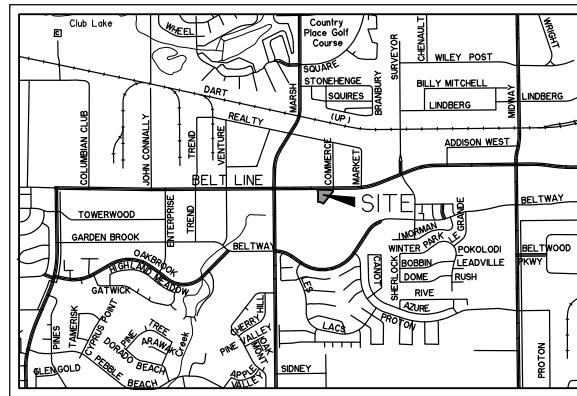


CIVIL SITE IMPROVEMENTS  
TO SERVE  
**FROST BANK**  
**ADDISON FINANCIAL CENTER**  
LOT 2, BLOCK A  
PRINTEMPS ADDITION NO. 2  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

C001	COVER SHEET
C002-C003	ALTA SURVEY
C004	PLAT
C100	TOPOGRAPHIC LEGEND
C101	GENERAL NOTES
C102	GENERAL NOTES
C103	CITY GENERAL NOTES
C201	CITY CONCEPT PLAN
C301	PAVING & DIMENSIONAL CONTROL PLAN
C302	PRIVATE PAVING DETAILS
C303	PRIVATE PAVING DETAILS
C304	PRIVATE PAVING DETAILS
C401	GRADING PLAN
C501	EXISTING DRAINAGE AREA MAP
C502	PROPOSED DRAINAGE AREA MAP
C503	STORM DRAIN PLAN
C504	STORM DRAIN PROFILES
C505	STORM DRAIN PROFILES
C506	STORM DRAIN DETAILS
C601	UTILITY PLAN
C602	CITY UTILITY DETAILS
C701	EROSION CONTROL PLAN
C702	EROSION CONTROL DETAILS
L1-1	TREE REMOVAL & PRESERVATION PLAN
L1-2	TREE PRESERVATION DETAILS
L3-1	LANDSCAPE PLANTING PLAN
L3-2	LANDSCAPE NOTES & SCHEDULE
L3-3	LANDSCAPE PLANTING DETAILS
L3-4	LANDSCAPE PLANTING DETAILS

THE STANDARD SHEET C103 & C602, SPECIFICALLY IDENTIFIED IN THIS INDEX OF SHEETS HAS BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

NOTE:  
1.) ALL REFERENCES TO 'CITY' SHALL MEAN 'TOWN OF ADDISON'.  
2.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS.  
3.) REFER TO CITY WEBSITE TO CONFIRM CURRENT STANDARDS. STANDARDS CHANGE OFTEN THEREFORE CONTRACTORS MUST VERIFY CURRENT STANDARDS.



**RECORD DRAWING**  
February 26, 2024

**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 [www.wierassociates.com](http://www.wierassociates.com)

**DEVELOPER:**  
FROST BANK  
3838 ROGER ROAD  
SAN ANTONIO, TX 78251  
PHONE: (210) 220-5848  
CONTACT: ROSS WOOD  
ROSS.WOOD@FROSTBANK.COM

**ENGINEER:**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., STE 200E  
ARLINGTON, TEXAS 76006  
PHONE: (817) 467-7700  
CONTACT: PRIYA ACHARYA, P.E.  
PRIYA@WIERASSOCIATES.COM

REVISIONS:	DATE	DESCRIPTION
MARK		







**EXISTING TOPOGRAPHIC LEGEND**

ASPHALT PAVEMENT	ASPH
BOLLARD/GUARD POST	BOL/ GP
DIMENSION TO BACK OF CURB	B/C
CABLE TV	CATV
CONTROL MONUMENT	CM
CONCRETE	CONC.
ELEC BOX (GROUND)	EB
ELEC MANHOLE	EMH
ELEC METER	EM
FIRE HYDRANT	FH
FIBER OPTIC CABLE	FO
GAS METER	GM
GAS MANHOLE	GMH
GAS TEST STATION	GTS
GUY WIRE	GUY
CONCRETE HEADWALL	HWL
IRRIGATION CONTROL VALVE	ICV
IRON ROD FOUND	IR
IRON ROD SET	IRS
LIGHT POLE	LP
POWER POLE	PP
POWER POLE W/LIGHT	PP-L
STORM DRAIN MANHOLE	SDMH
SPRINKLER HEAD	SH
SIGN	SN
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
SOUTH WESTERN BELL TELEPHONE	SWBT
TELEPHONE MANHOLE	TMH
TELEPHONE PEDESTAL	TPD
TELEPHONE SWITCH GEAR	TSG
TRAFFIC SIGNAL BOX	TSB
TRAFFIC SIGNAL POLE	TSP
TRAFFIC SIGNAL CONTROLLER	TSC
TRANSFORMER PAD	TR
WATER METER	WM
WATER MANHOLE	WMH
WATER VALVE	WV
OVERHEAD ELECTRIC LINE	OE
UNDERGROUND ELECTRIC LINE	UE
WATER LINE	W
SANITARY SEWER LINE	SS
FIBER OPTIC LINE	FO
UNDERGROUND TELEPHONE	UT
OVERHEAD TELEPHONE	OT
UNDERGROUND GAS	G
EXISTING CONCRETE STORM DRAIN LINE	24" RC
EXISTING CORRUGATED METAL STORM DRAIN LINE	24" CM
EXISTING FLOWLINE	24" F
BARBED WIRE FENCE	BWF
CHAIN LINK FENCE	CLF
WOOD FENCE	WF
GUARD RAIL / BARRICADE	GR
EXISTING TREE LINE	ETL
EXISTING TREE	ET

**PAVING PLAN LEGEND**

SEE SHEET C301 AND C302 FOR PAVEMENT INFORMATION

HANDICAP RAMP DETECTIBLE WARNING	[Grid Symbol]
PROPOSED EDGE OF PAVEMENT	[Dashed Line]
FUTURE EDGE OF PAVEMENT	[Dotted Line]
LINE IDENTIFIED IN LINE TABLE	L2
CURVE IDENTIFIED IN CURVE TABLE	C2
BACK OF CURB TO BACK OF CURB	B/B
PROPOSED CHAIN LINK FENCE	[Chain Link Symbol]
PROPOSED BARBED WIRE FENCE	[Barbed Wire Symbol]
PROPOSED WOOD / STOCKADE FENCE	[Wood Fence Symbol]
PROPOSED BARRICADE / GUARD RAIL	[Barricade Symbol]
PROPOSED RETAINING WALL	[Retaining Wall Symbol]
HANDICAP PARKING	[Handicap Parking Symbol]
INDICATES CUT OR FILL SLOPE	[Slope Triangle]
PROPOSED SIGN & POST	[Sign Post]
INDICATES PROPOSED RECESSED CURB INLET	[Recessed Curb]
INDICATES PROPOSED STANDARD CURB INLET	[Standard Curb]

**DRAINAGE PLAN LEGEND**

DRAINAGE AREA DESIGNATION	[Symbol]
DRAINAGE AREA (ACRES)	[Symbol]
WATERSHED LIMITS	[Symbol]
MAJOR DRAINAGE AREA DIVIDE	[Symbol]
MAJOR DRAINAGE AREA SUB-DIVIDE	[Symbol]
ZONING BOUNDARY	[Symbol]
FLOW DIRECTION ARROW	[Arrow]
LINE IDENTIFIED IN LINE TABLE	L2
CURVE IDENTIFIED IN CURVE TABLE	C2
INDICATES PROPOSED RECESSED CURB INLET	[Symbol]
INDICATES PROPOSED STANDARD CURB INLET	[Symbol]
INDICATES PROPOSED DROP INLET	[Symbol]
INDICATES PROPOSED JUNCTION BOX	[Symbol]
PROPOSED STORM DRAIN	[Symbol]
FUTURE STORM DRAIN	[Symbol]
PROPOSED SWALE	[Symbol]

**WATER & SANITARY SEWER PLAN LEGEND**

PROPOSED 16" OR LARGER WATER MAIN	[Symbol]
PROPOSED 12" OR SMALLER WATER MAIN	[Symbol]
FUTURE 16" OR LARGER WATER MAIN	[Symbol]
FUTURE 12" OR SMALLER WATER MAIN	[Symbol]
PROPOSED GATE VALVE	[Symbol]
PROPOSED REDUCER	[Symbol]
PROPOSED WATER METER	[Symbol]
PROPOSED FIRE HYDRANT	[Symbol]
PROPOSED AIR RELEASE VALVE OR BLOW-OFF VALVE	[Symbol]
PROPOSED 16" OR LARGER SANITARY SEWER	[Symbol]
PROPOSED 12" OR SMALLER SANITARY SEWER	[Symbol]
FUTURE 16" OR LARGER SANITARY SEWER	[Symbol]
FUTURE 12" OR SMALLER SANITARY SEWER	[Symbol]
PROPOSED SANITARY SEWER MANHOLE	[Symbol]
PROPOSED SANITARY SEWER CLEANOUT	[Symbol]

**GRADING PLAN LEGEND**

EXISTING CONTOUR	[Symbol]
PROPOSED CONTOUR	[Symbol]
PROPOSED SPOT ELEV.	[Symbol]
PROPOSED SWALE & DIRECTION OF FLOW	[Symbol]
PROPOSED GRADE BREAK	[Symbol]
TOP OF CURB	T/C
TOP OF PAVEMENT	T/P
BOTTOM OF RETAINING WALL	B/W
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FF

**RECORD DRAWING**  
February 26, 2024

CONTRACT NO. 10104  
DATE: 12/26/2022  
SHEET NO. 000

**TOPOGRAPHIC LEGEND**

FROST BANK  
ADDISON FINANCIAL CENTER  
3820 BELT LINE RD.  
ADDISON, TEXAS 75001

NO.	DATE	DESCRIPTION	BY

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com

### GENERAL NOTES FOR PRIVATE IMPROVEMENTS ONLY. REFER TO CITY STANDARDS, DETAILS AND SPECIFICATIONS FOR PUBLIC AND FIRE LANE IMPROVEMENTS.

#### PRIVATE PAVEMENT & JOINT SEALING NOTES

- PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE LATEST EDITION "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS. ALL CONCRETE FOR PAVEMENT SHALL BE CLASS "C" AND HAVE A MINIMUM 3,600 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH 4 TO 6 PERCENT AIR ENTRAINMENT UNLESS OTHERWISE NOTED. SLIP FORMED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF THREE INCHES. HAND-PLACED CONCRETE SHALL HAVE A MAXIMUM FIVE-INCH SLUMP. ALL REINFORCEMENT SHALL BE CHAIRED.
- THE JOINTING SHALL CONFORM TO THE DETAILS SHOWN ON THESE PLANS. SPECIFIC SAWED CONTRACTION OR CONSTRUCTION JOINT LOCATIONS ARE NOT SHOWN. ISOLATION JOINTS SHALL BE PROVIDED AT ALL MANHOLE RIMS, LIGHT STANDARDS AND OTHER SIMILAR INSTALLATIONS. EXPANSION JOINT LOCATIONS HAVE BEEN INDICATED ON PAVING AND DIMENSIONAL CONTROL PLANS.
- IN THE ABSENCE OF GEOTECHNICAL REPORT RECOMMENDATIONS, PROVIDE SAWED CONTRACTION JOINTS AT MAXIMUM 20-FOOT SPACING FOR EIGHT-INCH CONCRETE, MAXIMUM 15 FEET FOR SIX-INCH CONCRETE AND MAXIMUM 12-FOOT SPACING FOR FIVE-INCH CONCRETE. WHERE PAVEMENT OF DIFFERENT THICKNESSES ADJOIN, JOINT SPACING OF THINNER PAVEMENT SHALL CARRY THROUGH THE THICKER PAVEMENT. DO NOT PLACE SAWED CONTRACTION JOINT LONGITUDINALLY ALONG LOW POINT OR AT GUTTER LINE. SAWING OF JOINTS SHALL BEGIN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. COMPLETE ALL SAWED CONTRACTION JOINTS BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
- DO NOT PLACE SAND OR SELECT FILL BENEATH CONCRETE PAVEMENT, SIDEWALKS, DRIVE APPROACHES OR HANDICAP RAMPS FOR LEVEL UP COURSE. UTILIZE COMPACTED NATIVE MATERIALS.
- BACKFILL ALL CURBS TO EDGE OF SUBGRADE WITH ON-SITE CLAY SOILS. COMPACT TO 95% TO 100% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT.
- CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY TO ENSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)
- ALL EXPANSION, CONTRACTION AND CONSTRUCTION JOINTS IN PAVED AREAS SHALL BE SEALED IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE JOINT SEALING MANUFACTURERS RECOMMENDATIONS.
- CLEAN ALL JOINTS PRIOR TO PLACEMENT OF JOINT SEALING MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- PROVIDE BACKER RODS FOR JOINTS WITHOUT PRE-MOLDED JOINT MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. INSTALL CERA-ROD MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- EXPANSION AND ISOLATION JOINT MATERIAL TO BE PRE-MOLDED EXPANSION JOINT MATERIAL AS RECOMMENDED BY JOINT SEALING MANUFACTURER WITH JOINT CAP TO PROTECT SEALANT RESERVOIR.
- TYPICALLY, JOINT SEALING MATERIAL IS PLACED BELOW SURFACE OF CONCRETE TO NEAR FULL LEVEL. CERTAIN PRODUCTS SUCH AS SOFT SEAL ARE RECOMMENDED TO BE PLACED TO FULL LEVEL. REFER TO MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL CONSTRUCT ALL DRIVEWAY APPROACHES IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, AND STATE STANDARD ORDINANCES AND REQUIREMENTS. CONTRACTOR SHALL CONFIRM APPLICABLE DRIVEWAY OR ACCESS PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
- ALL COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL EDGE OF PAVEMENT WITH NO CURB SHALL BE THICKENED EDGE.

#### PRIVATE WALKWAY, MARKING, AND SIGNAGE NOTES

- ALL PEDESTRIAN WALKWAYS REQUIRED AS AN ACCESSIBLE ROUTE SHALL CONFORM TO THE CURRENT ADOPTED LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE "STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS," "TEXAS ACCESSIBILITY STANDARDS" (TAS) AND THE "AMERICANS WITH DISABILITIES ACT OF 1990" (ADA).
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY PERMITS AND NOTIFY THE CITY PRIOR TO CONSTRUCTING PUBLIC SIDEWALKS.
- UNLESS REQUIRED OTHERWISE BY CITY REGULATIONS OR GEOTECHNICAL REPORT RECOMMENDATIONS, ALL WALKWAYS SHALL BE CLASS "A" AND SHALL BE CONSTRUCTED OF MINIMUM 3,000 PSI CONCRETE AND A MINIMUM CEMENT CONTENT OF 5.0 SACKS PER CUBIC YARD. ALL SIDEWALKS SHALL BE REINFORCED WITH A MINIMUM OF #3 BARS AT 18-INCH CENTERS EACH WAY LOCATED AT THE CENTER OF THE THICKNESS. THE STEEL SHALL BE PLACED ON CHAIR SUPPORTS BEFORE CONCRETE PLACEMENT. IF NECESSARY, DURING CONCRETE PLACEMENT, THE STEEL SHALL BE PULLED UP TO ENSURE THE PROPER LOCATION OF REINFORCEMENT.
- WALKWAYS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE PLANS OR THE TYPICAL LOCATIONS SHOWN ON THE PAVING PLANS IN RELATION TO PROPOSED CURB. SEE PAVEMENT NOTE #1 ABOVE.
- PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON NATIVE MATERIALS. DO NOT PLACE SAND UNDER PRIVATE SIDEWALKS OR HANDICAP RAMPS FOR LEVEL UP COURSE. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO CITY DETAILS.

- FORMS SET FOR SIDEWALKS SHALL BE TRUE TO LINE AND GRADE AND SHALL PROVIDE A SLOPE OF 1/4 INCH PER FOOT ACROSS THE SIDEWALK UNLESS INDICATED OTHERWISE ON THE PLANS. FORMS SHALL BE SET TO PROVIDE FOR A FULL DEPTH OF CONCRETE INDICATED ON THE PLANS AND FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS. UPON REMOVAL OF THE FORM WORK, THE CONTRACTOR SHALL IMMEDIATELY BACKFILL THE EDGES OF THE WALK FOR A MINIMUM OF ONE FOOT (1') EACH SIDE OF THE WALK.
- 18-INCH BY 3/4-INCH DIAMETER ASPHALT-COATED DOWELS WITH FIVE INCH BY 13/16-INCH DOWEL SLEEVE SHALL BE INSTALLED ON 18-INCH CENTERS, ALONG WITH EXPANSION JOINT FILLER AND SEALING COMPOUND AS PER STANDARD EXPANSION JOINT DETAIL SHEET ALONG PERIMETER OF WHEEL CHAIR RAMP AND SIDEWALK.
- PROVIDE 15-INCH MINIMUM LAP BETWEEN REINFORCING STEEL IN STREET AND REINFORCING STEEL IN PEDESTRIAN CURB RAMP.
- SUBGRADE FOR WALKWAYS ABUTTING CURBS, WITHIN PARKING ISLAND AREAS OR BETWEEN THE PARKING AREA AND BUILDING, SHALL BE PLACED ON COMPACTED FILL OR FIRM COMPACTED EXCAVATED GRADE. FILLS FOR SIDEWALKS SHALL CONFORM TO THE SAME REQUIREMENTS AS CONTROLLED DENSITY FILLS IN PARKING AREAS WITH THE COMPACTED MATERIAL EXTENDING A MINIMUM 18 INCHES BEYOND THE WALKWAY.
- JOINT SEALING MATERIAL UTILIZED IN WALKWAY AREAS BETWEEN THE PARKING AREA AND THE BUILDING FOR EXPANSION JOINTS SHALL CONSIST OF "POURTHANE" MANUFACTURED BY W.R. MEADOWS, INC. OR EQUAL. THIS INCLUDES WALKWAYS ABUTTING PERIMETER PARKING IN FRONT OF BUILDING.
- FOR WALKWAYS SIX FEET IN WIDTH OR LESS, GROOVED OR SAWED CONTRACTION JOINTS SHALL BE MADE AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ON WALKWAYS GREATER THAN SIX FEET IN WIDTH, CONTRACTION JOINTS SHALL BE SAWED. CONTRACTION JOINTS SHALL ONLY BE SEALED WHERE CONCENTRATED RUNOFF OCCURS IN PARKING AREAS. ENTRANCES AND WALKWAYS AT THE BUILDING. SEAL PARKING LOT CONCENTRATED RUNOFF AREAS SAME AS PARKING PAVEMENT. SEAL WALKWAYS WITHIN 50 FEET OF BUILDING WITH "DECK-O-SEAL" AS MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- CONCRETE FINISH SHALL BE BROOMED FOR ALL WALKWAYS LESS THAN SIX FEET IN WIDTH AND MINOR ACCESS ROUTES GREATER THAN EIGHT FEET IN WIDTH. ALL ACCESSIBLE RAMPS SHALL HAVE SURFACE TEXTURE FINISH COMPLYING WITH ADA AND TAS GUIDELINES 302 AND 405.4.
- JOINT SEALING MATERIAL FOR WALKWAY AND EXPANSION JOINTS IN THE INTERNAL PARKING AREA AND EXTERNAL OPEN AREAS SHALL BE "HI SPEC" MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- CLEAN ALL JOINTS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION PRIOR TO SEALING.
- ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR INCHES WIDE, COLOR WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STRIPING TO BE TWO COATS OF PAINT. SECOND COAT TO THE APPLIED IMMEDIATELY PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
- A MINIMUM CLEARANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
- FIRE LANE STRIPING WIDTH AND RADIUS SHALL BE COORDINATED WITH FIRE MARSHAL WHERE FIRE LANE IS INDICATED ON PLANS. UNLESS OTHERWISE DICTATED BY CURRENT ADOPTED FIRE CODE, THE FIRE LANE SHALL REQUIRE SOLID SIX-INCH RED CONTINUOUS STRIPING ON BOTH SIDES AND CURB RETURNS. THE WORDS "FIRE LANE NO PARKING" SHALL BE PAINTED ON MINIMUM 20-FOOT CENTERS WITH FOUR-INCH WHITE LETTERS WITHIN SOLID RED STRIPE PER CURRENT ADOPTED FIRE CODE. PAINT TYPE AND COLOR SHALL BE APPROVED BY CITY TRAFFIC ENGINEER.

#### PRIVATE TESTING

- REFER TO PROJECT GEOTECHNICAL RECOMMENDATIONS FOR FREQUENCY OF CONCRETE TESTING AND TEST METHODS. ALL CONCRETE SHALL BE TESTED. IF TESTING IS NOT ADDRESSED IN GEOTECHNICAL RECOMMENDATIONS PROVIDE AS PER NCTCOG ITEM 303.8.3 AND ITEM 702.3.4.5.

