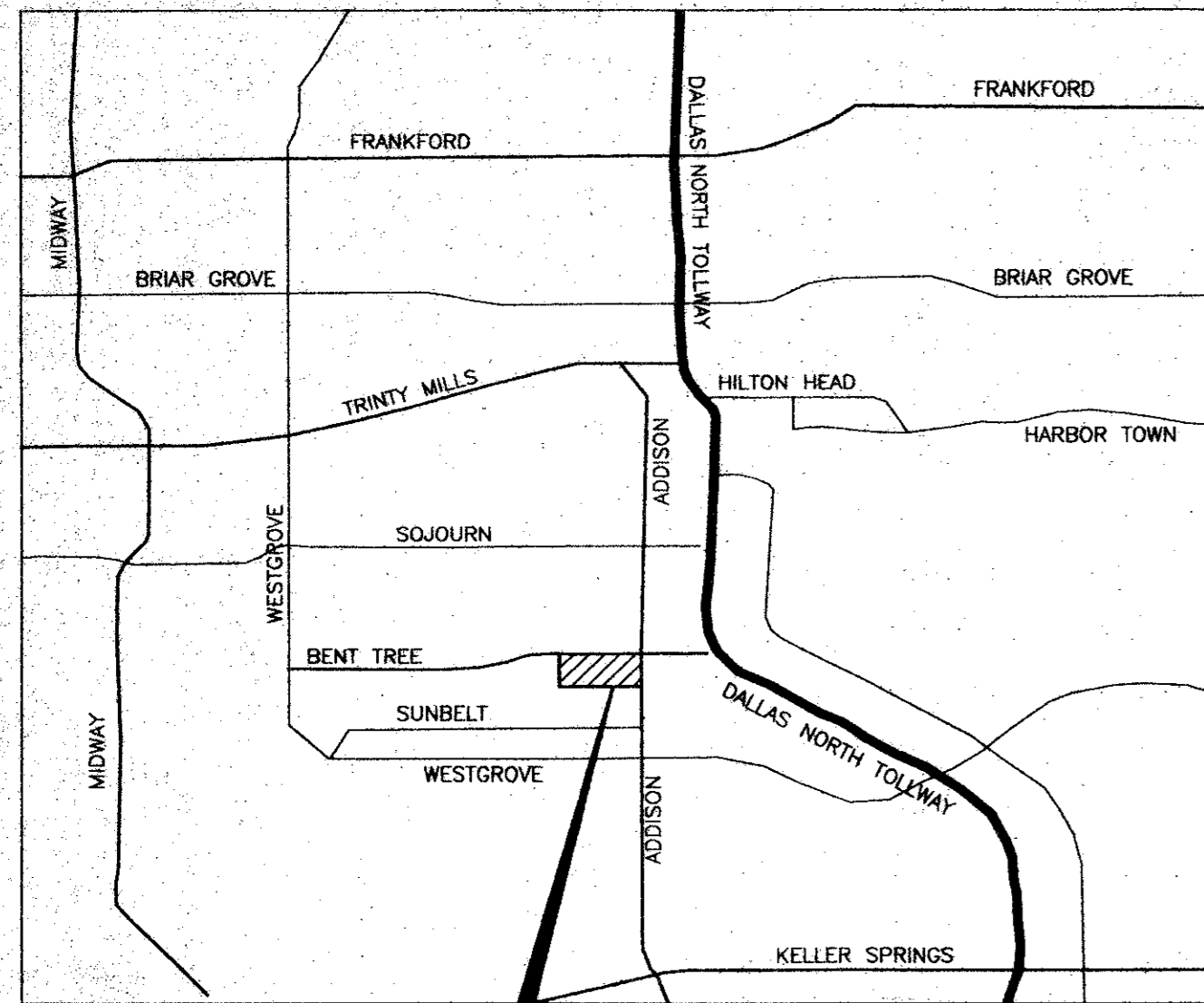


# CITY COPY



**SITE LOCATION**  
**VICINITY MAP**

## ENGINEERING SITE PLAN FOR EXCEL TELECOMMUNICATIONS SERVICE CENTER

**ADDISON** PARKS & LEISURE SERVICES  
Parks and Leisure Services  
Excel Telecommunications, Inc.

**MEMORANDUM**

Date: January 2, 1996  
To: Lynn Chandler, Building official  
From: Stade Strickland, Director  
Subject: Excel Telecommunications, Inc.

The following conditions need to be addressed on a revised landscape plan before final approval of a building permit:

- Specify which type of grass is proposed and whether it will be sodded or seeded. Sodding is preferable;
- Add 21 shade trees to comply with the number of trees required by the landscape ordinance;
- Move all shade trees outside of the dedicated roadway area along Addison Road;
- Show a 5 feet wide sidewalk along Addison Road.
- Show benning along Addison Road and Bent Tree Plaza Parkway

The detention area shown along Addison Road is inconsistent with the intent of the landscape ordinance because it provides no visual buffering of the building and the parking lot. It needs to be located to the south or west side of the site behind the building so it can't be seen from the street.

