

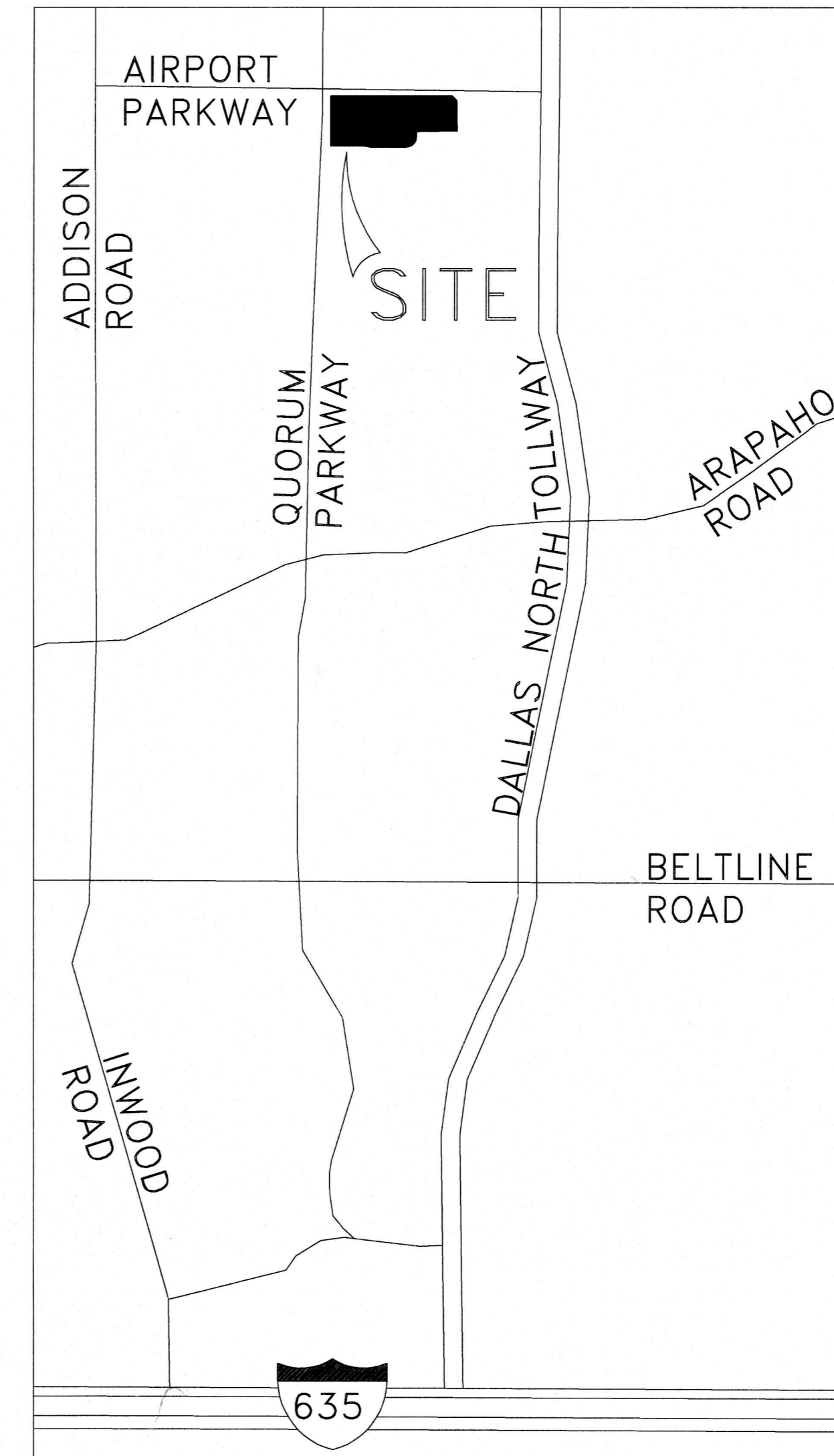
Proposed Residential Project for
Addison Urban Development partners

MERIDIAN SQUARE CONDOMINIUMS

QUORUM DRIVE AT MERIDIAN LANE

DAVE'S OFFICE

- FINAL PLAT
- CE-1 DIMENSION CONTROL
- CE-2 GRADING PLAN
- CE-3 UTILITY PLAN
- CE-4 STORM SEWER PLAN
- DA-1 DRAINAGE AREA MAPS
- EC-1 EROSION CONTROL & DETAILS
- DA-1 DRAINAGE AREA MAPS
EXISTING, PROPOSED &
PREVIOUS BY OTHERS
- D-1 PAVING DETAILS
- D-1 UTILITY DETAILS



VICINITY MAP
NOT TO SCALE

APPROVED FOR
CONSTRUCTION
Town of Addison
Public Works Department
APPROVED BY: *David N. Peeples*
DATE: 11/3/13

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

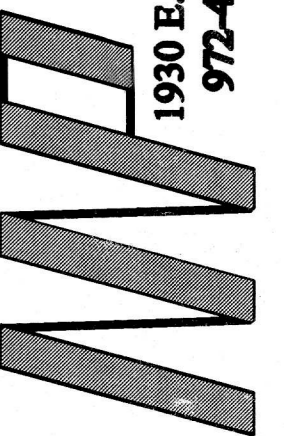
SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 65'± SOUTH OF QUORUM PARKWAY AND AIRPORT PARKWAY.

ELEVATION = 630.71

OWNER:

Addison Urban Development partners
500 Lookout Drive
Richardson, TX 75080

MICHAEL PEEPLES
Engineers and Planners
1930 E. ROSEMEADE #205 - CARROLLTON, TX 75007
972-416-1968 (TEL) 214-731-9949 (FAX)
ENGINEERING FIRM #5754