#### PRIVATE UTILITY NOTES

- THESE NOTES ARE FOR SANITARY SEWER, WATER LINE AND STORM DRAINAGE CONSTRUCTION ONLY. DO NOT USE FOR GRADING CONSTRUCTION.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- ALL WATER AND SANITARY SEWER BULKHEADS TO TERMINATE APPROXIMATELY FIVE FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING.
- CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE WATER DEPARTMENT OR PLUMBING INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF MAINS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, CITY OR COUNTY. IN ABSENCE OF SPECIFIED CODE EDITION(S), THE MOST CURRENT EDITION SHALL APPLY.
- CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING PUBLIC MAINS.

- ALL PRIVATE FIRE HYDRANTS ARE SIX-INCH DIAMETER WITH A 6-INCH DIAMETER LINE AND A SIX-INCH DIAMETER SHUT OFF VALVE. FIRE HYDRANTS SHALL BE SET SUCH THAT NOZZLE CONNECTIONS FACE THE FIRE LANE. FIRE HYDRANTS SHALL BE SET MINIMUM THREE FEET TO FIVE FEET BACK OF CURB. THIS NOTE DOES NOT APPLY TO PUBLIC FIRE HYDRANTS.
- ALL WATER LINES SMALLER THAN 6-INCHES SHALL BE INSTALLED PER APPLICABLE PLUMBING CODE. ALL WATER LINES 6-INCH TO 8-INCH SHALL HAVE A MINIMUM COVER OF 42 INCHES ABOVE TOP OF PIPE, UNLESS NOTED OTHERWISE. ALL WATER LINES 12-INCH OR LARGER SHALL HAVE A MINIMUM COVER OF 60 INCHES ABOVE TOP OF PIPE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL "TEES, ELBOWS AND BENDS" OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A.-24 FOR EXISTING SOIL CONDITIONS.
- CLEANOUTS ARE REQUIRED AT A MAXIMUM SPACING OF 75 FEET ON UTILITY LEAD-INS TO BUILDING PER PLUMBING CODE. CONTRACTOR TO PROVIDE CLEANOUTS WITHIN FIVE FEET OF BUILDING.
- ALL GATE VALVES TO BE PROVIDED WITH CAST IRON BOXES. SIZE OF GATE VALVE (WHERE TAP IS MADE INTO EXISTING WATER LINE) WILL BE DETERMINED BY THE WATER DEPARTMENT.
- SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH OTHER CONTRACTORS ON THE SITE.
- ALL PRIVATE MANHOLES OVER FIVE FEET IN DEPTH SHALL HAVE A STANDARD ECCENTRIC CONE.
- ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- UTILITY CONTRACTOR SHALL VERIFY WITH LOCAL AND STATE AUTHORITIES THAT ALL EXISTING STREET LIGHT AND TRAFFIC SIGNAL WIRES HAVE BEEN LOCATED PRIOR TO CONSTRUCTION.
- PRIVATE DOMESTIC WATER SERVICE LINES AND APPURTENANCES SHALL BE INSTALLED PER APPLICABLE BUILDING CODES.
- UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 5 FEET HORIZONTALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED BY CONTRACTOR WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
- ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL PREPARE TRENCH SAFETY PLAN.
- CONTRACTOR SHALL REFER TO SITE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON COMPACTING AND BACKFILLING TRENCHES.
- TRENCHES SHALL BE TESTED FOR COMPACTION AT AN INTERVAL SPECIFIED BY THE GEOTECHNICAL ENGINEER. IF NO RECOMMENDATIONS ARE PROVIDED, TRENCHES SHALL BE TESTED AT A MINIMUM OF ONE TEST PER 300 LINEAR FEET PER LAYER.
- TRENCHES ENTERING THE BUILDING OR UNDERGROUND STRUCTURES I.E. VAULTS SHALL BE BACKFILLED WITH CLAY SOIL MATERIAL WITH P.I. EXCEEDING 30 WITHIN FIVE FEET OF THE BUILDING.
- ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET RIGHT-OF-WAY, ALLEY OR EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
- FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
- CONTRACTOR SHALL ENSURE ALL LIDS AND RIMS IN VEHICULAR TRAFFIC AREAS AND PARKING STALLS ARE TRAFFIC RATED (PER AASHTO M536 HS-20 LOADING).
- CONTRACTOR SHALL NOT DISRUPT ANY UTILITY SERVICE TO NEIGHBORING USES AND LOTS WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE GOVERNING JURISDICTION AND OWNER.

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. DUMM BLD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)461-7700  
 Texas Firm Registration No. 1-2778 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

**FROST BANK**  
 ADDISON FINANCIAL CENTER  
 3820 BELT LINE RD.  
 ADDISON, TEXAS 75001

**GENERAL NOTES**

04/19/2023  
 COPYRIGHT ©  
 WIER & ASSOCIATES, INC.  
 DATE: 04/19/2023  
 TIME: 11:23:00 AM  
 SHEET NO. 601

**RECORD DRAWING**  
**February 26, 2024**



1 - GENERAL NOTES FOR ALL CONSTRUCTION ACTIVITIES

- 1.1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS. IF NOT EXPLICITLY SPECIFIED IN TOWN DOCUMENTS, NCTCOG OR THE APPROPRIATE GOVERNING BODY'S, STANDARDS AND DETAILS SHALL REGULATE CONSTRUCTION, TESTING, AND MATERIALS.
1.2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT PUBLIC WORKS & ENGINEERING SERVICES DEPARTMENT FOR A PERMIT TO WORK WITHIN TOWN ROW.
1.3. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE TOWN, SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 21 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE TOWN.
1.4. CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
1.5. CONTRACTORS ARE ALLOWED TO MAKE CONNECTIONS TO THE TOWN WATER SYSTEM BY OPENING AN ACCOUNT THROUGH THE ADDISON FINANCE DEPARTMENT AND RENTING A FIRE HYDRANT METER. THE COMPANY OR INDIVIDUAL IS SOLELY RESPONSIBLE FOR THE COST, MAINTENANCE, PROPER USE, AND SECURITY OF THE RENTAL EQUIPMENT. THE COMPANY OR INDIVIDUAL IS ALSO RESPONSIBLE FOR THE COST OF THE WATER USED.
1.6. CONTRACTOR MUST KEEP AVAILABLE ONSITE, AT ALL TIMES, APPROVED CONSTRUCTION PLANS AND COPIES OF ANY ALL REQUIRED PERMITS ALONG WITH THE APPROPRIATE VERSIONS OF THE FOLLOWING APPLICABLE REFERENCES:
1.6.1. TOWN OF ADDISON ENGINEERING STANDARDS & DETAILS
1.6.2. NCTCOG STANDARDS & SPECIFICATIONS
1.6.3. TCEQ STANDARDS & SPECIFICATIONS
1.6.4. TxDOT SPECIFICATIONS & STANDARD DRAWINGS, AS APPLICABLE.
1.7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
1.8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE TOWN.
1.9. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY SPECIFIED BY OR APPROVED BY THE TOWN. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS. COPIES OF TESTING REPORTS SHALL BE FURNISHED TO THE TOWN IMMEDIATELY UPON RECEIPT BY THE CONTRACTOR.
1.10. FOR PUBLIC PROJECTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS.
1.11. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
1.12. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE TOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
1.13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
1.14. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND/OR THE TOWN, AS APPLICABLE.
1.15. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING AND EXISTING FENCING IS APPROVED BY THE TOWN. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE TOWN.
1.16. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
1.17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE TOWN'S RECORDS.

2 - GENERAL NOTES FOR PAVING SYSTEMS

- 2.1. ALL PAVING CONSTRUCTION, TESTING, AND MATERIALS, INCLUDING CONCRETE, REINFORCEMENT, JOINTING, AND SUBGRADE PREPARATION AND TREATMENT SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTED.
2.2. NO EARTHWORK, LIME APPLICATION, OR OTHER PREPARATION OF THE SUBGRADE FOR PAVING OF STREETS, ALLEYS, OR FIRE LANES SHALL BE INITIATED WITHOUT AUTHORIZATION FROM THE TOWN. THE TOWN WILL AUTHORIZE THE SUBGRADE ENGINEERING STANDARDS WORK IN PREPARATION FOR PAVING AFTER UTILITY TRENCH BACKFILL TESTING HAS BEEN COMPLETED AND VERIFIED TO MEET THE TOWN REQUIREMENTS.
2.3. SUBGRADE
2.3.1. SHALL EXTEND 12" MIN. BEHIND THE BACK OF CURB.

RECORD DRAWING
February 26, 2024

TOWN OF ADDISON - GENERAL CONSTRUCTION NOTES

- 2.3.2. SUBGRADE UNDER ALL PAVEMENT SHALL BE 6" THICK AND SHALL BE STABILIZED HTH AT LEAST 30 LBS. PER SQ. YD. HYDRATED LIME, COMPACTED TO A DENSITY NOT LESS THAN 95 PERCENT.
2.3.3. LABORATORY TESTS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL TO DETERMINE AMOUNT OF LIME REQUIRED. LABORATORY TEST MAY BE WAIVED PROVIDED AT LEAST 36 LBS. OF LIME PER SQ. YD. IS USED. SEE NCTCOG ITEM 301.2 "LIME TREATMENT".
2.3.4. FLEXIBLE BASE (CRUSHED STONE/CONCRETE) PER NCTCOG ITEM 301.5 MAY BE SUBSTITUTED FOR LIME TREATMENT WITH THE APPROVAL OF THE TOWN ENGINEER.
2.4. REINFORCING STEEL
2.4.1. BAR LAPS SHALL BE THIRTY DIAMETERS.
2.4.2. REINFORCING STEEL SHALL BE #3 REBAR (3/8") ON 18" CENTERS FOR 8" OR LESS PAVEMENT THICKNESS, #4 FOR 10" OR MORE PAVEMENT THICKNESS.
2.4.3. REBAR SHALL BE SUPPORTED BY BAR CHAIRS OR OTHER DEVICES APPROVED BY TOWN ENGINEER.
2.4.4. NO TRAFFIC ON FINISHED SUBGRADE SHALL BE PERMITTED AFTER REINFORCING STEEL IS INSTALLED ABOVE SUBGRADE. NO TRAFFIC SHALL BE PERMITTED BEFORE OR DURING THE PLACING OF CONCRETE.
2.5. CONCRETE PAVEMENT:
2.5.1. ALL CONCRETE STRENGTH AND MIX DESIGN SHALL BE AS SHOWN IN LATEST EDITION OF NCTCOG SECTION 303.3
2.5.2. CLASS P1 PAVEMENT : MACHINE FINISHED: A SLIP-FORM PAVING MACHINE SHALL BE USED FOR ALL PUBLIC STREETS AND ALLEYS UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING SERVICES. MIN. 4000 PSI 28-DAY COMPRESSIVE STRENGTH.
2.5.3. CLASS P2 PAVEMENT : HAND FINISHED: HAND FINISHED PAVEMENT IS PERMITTED FOR TURN LANES, DECLERATION LANES, DRIVEWAY APPROACHES, OR PANEL REPLACEMENT OF PUBLIC STREETS OR ALLEYS. MIN. 4500 PSI 28-DAY COMPRESSIVE STRENGTH.
2.5.4. MINIMUM PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
2.5.1. MAJOR ARTERIAL - 10' CLASS "P1" OR "P2"
2.5.2. MINOR ARTERIAL - 8' CLASS "P1" OR "P2"
2.5.3. COMMERCIAL/ INDUSTRIAL COLLECTOR - 8' CLASS "P1" OR "P2"
2.5.4. RESIDENTIAL COLLECTOR - 8' CLASS "P1" OR "P2"
2.5.5. RESIDENTIAL LOCAL - 8' CLASS "P1" OR "P2"
2.5.6. SIDEWALK AND BFRF - 4' - CLASS "A"
2.5.7. DRIVE APPROACH 8' - CLASS "P2"
2.5.8. ALLEY - 6' CLASS "P1" OR "P2"
2.5.5. CONCRETE FOR ALLEY RETURNS AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS IDENTICAL TO THAT SPECIFIED FOR THE STREET PAVEMENT OR BASE WHEN BUILT AS COMPONENTS OF A CONCRETE PAVING PROJECTS. WHEN BUILT SEPARATELY, THE STRENGTH SHALL BE AS SPECIFIED ON THE CONSTRUCTION PLAN.
2.5.6. SPACING AND CONSTRUCTION OF JOINTS SHALL CONFORM TO TOWN OF ADDISON STANDARD CONSTRUCTION DETAILS.
2.5.7. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL PEDESTRIAN WORK MEETS OR EXCEEDS THE CURRENT AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE TEXAS ACCESSIBILITY STANDARDS (TAS), AND PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONSTRUCTED OR INSTALLED ITEMS NOT MEETING THE CURRENT ADAAG, TAS, & PROWAG REQUIREMENTS AT NO ADDITIONAL COST TO THE TOWN.
2.5.8. ALL MEDIANS AND PARKWAYS SHALL BE PROVIDED WITH GROUND COVER. TYPE OF GROUNDCOVER SHALL BE DETERMINED BY THE PARKS & RECREATION DEPARTMENT, OR SHALL BE RESTORED TO MATCH EXISTING PLANT MATERIALS IN EQUAL OR BETTER CONDITION. ALL TURF AREAS SHALL BE SOLID SOG, AND GROUNDCOVER SHALL BE MINIMUM ONE (1) GALLON PLANT MATERIAL.

3 - GENERAL NOTES FOR WATER AND WASTEWATER SYSTEMS

- 3.1. ALL WATER AND WASTEWATER CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MORE RESTRICTIVE OF THE CURRENT TCEQ REGULATIONS OR THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3.2. TRENCH SAFETY
3.2.1. PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
3.2.2. PUBLIC PROJECTS : CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
3.3. CONTRACTOR SHALL NOT OPERATE ANY WATER VALVES THAT ARE PART OF THE ACTIVE TOWN OF ADDISON WATER SYSTEM. CONTACT THE TOWN'S PUBLIC WORKS & ENGINEERING SERVICES TO REQUEST VALVE CHANGES.
3.4. ANY EXISTING FIRE HYDRANT THAT IS TO BE MODIFIED AND HAS A DATE THAT EXCEEDS 8 YEARS IN AGE SHALL BE REPLACED AND THE OLD FIRE HYDRANT RETURNED TO THE PUBLIC WORKS & ENGINEERING SERVICES BY THE CONTRACTOR AT HIS EXPENSE.
3.5. ANY EXISTING MANHOLE WITH AN OPENING SMALLER THAN 30" DIAMETER THAT IS MODIFIED SHALL HAVE THE CONE SECTION, RING, AND COVER REPLACED WITH A MINIMUM OF 30" DIAMETER CONE SECTION, RING, AND COVER BY THE CONTRACTOR AT HIS EXPENSE.

4 - GENERAL NOTES FOR STORM DRAIN SYSTEMS

- 4.1. ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NCTCOG'S SPECIFICATIONS AND DETAILS, AND THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
4.2. TRENCH SAFETY
4.2.1. PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

- 4.2. PUBLIC PROJECTS : CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
4.3. ALL CONCRETE DRAINAGE STRUCTURES SHALL BE MINIMUM CLASS C CONCRETE.
4.4. ALL CRUSHED STONE SHALL BE 3/4", PASSING #4 SIEVE (GRADE 4).
4.5. ALL FIELD JOINTS WILL BE APPROVED BY THE TOWN ENGINEER IF NECESSARY. FIELD JOINTS SHALL BE WIPEO ON THE INSIDE AND OUTSIDE AND PROVIDE FOR SMOOTH FLOW OF WATER.
4.6. RAMNECK COMPOUND OR APPROVED EQUAL SHALL BE USED FOR JOINT SEALS.
4.7. CLEANING & INSPECTION
4.7.1. ALL STORM SEWER PIPE SHALL BE CAMERA INSPECTED AFTER THE INSTALLATION OF ALL PAVING AND UTILITIES AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
4.7.2. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN ONE WEEK PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

5 - GENERAL NOTES FOR EROSION CONTROL

- 5.1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS & CONDITIONS OF THE TCEQ TPDES GENERAL PERMIT NO. 150000.
5.1.1. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON THE SITE AT ALL TIMES BY EACH OPERATOR. A COPY OF THE NOI MUST BE PROVIDED TO THE PUBLIC WORKS & ENGINEERING SERVICES PRIOR TO START OF CONSTRUCTION.
5.1.2. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA, AND TCEQ.
5.1.3. 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.
5.2. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO ANY SOIL DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE TOWN.
5.2.1. 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.
5.2.1.1. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE WEEKLY, AND WITHIN 24 HRS (BEFORE AND AFTER) A STORM EVEN OF 0.5 INCHES OR GREATER.
5.2.1.2. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DICES WHEN SILT DEPTH REACHES THREE INCHES (3") OF 25% OF THE HEIGHT OF THE DEVICE (WHICHEVER IS LESS). THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER SO AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.
5.2.2. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
5.2.3. MODIFICATIONS TO THE SWPPP SHALL BE IMPLEMENTED AND IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD. ANY MAJOR MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER AND PUBLIC WORKS & ENGINEERING SERVICES PRIOR TO IMPLEMENTATION.
5.3. CONSTRUCTION ENTRANCES AND WASHOUTS
5.3.1. ASPHALT BAGS SHALL BE PLACED AT CONSTRUCTION ENTRANCES TO PREVENT CURB DAMAGE.
5.3.2. GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO STONE PLACEMENT FOR CONSTRUCTION ENTRANCES.
5.3.3. NO EQUIPMENT SHALL BE CLEANED ON-SITE, OR OTHER LIQUIDS DEPOSITED AND ALLOWED TO FLOW OVERLAND OR SUBTERANEAN WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF TREES THAT REMAIN ON SITE. THIS INCLUDES PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, CONCRETE EQUIPMENT WASH WATER, MORTAR OF SIMILAR MATERIALS.
5.4. WASTE DISPOSAL
5.4.1. CONTRACTOR SHALL PROVIDE WASTE DISPOSAL CONTAINERS ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO THE APPROPRIATE DISPOSAL LOCATION BY THE CONTRACTOR.
5.4.2. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
5.5. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING, AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOTS, AND ALL OTHER DISTURBED AREAS. SODDING SHALL BE DONE AS SPECIFIED BY THE MORE RESTRICTIVE OF CURRENT NCTCOG OR TOWN STANDARDS.
5.6. SILT FENCE NOTES:
5.6.1. 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" STEEL POSTS SHALL NOT BE USED TO INSTALL EROSION CONTROL MEASURES WITHIN TOWN ROW.
5.6.2. 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.
5.6.2.1. THE TRENCH MUST BE A MINIMUM OF SIX INCHES (6") DEEP AND SIX INCHES (6") WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5.6.2.2. WHERE THE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
5.6.3. WIRE REINFORCEMENT SHALL BE USED ON ALL SILT FENCE USED FOR EROSION CONTROL. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST. THERE SHALL BE A SIX INCH (6") DOUBLE OVERLAP, SECURELY FASTENED, WHERE ENDS OF FABRIC MEET.
5.6.4. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. DUMM BLD., SUITE 202E ADDISON, TEXAS 75002 METRO (972)467-7700
www.wierassociates.com
Firm Registration No. 1-2/78

Table with 2 columns: NO., DATE, DESCRIPTION, BY.

