

SITE LEGEND

- P.L. POLE LIGHT
- T.L. TRAFFIC LIGHT
- M.H. MANHOLE
- F.H. FIRE HYDRANT
- TEL. TELEPHONE PEDESTAL
- L.A. LANDSCAPED AREA
- C.O. CLEAN OUT
- C.I. CURB INLET
- B.S.L. BUILDING SETBACK LINE
- G.C. GENERAL CONTRACTOR
- P.L.C. PLUMBING CONTRACTOR
- E.C. ELECTRICAL CONTRACTOR
- SS EXISTING SANITARY SEWER
- W EXISTING WATER
- G EXISTING GAS
- E EXISTING ELECTRIC
- T EXISTING TELEPHONE
- C.B. CATCH BASIN
- SS NEW SANITARY SEWER
- W NEW WATER
- G NEW GAS
- E NEW ELECTRIC
- T NEW TELEPHONE
- R ROOF DRAIN STORM SEWER
- APPROXIMATE LOCATION OF SOILS BORING

LEGAL DESCRIPTION

BEGINNING AT AN X-CUT FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT PARKWAY (HAVING A 66.0 FOOT WIDE RIGHT-OF-WAY) WITH THE EAST LINE OF ADDISON ROAD (HAVING A 66.0 FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH 22 DEGREES 26 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE OF ADDISON ROAD FOR A DISTANCE OF 328.83 FEET TO 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 89 DEGREES 37 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 349.26 FEET TO ANCHOR IRON ROD SET FOR A CORNER IN THE WEST LINE OF LOT 1 OF FEDERAL EXPRESS ADDITION, AN ADDITION TO THE TOWN OF ADDISON, TEXAS, ACCORDING TO THE RECORDS OF THE PLAT RECORDS PAGE 352, IN THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 80 DEGREES 22 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE OF AIRPORT PARKWAY FOR A DISTANCE OF 344.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,965 SQUARE FEET OR 2,5474 ACRES OF LAND, MORE OR LESS.