Michael N. Peeples
10/11/12

Lot 2, Block A Meridian Square, Addison, Texas
MERIDIAN SQUARE CONDOMINIUMS

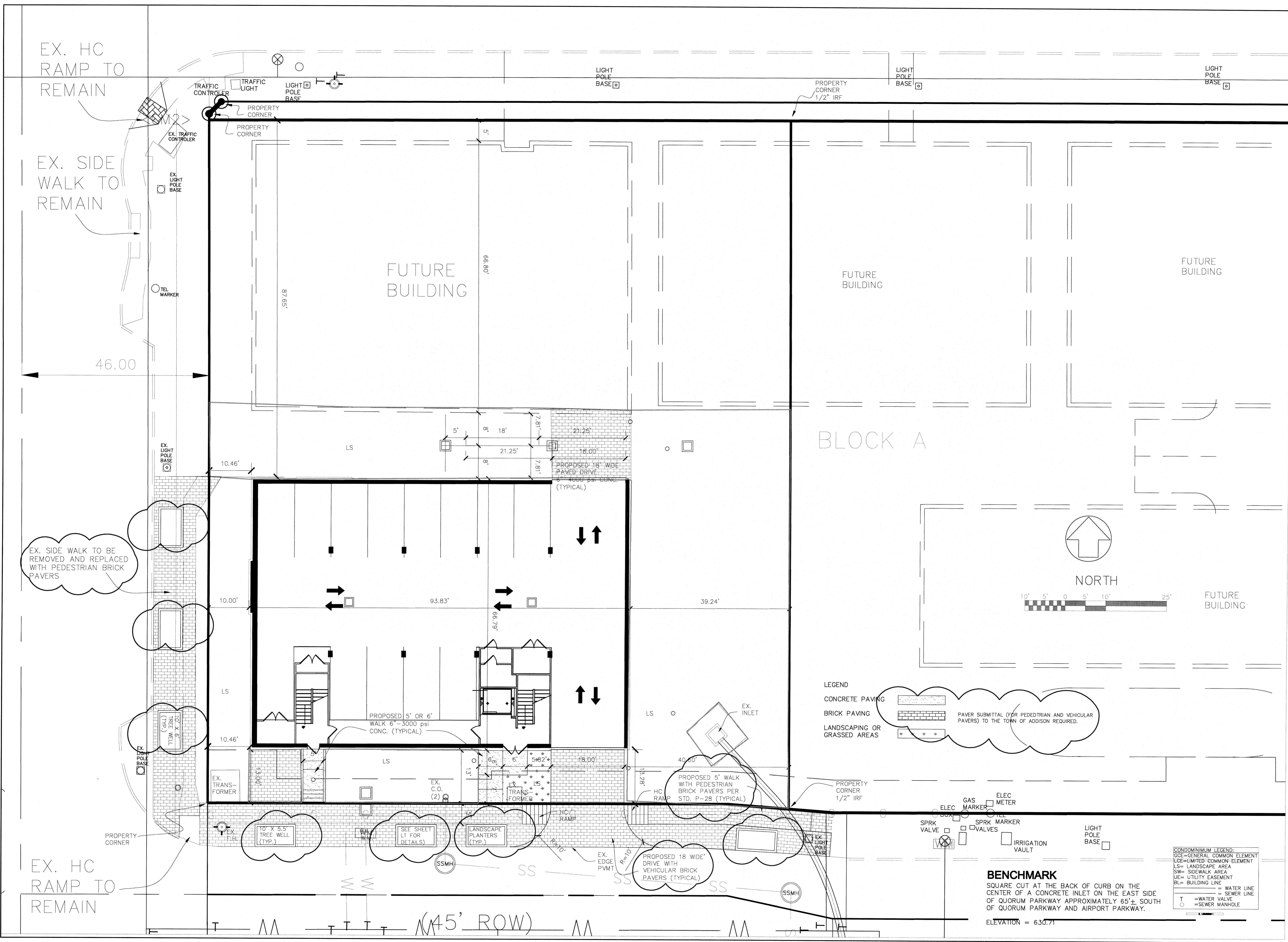
SHEET
T-1
OF

FW2012-32

TITLE SHEET

MERIDIAN CONDOS

MERIDIAN CONDOS Ph.1



EX. HC RAMP TO REMAIN

EX. SIDE WALK TO REMAIN

EX. SIDE WALK TO BE REMOVED AND REPLACED WITH PEDESTRIAN BRICK PAVERS

EX. HC RAMP TO REMAIN

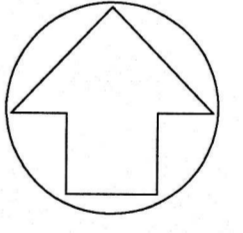
FUTURE BUILDING

FUTURE BUILDING

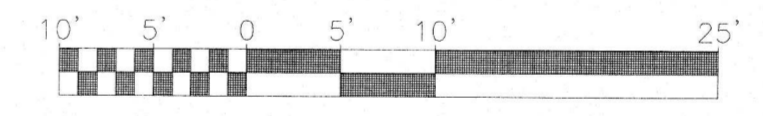
FUTURE BUILDING

BLOCK A

FUTURE BUILDING



NORTH



LEGEND

- CONCRETE PAVING [Symbol]
 - BRICK PAVING [Symbol]
 - LANDSCAPING OR GRASSED AREAS [Symbol]
- PAVER SUBMITTAL (FOR PEDESTRIAN AND VEHICULAR PAVERS) TO THE TOWN OF ADDISON REQUIRED.

BENCHMARK

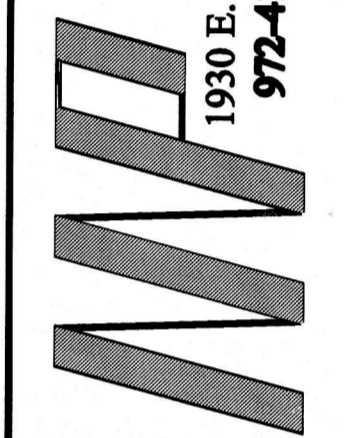
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ELEVATION = 630.71

CONDOMINIUM LEGEND:

GCE	= GENERAL COMMON ELEMENT
LCE	= LIMITED COMMON ELEMENT
LS	= LANDSCAPE AREA
SW	= SIDEWALK AREA
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
T	= WATER VALVE
O	= SEWER MANHOLE