FROST BANK
ADDISON FINANCIAL CENTER
3820 BELTLINE RD.
ADDISON, TEXAS 75001

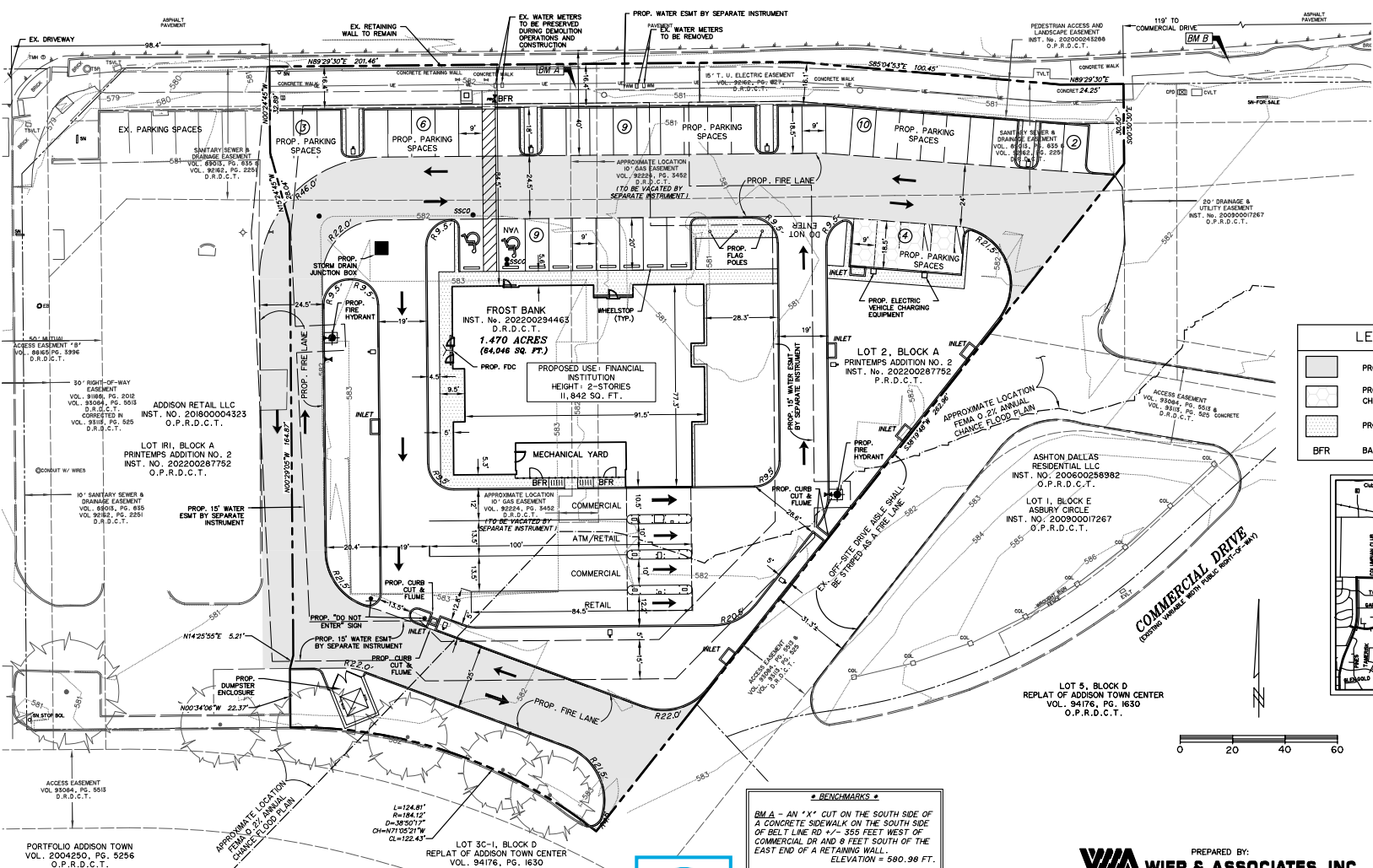
CITY GENERAL NOTES

COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST DATE PLOTTED: 2/26/2023
DATE PLOTTED: 2/26/2023
SHEET NO.
C103



PRINTED: 2/15/2023 5TB FILE: WIER-PAVING.5TB LAST SAVED: 2/15/2023 11:54 AM SAVED BY: LUISB FILE: 2023-2-9-CITY-CONCEPT-PLAN-22051.DWG

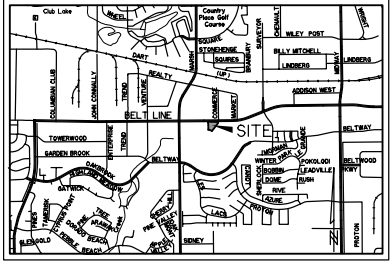
**BELT LINE ROAD**  
(EXISTING 100' RIGHT-OF-WAY)



FROST BANK ADDISON SITE DATA	
PRINTemps ADDITION LOT 2, BLOCK A	
<b>GENERAL</b>	
EXISTING ZONING	PLANNED DEVELOPMENT (PD), LOCAL RETAIL ORD. NO. 022-27
PROPOSED ZONING	PD AMENDMENT
CURRENT USE	VACANT BUILDING
PROPOSED USE	FINANCIAL INSTITUTION
<b>OVERALL SITE</b>	
GROSS SITE AREA	1.470 ACRES
SITE FRONTAGE	335 FT.
SITE WIDTH	VARIABLE
SITE DEPTH	293 FT.
IMPERVIOUS COVER	1.12 ACRES
PERVIOUS COVER	0.35 ACRES
<b>BUILDING DATA</b>	
BUILDING AREA	11,842 SQ. FT. WITHIN 2 STORIES
BUILDING HEIGHT	30 FT. 10 IN. (2-STORY)
DRIVE THRU CANOPY	1,171 SQ. FT.
BUILDING COVERAGE	20%
<b>REQUIRED PARKING</b>	
PARKING SPACE RATIO	1/300 S.F.
TOTAL PARKING REQUIRED	38
PARKING PROVIDED	43 (4 EV CHARGING)
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2

**LEGEND**

[Symbol]	PROP. ON-SITE FREELANE
[Symbol]	PROP. ELECTRIC VEHICLE CHARGING STALLS
[Symbol]	PROP. SIDEWALK
[Symbol]	BFR BARRIER FREE RAMP



**CASE # 1871 - Z**  
**CONCEPT PLAN**  
**FROST BANK ADDISON**  
**LOT 2, BLOCK A**  
**PRINTemps ADDITION NO. 2**  
**3820 BELT LINE ROAD**  
**ADDISON, TEXAS 76244**

BEING 1.470 ACRES OF LAND LOCATED IN THE THOMAS CHENOWETH SURVEY, ABSTRACT No. 273 CITY OF ADDISON, DALLAS COUNTY, TEXAS.

SUBMITTAL DATE: 02/16/2023  
DATE: 2/15/2023  
SHEET 1 OF 1  
W.A. No. 22051

**\* BENCHMARKS \***

**BMA** - AN "X" CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF BELT LINE RD +/- 355 FEET WEST OF THE CENTERLINE OF COMMERCIAL DR AND 8 FEET SOUTH OF THE EAST END OF A RETAINING WALL. ELEVATION = 580.98 FT.

**BMB** - AN "X" CUT ON THE SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF BELT LINE RD +/- 105 FEET WEST OF THE CENTERLINE OF COMMERCIAL DR. ELEVATION = 580.40 FT.

**BMC** - AN "X" CUT ON THE EAST CORNER OF A CURB INLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 330 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD, +/- 40 FEET SOUTHWEST OF ASBURY LN, AND +/- 300 FEET EAST OF THE CENTERLINE OF BUSINESS AVE. ELEVATION = 583.89 FT.



- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  - EXISTING VACANT RESTAURANT BUILDING AND SITE IS PROPOSED TO BE DEMOLISHED.
  - RETAIL BUILDING PREVIOUSLY SHOWN ON PRIOR SITE LAYOUT IS NOT PROPOSED NOT INTENDED TO BE DEVELOPED.
  - THIS PROPERTY IS LOCATED WITHIN FEMA ZONE 'X' PER FEMA PANEL 48113C0180K, EFFECTIVE 07/07/2014,

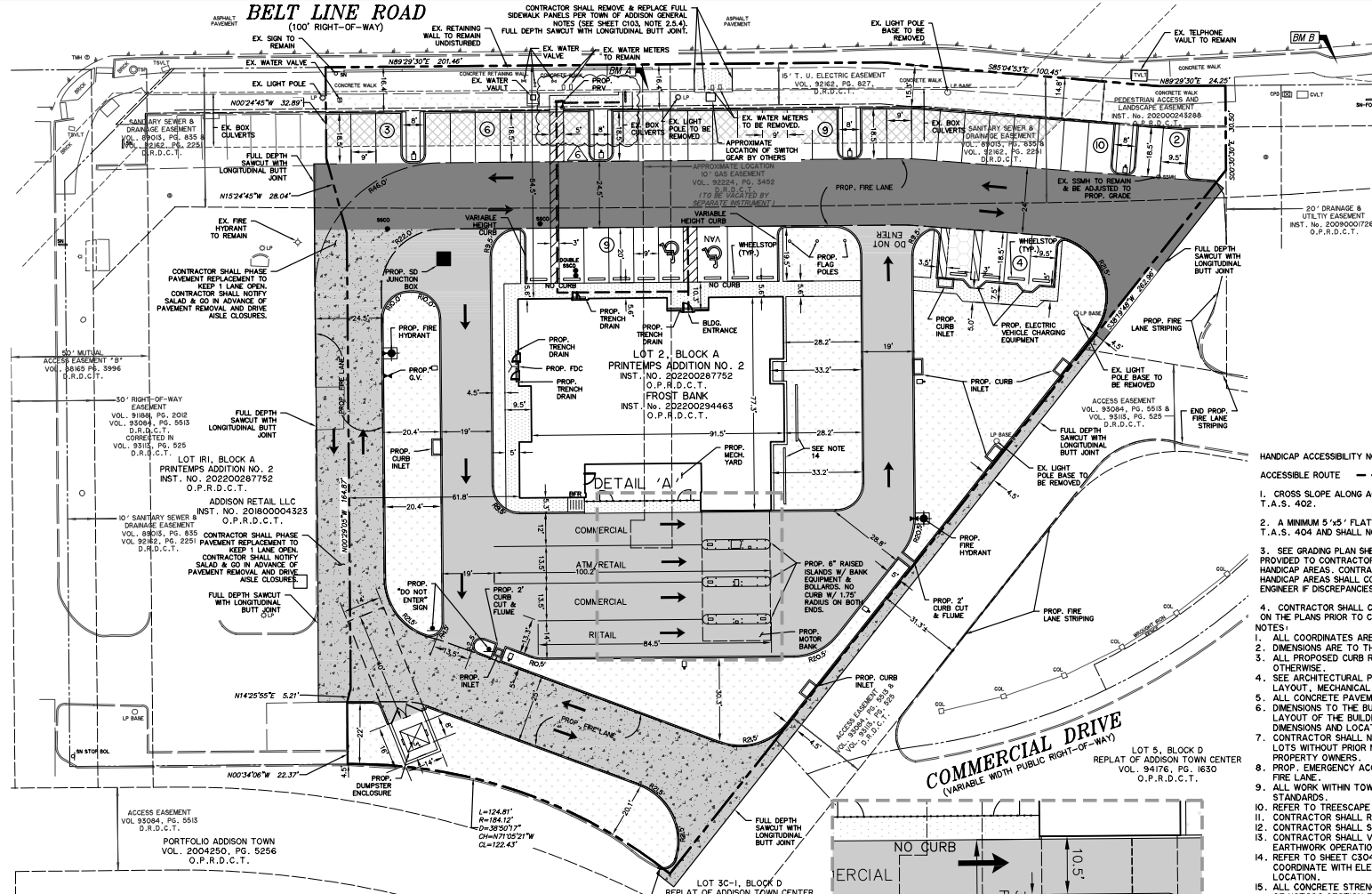
**SITE PLANS FOR PROJECT REVIEW, NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES**  
Prepared By: Or. Under Direct Supervision Of Priya Acharya, PE  
Texas Registration No. 10146 On Date Shown Below.

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)461-7700  
Texas Firm Registration No. F-2776 www.wierassociates.com

<b>DEVELOPER</b> FROST BANK ROSS WOOD 3838 ROGERS RD. SAN ANTONIO, TX 78251 210-220-5848 ROSS.WOOD@FROSTBANK.COM	<b>ARCHITECT</b> HAHNFELD HOFFER STANFORD MICHAEL HOFFER, AIA 200 BAILEY AVE., SUITE 200 FORT WORTH, TX 76107 817-921-5928 MHOFFER@HAHNFELD.COM	<b>ENGINEER</b> WER & ASSOCIATES, Inc. PRIYA ACHARYA, P.E. 2201 E. LAMAR BLVD. STE. 200E ARLINGTON, TX 76006 817-467-7700 PRIYA@WERASSOCIATES.COM
--	---	---

B.M. IS ONE INCH ON ORIGINAL FULL SIZE PRINT

PRINTED: 2/16/2024 5:18:24 PM WIER-PAVING.STB LAST SAVED: 2/16/2024 11:32 PM SAVED BY: CHRISTIE.FLE1 C301 PAVING AND DIMENSIONAL CONTROL PLAN.DWG



**PAVING PLAN LEGEND**

	5' x 3,600 P.S.I. LIGHT DUTY REINFORCED CONCRETE PAVEMENT
	6' x 3,600 P.S.I. MEDIUM DUTY REINFORCED CONCRETE PAVEMENT
	8' x 4,500 P.S.I. FIRE LANE 'A' REINFORCED CONCRETE PAVEMENT
	8' x 4,500 P.S.I. FIRE LANE 'B' REINFORCED CONCRETE PAVEMENT
	4' x 3,000 P.S.I. REINFORCED CONCRETE SIDEWALK
	PROP. LANDSCAPE/SEEDING AREAS
	PROP. ELECTRIC VEHICLE CHARGING STALL
	PROP. FLEXIBLE BASE SUBGRADE OVER EXISTING CULVERT. REFER TO GEOTECH REPORT
	PROP. LIGHT POLE
	BFR BARRIER FREE RAMP PER TAS STANDARDS
	EOP EDGE OF PAVEMENT
	O.C.E.U. ON CENTER EACH WAY
	P.A.U.E. PUBLIC ACCESS & UTILITY EASEMENT

- HANDICAP ACCESSIBILITY NOTES:**
- ACCESSIBLE ROUTE**
- CROSS SLOPE ALONG ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND COMPLY WITH T.A.S. 402.
  - A MINIMUM 5'x5' FLAT AREA SHALL BE PROVIDED AT EACH DOOR COMPLYING WITH T.A.S. 404 AND SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  - SEE GRADING PLAN SHEET C401 FOR SPOT GRADES. SPOT GRADES HAVE BEEN PROVIDED TO CONTRACTOR TO ASSIST IN THE CONSTRUCTION OF THE SIDEWALK AND HANDICAP AREAS. CONTRACTOR SHALL ENSURE THAT ALL ACCESSIBLE SIDEWALK AND HANDICAP AREAS SHALL CONFORM TO ADA/TAS REQUIREMENTS AND NOTIFY PROJECT ENGINEER IF DISCREPANCIES ARE FOUND THAT DO NOT COMPLY WITH T.A.S. REQUIREMENTS.
  - CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF ANY DISCREPANCIES ARE NOTED ON THE PLANS PRIOR TO CONSTRUCTION.
- NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
  - DIMENSIONS ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADI ARE 2.5' B/C. WITH PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, MOTOR BANK DIMENSIONS & LAYOUT, MECHANICAL YARD, AND DUMPSTER ENCLOSURE DETAILS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.
  - DIMENSIONS TO THE BUILDING ARE FOR REFERENCE TO SITE WORK AND NOT FOR LAYOUT OF THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATION.
  - CONTRACTOR SHALL NOT DISRUPT ACCESS OR ANY UTILITY SERVICE TO ADJACENT LOTS WITHOUT PRIOR NOTIFICATION AND APPROVAL FROM TOWN OF ADDISON AND PROPERTY OWNERS.
  - PROP. EMERGENCY ACCESS, DRAINAGE & UTILITY EASEMENT SHALL BE STRIPED AS A FIRE LANE.
  - ALL WORK WITHIN TOWN OF ADDISON R.O.W. SHALL BE PER TOWN OF ADDISON STANDARDS.
  - REFER TO TREESCAPE PLAN FOR PRESERVATION AND REMOVAL OF EXISTING TREES.
  - CONTRACTOR SHALL REPAIR OFF-SITE DISTURBED CONCRETE PAVEMENT.
  - CONTRACTOR SHALL STRIPE FIRE LANE PER TOWN OF ADDISON STANDARDS.
  - CONTRACTOR SHALL VERIFY DEPTH OF EXISTING UTILITIES AND CULVERT PRIOR TO EARTHWORK OPERATIONS.
  - REFER TO SHEET C504 FOR LIGHTING CURB DETAIL. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL AND LANDSCAPE PLANS FOR LIGHTING CURB LOCATION.
  - ALL CONCRETE STRENGTH AND MIX DESIGN SHALL COMPLY TO THE LATEST EDITION OF NCTCOG SECTION 303.3.

**RECORD DRAWING**  
February 26, 2024

**BENCHMARKS**

**B.M.A.** - AN "X" CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF BELT LINE RD +/- 355 FEET WEST OF THE EAST END OF A RETAINING WALL. ELEVATION = 580.98 FT.

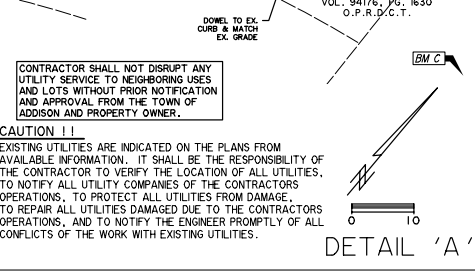
**B.M.B.** - AN "X" CUT ON THE SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF BELT LINE RD +/- 105 FEET WEST OF THE CENTERLINE OF COMMERCIAL DR. ELEVATION = 580.40 FT.

**B.M.C.** - AN "X" CUT ON THE EAST CORNER OF A CURB INLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 330 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD, +/- 80 FEET SOUTHWEST OF ASBURY LN, AND +/- 300 FEET EAST OF THE CENTERLINE OF BUSINESS AVE. ELEVATION = 583.69 FT.

CONTRACTOR SHALL NOT DISRUPT ANY UTILITY SERVICE TO NEIGHBORING USES AND LOTS WITHOUT PRIOR NOTIFICATION AND APPROVAL FROM THE TOWN OF ADDISON AND PROPERTY OWNER.

**CAUTION !!**  
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

**DETAIL 'A'**



**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 L. LAMAR BLVD., SUITE 200E WASHINGTON, TEXAS 76798 METRO (817) 467-7700  
Texas Firm Registration No. F-2705 www.wierassociates.com

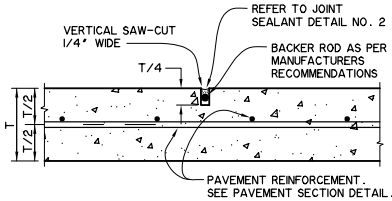
NO.	DATE	DESCRIPTION	BY
1	6/09/23	AS1 003	
2	7/24/23	SUBGRADE VARIANCE	
3	11/03/23	RFI 084 STRIPING	
4	11/17/23	AS1 008	
5	2/13/24	RFI 117	
6	2/16/24	RFI 116	

**FRONT BANK**  
ADDISON FINANCIAL CENTER  
3820 BELT LINE RD.  
ADDISON, TEXAS 75001

**PAVING AND DIMENSIONAL CONTROL PLAN**

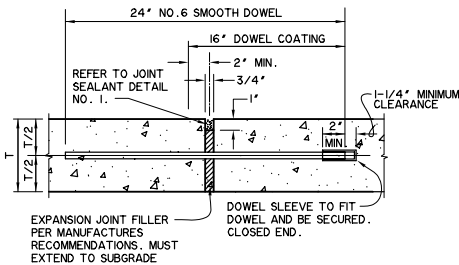
2/16/2024  
COPYRIGHT © WIER & ASSOCIATES, INC. (TAS) SHEET C301 DATE: 2/16/2024 WAT 2505

**SHEET NO. C301**

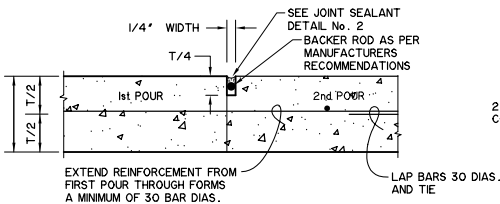


**SAWED CONTRACTION JOINT**  
N.T.S.

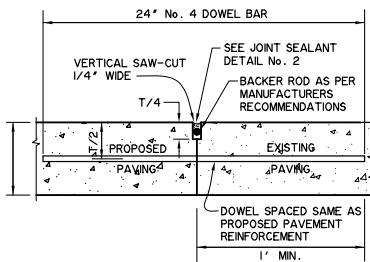
NOTE: DOWEL SUPPORT SHALL BE OF A METHOD APPROVED BY ENGINEER.



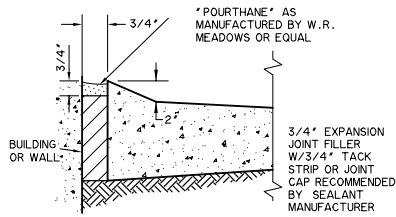
**EXPANSION JOINT**  
N.T.S.



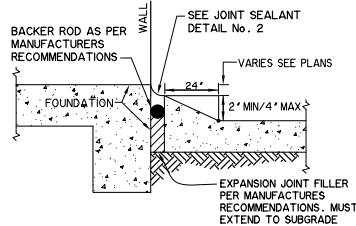
**CONSTRUCTION JOINT**  
N.T.S.



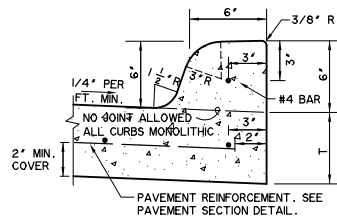
**BUTT JOINT**  
N.T.S.



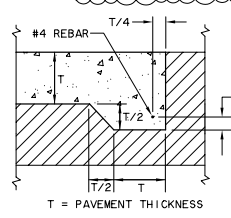
**WALKWAY ISOLATION JOINT AT BUILDING**  
N.T.S.



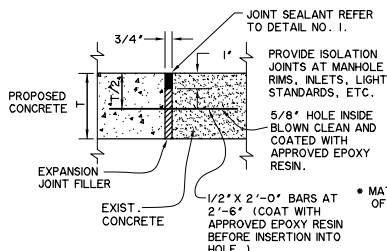
**BUILDING ISOLATION JOINT**  
N.T.S.