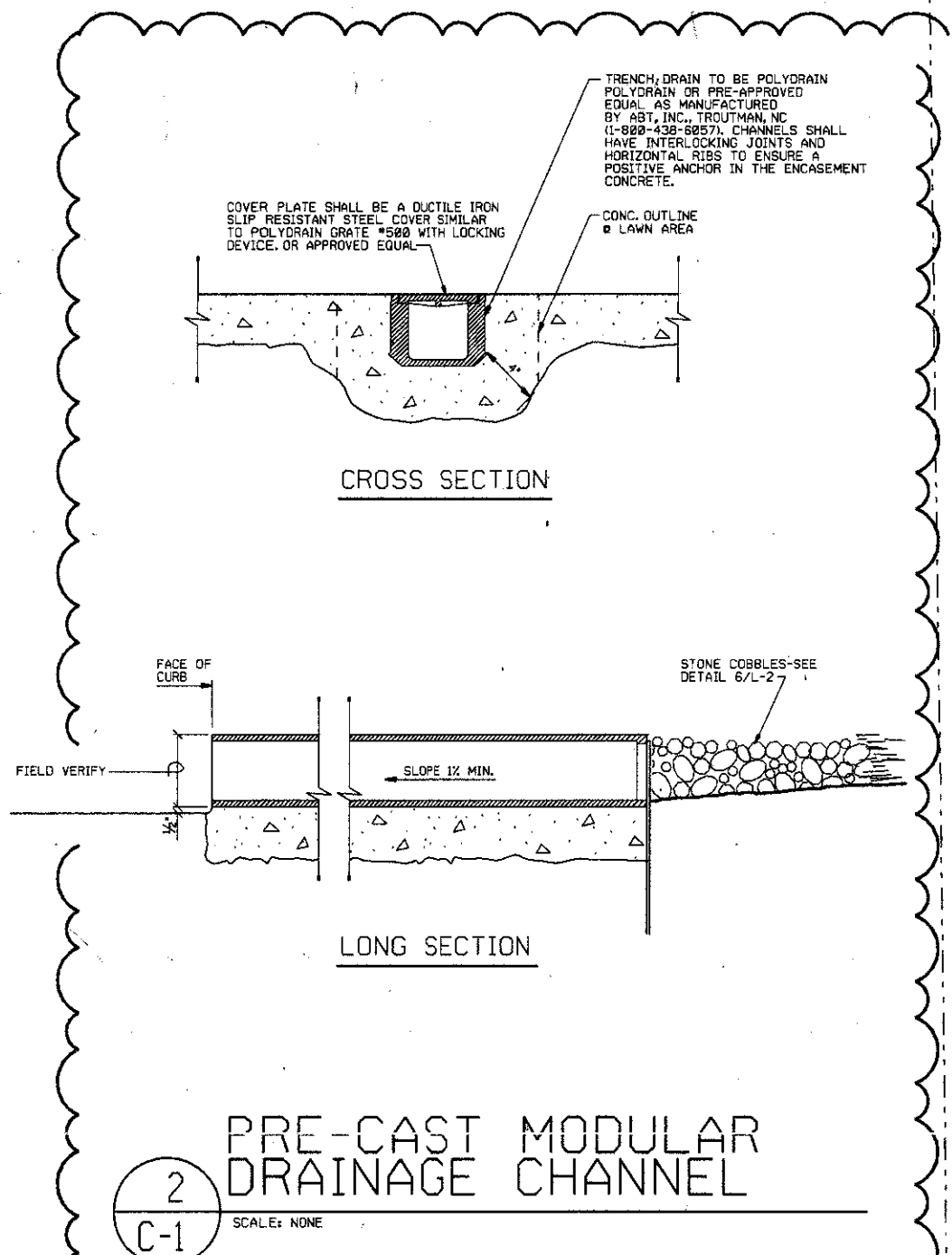
LEGAL DESCRIPTION PREPARED BY:
Dovey and Associates
Mr. James Dovey
2505 Texas Drive, Suite 110
Dallas, TX 75282
(214) 255-1521
License # 1641