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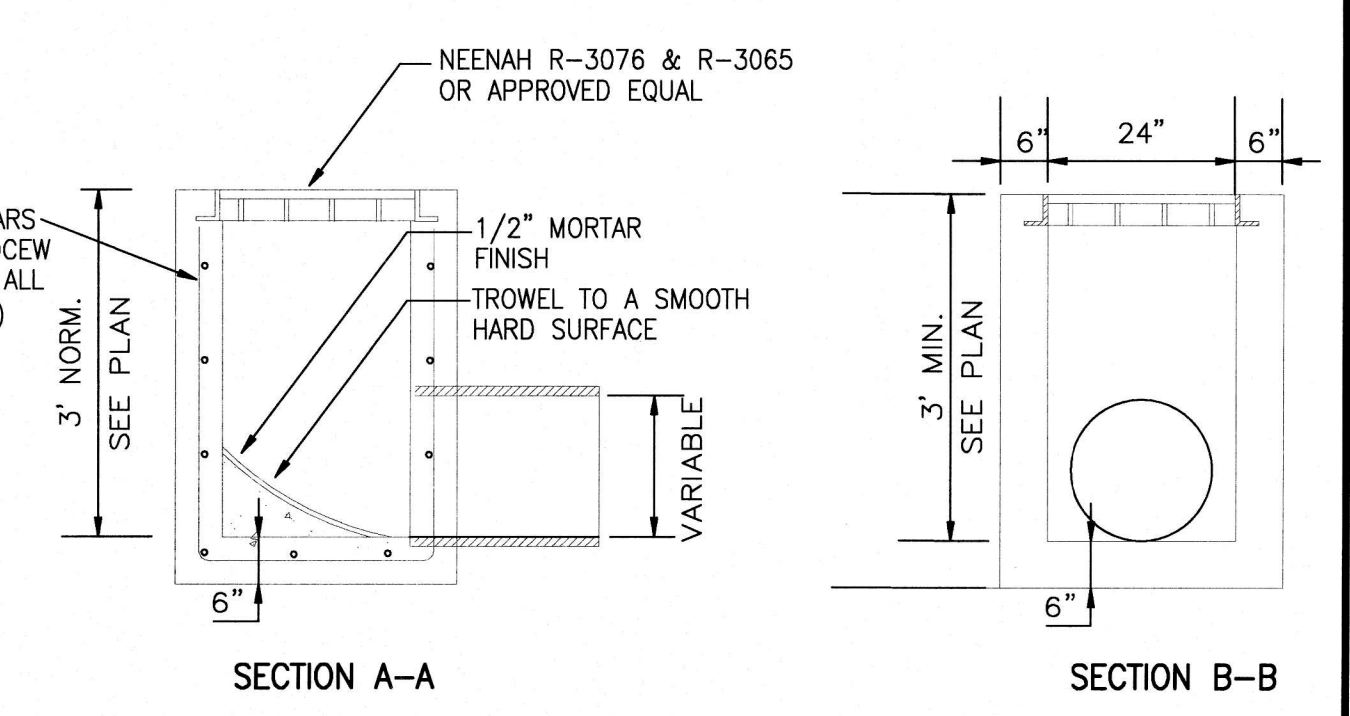
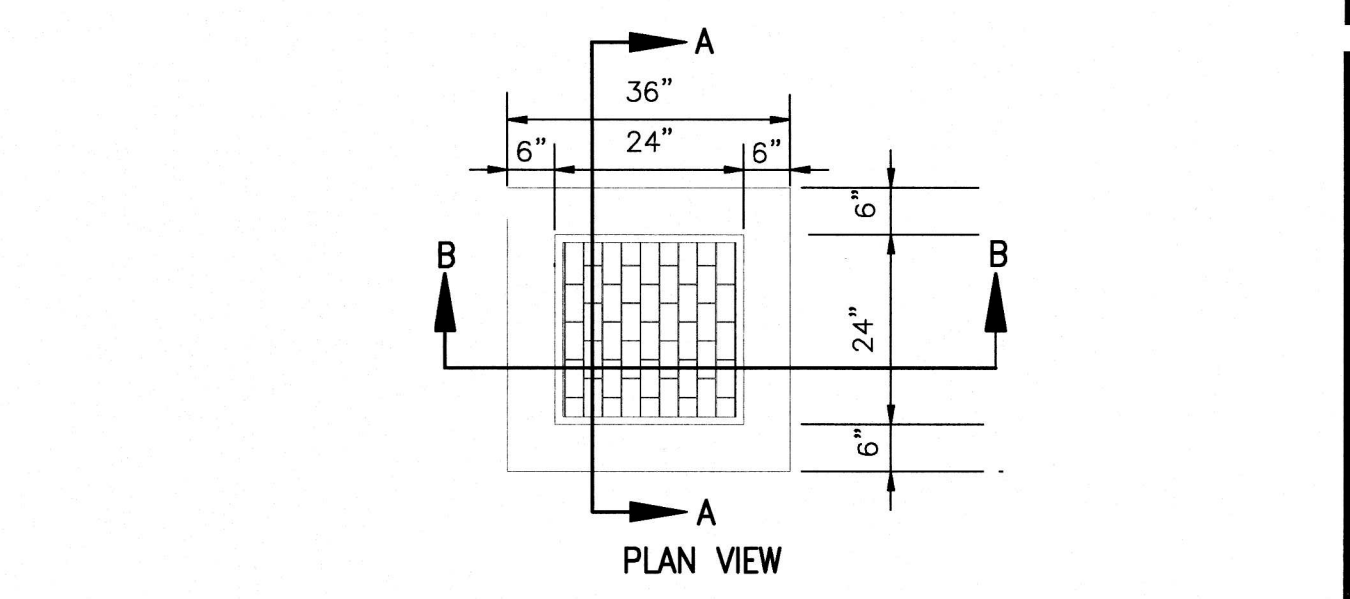
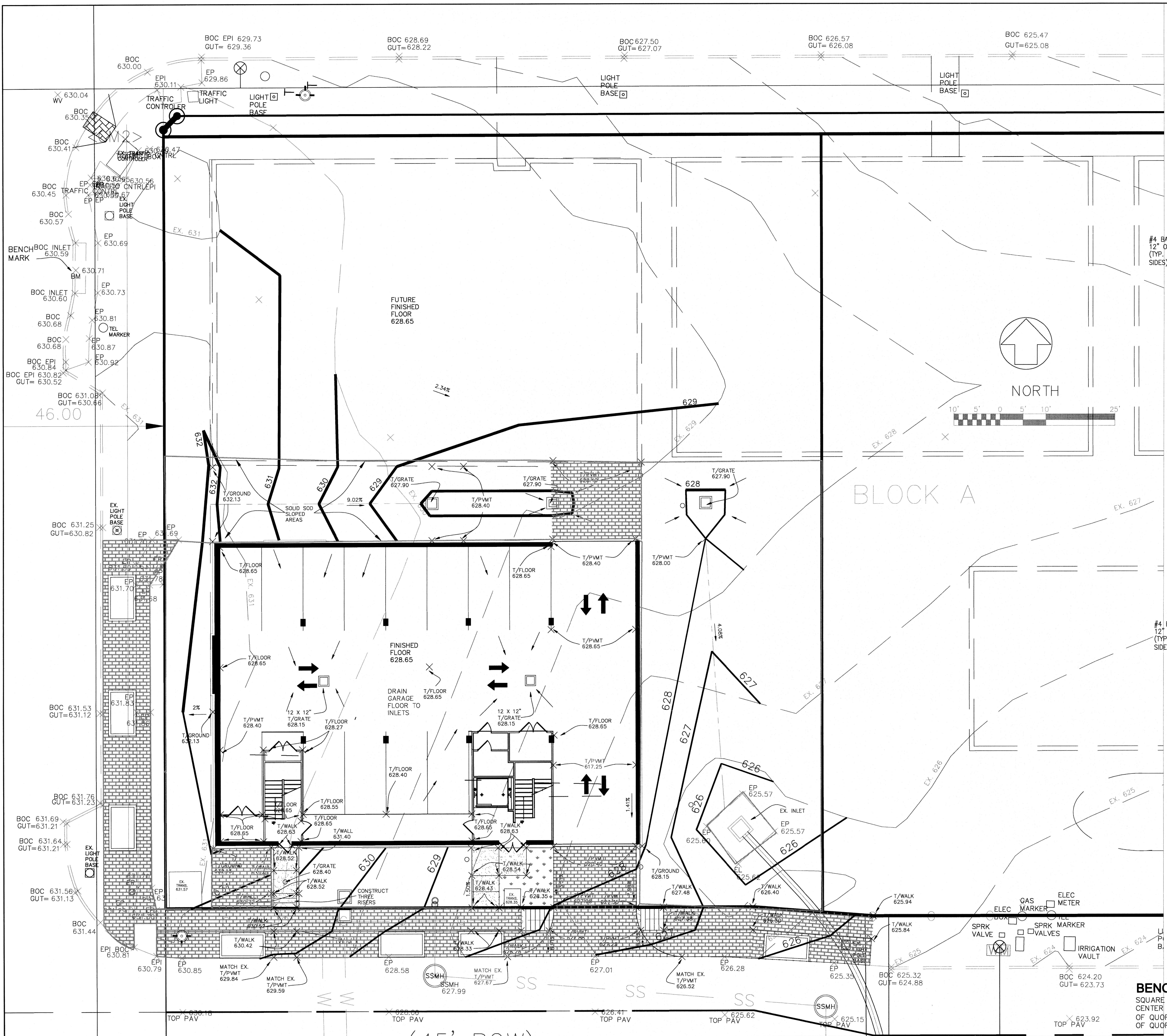
10/11/12

DIMENSION CONTROL PLAN

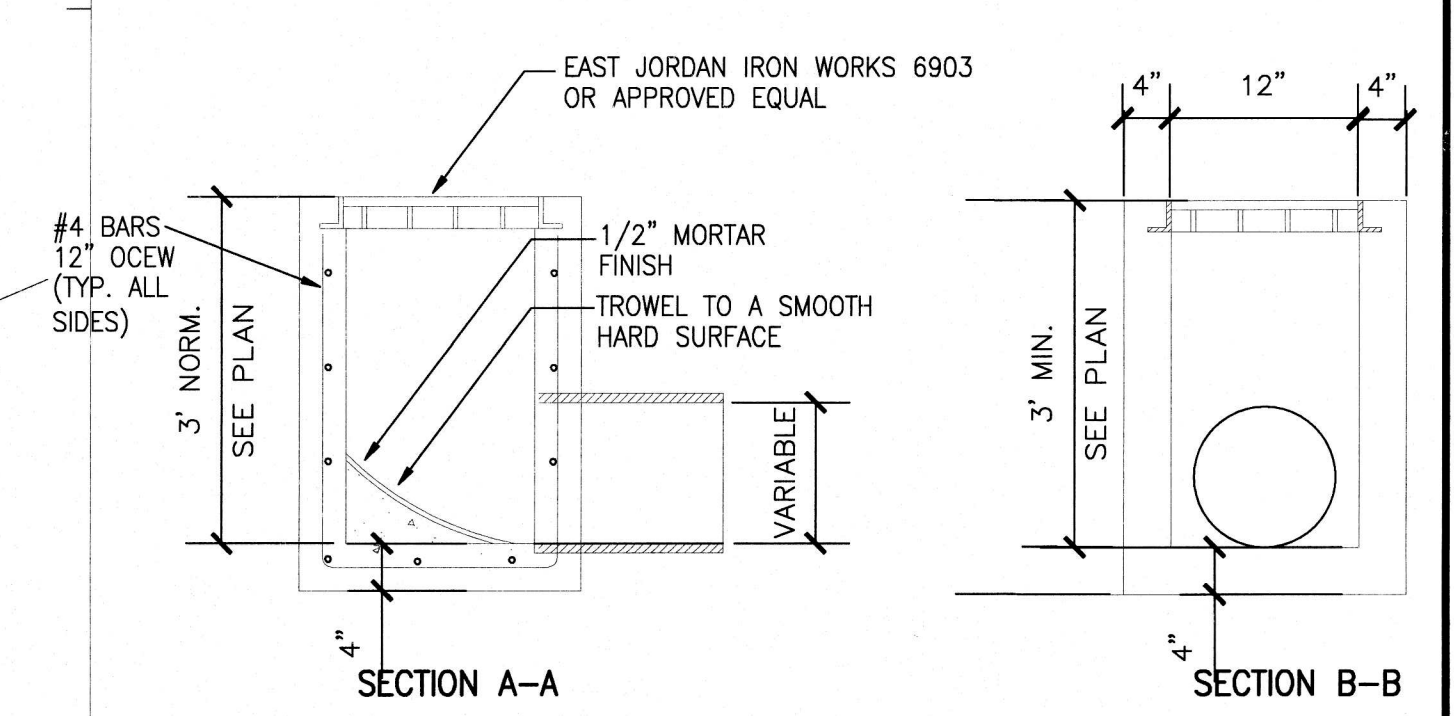
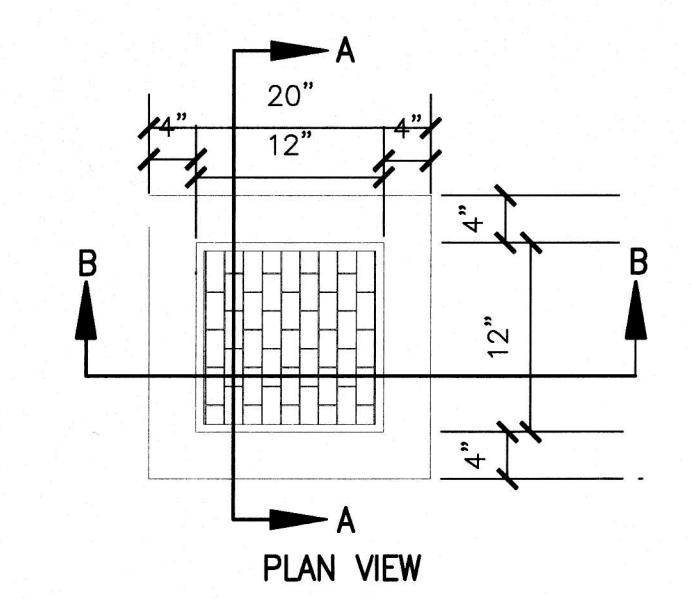
Lot 2, Block A Meridian Square, Addison, Texas
 MERIDIAN SQUARE CONDOMINIUMS