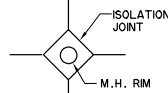
**MONOLITHIC CURB DETAIL**  
N.T.S.



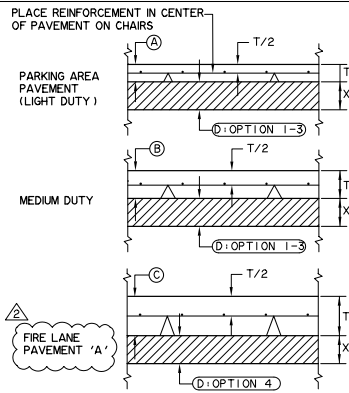
**THICKENED EDGE DETAIL**  
N.T.S.



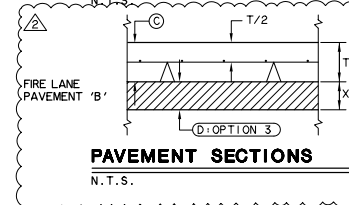
**TYPICAL ISOLATION JOINT**  
N.T.S.



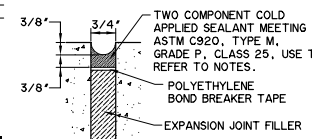
**RECORD DRAWING**  
February 26, 2024



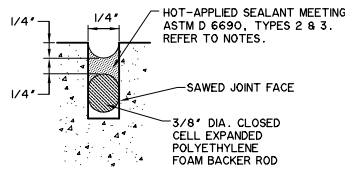
**PAVEMENT SECTIONS**



**PAVEMENT SECTIONS**



**JOINT SEALANT DETAIL No. 1 SEAL FOR EXPANSION JOINT**  
N.T.S.



**JOINT SEALANT DETAIL No. 2 SEAL FOR SAWED, CONSTRUCTION & BUTT JOINT**  
N.T.S.

- NOTES:**
- PRIVATE ON-SITE PAVING
    - 5' - 3,600 P.S.I. CLASS 'C' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS.
    - 6' - 3,600 P.S.I. CLASS 'C' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS.
    - FIRE LANE PAVEMENT:
      - 8' - 4,500 P.S.I. CLASS 'PS2' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS. (REFER TO SHEET 103, NOTES 2.3.2 & 2.5.3)
    - SUBGRADE:
 

**OPTION 1:**  
6" LIME TREATED SUBGRADE (8% HYDRATED LIME TO BE USED TO MODIFY THE CLAY SUBGRADE SOILS) IN ACCORDANCE WITH TxDOT ITEM 260 (TYPE A). THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR DENSITY (ASTM D 698), TO -2% TO +4% OF THE OPTIMUM MOISTURE CONTENT.

**OPTION 2:**  
A FLEXIBLE BASE MEETING TxDOT ITEM 247, TYPE A, GRADES 1 OR 2 MAY BE UTILIZED ON AN EQUAL BASIS. THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR DENSITY (ASTM D 698), TO -2% TO +4% OF THE OPTIMUM MOISTURE CONTENT.

**OPTION 3:**  
IN LIEU OF A LIME STABILIZED SUBGRADE FOR PAVEMENT CONSISTING OF PORTLAND CEMENT CONCRETE, THE RECOMMENDED PCC PAVEMENT THICKNESS MAY BE INCREASED BY 2 INCHES AND PLACED A TOP A PROPERLY COMPACTED SUBGRADE. THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR DENSITY (ASTM D 698), TO -2% TO +4% OF THE OPTIMUM MOISTURE CONTENT.

**OPTION 4 (FIRE LANE):**  
SUBGRADE SHALL BE 6" THICK AND SHALL BE STABILIZED HTH AT LEAST 30 LBS. PER SQ. YD. HYDRATED LIME, COMPACTED TO A DENSITY NOT LESS THAN 95 PERCENT. REFER TO TOWN OF ADDISON GENERAL CONSTRUCTION NOTES.
  - PRIOR TO LIME STABILIZATION OR COMPACTION, THE SUBGRADE SHOULD BE PROFFROLLED WITH HEAVY PNEUMATIC EQUIPMENT. THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR DENSITY (ASTM D 698), TO -2% TO +4% OF THE OPTIMUM MOISTURE CONTENT.
  - MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
  - DO NOT PLACE SAND OR SELECT FILL BENEATH PAVEMENT FOR LEVEL UP COURSE. UTILIZE ONLY LIME STABILIZED MATERIALS.
  - COMPACTION OF THE PAVEMENT SUBGRADES, BASES, AND NEW FILL SHALL BE VERIFIED BY FIELD MOISTURE/DENSITY TESTS MADE AT A RATE SPECIFIED BY GEOTECHNICAL REPORT. IF NOT SPECIFIED IN REPORT, TESTS SHALL BE MADE AT A MINIMUM FREQUENCY OF ONE TEST PER 10,000 SQUARE FEET.
  - THE CONCRETE SHALL BE DESIGNED IN ACCORDANCE WITH ACI BUILDING CODE 318 USING 3% TO 6% AIR ENTRAINMENT. THE CONCRETE DESIGN MIX SHALL BE PROVIDED TO THE PROJECT GEOTECHNICAL ENGINEER FOR REVIEW.
  - SEE SHEET CS01 FOR PAVEMENT LEGENDS.
  - CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PREPARED BY CMJ ENGINEERING, INC. DATED 12/14/2022, REPORT NO. 142-22-12.

- GENERAL PAVING NOTES:**
- T = PAVEMENT THICKNESS
  - CONTRACTOR MAY ELECT TO USE DOWELED CURB OR MONOLITHIC CURB
  - DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
  - SECURE DOWEL BARS INTO EXISTING PAVEMENT WITH EPOXY GROUT INSERTED INTO THE HOLE TO COMPLETELY FILL VOID.
  - POLYETHYLENE FOAM BACKER ROD DOES NOT SIT ON BOTTOM OF SAW-CUT JOINT. PLACE AT DEPTH INDICATED IN DETAIL.
  - IF SEALANT PROTRUDES ABOVE THE SURFACE OF THE PAVEMENT, IT MUST BE REMOVED AND REPLACED.
  - SUBMIT MANUFACTURER'S LITERATURE FOR SEALANT, DOCUMENTING PRODUCT COMPLIES WITH ASTM SPECIFICATIONS AND PROVIDING MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION. FOLLOW MANUFACTURER'S RECOMMENDATIONS ON USE OF THE PRODUCT.
  - THE CONSTRUCTION JOINT IS TO BE USED BETWEEN SEPARATE POURS OF PROPOSED PAVEMENT. NOTE THAT IT REQUIRES THE REINFORCEMENT TO THE EXTENDED THROUGH THE FORM TO TIE TO THE NEXT POUR. THE BUTT JOINT IS TO BE USED BETWEEN EXISTING CONCRETE PAVEMENT (STREET OR DRIVEWAY) AND PROPOSED PAVEMENT, UNLESS AN EXPANSION JOINT IS CALLED FOR.
  - JOINT SEALANTS SHALL BE INSTALLED SOON AFTER JOINTS ARE SAWED AND/OR COMPLETED. THE JOINTS SHALL BE SEALED BEFORE A RAIN EVENT OCCURS AFTER SAWING OR COMPLETING THE JOINT.
  - JOINT SEALANTS MAY BE REQUIRED BY ARCHITECT OR OWNER TO BE GREY SILICONE TYPE SEALANTS MEETING ASTM C639, ASTM C679, ASTM C792, ASTM C793, ASTM D412 AND ASTM D792.

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 967-7700  
Fax: Fm Reg. No. F-2778 www.wierassociates.com

NO.	DATE	DESCRIPTION
1	6/09/23	ASB 003
2	7/24/23	SUBGRADE VARIANCE

**FROST BANK**  
ADDISON FINANCIAL CENTER  
3620 BELT LINE RD.  
ADDISON, TEXAS 75001

**PRIVATE PAVING DETAILS**

STATE OF TEXAS  
PRITHA ACHARYA  
1101146  
7/25/2023  
7/25/2023

07/25/2023  
COPYRIGHT ©  
WIER & ASSOCIATES, INC.  
DATE: 7/25/2023  
WA# 22051  
**SHEET NO. C302**



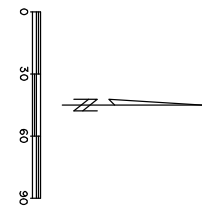




**NOTE:**  
THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION WATER SYSTEM REQUIREMENTS AND DRAINAGE CRITERIA MANUAL.

**DRAINAGE PLAN LEGEND**

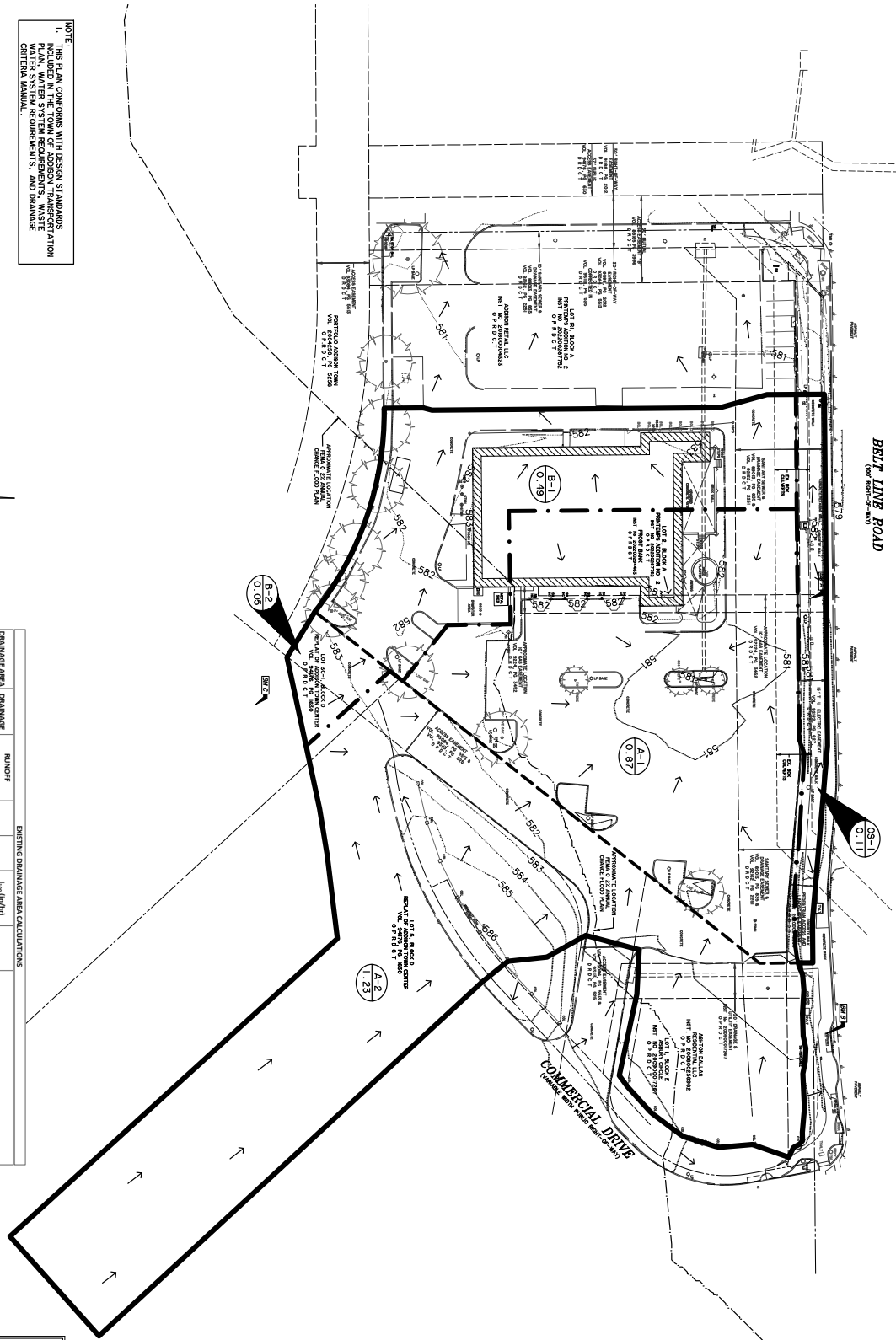
- DRAINAGE AREA DESIGNATION
- WATERSHED LIMITS
- MAJOR DRAINAGE AREA SUB-DIVIDE
- FLOW DIRECTION ARROW



**EXISTING DRAINAGE AREA CALCULATIONS**

DRAINAGE AREA DESIGNATION (AREA IN AC)	RUNOFF COEFFICIENT 'C'	C X A	TC (in-hr)	1-in. (in-hr)	100-YR STORM	Q <sub>100</sub> (cfs)	NOTES
A-1	0.57	0.28	10	0.27	7.2	EXISTING OFF-SITE DRAINAGE	
A-2	1.21	0.9	10	9.27	10.1	OFF-SITE EXISTING OFF-SITE DRAINAGE	
B-1	0.49	0.9	10	9.27	4.1	DRAINS TO EXISTING OFF-SITE DRAINAGE	
B-2	0.05	0.9	10	9.27	0.5	DRAINS TO R.O.W.	
OS-1	0.11	0.9	10	9.27	0.9	DRAINS TO R.O.W.	

1) Runoff Coefficient obtained from Table 1 of the Town of Addison Drainage Design Manual (Rev 03/2022)  
 2) 100-Year Storm obtained from Figure 2 of the Town of Addison Drainage Design Manual (Rev 02/2022)  
 3) Rational Method  
 4) Drainage Design Method: Modified Rational Formula: Q<sub>100</sub> = C x A x TC  
 c = 4.7 for Commercial



**RECORD DRAWING**  
February 26, 2024

**\* BENCHMARKS \***

BM 1 - AN "X" CUT ON THE SOUTH SIDE OF BELT LINE RD AND 8 FEET SOUTH OF THE EAST END OF A "T" ELEVATION = 580.98 FT.

BM 2 - AN "X" CUT ON THE SOUTHWEST CORNER OF A CARB INLET ON THE SOUTH SIDE OF BELT LINE RD AND 8 FEET WEST OF THE EAST END OF A "T" ELEVATION = 580.40 FT.

BM 3 - AN "X" CUT ON THE EAST CORNER OF A CARB INLET AT THE NORTHWEST END OF BELT LINE RD AND 8 FEET WEST OF THE EAST END OF A "T" ELEVATION = 585.89 FT.

04/19/2023  
 ENGINEER  
 PROFESSIONAL SEAL  
 STATE OF TEXAS  
 CIVIL ENGINEER  
 NO. 110146  
 DATE: 2/26/2024  
 SHEET NO. C501

**EXISTING DRAINAGE AREA MAP**

FROST BANK  
 ADDISON FINANCIAL CENTER  
 3820 BELT LINE RD.  
 ADDISON, TEXAS 75001

NO.	DATE	DESCRIPTION	BY

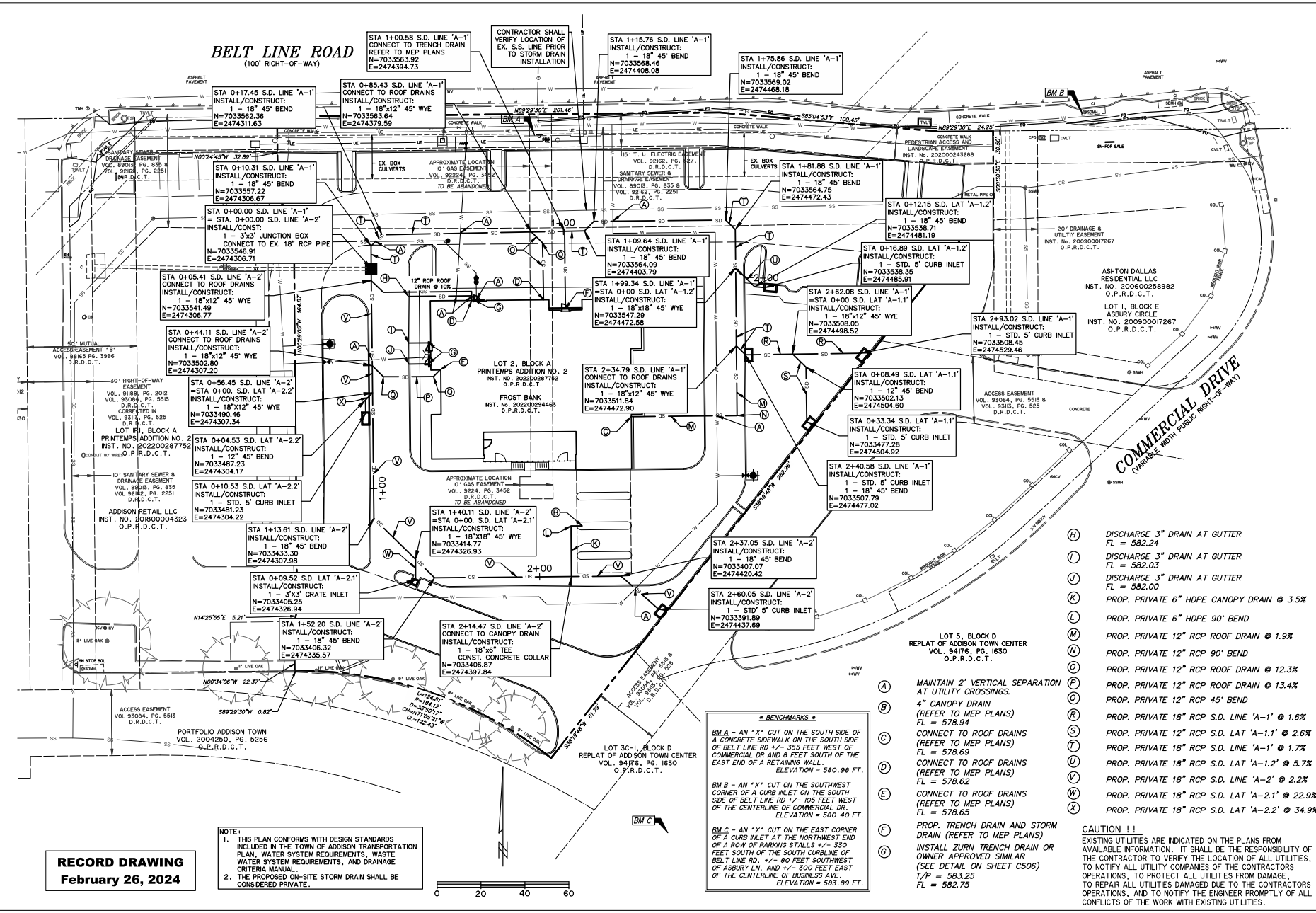
PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com





BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 4/19/2023 5:18 PM FILE: WER-STORM DRAIN.DWG LAST SAVED: 3/15/2023 9:25 AM SAVED BY: LURSS FILE: C503 STORM DRAIN PLAN.DWG



**BELT LINE ROAD**  
(100' RIGHT-OF-WAY)

**NOTES:**  
 1. 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.  
 2. THE PROPOSED ON-SITE STORM DRAIN SHALL BE CONSIDERED PRIVATE.

**RECORD DRAWING**  
**February 26, 2024**



**\* BENCHMARKS \***  
 BM A - AN 'X' CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF BELT LINE RD +/- 355 FEET WEST OF COMMERCIAL DR AND 8 FEET SOUTH OF THE EAST END OF A RETAINING WALL. ELEVATION = 580.98 FT.  
 BM B - AN 'X' CUT ON THE SOUTHWEST CORNER OF A CURB INLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 350 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD, +/- 80 FEET WESTWEST OF ASBURY LN, AND +/- 300 FEET EAST OF THE CENTERLINE OF COMMERCIAL DR. ELEVATION = 580.40 FT.  
 BM C - AN 'X' CUT ON THE EAST CORNER OF A CURB INLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 350 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD, +/- 80 FEET WESTWEST OF ASBURY LN, AND +/- 300 FEET EAST OF THE CENTERLINE OF COMMERCIAL DR. ELEVATION = 583.89 FT.