GENERAL NOTES

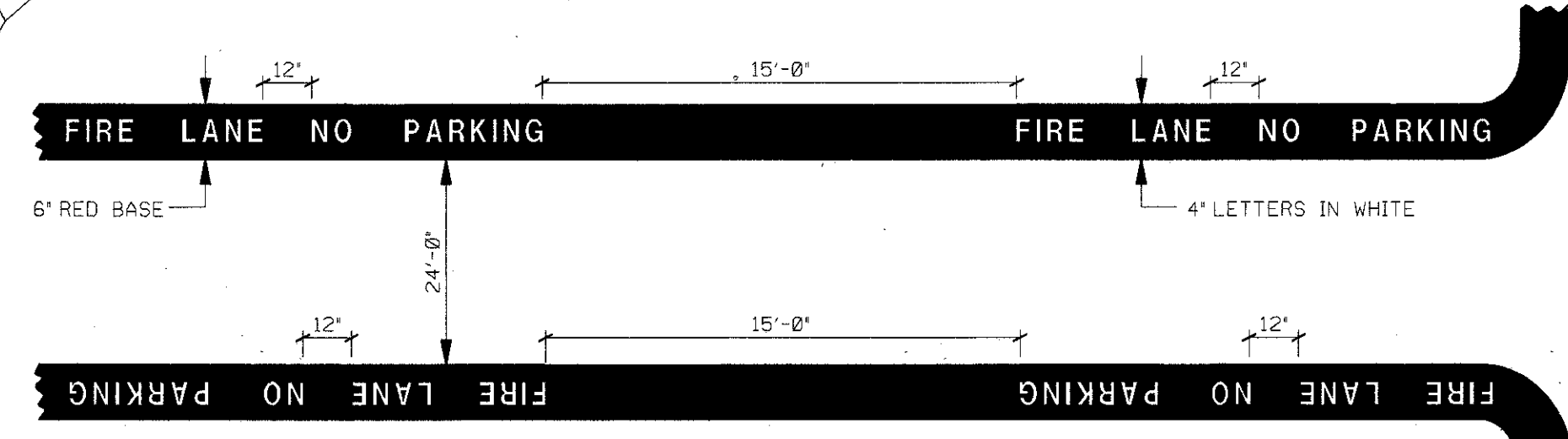
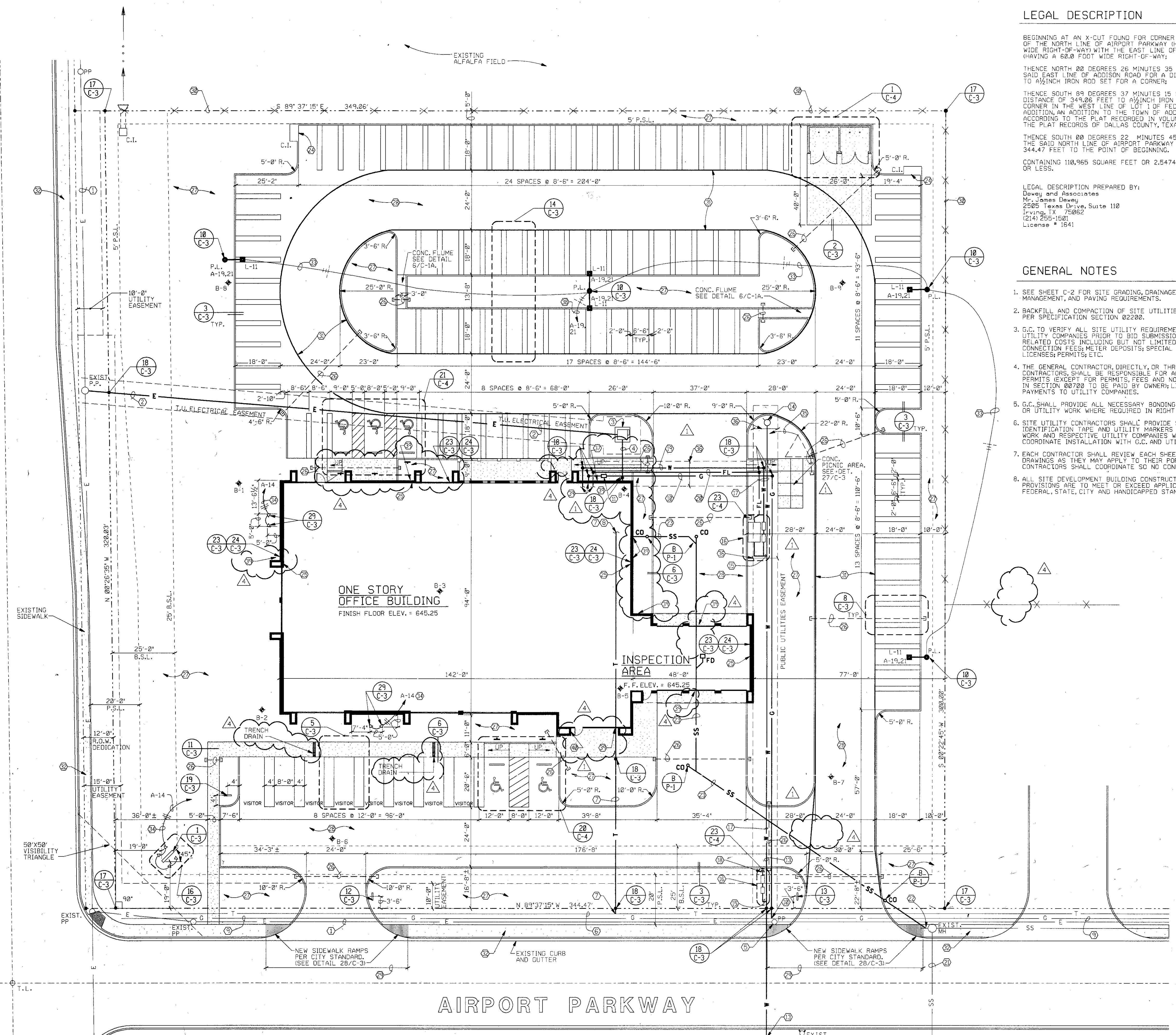
- SEE SHEET C-2 FOR SITE GRADING, DRAINAGE, STORM WATER MANAGEMENT, AND PAVING REQUIREMENTS.
- BACKFILL AND COMPACTION OF SITE UTILITIES SHALL BE PERFORMED PER SPECIFICATION SECTION 02200.
- G.C. TO VERIFY ALL SITE UTILITY REQUIREMENTS WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BID SUBMISSION. VERIFY ALL RELATED COSTS INCLUDING BUT NOT LIMITED TO TAP FEES; CONNECTION FEES; METER DEPOSITS; SPECIAL ASSESSMENTS; LICENSES; PERMITS, ETC.
- THE GENERAL CONTRACTOR, DIRECTLY, OR THROUGH HIS SUB-CONTRACTORS, SHALL BE RESPONSIBLE FOR ALL RELATED FEES; PERMITS (EXCEPT FOR PERMITS, FEES AND NOTICES SPECIFIED IN SECTION 00720 TO BE PAID BY OWNER); LICENSES; COSTS; AND PAYMENTS TO UTILITY COMPANIES.
- G.C. SHALL PROVIDE ALL NECESSARY BONDING TO COMPLETE DRIVE OR UTILITY WORK WHERE REQUIRED IN RIGHT OF WAYS.
- SITE UTILITY CONTRACTORS SHALL PROVIDE SPECIFIED IDENTIFICATION TAPE AND UTILITY MARKERS FOR THEIR OWN WORK AND RESPECTIVE UTILITY COMPANIES WORK ON SITE. COORDINATE INSTALLATION WITH G.C. AND UTILITY COMPANIES.
- EACH CONTRACTOR SHALL REVIEW EACH SHEET OF THE CONSTRUCTION DRAWINGS AS THEY MAY APPLY TO THEIR PORTION OF THE WORK. CONTRACTORS SHALL COORDINATE SO NO CONFLICTS SHALL OCCUR.
- ALL SITE DEVELOPMENT BUILDING CONSTRUCTION AND HANDCAP PROVISIONS ARE TO MEET OR EXCEED APPLICABLE PORTIONS OF FEDERAL, STATE, CITY AND HANDICAPPED STANDARDS IN EFFECT.