SHEET
 CE-1
 OF

PW2012-XX



ONE GRATE INLET DETAILS



12"X12" GRATE INLET DETAILS

NOTE TO CONTRACTOR:
 SEE TOWN OF ADDISON PAVING DETAILS SHEET D-1
 SEE SHEET DA-1 FOR ADDITIONAL GRADING TO DIRECT FLOWS TO THE DROP INLET INSTEAD OF THE 10' CURB INLET
 SEE SHEET CE-1 FOR EXTENT AND TYP OF PAVING.

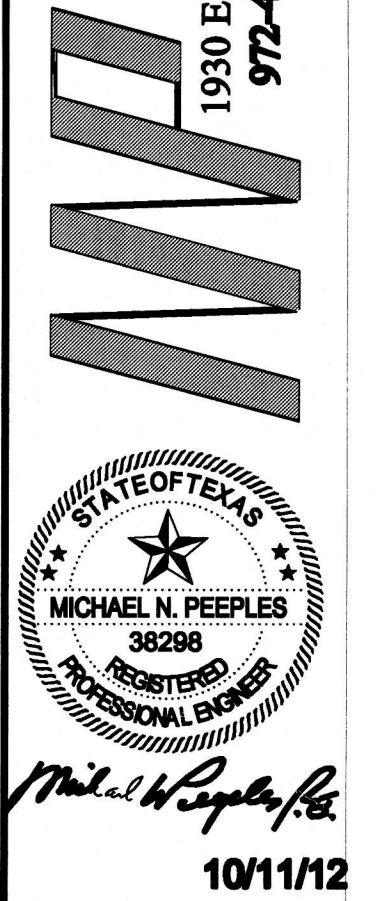
BENCHMARK
 SQUARE CUT AT THE BACK OF CURB ON THE CENTER OF A CONCRETE INLET ON THE EAST SIDE OF QUORUM PARKWAY APPROXIMATELY 65'± SOUTH OF QUORUM PARKWAY AND AIRPORT PARKWAY.

CONDOMINIUM LEGEND:

GCE	= GENERAL COMMON ELEMENT
LCE	= LIMITED COMMON ELEMENT
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SW	= SIDEWALK AREA
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
T	= WATER VALVE
○	= SEWER MANHOLE

GRADING PLAN

MICHAEL PEEPLES
 Engineers and Planners
 1930 E. ROSEMEADE #205 - CARROLLTON, TX 75007
 972-416-1968 (TEL) 214-731-9949 (FAX)
 ENGINEERING FIRM #3754



Lot 2, Block A Meridian Square, Addison, Texas
MERIDIAN SQUARE CONDOMINIUMS

SHEET
CE-2
 OF

FW2012-3X

ELEVATION = 630.71

PROPOSED DRAIN LINE

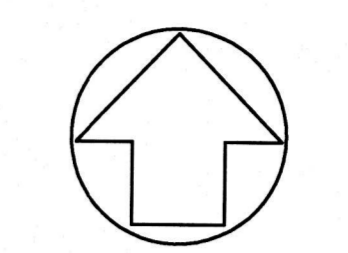
STA. 1+81.53
INSTALL: 6"-PLUG
F/L=624.08

F/L=624.73 (INLET)
F/L=623.60 (6")

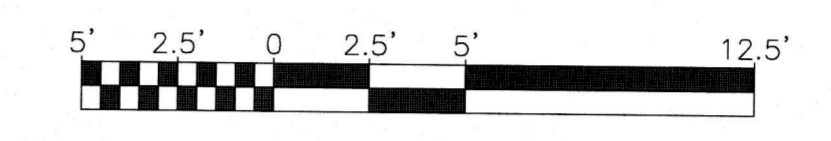
STA. 1+79.53
INSTALL: 6"-45'
WYE & C.O.
F/L=624.04

STA. 1+36.40
INSTALL: 6"-45'
WYE & C.O.
F/L=623.18

STA. 1+27.25
INSTALL: 6"-45'
WYE & C.O.
F/L=623.00



NORTH



F/L=624.08 (12")
F/L=622.85 (6")

F/L=623.55 (12")
F/L=622.34 (6")

FINISHED FLOOR
628.65

SEE TOWN OF ADDISON PAVING DETAILS
SHEET D-1

SEE SHEET DA-1 FOR ADDITIONAL
GRADING TO DIRECT FLOWS TO THE DROP
INLET INSTEAD OF THE 10' CURB INLET

SEE SHEET CE-1 FOR EXTENT AND TYP
OF PAVING.

SEE TOWN OF ADDISON
UTILITY DETAILS
SHEET D-2

TOWN OF ADDISON
TO DISCONNECT AND SALVAGE
EXISTING WATER METERS TO
BE DEMOLISHED.

12-4-12
REVISED FIRE
SPRINKLER LEAD

STA. 0+09.50
INSTALL:
2"-TEMP. PLUG
SEE SHEET P2.1
FOR CONT.

STA. 0+09.50
INSTALL:
6"-TEMP. PLUG
F/L=620.64
SEE SHEET P2.1
FOR CONT.

STA. 0+63.02
INSTALL: 6"-45'
WYE & C.O.
F/L=621.71

STA. 0+46.44
INSTALL: 6"-45'
WYE & C.O.
F/L=621.37

STA. 0+09.28
INSTALL: 6"-45'
WYE & C.O.
F/L=620.64

SEE SHEET
P1.2 FOR
CONTINUATION

STA. 0+06
INSTALL: 2"-90° BEND

15 L.F.
NEW GAS
LINE
NEW GAS
METER

INSTALL:
41 L.F.
6" FIRE
LINE

STA. 0+00
BEGIN 2" PIPE
INSTALL:
2" VALVE

NEW 2" WATER LNE

STA. 0+27
INSTALL: 2"-90° BEND

STA. 0+00
F/L=620.45

INSTALL:
2" BACKFLOW
DEVICE IN VAULT
ON PRIVATE PROP.