The irrigation plan has been reviewed and approved.

**SHEET INDEX**

DESCRIPTION	DESCRIPTION
IR SHEET	
DRAL NOTES	
L PLAT	
PLAN	
JING PLAN	
NAGE AREA MAP	
ITY PLAN	
RM DRAIN LINE "A" PLAN & PROFILE	
RM DRAIN LINES "B" & "C" PLAN & PROFILES	
SION AND SEDIMENTATION CONTROL PLAN	
ER AND WASTEWATER DETAILS	
DING AND DRAINAGE DETAILS	

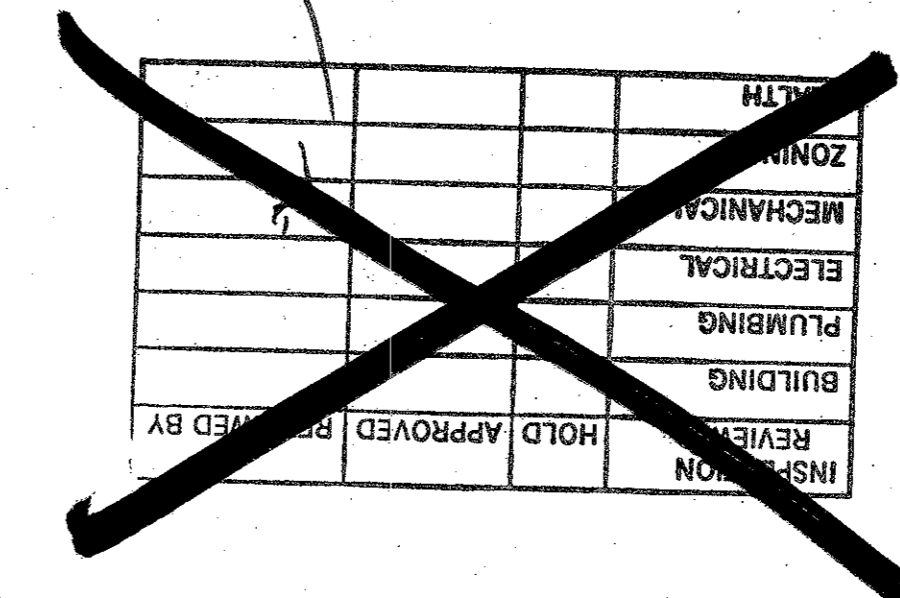
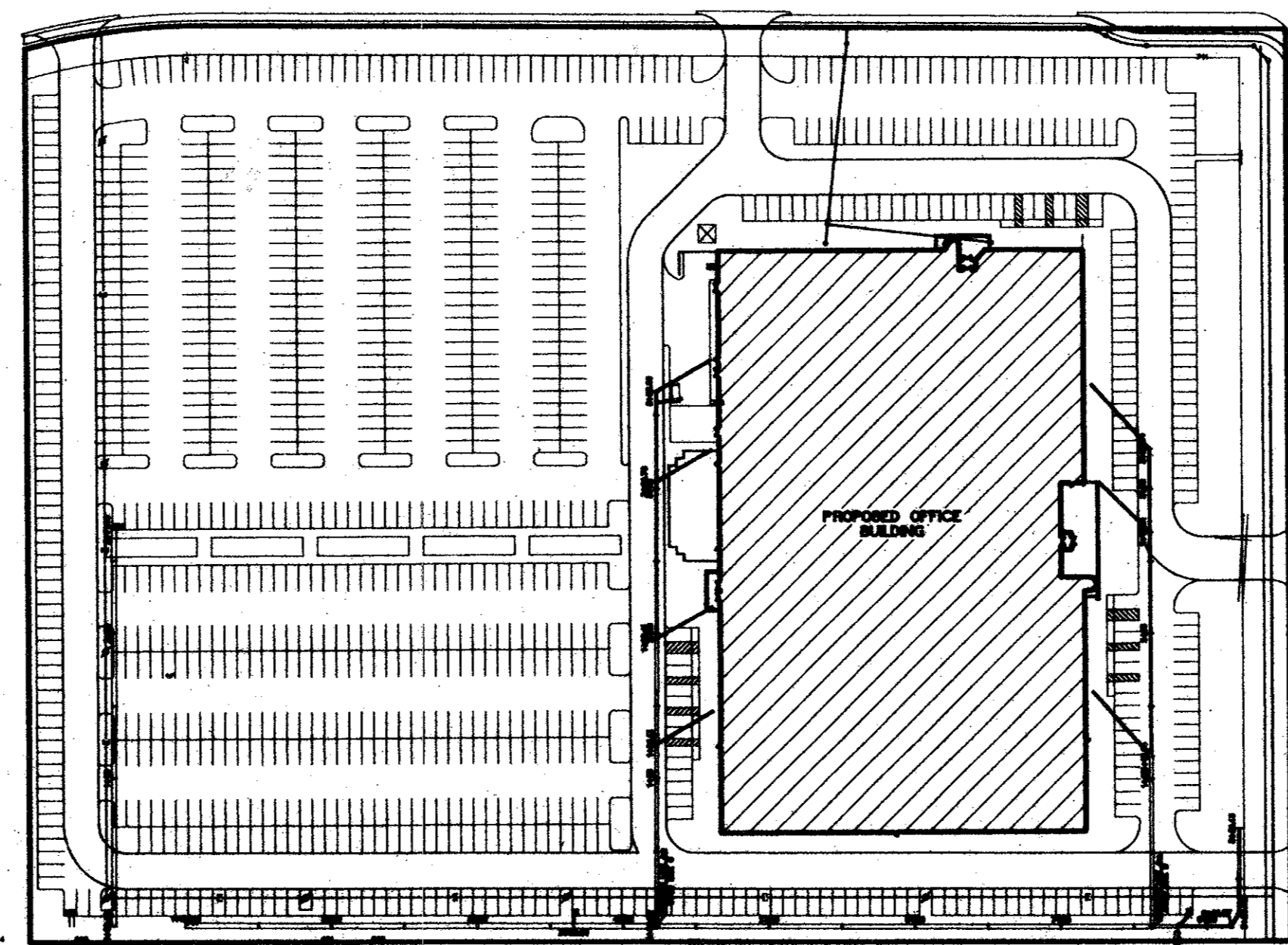
UPON COMPLETION OF PROJECT  
THE ARCHITECT MUST SUBMIT LETTER  
STATING BUILDING SITE MEET REQ.  
OF LIT 31.155143C.