KEYED NOTES

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS (INCLUDING THOSE PERMITS SPECIFIED IN SECTION 00720 TO BE PAID BY OWNER) AND PAY ALL RELATED FEES, INSPECTION FEES, TAP FEES, INCLUDING, BUT NOT LIMITED TO WATER AND SEWER CONNECTIONS, LICENSES, COSTS, AND PAYMENTS FOR SERVICE AND SERVICE EXTENSION AS REQUIRED FOR ALL THE FOLLOWING UTILITIES. THE CONTRACTOR SHALL COORDINATE ALL RELATED UTILITY INSTALLATION WITH THE UTILITY COMPANIES.
- UTILITY COMPANY: TU Electric
Attn: Mr. Joel Porter
14402 Jossey Lane
Farmers Branch, TX 75234
(214) 868-1513
- EXISTING OVERHEAD ELECTRICAL SERVICE.
- UNDERGROUND PRIMARY SERVICE WITH 10' EASEMENT. UTILITY WILL PROVIDE UNDERGROUND PRIMARY CABLES FOR PRIMARY SERVICE FROM EXISTING POWER MOUNTED TRANSFORMER AS SHOWN. CONTRACTOR SHALL COORDINATE WITH THE UTILITY AND PROVIDE THE (TWO) PRIMARY SERVICE DUCTS, TRENCHING, BACKFILLING, UTILITY MARKERS, AND LINE IDENTIFICATION BURIAL TAPE PER DRAWINGS AND SPECIFICATIONS.
- PAD MOUNTED TRANSFORMER, CURRENT TRANSFORMER, AND METER PROVIDED BY UTILITY. CONTRACTOR SHALL PROVIDE CONCRETE TRANSFORMER PAD IN ACCORDANCE WITH UTILITY'S SPECIFICATIONS. MAINTAIN A CLEAR 8' EASEMENT ABOVE GROUND AROUND TRANSFORMER PAD.
- UNDERGROUND SECONDARY SERVICE. CONTRACTOR SHALL PROVIDE SECONDARY SERVICE DUCTS AND CONDUCTORS, TRENCHING, BACKFILLING, UTILITY MARKERS, AND LINE IDENTIFICATION BURIAL TAPE PER DRAWINGS AND SPECIFICATIONS. FINAL CONNECTION TO TRANSFORMER BY UTILITY.
- RELOCATED POWER POLE BY UTILITY.
- TELEPHONE SERVICE: Southwestern Bell Telephone Company
Attn: Mr. Dan Shoop
275 North Greenville
Richardson, TX 75081
(214) 234-7294
- EXISTING UNDERGROUND TELEPHONE SERVICE.
- UTILITY WILL PROVIDE TELEPHONE SERVICE CONDUCTORS, EXTENDING SERVICE FROM THE EXISTING TELEPHONE CABLE IN CONTRACTOR PROVIDED CONDUIT TO THE TELEPHONE ROOM. CONTRACTOR SHALL PROVIDE TWO (2) SCHEDULE 40, PVC CONDUITS WITH PULL WIRES FROM THE TELEPHONE ROOM TO THE SERVICE LOCATION. CONTRACTOR SHALL COORDINATE WITH THE UTILITY AND PROVIDE TRENCHING, BACKFILLING, AND LINE IDENTIFICATION BURIAL TAPE PER DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE (2) 3/4" x 8' PAINTED LVLWOOD MOUNTING BOARDS IN THE TELEPHONE ROOM. SEE SHEET C-1 FOR CONTINUATION.
- NATURAL GAS SERVICE:
UTILITY COMPANY: Lone Star Gas Service
Attn: Ms. Leanne Hooker
PO Box 83872
Richardson, TX 75080
(214) 235-4554
- EXISTING 3" GAS MAIN.
- UTILITY WILL TAP MAIN AND EXTEND GAS SERVICE TO REAR OF BUILDING AS SHOWN. CONTRACTOR SHALL BORE UNDER AIRPORT ROAD TO EXTEND AN 8" WATER LINE UP TO THE 4" FIRE/DOMESTIC LINE TAKE-OFF. CONTRACTOR SHALL PROVIDE 8" TO 8" REDUCER DOWN STREAM OF THIS TAKE-OFF, THEN CONTINUE 6" LINE TO ON-SITE FIRE HYDRANT.
- FIRE HYDRANT BY CONTRACTOR.
- CONTRACTOR SHALL TAP THE NEW 8" LINE WITH A 4" FIRE LINE AND EXTEND AS SHOWN FOR FIRE AND DOMESTIC WATER SERVICE. CONTRACTOR SHALL TAP THE NEW 8" LINE WITH AN A 2" CORNER IRRIGATION LINE AND EXTEND AS SHOWN.
- METER AND BACKFLOW PREVENTION DEVICES SEE DETAIL 23/C-4. CONTRACTOR SHALL PROVIDE A TESTABLE, DOUBLE DETECTOR CHECK WITH PITBACK ON THE FIRE LINE. A TESTABLE, DOUBLE DETECTOR CHECK AND METER ON THE DOMESTIC LINE, AND A TESTABLE, DOUBLE DETECTOR CHECK AND METER ON THE IRRIGATION LINE. ALL DEVICES SHALL BE LOCATED BELOW GROUND.