F/L=623.71 (12")
F/L=620.55 (6")

STA. 0+02.00
INSTALL: 6"-45'
WYE & C.O.
F/L=620.49

INSTALL:
2" DOM. WATER
METER IN R.O.W

EX. DOUBLE
C.O.
EX. LINE "C"
STA. 4+74.53=STA. 0+00
EX. F/L=620.45

EX. TRANS-
FORMER

INSTALL:
90° BENDS

STA. 0+00
REMOVE EX.
6" PLUG
BEGIN 6" FIRE
LINE

EX. 6"
LINE

NEW
W.L.
W.M.

DEMO
EX.
WATER
METER

INSTALL:
4" x 2" REDUCER

SSMH

SS

BENCHMARK

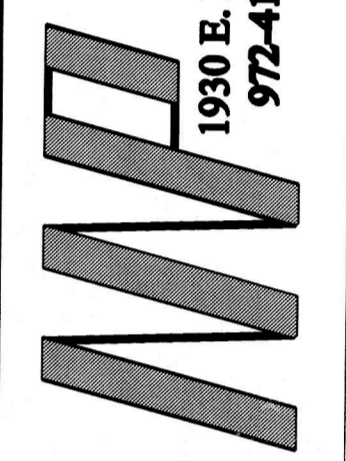
SQUARE CUT AT THE BACK OF CURB ON THE
CENTER OF A CONCRETE INLET ON THE EAST SIDE
OF QUORUM PARKWAY APPROXIMATELY 85'± SOUTH
OF QUORUM PARKWAY AND AIRPORT PARKWAY.

ELEVATION = 630.71

CONDOMINIUM LEGEND:

GC	= GENERAL COMMON ELEMENT
LC	= LIMITED COMMON ELEMENT
LS	= LANDSCAPE AREA
SW	= SIDEWALK AREA
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
W	= WATER LINE
S	= SEWER LINE
V	= WATER VALVE
M	= SEWER MANHOLE

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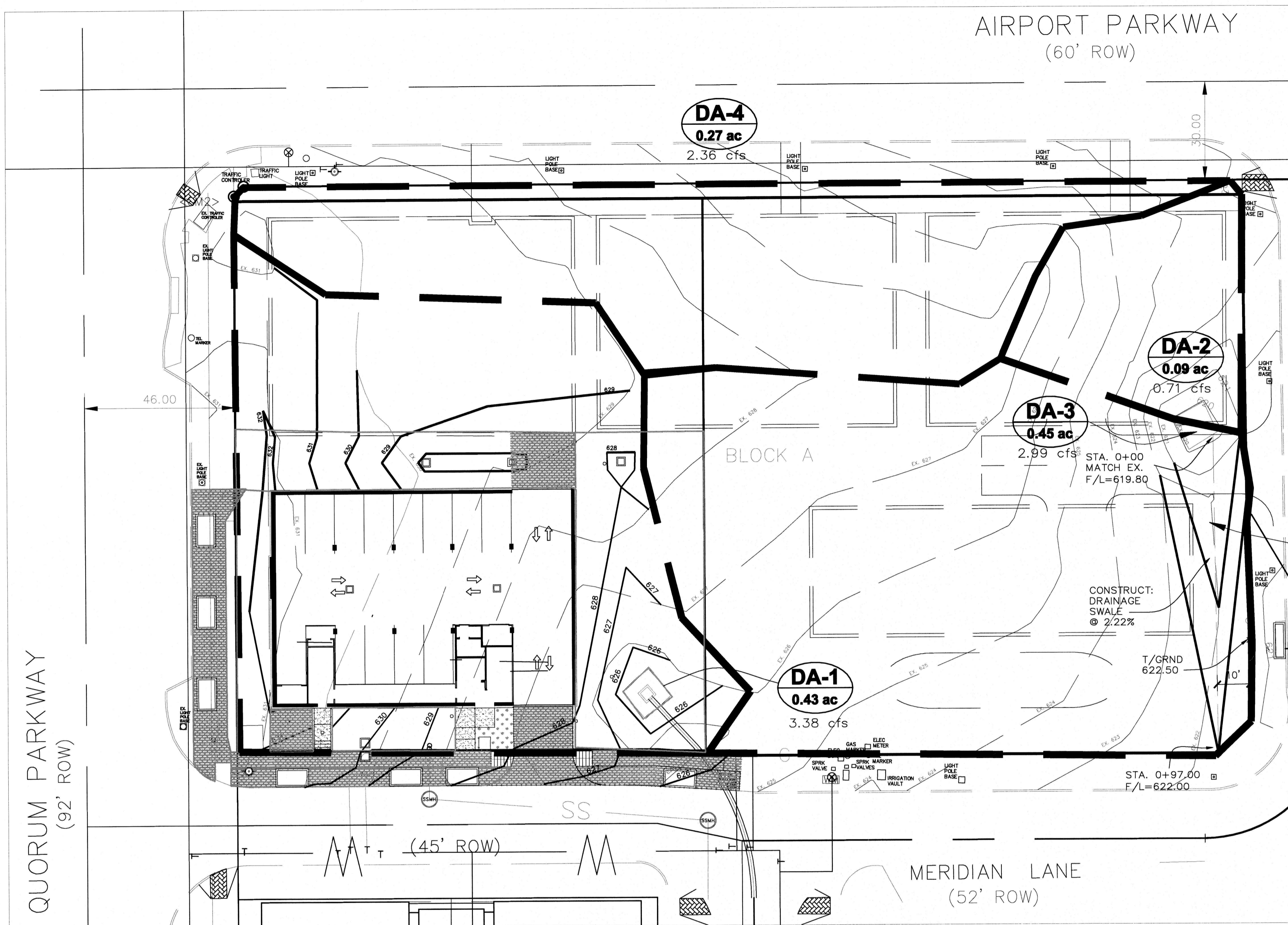
12/4/12