- (H) DISCHARGE 3" DRAIN AT GUTTER FL = 582.24
  - (I) DISCHARGE 3" DRAIN AT GUTTER FL = 582.03
  - (J) DISCHARGE 3" DRAIN AT GUTTER FL = 582.00
  - (K) PROP. PRIVATE 6" HDPE CANOPY DRAIN @ 3.5%
  - (L) PROP. PRIVATE 6" HDPE 90° BEND
  - (M) PROP. PRIVATE 12" RCP ROOF DRAIN @ 1.9%
  - (N) PROP. PRIVATE 12" RCP ROOF DRAIN @ 12.3%
  - (O) PROP. PRIVATE 12" RCP ROOF DRAIN @ 13.4%
  - (P) PROP. PRIVATE 12" RCP 45° BEND
  - (Q) PROP. PRIVATE 18" RCP S.D. LINE 'A-1' @ 1.6%
  - (R) PROP. PRIVATE 12" RCP S.D. LAT 'A-1.1' @ 2.6%
  - (S) PROP. PRIVATE 18" RCP S.D. LINE 'A-1' @ 1.7%
  - (T) PROP. PRIVATE 18" RCP S.D. LAT 'A-1.2' @ 5.7%
  - (U) PROP. PRIVATE 18" RCP S.D. LINE 'A-2' @ 2.2%
  - (V) PROP. PRIVATE 18" RCP S.D. LAT 'A-2.1' @ 22.9%
  - (W) PROP. PRIVATE 18" RCP S.D. LAT 'A-2.2' @ 34.9%
  - (X) PROP. PRIVATE 18" RCP S.D. LAT 'A-2.2' @ 34.9%
- CAUTION !!**  
 EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTOR'S OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. DUMAY BLVD., SUITE 200E ADDISON, TEXAS 75002-1670 (972) 416-7700  
 www.wierassociates.com  
 Texas Firm Registration No. 1-2778

NO.	DATE	DESCRIPTION	BY

FROST BANK  
 ADDISON FINANCIAL CENTER  
 3830 BELT LINE RD.  
 ADDISON, TEXAS 75001

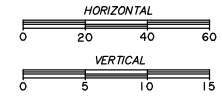
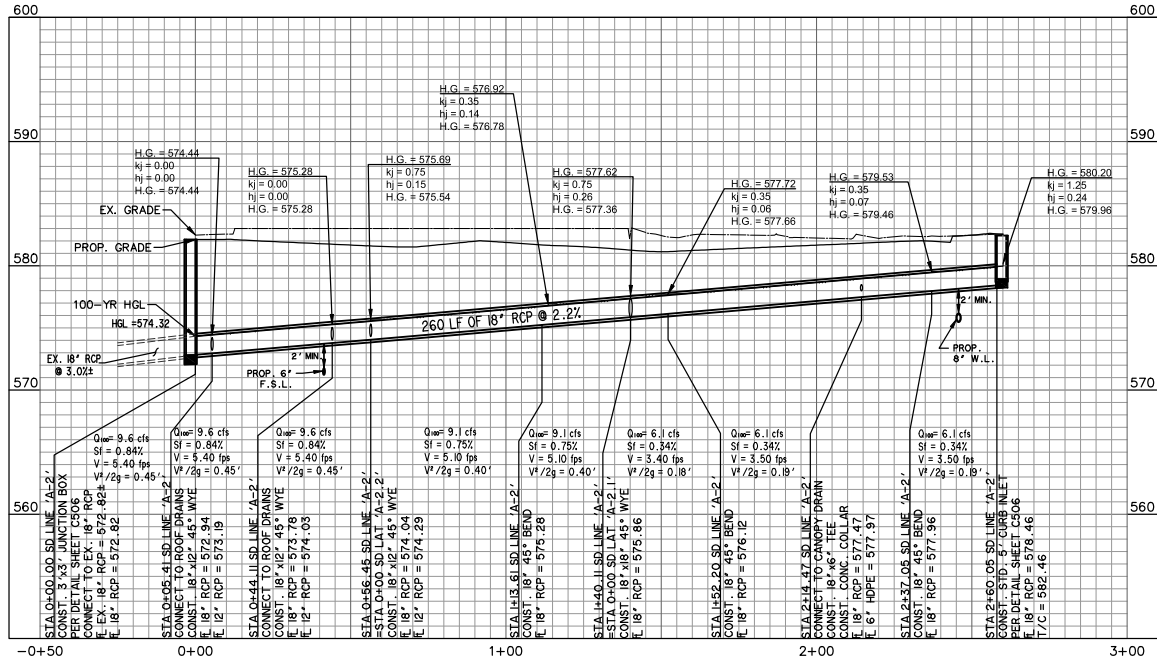
**STORM DRAIN PLAN**

STATE OF TEXAS  
 STAR ACHARYA  
 110146  
 LICENSED PROFESSIONAL ENGINEER  
 CIVIL  
 EXPIRES 04/19/2023  
 COPYRIGHT © WIER & ASSOCIATES, INC.  
 DATE: 3/15/2023  
 TIME: 12:00  
 SHEET NO. C503

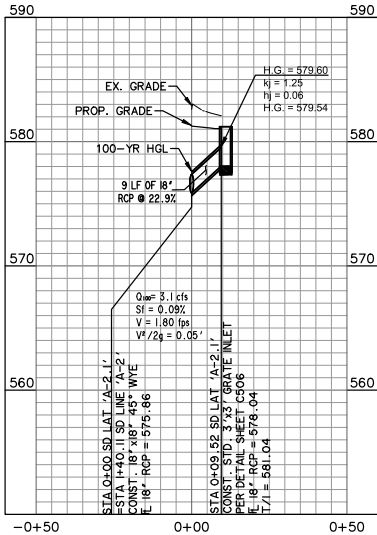


RECORD DRAWING  
February 26, 2024

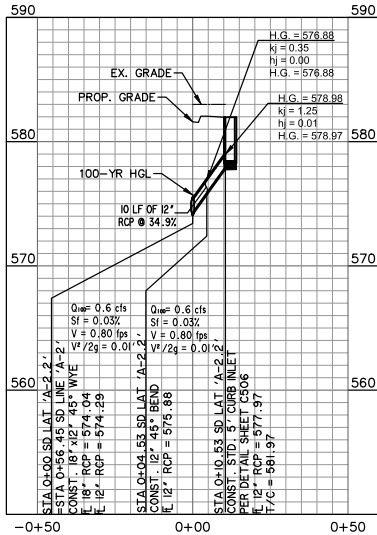
S.D. LINE 'A-2'



S.D. LAT 'A-2.1'



S.D. LAT 'A-2.2'



FROM	TO	LENGTH (FT)	Cx	INLET TIME (min.)	TOTAL INTERCEPT Cx	TIME AT UPSTREAM OF REACH (min)	DESIGN STORM FREQUENCY (yrs)	RAINFALL INTENSITY (in/hr)	INTERCEPT FLOW (cfs)	STORM DRAIN DIAMETER (in)	VELOCITY (ft/s)	SLOPE OF FRICTION GRADIENT (ft/ft)	STRUCTURE LOSS COEFFICIENT	LOSS AT UPSTREAM OF REACH	FLOW TIME IN DRAIN (min)	TIME AT DOWNSTREAM OF REACH (min)	H.G. AT UPSTREAM OF REACH (ft)	REMARKS
SD LINE 'A-1'																		
2+33.02	2+62.08	30.04	0.07	10	0.07	10	100	9.27	0.6	18	0.3	0	1.25	0	0.1	10.1	579.32	
2+62.08	2+40.58	21.5	0	0	0.15	10.3	100	9.18	1.4	18	0.8	0.0002	0.75	0.01	0.1	10.4	578.85	
2+40.58	2+34.79	5.79	0.25	10	0.4	10.4	100	9.15	3.7	18	2.1	0.0012	0.5	0.06	0	10.4	578.65	
2+34.79	1+99.34	35.45	0.13	10	0.53	10.4	100	9.15	4.8	18	2.7	0.0021	0.75	0.06	0.2	10.6	578.58	
1+99.34	1+81.88	17.46	0	0	1.15	10.6	100	9.09	10.5	18	5.9	0.01	0.75	0.46	0	10.6	578.45	
1+81.88	1+75.86	6.02	0	0	1.15	10.6	100	9.09	10.5	18	5.9	0.01	0.35	0.19	0	10.6	577.82	
1+75.86	1+15.76	60.1	0	0	1.15	10.6	100	9.09	10.5	18	5.9	0.01	0.35	0.19	0.1	10.7	577.57	
1+15.76	1+09.64	6.12	0	0	1.15	10.7	100	9.06	10.4	18	5.9	0.0098	0	0	0	10.7	576.33	
1+09.64	1+00.58	9.06	0	0	1.15	10.7	100	9.06	10.4	18	5.9	0.0098	0	0	0	10.7	576.23	
1+00.58	0+85.43	15.15	0	0	1.15	10.7	100	9.06	10.4	18	5.9	0.0098	0	0	0	10.7	576.07	
0+85.43	0+17.45	67.98	0	0	1.15	10.7	100	9.06	10.4	18	5.9	0.0098	0	0	0.1	10.8	575.8	
0+17.45	0+10.31	7.14	0	0	1.15	10.8	100	9.04	10.4	18	5.9	0.0098	0.35	0.19	0	10.8	574.95	
0+10.31	0+00.00	10.31	0	0	1.15	10.8	100	9.04	10.4	18	5.9	0.0098	0.35	0.19	0	10.8	574.69	
SD LAT 'A-1.1'																		
0+33.34	0+08.49	24.85	0.08	10	0.08	10	100	9.27	0.7	12	0.9	0.0004	1.25	0.01	0.1	10.1	579.46	
0+08.49	2+62.08	8.49	0	0	0.08	10.1	100	9.24	0.7	12	0.9	0.0004	0.35	0	0.2	10.3	578.85	
SD LAT 'A-1.2'																		
0+16.89	0+12.15	4.74	0.62	10	0.62	10	100	9.27	5.7	18	3.2	0.0029	1.25	0.2	0	10	578.95	
0+12.15	1+99.34	12.15	0	0	0.62	10	100	9.27	5.7	18	3.2	0.0029	0.35	0.06	0.1	10.1	578.55	
SD LINE 'A-2'																		
2+60.05	2+37.05	23	0.66	10	0.66	10	100	9.27	6.1	18	3.5	0.0034	1.25	0.24	0	10	580.2	
2+37.05	1+52.20	84.85	0	0	0.66	10	100	9.27	6.1	18	3.5	0.0034	0.35	0.07	0.2	10.2	579.53	
1+52.20	1+40.11	12.09	0	0	0.66	10.2	100	9.21	6.1	18	3.4	0.0034	0.35	0.06	0.1	10.3	577.72	
1+40.11	1+13.61	26.5	0	0	0.99	10.3	100	9.18	9.1	18	5.1	0.0075	0.75	0.26	0	10.3	577.62	
1+13.61	0+56.45	57.16	0	0	0.99	10.3	100	9.18	9.1	18	5.1	0.0075	0.35	0.14	0.1	10.4	576.92	
0+56.45	0+44.11	12.34	0	0	1.05	10.4	100	9.15	9.6	18	5.4	0.0084	0.75	0.15	0	10.4	575.69	
0+44.11	0+05.41	38.7	0	0	1.05	10.4	100	9.15	9.6	18	5.4	0.0084	0	0	0.1	10.5	575.28	
0+05.41	0+00.00	5.41	0	0	1.05	10.5	100	9.12	9.6	18	5.4	0.0084	0	0	0	10.5	574.44	
SD LAT 'A-2.1'																		
0+09.52	1+40.11	9.52	0.33	10	0.33	10	100	9.27	3.1	18	1.9	0.0009	1.25	0.06	0	10	579.6	
SD LAT 'A-2.2'																		
0+10.53	0+04.53	6	0.06	10	0.06	10	100	9.27	0.6	12	0.8	0.0003	1.25	0.01	0	10	578.98	
0+04.53	0+56.45	4.53	0	0	0.06	10	100	9.27	0.6	12	0.8	0.0003	0.35	0	0	10	576.88	

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. JAMM-BUILD. SUITE 202E ADDISON, TEXAS 75002 METRO (972)467-7700  
Fax: (972)467-7700 www.wiaassociates.com

NO.	DATE	DESCRIPTION	BY

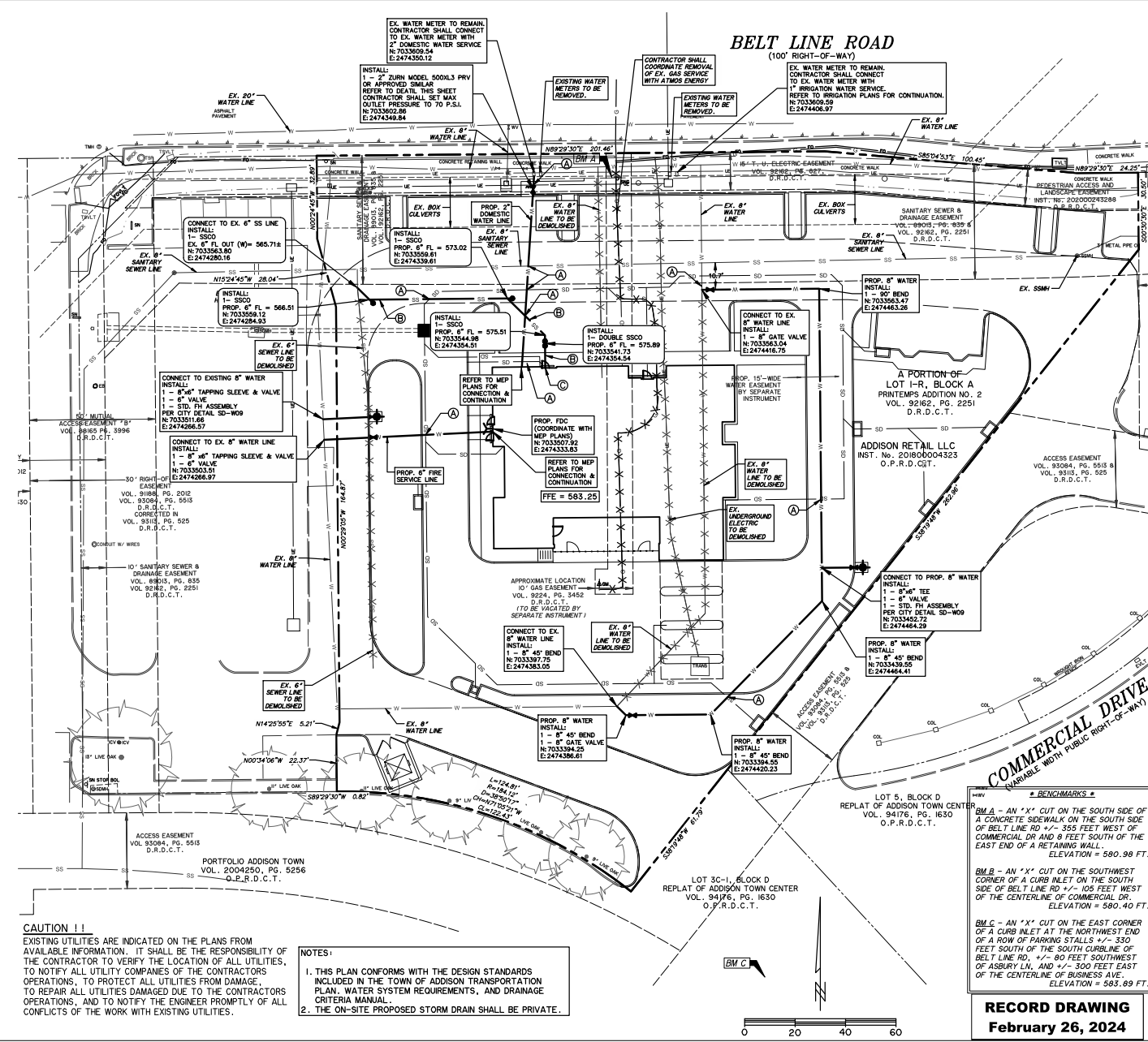
FROST BANK  
ADDISON FINANCIAL CENTER  
3820 BELTLINE RD.  
ADDISON, TEXAS 75001

STORM DRAIN PROFILES



04/19/2023  
COPYRIGHT ©  
WIER & ASSOCIATES, INC.  
DATE: 3/22/2023  
WIA  
SHEET NO. C506





- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH IRRIGATION PLANS FOR FINAL LOCATION AND SIZE OF IRRIGATION CONDUITS.
  - COORDINATE FINAL ENTRY LOCATIONS OF WATER & SEWER WITH MEP PLUMBING PLANS.
  - NOTIFY MEP AND CIVIL ENGINEER IMMEDIATELY IF ANY CONFLICT OCCURS.
  - FIRE PROTECTION WATER SUPPLIES AND FIRE LINES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
  - CONTRACTOR SHALL NOT OBTAIN ACCESS OR ANY UTILITY SERVICE TO ADJACENT LOTS WITHOUT PRIOR NOTIFICATION AND APPROVAL FROM TOWN OF ADDISON AND PROPERTY OWNERS.
  - CONTRACTOR SHALL CHECK CONDITION OF THE ON-SITE EX. 8" WATER MAIN AND REPLACE IF NEEDED.
  - CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF UTILITIES ON SALAD & GO PROPERTY TO VERIFY NO CONFLICTS.

**LEGEND**

- W PROPOSED WATER MAIN
- WV PROPOSED WATER VALVE
- WM PROPOSED WATER METER
- FDH PROPOSED FIRE HYDRANT
- SSS PROPOSED SANITARY SEWER
- SMH PROPOSED SANITARY SEWER MANHOLE
- SSC PROPOSED SANITARY SEWER CLEANOUT
- SSS PROPOSED STORM SEWER
- GI PROPOSED GRATE INLET
- WV EXISTING WATER VALVE
- WM EXISTING WATER METER
- FDH EXISTING FIRE HYDRANT
- SSS EXISTING SANITARY SEWER
- SMH EXISTING SANITARY SEWER MANHOLE
- SSC EXISTING SANITARY SEWER CLEANOUT
- SSS EXISTING STORM SEWER
- GI EXISTING GRATE INLET
- WV EXISTING WATER VALVE TO BE DEMOLISHED
- WM EXISTING WATER METER TO BE DEMOLISHED
- FDH EXISTING FIRE HYDRANT TO BE DEMOLISHED
- SSS EXISTING SANITARY SEWER TO BE DEMOLISHED
- SMH EXISTING SANITARY SEWER MANHOLE TO BE DEMOLISHED
- SSC EXISTING SANITARY SEWER CLEANOUT TO BE DEMOLISHED
- SSS EXISTING STORM SEWER TO BE DEMOLISHED
- GI EXISTING GRATE INLET TO BE DEMOLISHED

**MAINTAIN 2' VERTICAL SEPARATION AT UTILITY CROSSINGS.**

**PROP. 6" PRIVATE SDR 26 PVC S.S. @ 11.9%.**

**CONNECT TO S.S. SERVICE END WITHIN 5' OF BLDG. COORDINATE WITH MEP PLANS.**

**PROP. 6" FL = 577.05**

**ZURN Model 500XL3**  
Water Pressure Reducing Valve

**Application**  
Zurn Wilks model 500XL3 designed for installation on potable water lines to reduce high inlet pressure to a lower outlet pressure. The patented integral venturi enables the valve to have low-inlet flow performance. The high flow capacity makes this device most suitable for commercial plumbing systems and industrial water lines. The direct acting integral by-pass design prevents buildup of excessive system pressure caused by thermal expansion (T-T). The balanced piston design enables the pressure reducing valve to react in a smooth and responsive manner to changes in system flow demand while at the same time, providing protection from inlet pressure changes. Includes a removable cartridge and corrosion resistant materials.