DEPARTMENTAL REVIEW	HOLD	APPROVED	REVIEWED BY
FIRE		12-6-95	JR
ENGINEERING		12-96	JRP
UTILITIES		12-95	B. GILKINSON
STREETS		12-96	JRP
LANDSCAPE	XX		

See notes

Question Regarding Detention Area Along Addison Road - Much Larger than Preliminary Proposal - Move Detention to Rear of Property - Inappropriate Use as Landscape Buffer Along Addison Road.

**BENT TREE PLAZA PARKWAY**



INSPECTION REVIEW	HOLD	APPROVED	REVIEWED BY
BUILDING		12-19-95	JR
PLUMBING		12-19	L.F.
ELECTRICAL		12-19-95	JR
MECHANICAL		12-6-95	JW
ZONING			
HEALTH			

**BASIS OF BEARING:**

- THE BASIS OF BEARING SHOWN HEREON IS ARE BASED ON THE REFERENCED DEED BEARINGS (VOL. 92115, PG. 4018).

**BENCHMARK:**

CITY BENCH MRK: # \_\_\_\_\_ RR-SPIKE @ WEST FACE OF POWER POLE LOC. ± 30' SOUTH OF SUNBELT DR. @ EAST SIDE OF ADDISON RD. ELEVATION 644.35

**PLAN SUBMITTALS:**

NO.	DATE	COMMENTS
1	10-24-95	FIRST SUBMITTAL
2	12-1-95	SECOND SUBMITTAL

**REVISIONS:**

NO.	SHEET	DESCRIPTION	APPROVED BY	DATE

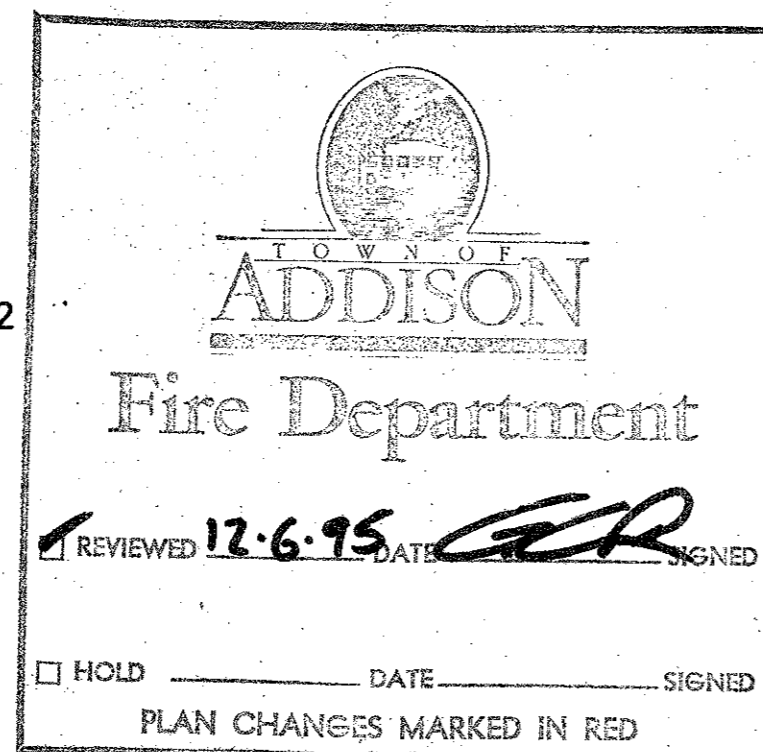
**OWNER:** WILCOX/CMC ADDISON INC.  
15303 DALLAS PARKWAY, SUITE 640 LB-20  
DALLAS, TX. 750248  
(214) 702-7585  
CONTACT: SUBASH GAITONDE