UTILITY PLAN

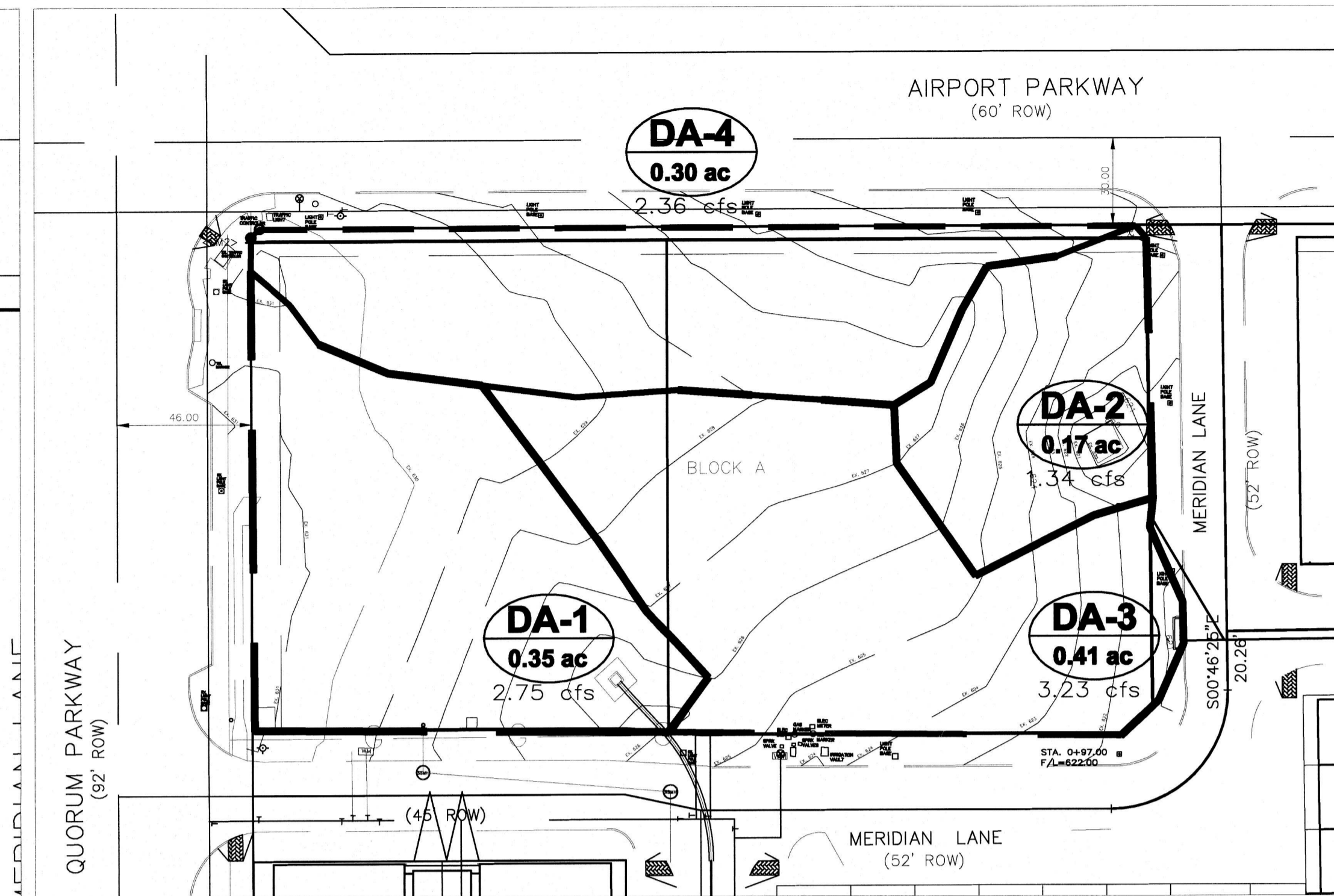
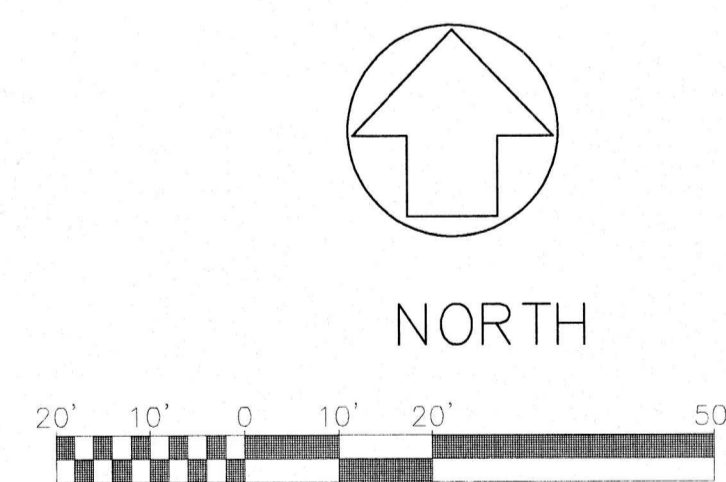
Lot 2, Block A Meridian Square, Addison, Texas, Texas
MERIDIAN SQUARE CONDOMINIUMS

SHEET
CE-3
OF

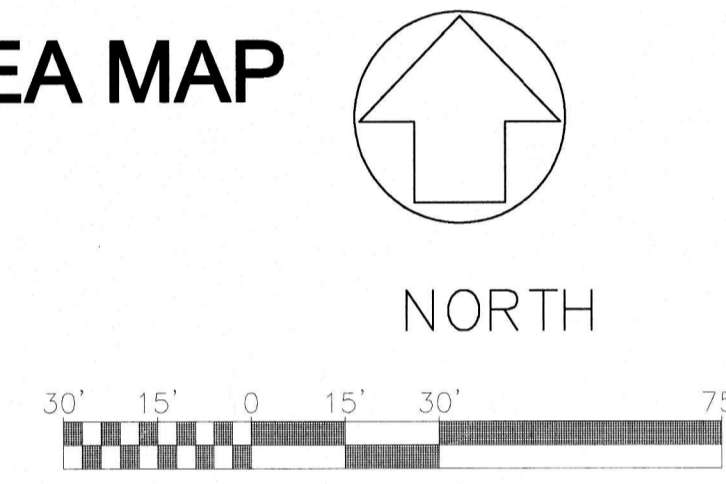
PW2012-XX



PROPOSED DRAINAGE AREA MAP



EXISTING DRAINAGE AREA MAP



OFFSITE GRADING TO DIRECT EX. DRAINAGE TO EX. DROP INLET

DA#	AREA in ACRES	Tc in MIN	INTENSITY "C" in/hr	"C" factor	Q ₁₀₀ in cfs	COMMENT
EXISTING ON-SITE DRAINAGE AREAS						
DA-1	0.35	10	8.74	0.90	2.75	EX. DRAINAGE FLOWING TO THE EXISTING DROP INLET IN THE LEFT QUADRANT OF THE SUBJECT TRACT
DA-2	0.09	10	8.74	0.90	1.34	EX. DRAINAGE FROM THE EXISTING SUBJECT TRACT TO THE EXISTING DROP INLET JUST WEST OF MERIDIAN LANE
DA-3	0.45	10	8.74	0.90	3.54	EX. DRAINAGE FROM THE EXISTING SUBJECT TRACT TO THE EXISTING DROP INLET WEST OF MERIDIAN LANE
DA-4	0.30	10	8.74	0.90	2.36	EX. DRAINAGE FROM THE EXISTING SUBJECT TRACT NORTH TO THE RIGHT-OF-WAY IN AIRPORT ROAD
PROPOSED ON-SITE DRAINAGE AREAS						
DA-1	0.43	10	8.74	0.90	3.38	PROP. DRAINAGE FLOWING TO THE EXISTING DROP INLET IN THE LEFT QUADRANT OF THE SUBJECT TRACT
DA-2	0.17	10	8.74	0.90	0.71	UNCHANGED EX. DRAINAGE FROM THE EXISTING SUBJECT TRACT TO THE EXISTING DROP INLET JUST WEST OF MERIDIAN LANE
DA-3	0.38	10	8.74	0.90	2.99	PROP. DRAINAGE FROM THE EXISTING SUBJECT TRACT TO THE EXISTING CURB INLET IN MERIDIAN LANE
DA-4	0.27	10	8.74	0.90	2.12	PROP. DRAINAGE FROM THE EXISTING SUBJECT TRACT NORTH TO THE RIGHT-OF-WAY IN AIRPORT ROAD

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BL	= BUILDING LINE
—	= WATER LINE
—	= SEWER LINE
T	= WATER VALVE
O	= SEWER MANHOLE