**Standards Compliance**  
- ASSEF Listed 1003  
- IAPMO/ETL Listed  
- CSA B141.1  
- CSA B141.2  
- Meets the requirements of NSF/ANSI CAN 61 & 372

**Materials**  
Main valve body: Low lead cast bronze ASTM B886  
Ball housing: Low lead cast bronze ASTM B886  
Stainless steel, 300 series  
Flanges: Stainless steel, 300 series  
Stem: Stainless steel, 300 series  
Plunger: Low lead cast bronze ASTM B886 (2-1/2" - 4")  
Elastomers: Buna N (FDA approved)  
EPDM (FDA approved)  
Springs: Chrome Silicon, Epoxy Coated (2-1/2" - 4")  
Cartridge: Nylon

**Features**  
- Flow: 1.114", 1.12", 2", 2.12", 3", 3.4"  
- Maximum working water pressure: 400 psi  
- 140°F  
- Reduced pressure range: 25 psi to 75 psi  
- Factory preset  
- Threaded connections (FNPT)  
- Copper connections (Flanged)  
- ANSI B1.20.1  
- ANSI B1.22  
- ANSI B16.5  
- ANSI B16.5

**Dimensions & Weights (do not include plug)**

SIZE	CONNECTIONS		DIMENSIONS (approximate)								WEIGHT (kg)
	A	B	C	D	E	F	G	H	I		
1/2"	1.125	1.125	1.125	1.125	1.125	1.125	1.125	1.125	1.125	1.125	0.3
3/4"	1.315	1.315	1.315	1.315	1.315	1.315	1.315	1.315	1.315	1.315	0.4
1"	1.510	1.510	1.510	1.510	1.510	1.510	1.510	1.510	1.510	1.510	0.5
1 1/4"	1.705	1.705	1.705	1.705	1.705	1.705	1.705	1.705	1.705	1.705	0.7
1 1/2"	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	0.9
2"	2.290	2.290	2.290	2.290	2.290	2.290	2.290	2.290	2.290	2.290	1.2
2 1/2"	2.680	2.680	2.680	2.680	2.680	2.680	2.680	2.680	2.680	2.680	1.6
3"	3.070	3.070	3.070	3.070	3.070	3.070	3.070	3.070	3.070	3.070	2.0
3 1/2"	3.460	3.460	3.460	3.460	3.460	3.460	3.460	3.460	3.460	3.460	2.4
4"	3.850	3.850	3.850	3.850	3.850	3.850	3.850	3.850	3.850	3.850	2.8
4 1/2"	4.240	4.240	4.240	4.240	4.240	4.240	4.240	4.240	4.240	4.240	3.2
5"	4.630	4.630	4.630	4.630	4.630	4.630	4.630	4.630	4.630	4.630	3.6
6"	5.420	5.420	5.420	5.420	5.420	5.420	5.420	5.420	5.420	5.420	4.4
8"	6.610	6.610	6.610	6.610	6.610	6.610	6.610	6.610	6.610	6.610	5.2
10"	7.800	7.800	7.800	7.800	7.800	7.800	7.800	7.800	7.800	7.800	6.0

**WIER & ASSOCIATES LAND PLANNERS, INC.**  
ENGINEERS SURVEYORS & LAND PLANNERS  
2201 E. DUMAY BLVD., SUITE 200E ADDISON, TEXAS 75002-METRO (972) 461-7700  
www.wierassociates.com

**FROST BANK**  
ADDITION FINANCIAL CENTER  
3820 BELT LINE RD.  
ADDITION, TEXAS 75003

**UTILITY PLAN**

DATE: 2/26/2024  
SHEET NO. C601

**RECORD DRAWING**  
February 26, 2024

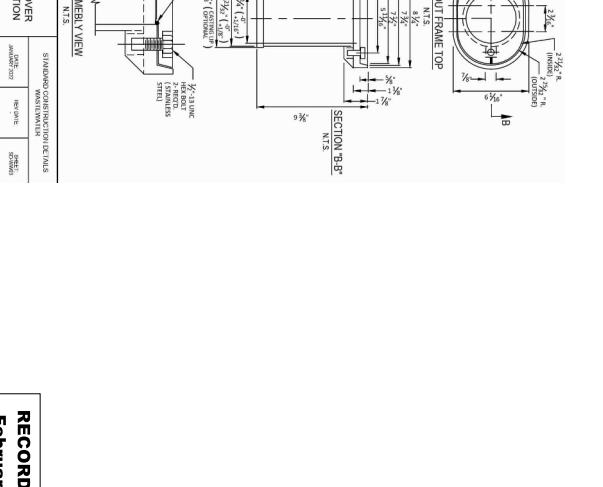
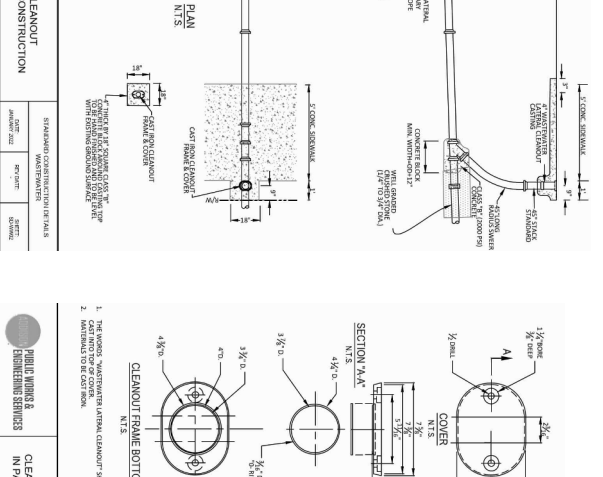
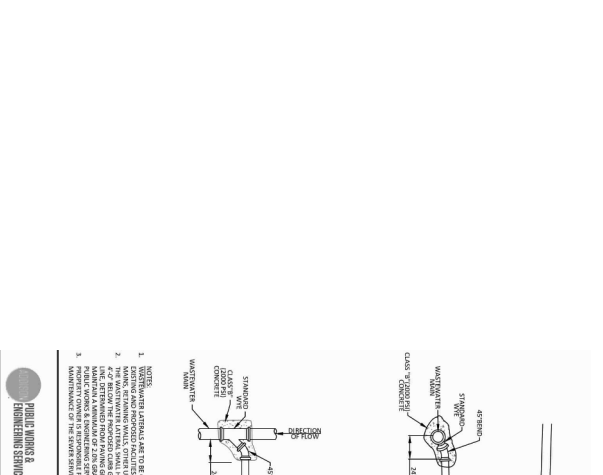
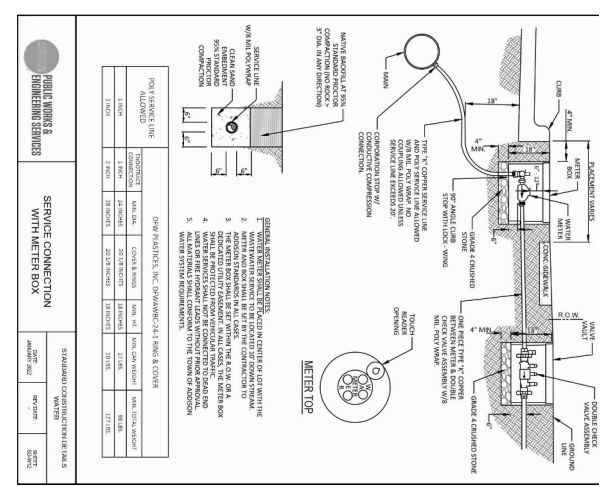
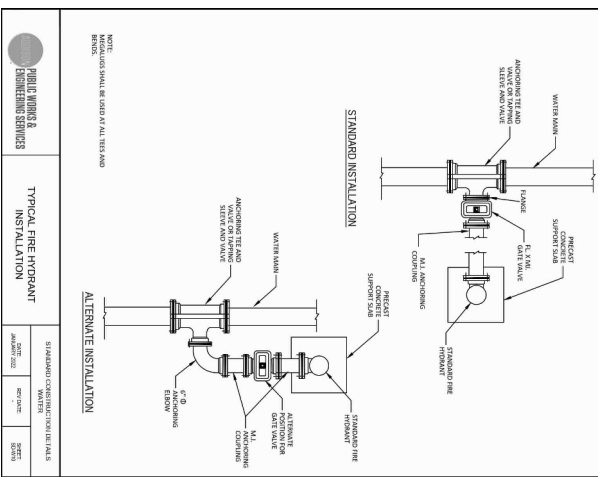
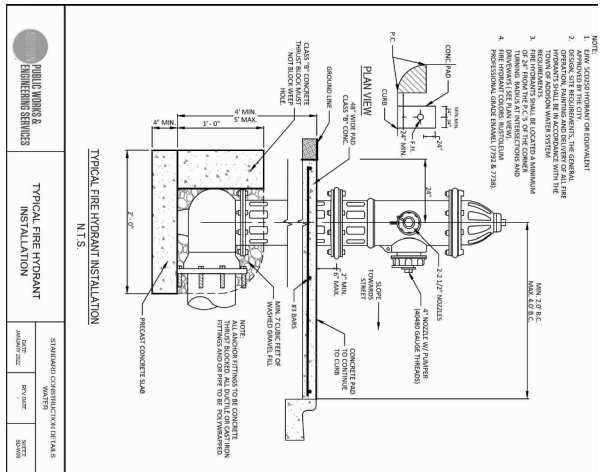
Zurn Industries, LLC | Wilkins  
1900 Gateway Drive, Fremont, CA, USA 94538 | Tel: 855-853-8874 | Fax: 855-238-5766  
In Canada: Zurn Industries Limited  
7600 Gateway Drive, Unit 10, Brampton, Ontario L6T 9M6, 877-882-5216  
www.zurn.com

Rev: 3/16/2013  
Title: Spec  
Document No.: REG-0000L3  
Project No.: Model 500XL3  
Parent Form: 5000L3  
Revision: 1/20/2024  
Page 1 of 1

**CAUTION !!**  
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

- NOTES:**
- THIS PLAN CONFORMS WITH THE DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
  - THE ON-SITE PROPOSED STORM DRAIN SHALL BE PRIVATE.





**RECORD DRAWING**  
February 26, 2024

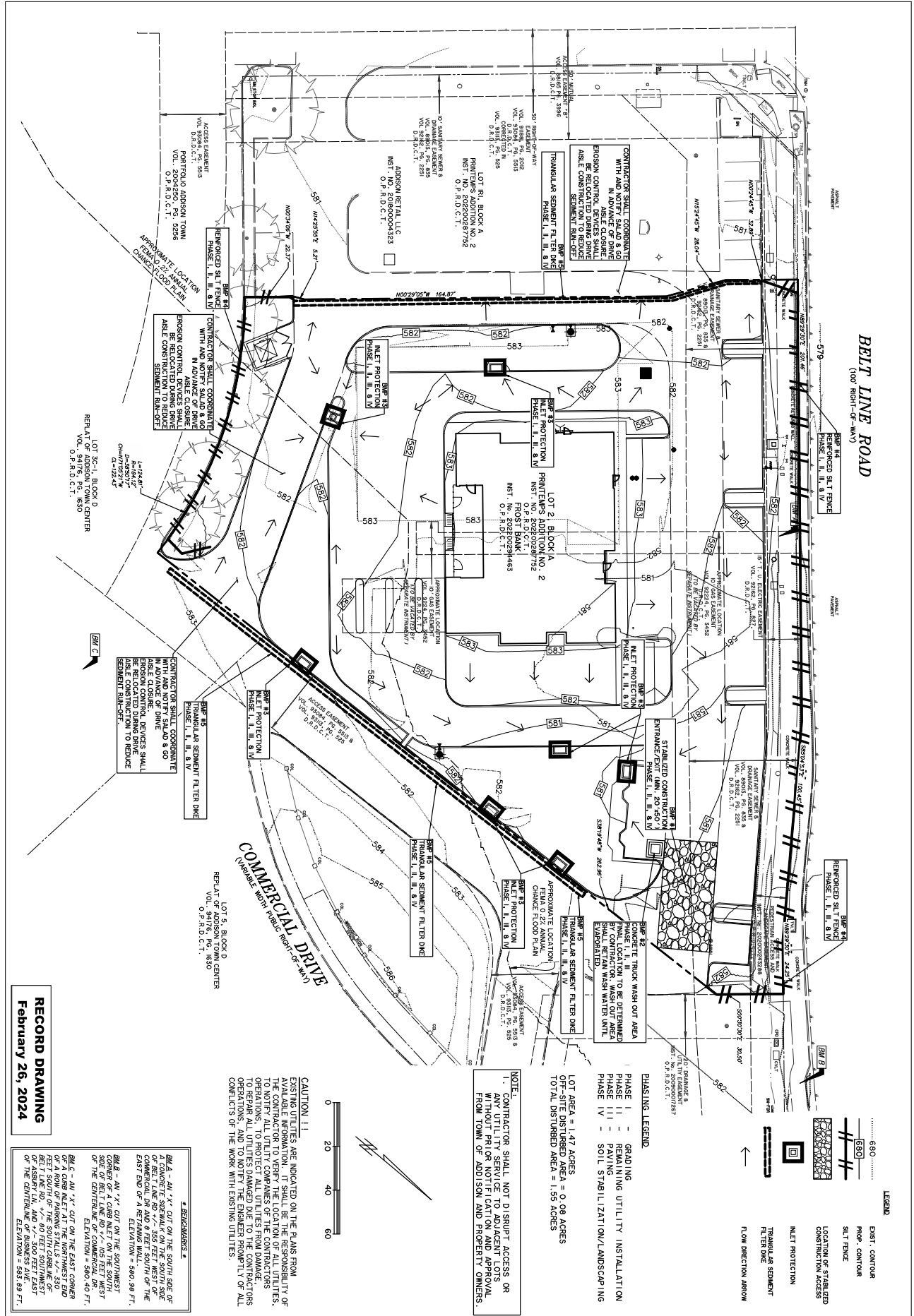
CONTRACT NO. 2023-001  
DATE: 2/26/2024  
SHEET NO. C602

**CITY UTILITY DETAILS**

FROST BANK  
ADDISON FINANCIAL CENTER  
3820 BELT LINE RD.  
ADDISON, TEXAS 75001

NO.	DATE	DESCRIPTION	BY

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.wierassociates.com



**REMARKS:**

BMA - AN "X" CUT ON THE SOUTH SIDE OF BELT LINE RD +/- 355 FEET WEST OF THE EAST END OF A ROW OF PARKING STALLS +/- 300 FEET SOUTH OF THE CENTERLINE ELEVATION = 890.99 FT.

BMB - AN "X" CUT ON THE SOUTHWEST CORNER OF A CARB MELET ON THE SOUTH SIDE OF BELT LINE RD +/- 405 FEET WEST OF THE CENTERLINE ELEVATION = 890.40 FT.

BMC - AN "X" CUT ON THE EAST CORNER OF A ROW OF PARKING STALLS +/- 300 FEET SOUTH OF THE CENTERLINE ELEVATION = 890.40 FT.

BMD - AN "X" CUT ON THE SOUTHWEST CORNER OF A CARB MELET ON THE SOUTH SIDE OF BELT LINE RD +/- 300 FEET EAST OF THE CENTERLINE ELEVATION = 888.89 FT.

04/19/2023  
  
 WIER & ASSOCIATES, INC.  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 2000 ARLINGTON, TEXAS 76010 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com

**EROSION CONTROL PLAN**

FROST BANK  
ADDISON FINANCIAL CENTER

3820 BELT LINE RD.  
ADDISON, TEXAS 75001

NO.	DATE	DESCRIPTION	BY

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 2000 ARLINGTON, TEXAS 76010 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com

**RECORD DRAWING**  
February 26, 2024

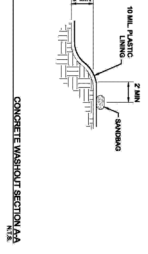
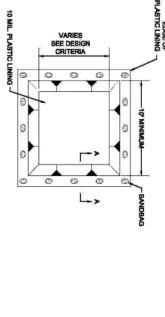


Figure 41. Schematics of Concrete Washout Containment

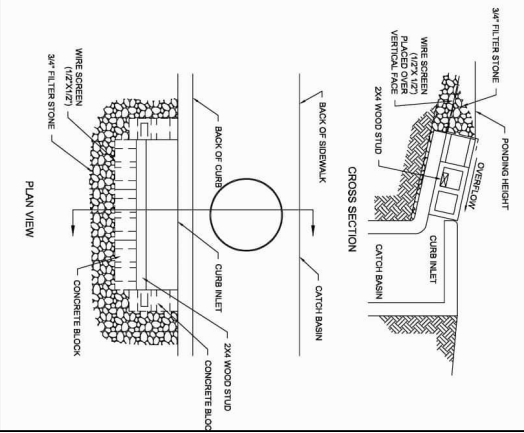
CONCRETE WASHOUT DRAIN VIEW  
SECTION  
10 MIL PLATED STEEL COVER  
1/2\"/>

CONCRETE WASHOUT SECTION  
10 MIL PLATED STEEL COVER  
2\"/>

CONCRETE WASHOUT SECTION  
10 MIL PLATED STEEL COVER  
2\"/>

CONCRETE WASHOUT SECTION  
10 MIL PLATED STEEL COVER  
2\"/>

CONCRETE WASHOUT SECTION  
10 MIL PLATED STEEL COVER  
2\"/>

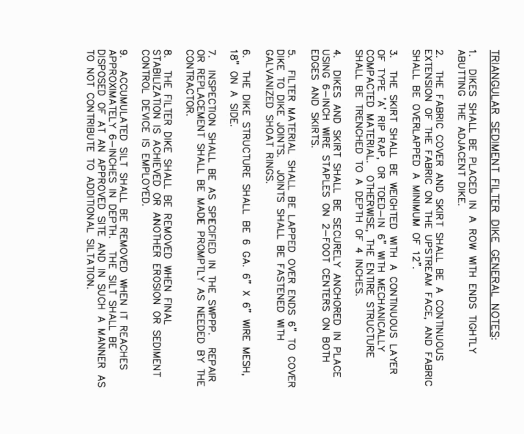


INLET PROTECTION-CURB  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

INLET PROTECTION-CURB  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

INLET PROTECTION-CURB  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

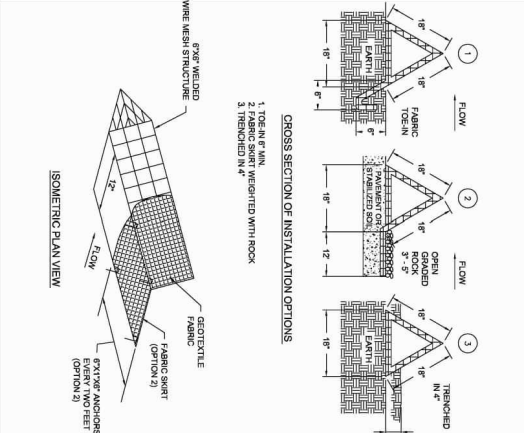
INLET PROTECTION-CURB  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.



TRIANGULAR SEDIMENT FILTER DIKE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

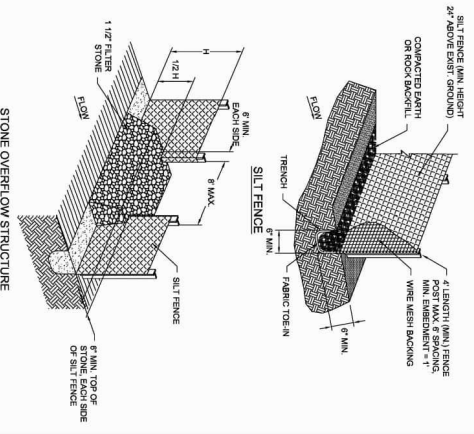
TRIANGULAR SEDIMENT FILTER DIKE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

TRIANGULAR SEDIMENT FILTER DIKE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.



TRIANGULAR SEDIMENT FILTER DIKE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

TRIANGULAR SEDIMENT FILTER DIKE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.



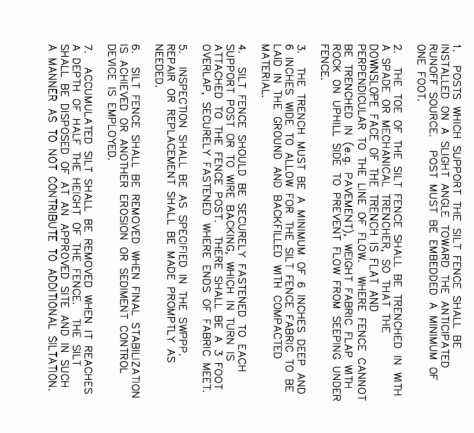
SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

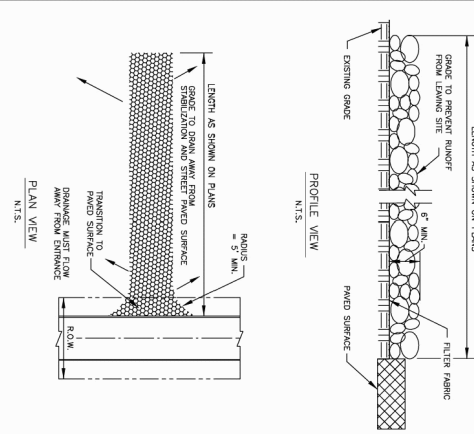


SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

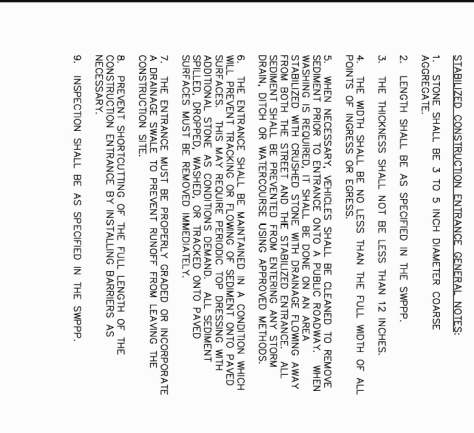
SILT FENCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.



STABILIZED CONSTRUCTION ENTRANCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

STABILIZED CONSTRUCTION ENTRANCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

STABILIZED CONSTRUCTION ENTRANCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.



STABILIZED CONSTRUCTION ENTRANCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

STABILIZED CONSTRUCTION ENTRANCE  
SECTION 1 Standard Drawing of October 2008. Reference number only has been updated for Fish Edition Specifications. Public Works Construction Standards Manual, Control Drain, Fish Edition.