**ENGINEER:** BURY + PITTMAN D.F.W., INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
(214) 991-0011  
CONTACT: OCIE VEST

**ARCHITECT:** WSI ARCHITECTS  
12750 MERIT DRIVE  
DALLAS, TEXAS 75251  
(214) 458-9999  
CONTACT: RAY GARRISON

**LANDSCAPE ARCHITECT:** PLACES DESIGN, INC.  
ONE NORTH PARK 8950 N. CENTRAL EXPY. STE 112  
DALLAS, TEXAS 75231  
(214) 750-1415  
CONTACT: JANET THURMAN

APPROVED FOR CONSTRUCTION		
	DATE	SIGNATURE
PLANNING & ZONING		
ENGINEERING		
BUILDING INSPECTION		
FIRE PREVENTION		



- FIRE SPRINKLERS SHALL BE DESIGNED + INSTALLED IN ACCORDANCE WITH NFPA-13
- SUBMIT PLANS TO FIRE DEPT. BEFORE INSTALLATION
- PROVIDE ONE FIRE EXTINGUISHER FOR EACH 3000 sq. ft.



SUBMITTED BY: *OCIE L. VEST* 11-30-95  
DATE

OCIE L. VEST, P.E.  
BURY + PITTMAN D.F.W., INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
(214) 991-0011

BPI JOB NO.: 3027-01

**Bury+Pittman**  
Consulting Engineers and Surveyors  
Dallas, Texas Tel 214/991-0011 Fax 214/991-0276  
© Copyright 1995 Bury & Pittman D.F.W., Inc.

B19-10

B19-10

M/S

Excel Ph.I

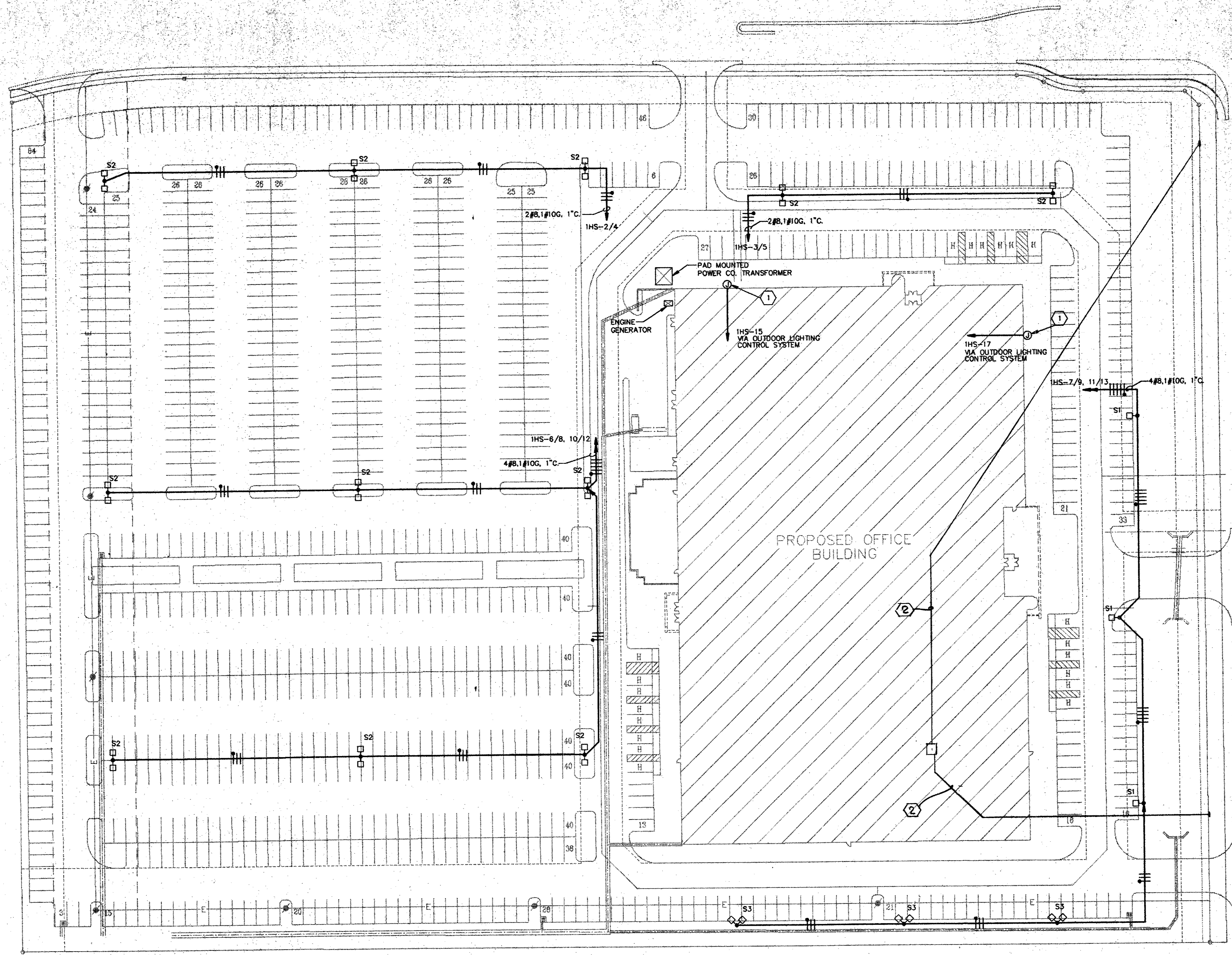
16675 ADDISON RD.