DRAINAGE AREA MAP & OFFSITE GRADING

Lot 2, Block A Meridian Square, Addison, Texas
MERIDIAN SQUARE CONDOMINIUMS

SHEET
 DA-1
 OF

FW#2012-XX

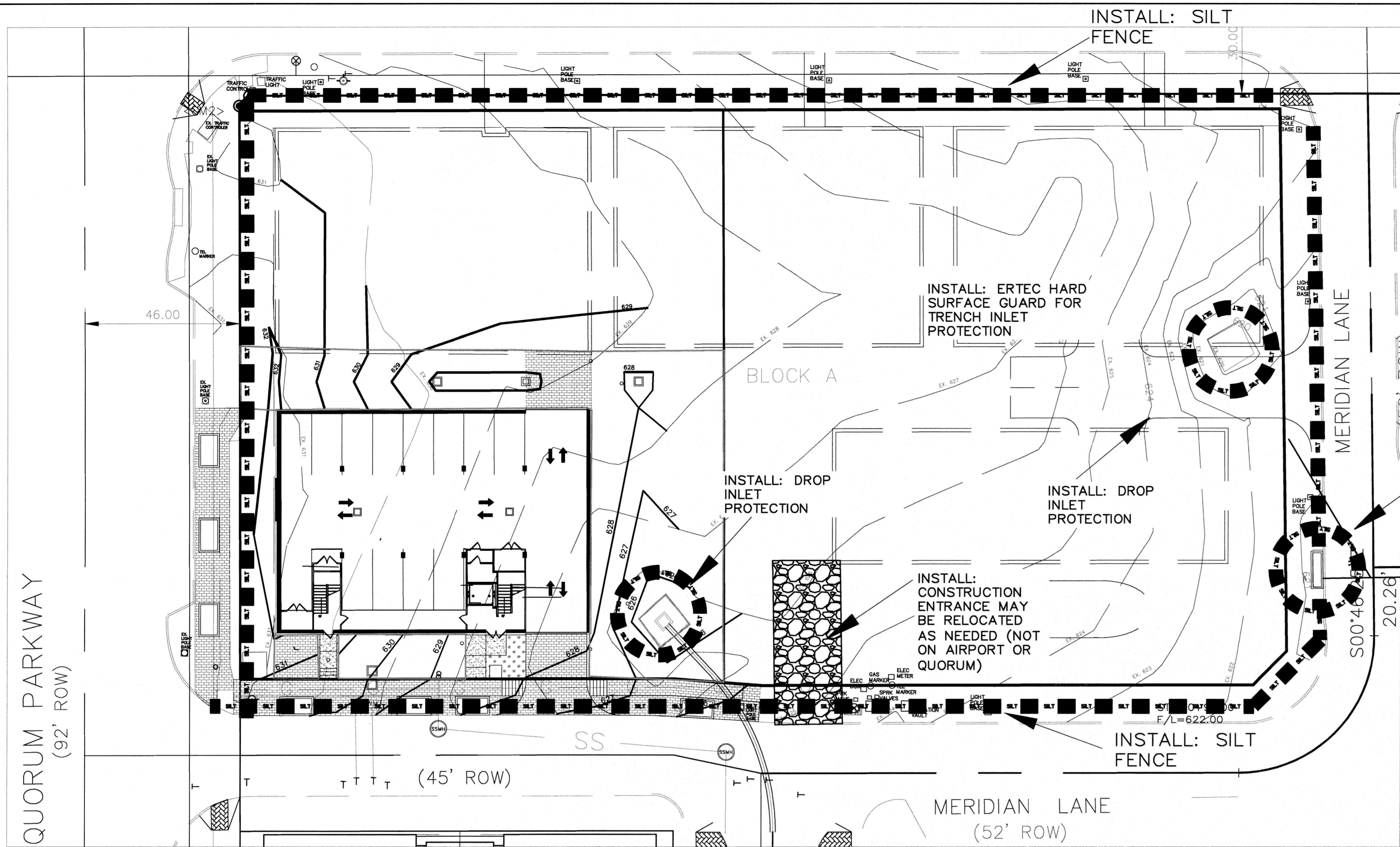
MICHAEL PEEPLES
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 972-416-1968 (TEL) 214-731-9949 (FAX)
 ENGINEERING FIRM #5754

MPE

STATE OF TEXAS
 MICHAEL N. PEEPLES
 38298
 REGISTERED PROFESSIONAL ENGINEER

Michael N. Peeples

10/11/12



EROSION CONTROL PLAN NOTES

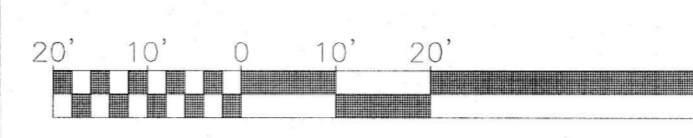
- ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TWR 150000 ISSUED AND DATED MARCH 5, 2003.
- THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
- ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA AND TCEQ.
- 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 THE PROJECT.
- MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
- 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.
- EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
- ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES OR 20%.
- THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
- 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. SOODING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFIED BY SECTION 202.6 OF THE OCTOBER 2004 OR LATEST EDITION OF NCTCOG STANDARD SPECIFICATION.
- 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.
- A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE EROSION CONTROL PLAN.
- 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.
- ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

SILT FENCE NOTES

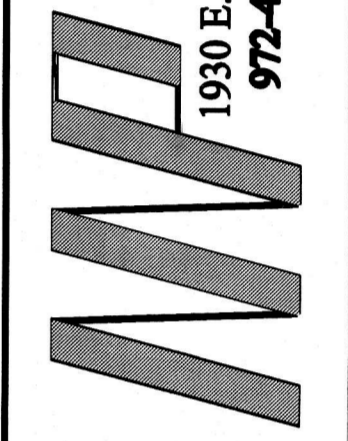
- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE UPDRAIN RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
- THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNDRAIN SIDE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. THE TRENCH CANNOT BE TRENCHED IN AT PAVEMENT FLEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE DOWNDRAIN SIDE TO PREVENT FLOW UNDER FABRIC.
- 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 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 WITH WIRE OR RIVETS.
- 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 IMPED STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE REMOVED AT AN APPROVED SITE, AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