CONTRACT NO. 110146  
DATE: 07/17/2023  
SHEET NO. C702

**EROSION CONTROL  
DETAILS**

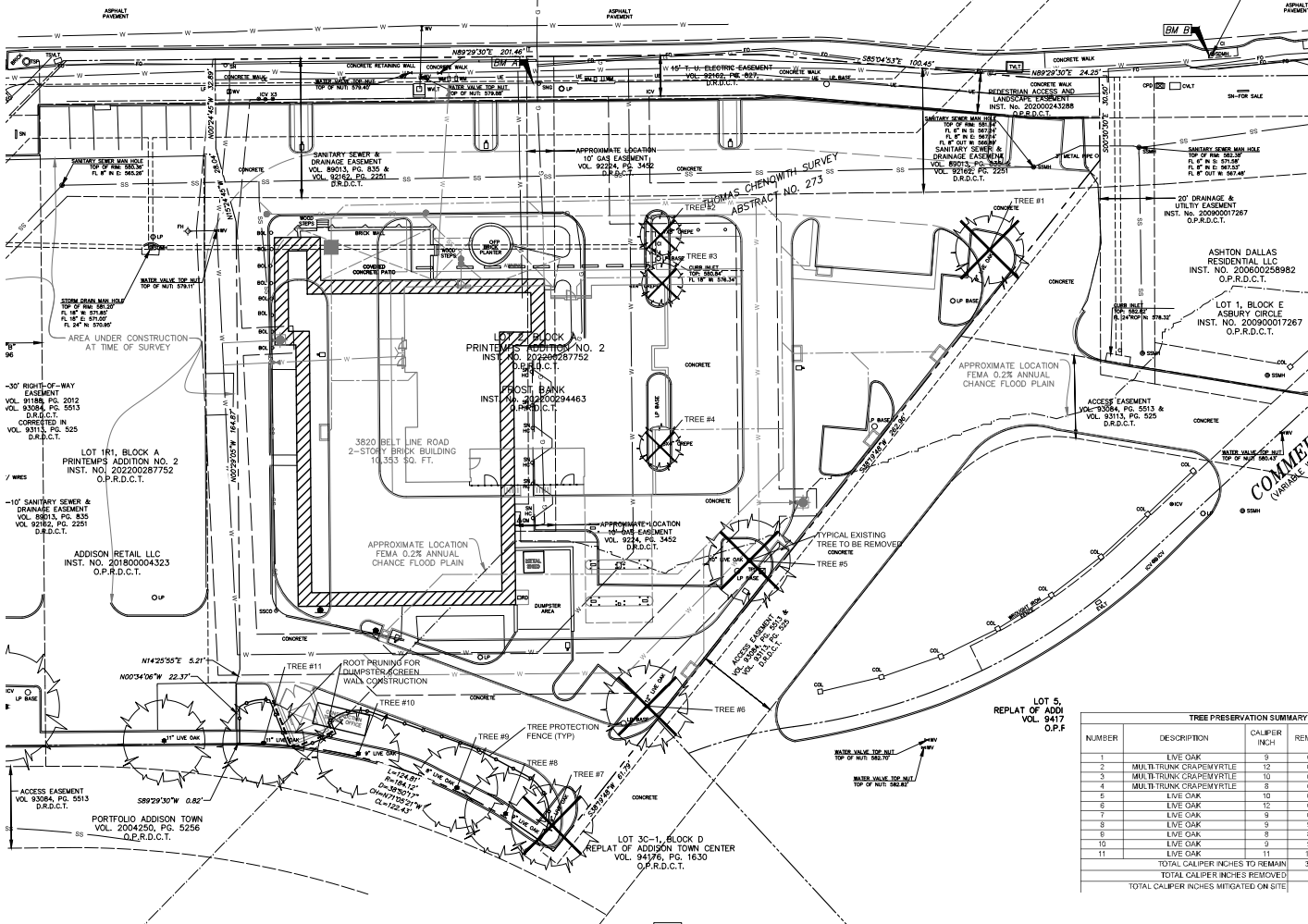
FROST BANK  
ADDISON FINANCIAL CENTER  
3820 BELT LINE RD.  
ADDISON, TEXAS 75001

NO.	DATE	DESCRIPTION	BY

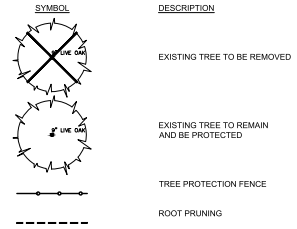
PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com



**BELT LINE ROAD**  
(100' RIGHT-OF-WAY)



**TREE PRESERVATION LEGEND**



**NOTE:**  
DO NOT PARK, DRIVE, STAGE MATERIALS OR OTHERWISE PLACE ANYTHING UNDER EXISTING TREES TO REMAIN, INCLUDING TREES NOT SHOWN ON THE PLANS. ALL EXISTING TREES ON-SITE SHALL BE PROTECTED WITH THE UTMOST IMPORTANCE AND TREE CARE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

**TREE PROTECTION AND REMOVAL SUMMARY:**  
REFER TO SHEET L-12

**TREE PROTECTION DETAILS:**  
REFER TO SHEET L-12

**SPECIFICATIONS:**  
01 50 30- TREE PROTECTION, REMOVAL AND PRUNING  
32 02 00- TURF AND GRASSES  
32 03 00- LANDSCAPING  
33 41 14- LANDSCAPE DRAINAGE WITH BRIDGING STONE

**TREE PRESERVATION NOTES**

- REFER TO CIVIL DRAWING SHEETS FOR GRADINGS CUTS ADJACENT TO EXISTING TREES. COORDINATE WITH ARBORIST.
- REFER TO SHEET L1-02 FOR TREE PROTECTION AND PRUNING DETAILS.
- TREE PROTECTION MUST OCCUR PRIOR TO DEMOLITION OR CONSTRUCTION.
- ALL PROTECTED TREES MUST BE FLAGGED WITH COLORED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF AT LEAST 4 FEET SO AS TO BE VISIBLE TO WORKERS ON FOOT OR DRIVING EQUIPMENT.
- A PROTECTED TREE (DESIGNATED TO REMAIN) ON THE PLAN MUST HAVE PROTECTIVE FENCING WHICH COMPLETELY ENCLOSES THE DRP LINE OF THE TREE UNTIL CONSTRUCTION IS COMPLETED. FENCING TO BE HELD 3 FEET FROM EDGE OF CANOPY DRP LINE. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS MAY BE PLACED INSIDE THE PROTECTIVE BARRIER. NOR MAY ANY SOIL BE REMOVED FROM WITHIN THE BARRIER. PROTECTIVE IS TO PROVIDE TEMPORARY, CONTINUOUS FENCING AT THE DRP LINE, MIN. HEIGHT 4 FEET. FENCING MATERIAL, 4 REFER TO SPECIFICATION SECTION 01 5609.
- TREE PRUNING SHALL COMPLY WITH ARBORIST'S PRACTICES AND AS PER SPECIFICATION SECTION 01 5609. REMOVE ALL DEADWOOD FROM TREE CANOPIES. PROVIDE REPAIR TO EXISTING DAMAGED TREES PER ARBORIST'S RECOMMENDATIONS. REMOVE SUCKERS FROM TRUNKS AND LIMBS UP LOWER BRANCHES TO MIN. 7' CLEAR AT BOTTOM OF CANOPY, UNLESS TREE IS TOO SMALL FOR THIS PROCEDURE.

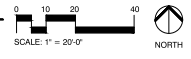
**VICINITY MAP (NO SCALE)**



**TREE PRESERVATION SUMMARY**

NUMBER	DESCRIPTION	CALIPER INCH	REMAIN	REMOVE	REASON FOR REMOVAL
1	LIVE OAK	9	0	9	PARKING
2	MULTI TRUNK CRAWPEMYRTLE	12	0	12	PARKING
3	MULTI TRUNK CRAWPEMYRTLE	10	0	10	BUILDING
4	MULTI TRUNK CRAWPEMYRTLE	8	0	8	BUILDING
5	LIVE OAK	10	0	10	PARKING
6	LIVE OAK	12	0	12	PARKING
7	LIVE OAK	9	0	9	PARKING
8	LIVE OAK	9	9	0	N/A
9	LIVE OAK	8	8	0	N/A
10	LIVE OAK	9	9	0	N/A
11	LIVE OAK	11	11	0	N/A
TOTAL CALIPER INCHES TO REMAIN			37		
TOTAL CALIPER INCHES REMOVED				70	
TOTAL CALIPER INCHES MITIGATED ON SITE				70	

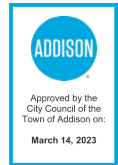
**1 TREE PRESERVATION PLAN**  
1" = 20'-0"



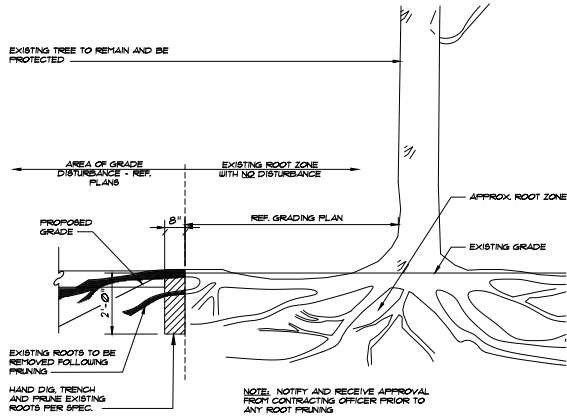
**OWNER APPLICANT:**  
FROST BANK  
3838 ROGER ROAD  
SAN ANTONIO, TX 78251  
CONTACT: ROSS WOOD  
ross.wood@frostbank.com  
210-220-5942

**FROST BANK, ADDISON**  
LOT 2, BLOCK A  
PRINTemps ADDITION NO. 2  
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273  
3820 BELT LINE ROAD, ADDISON, TX

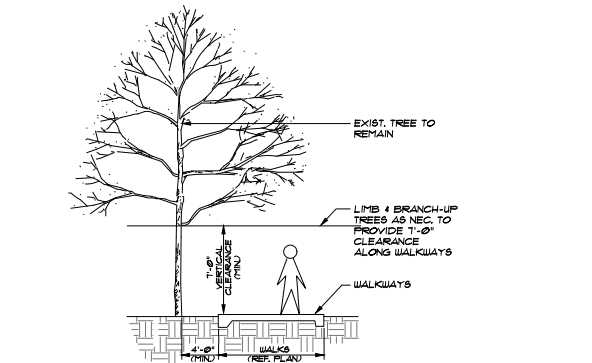
Revisions:
Date: 12-15-2023
Scale: 1" = 20'-0"
Project No.: 22235



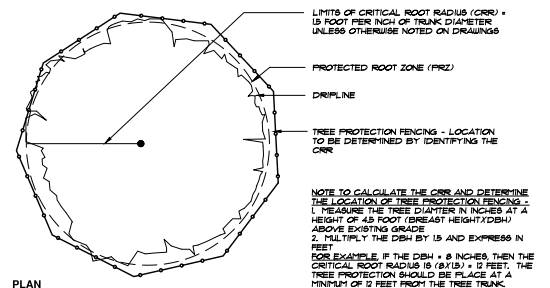
**TREE REMOVAL AND PRESERVATION PLAN**



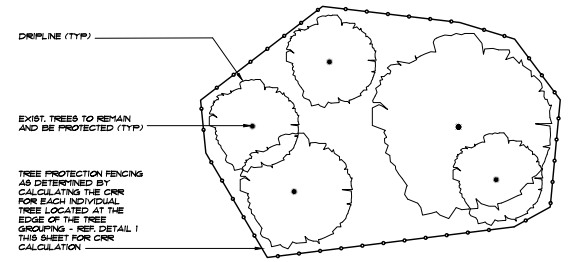
**6** ROOT PRUNING AT EXISTING TREES - SECTION  
NTS



**4** TREE CLEARANCE AT WALK  
NOT TO SCALE

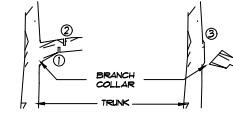


**1** TREE PROT. FENCE NEAR CONSTRUCTION ACTIVITY  
NOT TO SCALE

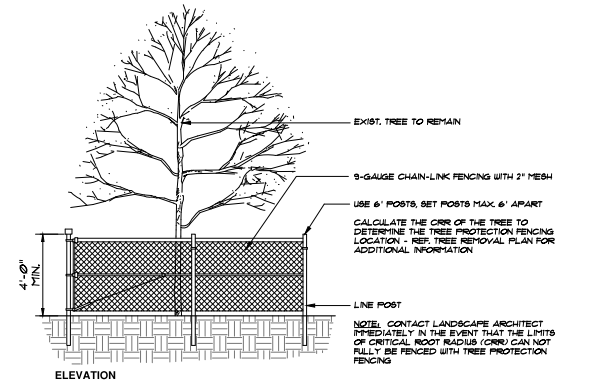


**2** TREE PROT. FENCE NEAR CONSTRUCTION ACTIVITY  
NOT TO SCALE

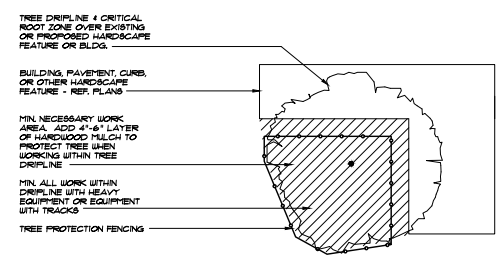
USE TO REMOVE TREE LIMBS AS NECESSARY. COMPLY WITH HORTICULTURAL PRACTICES.  
 STEP 1: SAW BOTTOM CUT APPROX. 6"-12" AWAY FROM TRUNK AND APPROX. 1/3 OF THE WAY THROUGH THE LIMB.  
 STEP 2: MAKE A SECOND CUT APPROX. 3" FURTHER FROM THE TRUNK THAN THE FIRST CUT UNTIL THE WEIGHT OF THE BRANCH PULLS THE BRANCH DOWN.  
 STEP 3: CUT THE STUB BACK TO THE COLLAR OF THE BRANCH - DO NOT CUT FLUSH WITH TRUNK.  
 REMOVE AND DISPOSE OF ALL BRANCHES PER NOTES ON SHEET L1 AND SPECIFICATIONS.  
 NOTE: PRIOR TO LIMB REMOVAL ON EXISTING TREES, GET WRITTEN PERMISSION AND FIELD VERIFICATION FROM OWNER'S REPRESENTATIVE.



**3** 3-CUT LIMB PRUNING  
NOT TO SCALE



**5** TREE PROTECTION FENCING - CHAIN LINK FENCE  
NOT TO SCALE



OWNER APPLICANT:  
**FROST BANK**  
 3858 ROGER ROAD  
 SAN ANTONIO, TX 78251  
 CONTACT: ROSS WOOD  
 ross.wood@frostbank.com  
 210-220-5942

**FROST BANK, ADDISON**  
 LOT 2, BLOCK A,  
 PHASE 1 ADDITION NO. 2  
 THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273  
 3820 BELT LINE ROAD, ADDISON, TX

Revisions:	
Date: 12-15-2023	
Scale: AS NOTED	
Project No: 22235	



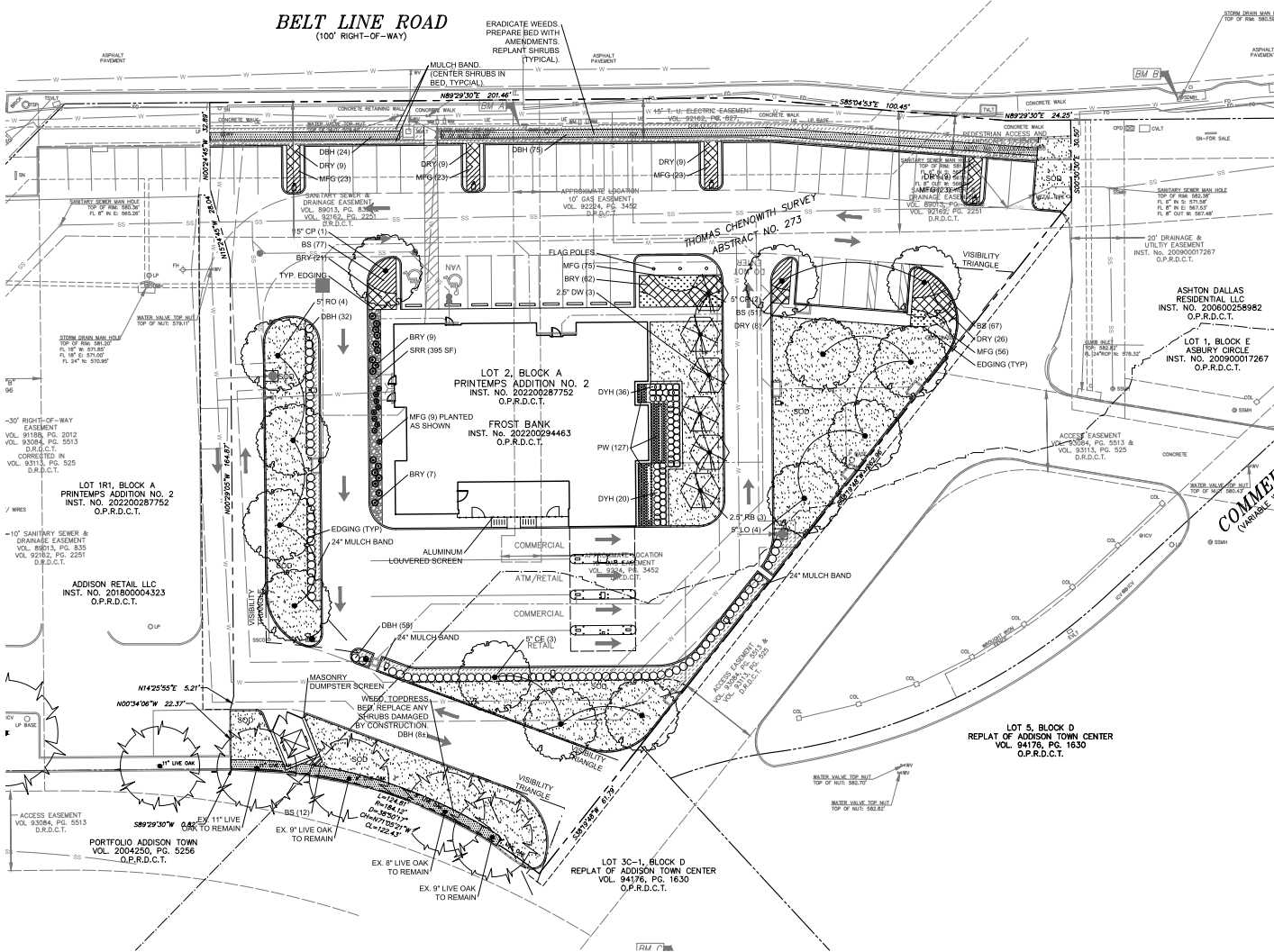
TOWN PROJECT NUMBER 1871-Z

TREE PRESERVATION DETAILS

SHEET

L1-2  
2 OF 2

**BELT LINE ROAD**  
(100' RIGHT-OF-WAY)



**PLANT AND MATERIAL LEGEND**

(\* INDICATES NATIVE SPECIES)

TREES	CODE	COMMON NAME / BOTANICAL NAME
8'-10' HIGH CALIPER ORNAMENTAL TREES:		
	DW*	DESERT WILLOW / CHILOPSIS LINEARIS 'SUBBA'
	RP*	TEXAS REDBUD / CEROIS CANADENSIS 'TENSIS'
5' CALIPER CANOPY TREES:		
	CE*	CEDAR ELM / ULMUS CRASSIFOLIA
	CP*	CHINESE PISTACHE / PISTACIA CHINENSIS
	LO*	(MALE ONLY)
	RO*	LIVE OAK / QUERCUS VIRGINIANA RED OAK / QUERCUS SHUMARDII
SHRUBS/GROUNDCOVER		
	DRY*	'DESERT DUSK' RED YUCCA / HESPERALOE PARVIFLORA 'DESERT DUSK' (5 GALLON)
	BRY*	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'BRAKELIGHTS' (5 GALLON)
	MFG*	MEXICAN FEATHER GRASS / NASELLA TENNISUMA (1 GALLON)
	BS*	BERKELEY SEDGE / CAREX DIVULSA (1 GALLON)
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA DWARF BURFORD (MIN. 7 GALLON) 24" HIGH PLANTED 5' ON CENTER/ REPLACE DEAD/DAMAGE SHRUBS IN EXISTING PARKING LOT SCREEN.
GRASSES / TURF		
	SOO	BERMUDA GRASS / CYNODON DACTYLON 'TRIFWAY 419'
MATERIALS		
	SR	SMALL RIVER ROCK
	LE	LANDSCAPE EDGING
	M	MULCH - TOPDRESSING
	5" CP (2)	TREE SIZE TREE CODE (QUANTITY)
	DBH (32)	PLANT CODE (QUANTITY)

**IRRIGATION**  
PERMANENT IRRIGATION WILL BE PROVIDED TO ALL TREES AND SHRUBS.  
USE EFFICIENT IRRIGATION FOR ALL PLANTING AREAS:  
• TURF AREAS WITH MP ROTATORS WHERE APPLICABLE  
• NEW TREES WITH POP-UP STREAM EMITTERS  
• PLANTING BEDS TO MEET TCEIG AND TOWN OF ADDISON CODE - DRIP OR POP-UP STREAM EMITTERS

**TOWN OF ADDISON ORDINANCE SUMMARY**  
REFER TO L3-2  
**LANDSCAPE PLANTING NOTES AND TREE REQUIREMENTS:**  
REFER TO L3-2  
**PLANT SCHEDULE:**  
REFER TO L3-2  
**PLANTING DETAILS:**  
REFER TO SHEETS L3-3 AND L3-4  
**SPECIFICATIONS:**  
01 00 30 - TREE PROTECTION, REMOVAL AND PRUNING  
32 04 00 - LANDSCAPE IRRIGATION  
32 02 00 - TURF AND GRASSES  
32 03 00 - LANDSCAPING  
33 41 14 - LANDSCAPE DRAINAGE WITH BRIDGING STONE

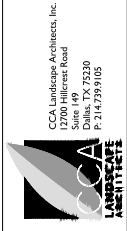
**SODDING NOTE:**  
LIMITS OF SODDING ARE APPROXIMATE. CONTRACTOR SHALL SOD ALL AREAS DISTURBED BY CONSTRUCTION AS PART OF THE BASE BID.