**LEGEND NOTES**

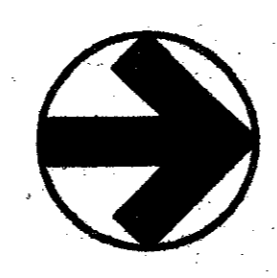
- ① BUILDING SIGN, VERIFY EXACT LOCATION AND ROUGH-IN REQUIREMENTS WITH ARCHITECT
- ② (2) 4" PVC CONDUITS FROM PROPERTY LINE TO 2ND FLOOR TELEPHONE ROOM (TOTAL OF 4)

**GENERAL NOTES**

- 1. REFER TO AND COORDINATE WITH ARCHITECTURAL DRAWING FOR EXACT LOCATIONS OF ALL DEVICES, FIXTURES AND EQUIPMENT.



LIGHTING PLAN MUST BE APPROVED BY ADDISON PD  
CALL BOB McKITTRICK AT 450 7146



**01 SITE PLAN - MEP**  
SCALE: 1" = 40'-0"

JOB # 285307  
**ccrd partners**  
Professional and consulting engineers  
DALLAS - HOUSTON  
4311 OAK LAWN AVENUE  
SUITE 400, LB 15  
DALLAS, TEXAS 75219  
(214) 521-1661  
FAX (214) 521-1664

LET IT GO... WSI ARCHITECTS... 12/20/95... 3:30 PM

NO.	REVISIONS / SUBMISSIONS	DATE

DEVELOPER  
**WILCOX / CMC**  
Dallas, Texas

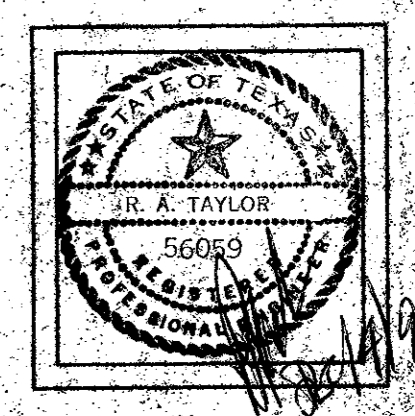
**EXCEL TELECOMMUNICATIONS SERVICE CENTER**  
Addison, Texas