- CONTRACTOR SHALL PROVIDE TRENCHING, BACKFILLING, UTILITY MARKERS, AND LINE IDENTIFICATION BURIAL TAPE PER DRAWINGS AND SPECIFICATIONS FOR ALL WATER SERVICE LINES. COORDINATE WORK WITH GAS UTILITY SINCE GAS SERVICE IS TO BE PLACED WITHIN SAME UTILITY EASEMENT AS WATER SERVICE.
- 2" IRRIGATION LINE STUB-OUT. STAKE STUB LOCATION FOR IRRIGATION CONTRACTOR. SEE SHEET L-1 FOR CONTINUATION.
- 3/4" DI. FIRE LINE.
- 4" DI. FIRE LINE.
- SANITARY SEWER SERVICE:
UTILITY COMPANY: Town of Addison
Attn: Mr. Bruce Ellis
PO Box 144
Addison, TX 75001-0144
(214) 458-2847
- EXISTING SANITARY SEWER LINE AND MANHOLE.
- CONTRACTOR TO CONNECT THE NEW SEWER LINE TO AN EXISTING WESTERLY STUB FROM THE MANHOLE.
- 4" SANITARY SEWER LINE BY CONTRACTOR. ALL TRENCHING, BACKFILLING, UTILITY MARKERS, AND LINE IDENTIFICATION BURIAL TAPE BY CONTRACTOR. PER DRAWINGS AND SPECIFICATIONS.
- STORM DRAINAGE:
UTILITY COMPANY: Town of Addison
Attn: Mr. John Baumgartner
PO Box 144
Addison, TX 75001-0144
(214) 458-2886
- NEW CURB INLET, SEE SHEET C-2.
- TIE ROOF DRAINS TO STORM WATER MANAGEMENT SYSTEM. SEE SHEET C-2 FOR CONTINUATION AND DETAIL 23/C-3.
- GENERAL:
- CONTRACTOR TO PROVIDE 6" DIAMETER SCHEDULE 40 PVC PIPE 3' BELOW GRADE FOR LAWN IRRIGATION SYSTEM. COORDINATE LOCATIONS WITH LANDSCAPE IRRIGATION CONTRACTOR. CAP AND STAKE BOTH ENDS. SEE DETAIL 30/C-3.
- CONTRACTOR TO PREPARE FINISHED GRADE AT LANDSCAPED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
- CONTRACTOR TO PROVIDE CONCRETE PAVING PER DETAILS ON SHEET C-2. PROVIDE ASPHALT PAVING UNDER ALTERNATE. SEE SPECIFICATIONS AND SHEET C-2 FOR COMPACTION AND FILL REQUIREMENTS AT PAVING AREAS.
- CONTRACTOR TO CUT EXISTING CURBS AND GUTTER AND INSTALL NEW CONCRETE DRIVE ENTRANCES IN ACCORDANCE WITH CITY OF ADDISON STANDARDS. REPLACE ANY DAMAGED CURB AND GUTTER TO MATCH EXISTING CONDITIONS.
- CONTRACTOR TO PROVIDE A 6" HIGH CHAIN LINK FENCE TO PROTECT THE ADJACENT ALFALFA FIELD DURING CONSTRUCTION. FENCE TO BE INSTALLED AT CONSTRUCTION START AND REMOVED UPON COMPLETION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE ALFALFA CROP THAT OCCURS AS A RESULT OF ANY CONSTRUCTION ACTIVITY.
- 24" WIDE PAINTED FIRE LANE. MARKINGS SHALL BE TO ADDISON FIRE DEPARTMENT SPECIFICATIONS. SEE DETAIL 17/C-1.
- EXISTING CITY SIDEWALK. CONTRACTOR TO REPLACE OR REPAIR ANY SIDEWALKS THAT ARE DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE 3/4" PVC CONDUIT, 30" MIN. BELOW GRADE, WITH 3 #10 CONDUCTORS.
- CONTRACTOR SHALL PROVIDE 3/4" PVC CONDUIT, 30" MIN. BELOW GRADE, WITH 2 #10 CONDUCTORS. TIE IN WITH NEAREST PANEL AT EXTERIOR WALL. STIONS RUN TO PANEL 10' VIA LIGHTING CONTRACTOR IN ELECTRICAL ROOM. SEE LIGHTING CONTRACTOR DETAIL A/E-2.
- COUNTERSINK GROUND BY CONTRACTOR. SEE DETAIL C/E-1. LOCATE AS SHOWN TO COORDINATE WITH FIRE LOCATION. SEE SHEET L-1.
- 10' WIDE PUBLIC UTILITY EASEMENT.
- LOCATION OF 4" WALL MOUNTED FIRE DEPARTMENT CONNECTION BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE 3/4" PVC CONDUIT, 30" MIN. BELOW GRADE, WITH 2 #10 CONDUCTORS TO PANEL 10' VIA LIGHTING CONTRACTOR IN ELECTRICAL ROOM. SEE LIGHTING CONTRACTOR DETAIL A/E-2.