**VICINITY MAP** (NO SCALE)



TOWN PROJECT NUMBER 1871-Z

**1 LANDSCAPE PLAN**  
1" = 20'-0"



OWNER / APPLICANT:  
**FROST BANK**  
3838 FROST ROAD  
SAN ANTONIO, TX 78251  
CONTACT: ROSS WOOD  
ross.wood@frostbank.com  
210-220-5942

**FROST BANK, ADDISON**  
LOT 2, BLOCK A  
PRINTemps ADDITION NO. 2  
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273  
3820 BELT LINE ROAD, ADDISON, TX

Date:	02-15-2023
Scale:	1" = 20'-0"
Revisions:	
Project No.:	22235

**LANDSCAPE PLANTING PLAN**

## LANDSCAPE PLANTING NOTES

- FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- SHRUB/PLANT BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN BEDS. ALIGNMENT SHALL BE ORIENTED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
- FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 1/2) INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOPRESSING IS TO BE APPLIED.
- UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPRESSED WITH A WEED BARRIER LAYER (1 ITEM) CONSISTING OF 3 LAYERS OF RECYCLED NEWSPRINT PAPER COVERED WITH THREE (3) INCH COMPACTED MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
- EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
- FINISH GRADES OF TOP OF TREES UNCOVERED ROOT FLARE SHALL BE TWO (2) ABOVE THE FINISHED GRADE OF THE PLANTING BED OR TURF AREA. MULCH SHALL BE APPLIED PER THE PLANTING DETAILS.
- CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOO COMMON BERMUODA GRASS - REF. PLANS. NEW SOO SHALL BE FLUSH TO EXISTING TURF.
- REPLACE DEAD PLANTS WITHIN SEVEN (7) DAYS AFTER DETERMINATION OF CONDITION.
- TREES (4" OR GREATER) IDENTIFIED AS A PART OF THE NATURAL LANDSCAPE TO BE REMOVED AS A PART OF DISTURBANCE GRADING OR OTHER DEVELOPMENT MUST BE MITIGATED (REPLACED ON SITE) AT A RATE OF CALIPER INCHES PROVIDED = CALIPER INCHES BEING REMOVED.

## PLANT AND MATERIALS SCHEDULE

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
<b>MEDIUM AND LARGE TREES</b>				
3	CE	CEDAR ELM / ULMUS CRASSIFOLIA	5" CAL MIN	13' - 17' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
3	CP	CHINESE PISTACHE (MALE ONLY) / PISTACIA CHINENSIS	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
4	LO	LIVE OAK / QUERCUS VIRGINIANA	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
4	RO	SHUMARD RED OAK / QUERCUS SHUMARDII	6" CAL MIN	16' - 18' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
<b>SMALL TREES</b>				
3	DW	DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA'	2-1/2" CAL MIN	8' - 10' HEIGHT; MULTI-TRUNK; FULL, MATCHED CANOPIES; 3-5 CANES; PLANTED AS SHOWN
3	RB	TEXAS REDBUD / CERIS CANADENSIS VAR. TEXENSIS	2-1/2" CAL MIN	8' - 10' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; UPRIGHT VERTICAL GROWTH; PLANTED AS SHOWN
<b>SHRUBS, PERENNIALS, ORNAMENTAL GRASSES</b>				
237	RS	BERKELEY DEQUE / CAREX OVIUSA	1 GAL	10" OC. 0 TO PLANTS/SF. TRIANGULAR SPACING; 10" MIN HEIGHT; FULL TO BASE, HEAVILY ROOTED
132	MFG	MEXICAN FEATHER GRASS / NASELLA TENUSSIMA	1 GAL	18" OC. 0.49 PLANTS/SF. TRIANGULAR SPACING; 10" MIN HEIGHT; FULL TO BASE, HEAVILY ROOTED
127	PW	PURPLELEAF WINTERCREEPER / ELYMUS FORTUNEI	1 GAL	18" OC. 0.49 PLANTS/SF. TRIANGULAR SPACING; MIN. 3 SHOOTS; FULL TO BASE, HEAVILY ROOTED
197	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDI 'NANA'	7 GAL MIN	38" OC. SINGLE ROW; 24" MIN HEIGHT AT PLANTING; FULL TO BASE, HEAVILY ROOTED
56	DYH	BORDEAUX DWARF YALPON HOLLY / LEX VOMITORIA 'BORDEAUX'	3 GAL	38" OC. SINGLE ROW; 10" MIN HEIGHT; FULL TO BASE, HEAVILY ROOTED
70	DRY	DESERT DUSK RED YUCCA / HESPERALOE PARVIFLORA 'DESERT DUSK'	5 GAL	28" OC. 0.21 PLANTS/SF. TRIANGULAR SPACING; 10" MIN HEIGHT; FULL TO BASE, HEAVILY ROOTED
99	BRY	BRAVELEAFS RED YUCCA / HESPERALOE PARVIFLORA 'BRAVELEAFS'	5 GAL	24" OC. 0.38 PLANTS/SF. TRIANGULAR SPACING; 10" MIN HEIGHT; FULL TO BASE, HEAVILY ROOTED
<b>TURF GRASS</b>				
FIELD VERIFY	SSD	TURFWAY 419 BERMUODAGRASS / CYNODON DACTYLON 'TURFWAY 419'	SOLID SOO	REFER TO SPECS
<b>MATERIALS</b>				
FIELD VERIFY	SRR	SMALL NATIVE RIVER ROCK	CY	3-1/2" DEPTH WASHED RIVER ROCK AS PROVIDED BY W&Z STONE 1-800-648-4451' OR SMALL NATIVE GRAVEL AS PROVIDED BY CUSTOM STONE SUPPLY 1-844-576-1384, WITH TWO LAYERS OF FILTER FABRIC UNDERLAYMENT
FIELD VERIFY		FILTER FABRIC	SF	2 OVERLAPPING LAYERS UNDER AGGREGATES. TERRATEX NDS AS MANUFACTURED BY WETCO, (1800) 438-0221 AND PROVIDED LOCALLY BY HANES GEO PRODUCTS (4800) 251-1008. REFER TO SPECS AND DETAILS.
FIELD VERIFY		COMPOST	CY	ORGANIC, WELL DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		MULCH	CY	TOP DRESSING AT TREES AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		TOPSOIL	CY	REFER TO SPECS AND DETAILS.
FIELD VERIFY		METAL LANDSCAPE EDGING	LF	COMMERCIAL GRADE, REFER TO SPECS AND DETAILS.

## TREE REQUIREMENTS

### ROOT SYSTEM DEVELOPMENT:

- ALL NAMED CULTIVARS SHALL BE OWN ROOT CLONES, NO GRAFTED OR BUD-GRAFTED TREES WILL BE ACCEPTED.
- ALL TREES SHALL BE 100% MECHANICALLY ROOT-PRUNED AT LEAST ONCE AND TRANSPLANTED A MINIMUM OF 3 TIMES DURING THE FIRST 3 YEARS OF THE TREE'S LIFE.
- THE TREES SHALL BE GROWN IN HEAVY CLAY SOIL AND IRRIGATED WITH DRIP IRRIGATION.
- THE TRUNK FLARE SHALL BE ABOVE GROUND AND VISIBLE AT NURSERY BEFORE HARVEST AND AFTER TRANSPLANTING INTO THE LANDSCAPE.
- THE ROOT BALLS SHALL BE HELED IN FOR AT LEAST 30 DAYS AND HAVE A FRESH FLUSH OF NEW ROOT GROWTH INTO THE BURLAP.
- THE TREES SHALL HAVE NO GIRDLING ROOTS.

### CANOPY DEVELOPMENT:

- TREES SHALL HAVE A STRONG CENTRAL LEADER TO TOP OF THE CANOPY. THE TIP OF THE LEADER ON THE MAIN TRUNK MUST BE INTACT WITH THE TERMINAL BUD AT THE HIGHEST PART.
- NO BRANCH SHALL HAVE A DIAMETER GREATER THAN 2/3 THE TRUNK DIAMETER MEASURED DIRECTLY ABOVE THE BRANCH CROTCH. THE TREE WILL HAVE NO INCLUSIONS OR CO-DOMINANT BRANCHES.
- THE TREE CROWN SHALL BE STRUCTURALLY UNIFORM. BRANCHES SHALL BE EVENLY DISTRIBUTED AROUND THE TRUNK. THE CROWN SHALL BE FULL OF FOLIAGE EVENLY DISTRIBUTED AROUND THE TREE.

## ORDINANCE SUMMARY

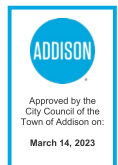
<b>LANDSCAPE DESIGN STANDARDS</b>
EXISTING LANDSCAPE AREA: 8,458 SF
REQUIRED LANDSCAPE AREA:
10% OF GROSS SITE AREA IN ALL INDUSTRIAL DISTRICTS
20% OF GROSS SITE AREA IN ALL OTHER DISTRICTS
CALCULATION: 94,045 14 SF LOT AREA X 2% = 12,810 SF
PROVIDED: 15,334 SF LANDSCAPE AREA
NOTES: NOT INCLUDING STREET ROW AREA.
<b>STREET LANDSCAPE BUFFER</b>
REQUIRED:
20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W.
ONE 4" CALIPER SHADE TREE PER 30 LF OF STREET FRONTAGE
EVERGREEN SHRUBS PLANTED 3' - 3-1/2' ON CENTER
CALCULATION: 325 LF FRONTAGE / 30 = 11 TREES
PROVIDED: 20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W. 11 SHADE TREES; ROW OF EVERGREEN SHRUBS (EXISTING TO BE RESTORED WHERE DEAD OR DAMAGED)
NOTES: EXISTING PARKING IS 20' 14" FROM STREET CURB ON THE WEST SIDE, AND 21' 40" FROM THE STREET CURB ON THE EAST SIDE. WIDTH VARIES IN BETWEEN BECAUSE OF UTILITY EASEMENTS. SHADE TREES ARE PLANTED ELSEWHERE ON SITE.
<b>OFF-STREET LOADING SCREENING (6" HIGH)</b>
REQUIRED: ONE (1) OF (OR A COMBINATION OF) THE FOLLOWING:
EVERGREEN SHRUBS PLANTED 3' ON CENTER
EVERGREEN TREES PLANTED 6' ON CENTER
FENCE, WALL, OR BERM, IN COMPLIANCE WITH THE ORDINANCE
PROVIDED: NOT APPLICABLE
NOTES: NO OFF-STREET LOADING SPACES ARE PROPOSED FOR THIS PROJECT.
<b>VISIBILITY TRIANGLES</b>
REQUIRED: CIVIL AND LANDSCAPE YAM AND VISIBILITY TRIANGLES
PROVIDED: 25 VISIBILITY TRIANGLES AT DRIVEWAYS
NOTES: THERE ARE NO DRIVEWAYS CONNECTING TO PUBLIC STREETS. ONLY DRIVEWAYS CONNECTING TO OTHER PRIVATE PARKING AND DRIVES.
<b>PARKING LOT LANDSCAPING: PERIMETER</b>
REQUIRED:
8' WIDE LANDSCAPE STRIP
ONE 4" CALIPER TREE PER 30 LF OF ADJACENCY
SHRUBS PLANTED 3' 1/2' ON CENTER (DEPENDENT ON SPECIES)
PROVIDED: 5' WIDE LANDSCAPE STRIP, ONE 4" TREE PER 35 LF
NOTES: THE DRIVES DOWN THE SIDES OF THE BUILDING AND DRIVE UP BANKING ABLES ARE COUNTED IN THE PAVING SQUARE FOOTAGE, BUT ARE NOT COUNTED AS PARKING SPACES THEY HAVE NO SPACES ON EITHER SIDE.
<b>PARKING LOT LANDSCAPING: INTERIOR</b>
REQUIRED: 1 SHADE TREE PER TO PARKING SPACES
ALL ISLANDS MUST BE 9 FEET WIDE
ALL PARKING SPACES MUST BE WITHIN 50 FEET OF A SINGLE TREE OR WITHIN 75 FEET OF TWO OR MORE TREES.
CALCULATION: 49 SPACES / 10 = 5 TREES
PROVIDED: 3 SHADE TREES AND 4 ORNAMENTAL TREES
NOTES: ORNAMENTAL TREES PROVIDED WHERE THERE IS A UTILITY EASEMENT.
<b>REPLACEMENT TREES</b>
REQUIRED: REPLACE ALL CALIPER INCHES REMOVED WITH AN EQUAL NUMBER OF CALIPER INCHES TO BE PLANTED ON SITE.
CALCULATION: REMOVING 70 CALIPER INCHES OF EXISTING TREES
PROVIDED: PLANTING 14 NEW 5" CALIPER SHADE TREES
3 EACH, 5" CEDAR ELM = 15 CALIPER INCHES
3 EACH, 5" CHINESE PISTACHE = 15 CALIPER INCHES
4 EACH, 5" LIVE OAK = 20 CALIPER INCHES
4 EACH, 5" RED OAK = 20 CALIPER INCHES
TOTAL CALIPER INCHES MITIGATED ON SITE = 70 CALIPER INCHES



OWNER / APPLICANT:  
**FROST BANK**  
**3838 ROGER ROAD**  
**SAN ANTONIO, TX 78251**  
 CONTACT: ROSS WOOD  
 ross.wood@frostbank.com  
 210-520-5942

**FROST BANK, ADDISON**  
 LOT 9, BLOCK A,  
 PRINTemps ADDITION NO. 2,  
 THOMAS KENOWITH SURVEY, ABSTRACT NO. 273  
**3820 BELT LINE ROAD, ADDISON, TX**

Date: 02-15-2023	Revisions:
Scale: 1" = 20'-0"	
Project No.: 22225	



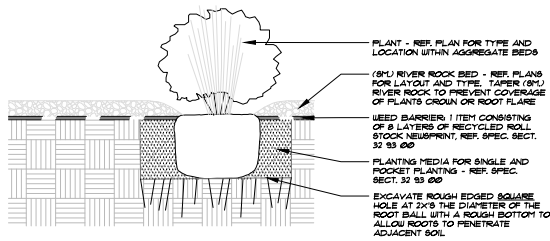
TOWN PROJECT NUMBER 1871-Z

LANDSCAPE NOTES AND SCHEDULES

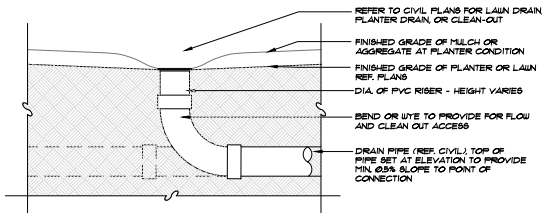
SHEET

L3-2

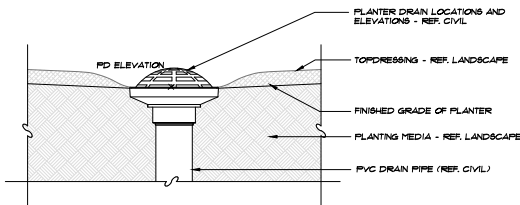
2 OF 4



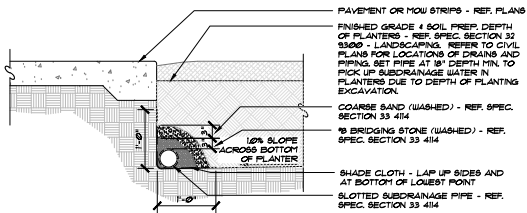
8 SHRUB POCKET PLANTING IN RIVER ROCK - SECT.  
NTS



9 TRUNK LINE - SECTION  
1" = 1'-0"

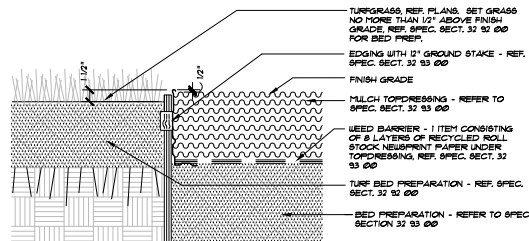


10 PLANTER DRAIN IN PLANTER - SECTION  
NTS

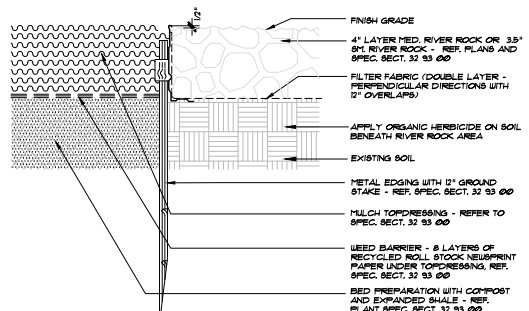


11 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION  
1" = 1'-0"

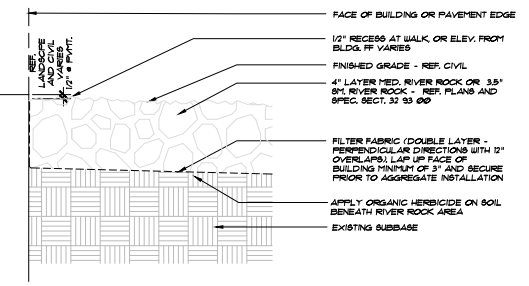
NOTE FOR GRASS AREAS - PROVIDE SIMILAR DETAIL AT LOW POINTS OF AREAS OR IF LOW POINT IS AT EDGES OF ADJACENT PAVEMENTS.



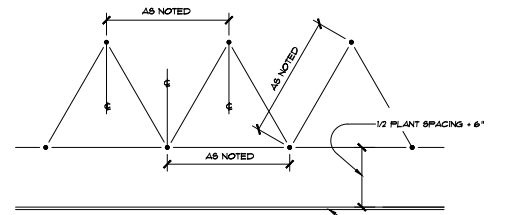
5 TURF AT EDGING AT PLANTER BED - SECT.  
NTS



6 PLANTING BED AT EDGING AT RIVER ROCK - SECT.  
NTS

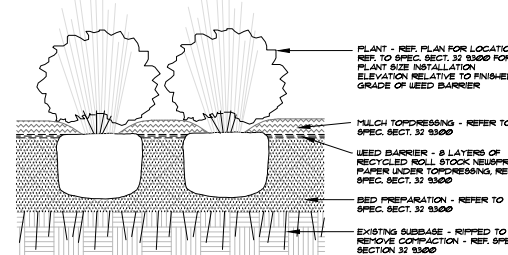


7 RIVER ROCK AT BUILDING/PAVING- SECTION  
NTS

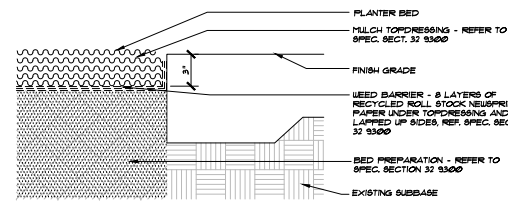


NOTE: SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE. PROVIDE PLANTS TO FILL BEDS. LAYOUT TO BE ORIENTED TO MOST DOMINANT DIRECTION OF PUBLIC VIEWING, UNLESS DIRECTED OTHERWISE.

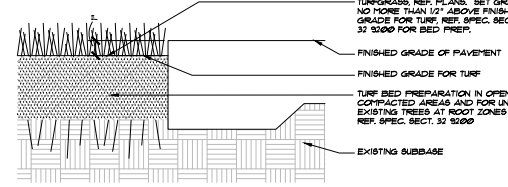
1 TRIANGULAR SPACING - PLAN  
NTS



2 PLANTING BED - SECTION  
NTS



3 PLANTER BED AT PAVEMENT - SECTION  
NTS



4 LAWN AT PAVEMENT - SECTION  
NTS



OWNER / APPLICANT:  
FROST BANK  
3838 ROGER ROAD  
SAN ANTONIO, TX 78251  
CONTACT: ROSS WOOD  
ross.wood@frostbank.com  
210-520-5942

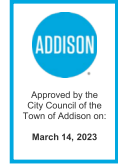
FROST BANK, ADDISON  
LOT 9, BLOCK A,  
PRINTemps SURVEY, ABSTRACT NO. 273  
THOMAS CROWTHER SURVEY, ABSTRACT NO. 273  
3820 BELT LINE ROAD, ADDISON, TX

Revisions	
Date: 02-15-2023	
Scale: 1" = 20'-0"	
Project No: 22235	

LANDSCAPE PLANTING DETAILS

SHEET

L3-3  
3 OF 4



Approved by the  
City Council of the  
Town of Addison on:  
March 14, 2023

TOWN PROJECT  
NUMBER 1871-Z

