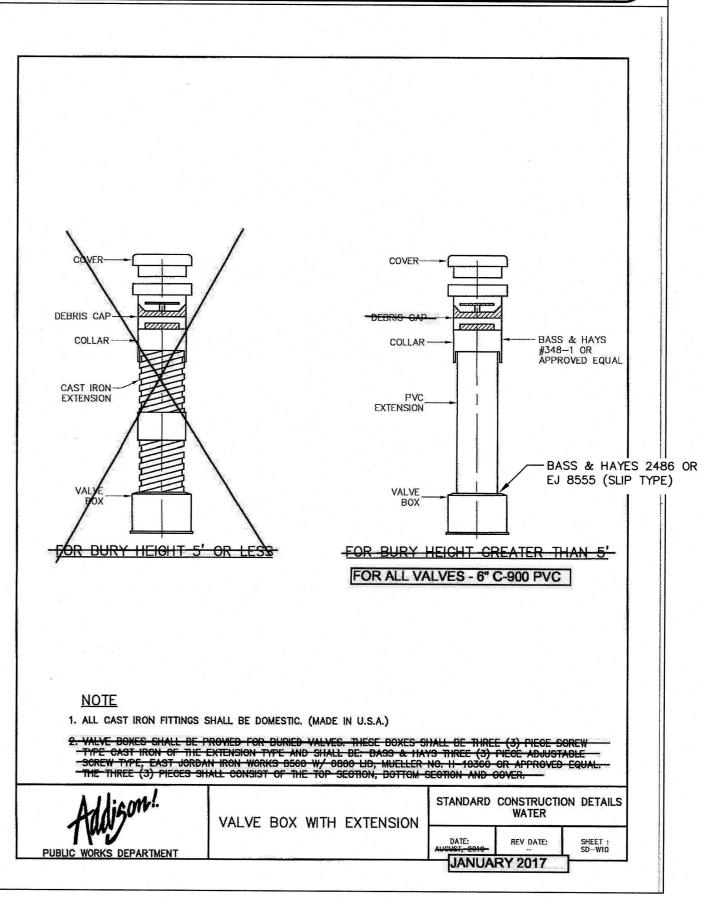
STANDARD CONSTRUCTION DETAILS

WATER

DATE: LAST REV DATE: SHEET : AUGUST, 2009 MAY 2016 SD-W21









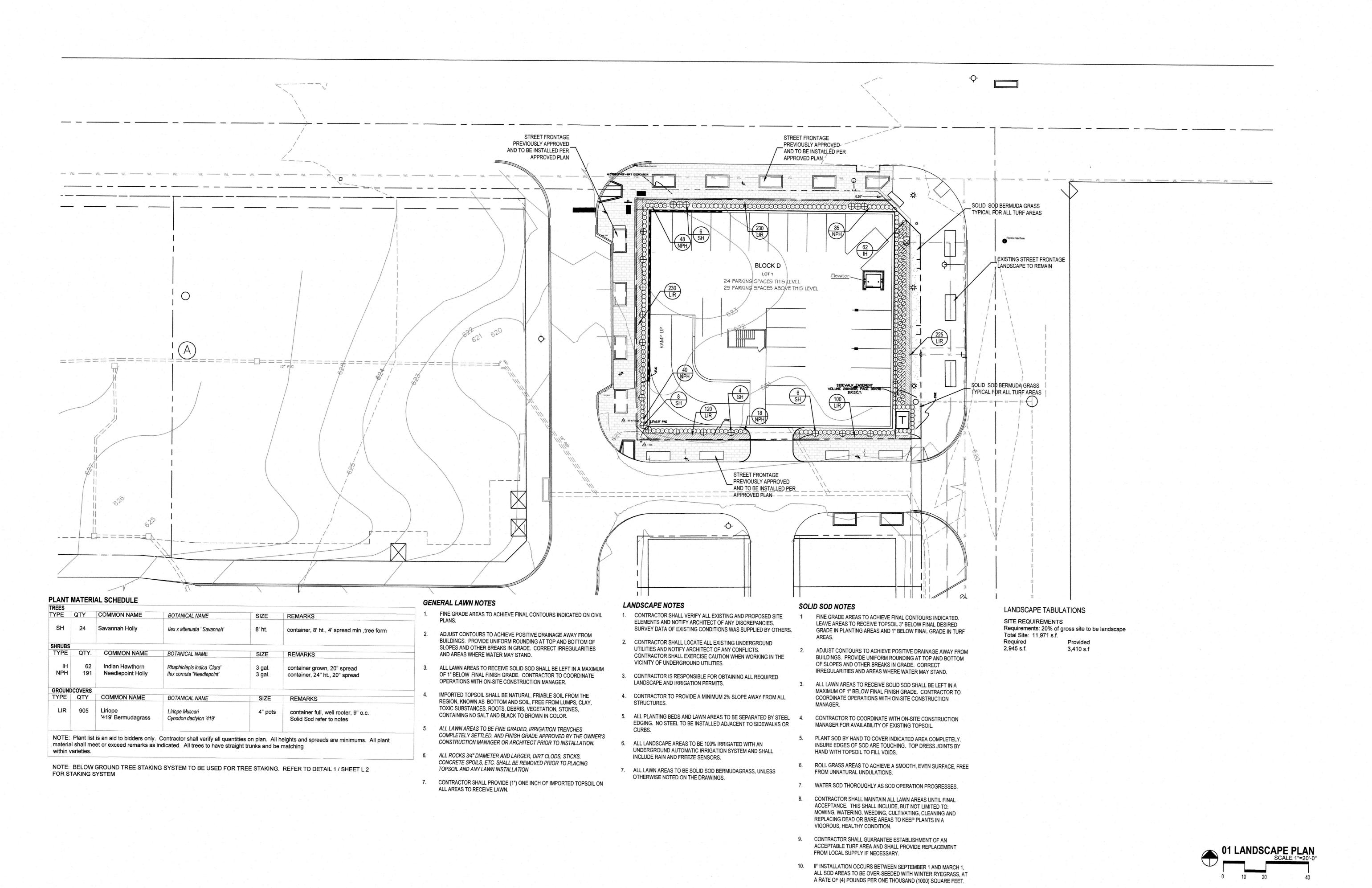
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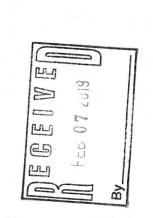
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SHEET