	EROSION CONTROL & SILT FENCE NOTES	STANDARD CONSTRUCTION DETAILS EROSION CONTROL	
		DATE: AUGUST, 2010	REV DATE: -

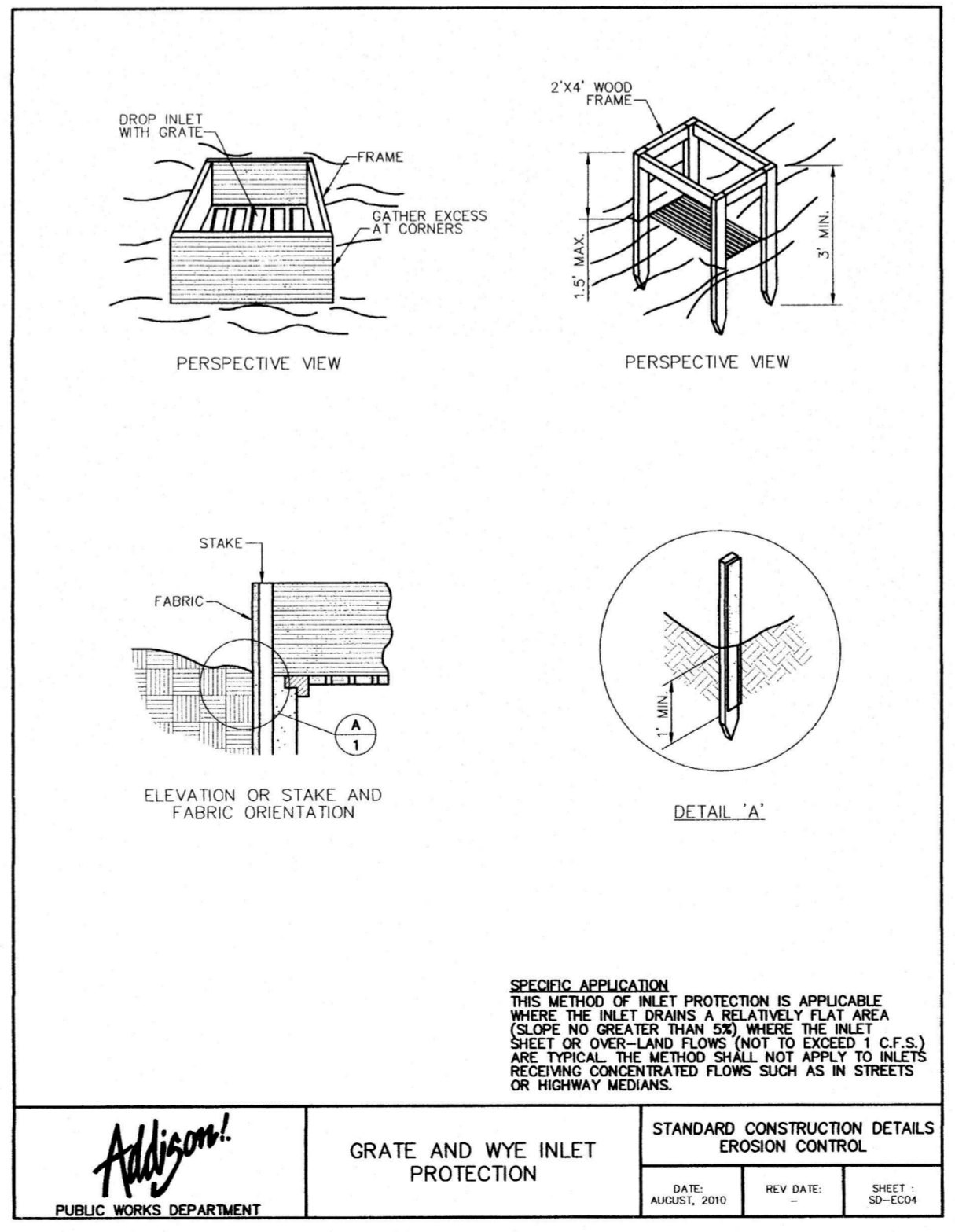
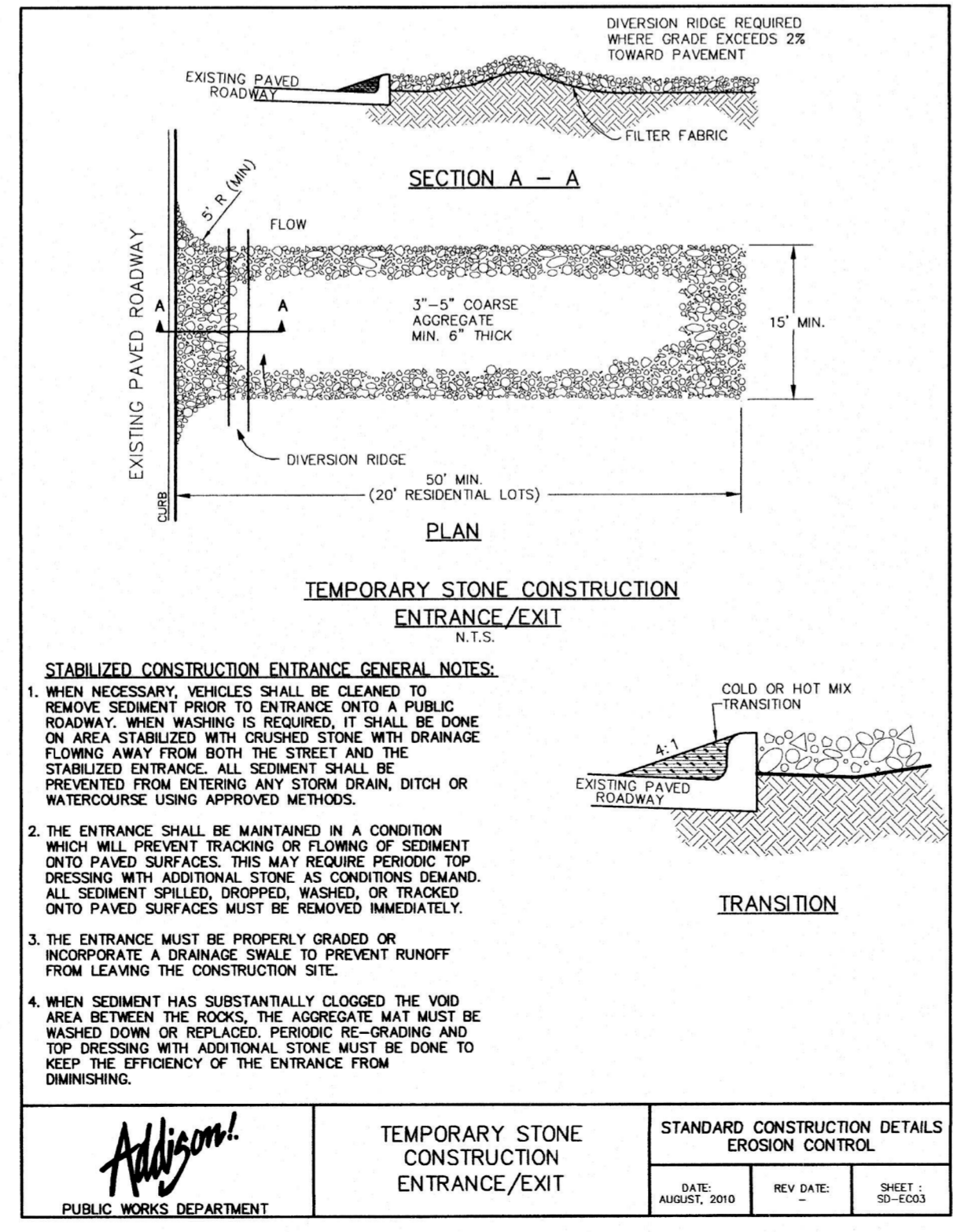
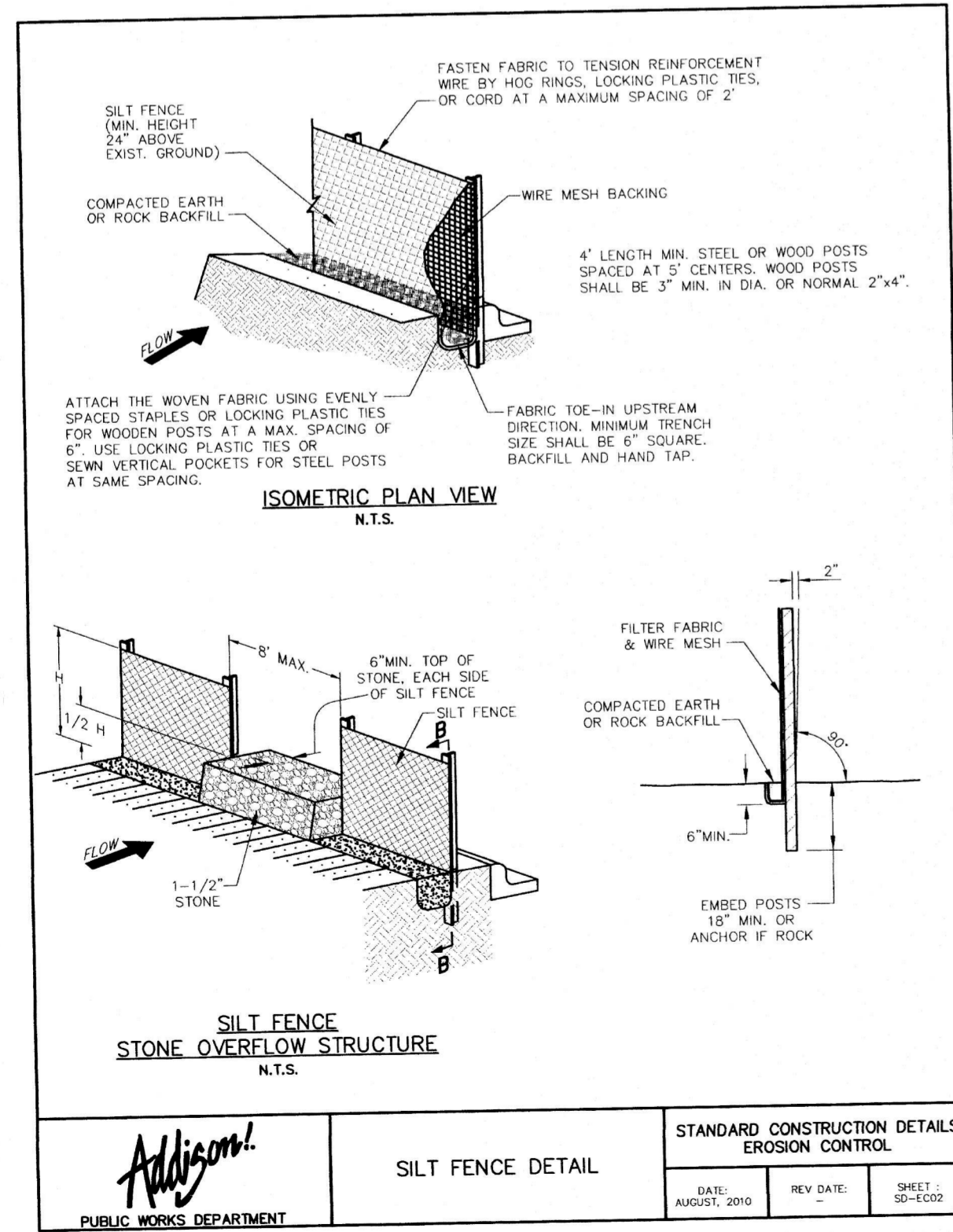
QUORUM PARKWAY
(92' ROW)



MICHAEL PEEPLES
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10/11/12



EROSION CONTROL PLAN

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MERIDIAN SQUARE CONDOMINIUMS

SHEET
EC-1
OF
FW/2012-XX