ADDISON ROAD



- "FIRE LANE NO PARKING" TO BE PAINTED ENTIRE LENGTH OF DEDICATED FIRE LANE.
- WHERE PARALLEL, ALL FIRE LANE MARKINGS SHALL BE PLACED ON THE CURB.
- WHERE THE ABOVE FIRE LANE MARKINGS ARE DETERMINED TO BE INADEQUATE IN CONTROLLING TRAFFIC, THE PROPERTY OWNER WILL BE REQUIRED TO POST FIRE LANE SIGNS IN ADDITION TO OTHER FIRE LANE MARKINGS.
- WHEN RESTRAINING ADDITIONS TO THE EXISTING FIRE LANES ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE FIRE DEPARTMENT.
- FOR ADDITIONAL FIRE LANE SPECIFICATIONS, PLEASE CONTACT THE FIRE DEPARTMENT.

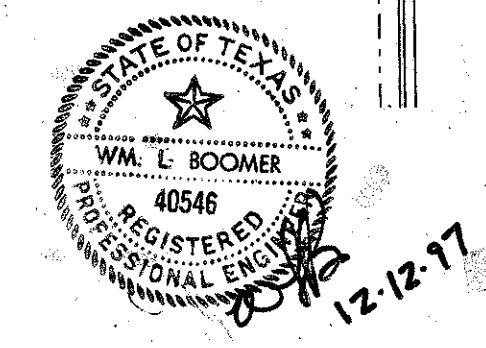
To Whom it May Concern:

Based on information furnished by the General Contractor it is my understanding that this project was constructed per the Town of Addison's Codes and Ordinances.

The constructed project generally conforms to the plans and functions as designed.

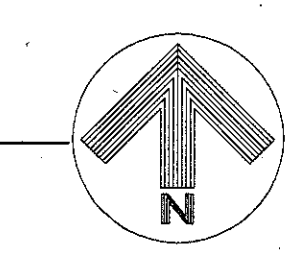
LandCon Inc.

William L. Boomer, P.E.
William L. Boomer, P.E.
LandCon Inc.
P. O. Box 100247
Fort Worth, Texas 76185
(817) 335-5065



SITE PLAN

SCALE: 1"=20'



1 FIRE LANE MARKING DETAIL

NO SCALE

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE JOB. DATA SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO SIMILAR PLACES ON ALL OTHER PARTS OF THE DRAWINGS.

BUILDING DESIGN AND CONSTRUCTION DIVISION
STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY
ONE STATE FARM PLAZA
BLOOMINGTON, ILLINOIS 61710-0001

DATE	10/14/95				
APPROVED	[Signature]	02/07/97	JKT	BULLETIN #1 (RE-ISSUED)_JKT	
CHECKED	LH	11/26/94	JKT	ADDENDUM #3 (NOT RE-ISSUED)_JKT	
DRAWN BY	[Signature]	03/28/90	RWD	ADDENDUM #1 (RE-ISSUED)_JKT	
REV. CHANGE					
DATE					
BY					
DESCRIPTION					

ADDISON SERVICE CENTER
ADDISON, TEXAS

S08R
PP NO. B33
C-1
SHEET NO.
#95074