**EXCEL**

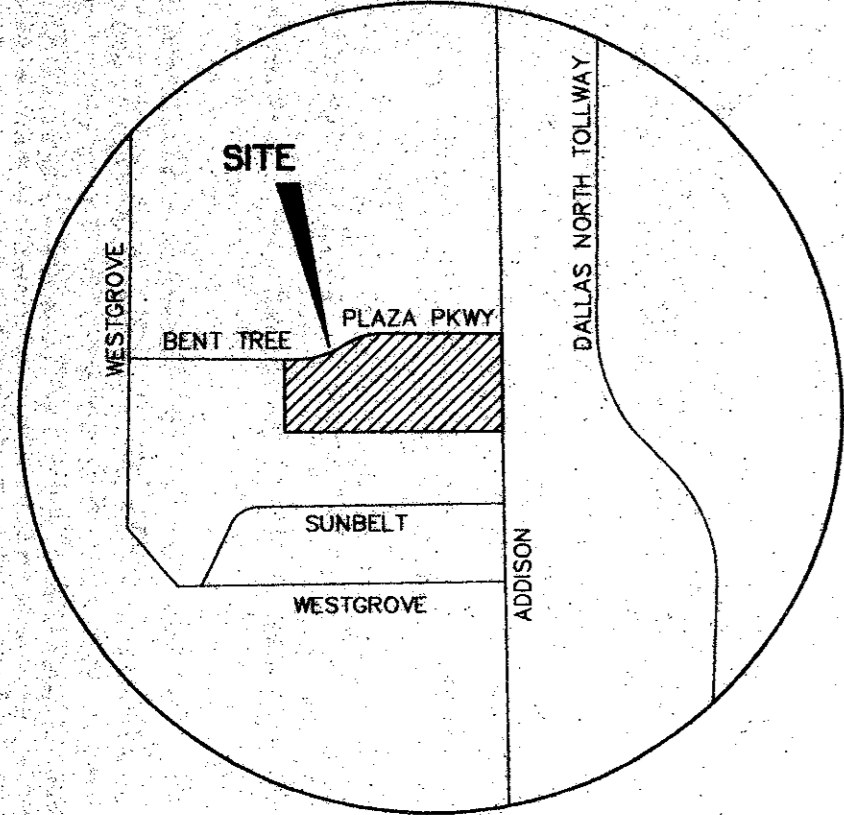
WSI ARCHITECTS 12750 MERIT DRIVE SUITE 1202 DALLAS, TEXAS (214) 458 - 9999

**SITE PLAN - MEP**

SCALE 1" = 40'-0"  
DATE 04 DEC 95



PROJECT NO. 9521  
SHEET NUMBER  
**MEP-101**  
PAGE 07



VICINITY MAP  
N.T.S.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT FM PROPERTIES OPERATING CO. ("OWNER") DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN-ABOVE PROPERTY AS "EXCEL-PHASE I" AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. OWNER SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPEDIC WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID UTILITY EASEMENTS ARE HEREBY BEING RESERVED BY MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. AN EXPRESS EASEMENT OF INGRESS AND EGRESS IS HEREBY EXPRESSLY GRANTED ON, OVER AND ACROSS ALL SUCH EASEMENTS FOR THE BENEFIT OF THE PROVIDER OF SERVICES FOR WHICH EASEMENTS ARE GRANTED.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HERE IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITIES: THE EXISTING CHANNELS OR CREEKS, TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL, UNLESS REQUIRED TO BE INCLOSED BY ORDINANCE, AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY OF PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT OR MAINTAIN ANY DRAINAGE FACILITY OF ITS RESPECTIVE SYSTEM OR SERVICE.

WATER MAIN AND SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE OF CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICE AND SEWER SERVICES FROM THE MAIN TO CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON, TEXAS.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES T. PORTER, ESQ., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION \_\_\_\_\_

**FIELDNOTE DESCRIPTION:**

OF A 12.42 ACRE TRACT OF LAND OUT OF THE WILLIAM LOMAX SURVEY ABSTRACT NO. 792, SITUATED IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT CONVEYED TO FM PROPERTIES OPERATING CO. BY DEED OF RECORD IN VOLUME 92115, PAGE 4018 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALSO BEING ALL OF LOT 21 BLOCK "B", AND PORTIONS OF LOTS 3, 4, AND 20, BLOCK "B" OF CARROLL ESTATES, A SUBDIVISION OF RECORD IN VOLUME 10, PAGE 473 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; SAID 12.42 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN "X" CUT IN CONCRETE FOUND AT THE INTERSECTION OF THE WEST LINE OF ADDISON ROAD (60' R.O.W.) AND THE SOUTH LINE OF BENT TREE PLAZA PARKWAY (80' R.O.W.) FOR THE NORTHEAST CORNER OF SAID FM PROPERTIES TRACT AND THE NORTHEAST CORNER HEREOF, AND FROM WHICH AN 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF ADDISON ROAD BEARS N89°55'15"E, A DISTANCE OF 60.17 FEET;

THENCE, S00°15'15"E, ALONG THE WEST LINE OF ADDISON ROAD, SAME BEING THE EAST LINE OF SAID FM PROPERTIES TRACT, A DISTANCE OF 625.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FM PROPERTIES TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE, N89°59'00"W, LEAVING THE WEST LINE OF ADDISON ROAD, ALONG THE SOUTH LINE OF SAID FM PROPERTIES TRACT, SAME BEING THE NORTH LINE OF SUNBELT BUSINESS PARK SUBDIVISIONS, A DISTANCE OF 864.42 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE, LEAVING THE SOUTH LINE OF SAID FM PROPERTIES TRACT, OVER AND ACROSS SAID FM PROPERTIES TRACT, A DISTANCE OF 611.44 FEET TO A 1/2 INCH IRON ROD SET IN THE CURVING SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID FM PROPERTIES TRACT FOR THE NORTHWEST CORNER HEREOF, AND FROM WHICH AN "X" CUT IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID FM PROPERTIES TRACT BEARS S85°12'52"W, A DISTANCE OF 1718.78 FEET;

THENCE, ALONG THE SOUTH LINE OF BENT TREE PLAZA PARKWAY, SAME BEING THE NORTH LINE OF SAID FM PROPERTIES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 15°36'54", AN ARC DISTANCE OF 125.37 FEET; AND A CHORD WHICH BEARS N82°24'49"E, A DISTANCE OF 124.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;
- 2) S89°46'45"E, A DISTANCE OF 740.48 FEET TO THE POINT OF BEGINNING, CONTAINING 12.42 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

**SURVEYOR CERTIFICATION**  
**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, SCOTT A. SHORTLIDGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, TEXAS.