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
784 W. McDERMOTT DR., SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM





5875 SPECTRUM DRIVE BUILDING 6 ADDISON, TEXAS 75001

ISSUE:

FOR CONSTRUCTION 05.14.2018
SITE PLAN CHANGES 02.07.2019

DATE:

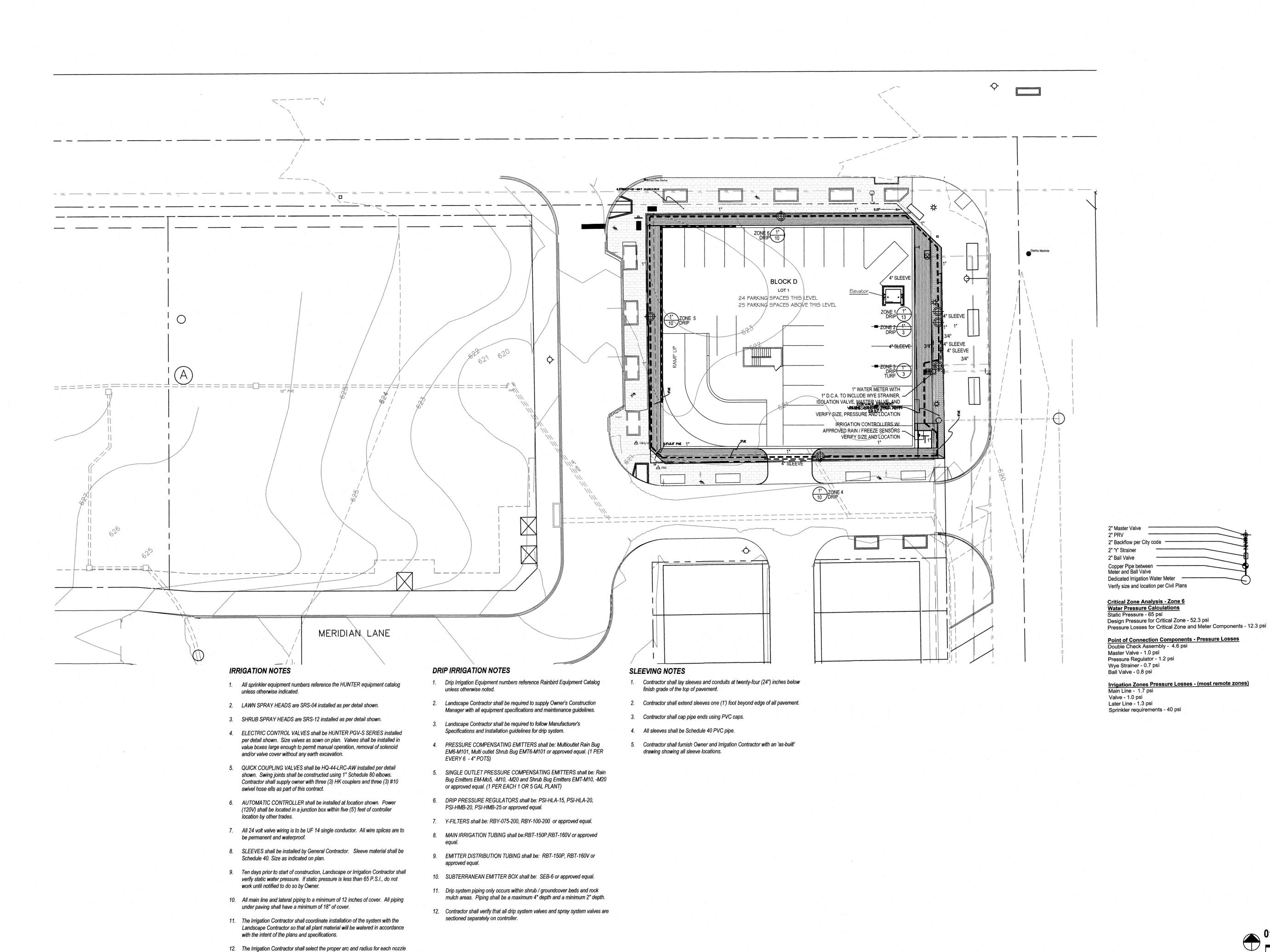
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LANDSCAPE PLAN

SHEET NUMBER:

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to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on

building.

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SITE PLAN CHANGE 02.07.2019

**DATE:** 02.07.2019

SHEET NAME: IRRIGATION PLAN

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