SCOTT A. SHORTLIDGE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4832

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT A. SHORTLIDGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

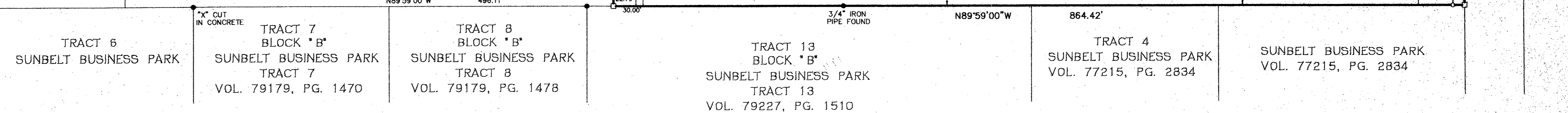
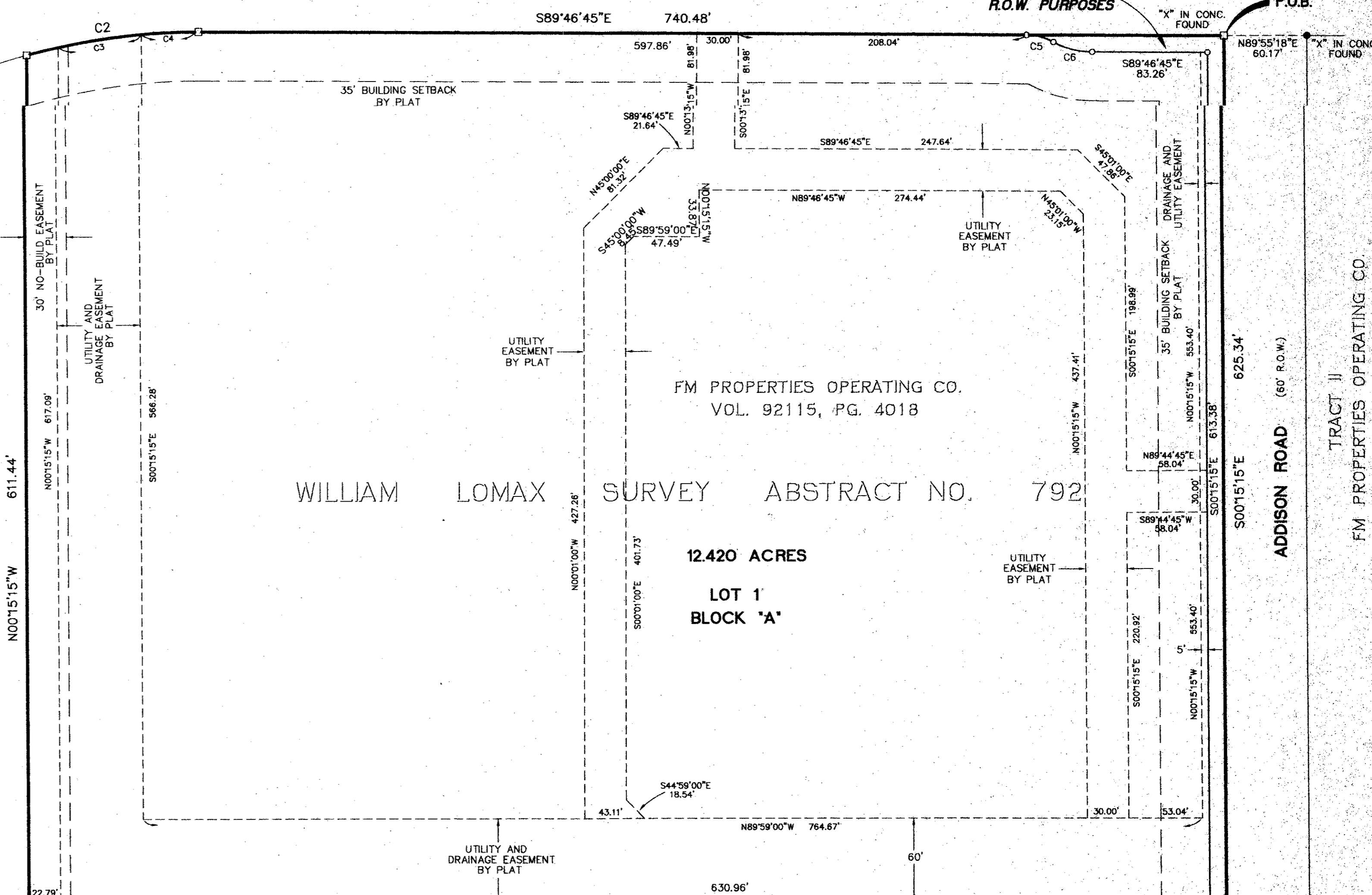
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS EXPIRATION \_\_\_\_\_

REMAINDER OF  
FM PROPERTIES OPERATING CO.  
VOL. 92115, PG. 4018

BENT TREE PLAZA PARKWAY (80' R.O.W.)

8,779 SQ. FT.  
DEDICATED FOR  
R.O.W. PURPOSES

P.O.B.



**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	17°29'39"	460.00	140.45	139.91	S65°51'32"W
C2	15°36'54"	460.00	125.37	124.98	N82°24'49"E
C3	07°33'59"	460.00	60.70	60.66	N81°18'17"E
C4	05°07'56"	460.00	41.20	41.19	N87°39'05"E
C5	28°21'16"	40.84	20.26	20.05	S75°36'07"E
C6	28°21'16"	58.08	29.24	28.94	S75°36'07"E

- GENERAL NOTES**
- 1) THE BASIS OF BEARINGS SHOWN HEREON IS ARE BASED ON THE REFERENCED DEED BEARINGS (VOL. 92115, PG. 4018). NO MATERIAL DISCREPANCIES WERE FOUND BETWEEN RECORD DEED INFORMATION AND FIELD MONUMENTATION.
  - 2) THE FOLLOWING EASEMENTS THAT AFFECT THIS SITE ARE TO BE VACATED BY SEPARATE INSTRUMENT:
    - 10' SOUTHWESTERN BELL TELEPHONE CO. AND TEXAS POWER AND LIGHT IN VOLUME 78218, PAGE 2026
    - 60' BRAZOS ELECTRIC POWER COOP. INC. EASEMENT IN VOLUME 4941, PAGE 56.
    - 30' BRAZOS ELECTRIC POWER COOP. INC. EASEMENT IN VOLUME 5021, PAGE 302.
  - 3) THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS ARE TO BE VACATED BY THE FILING OF THIS PLAT:
    - THAT PORTION OF THE DRAINAGE AND UTILITY EASEMENT WITHIN THE EXTERIOR OF THIS PLAT IN VOLUME 83242, PAGE 4530.
    - 10' DRAINAGE EASEMENT IN VOLUME 79236, PAGE 2793

FINAL REPLAT  
**EXCEL-PHASE 1**  
REPLAT OF ALL OF LOT 21, A PORTION OF LOTS 3, 4, AND 20 BLOCK "B" CARROLL ESTATES, VOLUME 10, PAGE 473 WILLIAM LOMAX SURVEY ABSTRACT NO. 792 TOWN OF ADDISON, DALLAS COUNTY, TEXAS  
OCTOBER 20, 1995

OWNER:  
FM PROPERTIES OPERATING CO.  
C/O JAMES T. PORTER, ESQ.  
16475 DALLAS PARKWAY, SUITE 550  
DALLAS, TEXAS 75248  
PH: 214-991-0011

SURVEYOR/ENGINEER:  
BURY & PITTMAN CONSULTING  
ENGINEERS AND SURVEYORS  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PH: 214-991-0011

SITE PLAN RELEASE NOTES:

ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE APPROVED ENGINEERED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF CITY.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING SAFETY DEPARTMENT AND FIRE CODE APPROVAL FOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN ORDINANCE AND ZONING ORDINANCE, AND OTHER APPLICABLE ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COST OF RELOCATION OR DAMAGE TO UTILITIES.
- PARKING WILL CONFORM TO THE FOLLOWING TOWN OF ADDISON STANDARDS:  
STANDARD: 8.5' x 17'  
HANDICAP: 15' x 17.0'
- ALL BEARINGS, DISTANCES AND EASEMENTS SHALL MATCH THOSE ON THE SUBDIVISION PLAN.
- DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED WITH NO CURBS AND OTHER BARRIERS PAST THE R.O.W.

FIRE PREVENTION

- THE ADDISON FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4 1/2-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4 1/2-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A 3'-6" FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4 1/2-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATE METHODS OF PROTECTION ARE PROVIDED, AS APPROVED BY THE CITY COUNCIL, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE (5) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH THE CITY OF ADDISON FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.

LANDSCAPE

- PRIOR TO BUILDING PERMIT APPROVAL, THE FOLLOWING LANDSCAPE REQUIREMENTS MUST BE MET:
  - NOTE METHOD OF IRRIGATION FOR REQUIRED LANDSCAPE AREAS.
  - CERTIFY THAT PLANS SATISFY ORDINANCE REQUIREMENTS.
  - NOTE METHOD OF PROTECTING EXISTING TREES FROM CONSTRUCTION DAMAGE.

GENERAL NOTES

- PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON.
  - A TEXAS REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE TOWN OF ADDISON.
  - THE OWNER SHALL PROVIDE 1 REPRODUCIBLE SET OF AS-BUILTS (SEALED AND CERTIFIED BY A TEXAS REGISTERED ENGINEER) AND 2 BLUELINE SETS.
  - A FIVE FOOT SIDE WALK SHALL BE INSTALLED ALONG BENT TREE PLAZA PARKWAY. SEE ATTACHED DETAIL.
  - A ONE YEAR 10% MAINTENANCE BOND IS REQUIRED FOR THE INTERNAL SUBDIVISION INFRASTRUCTURE.
  - CONTRACTOR SHALL DEMONSTRATE THAT THE WATER AND SANITARY SEWER SYSTEMS MEET THE PROPER PRESSURE, BACTERIA, AND MANDEREL TESTS. IN ADDITION, THE OWNER SHALL PROVIDE A VHS FORMAT VIDEO TAPE OF THE SANITARY SEWER.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO LOCATED EXISTING FACILITIES. THESE INCLUDE BUT MAY NOT BE LIMITED TO THE FOLLOWING:
  - TOWN OF ADDISON
  - LONE STAR GAS
  - SOUTHWESTERN BELL
  - STORER CABLE
  - PLANNED CABLE SYSTEMS
  - TU ELECTRIC
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE BETWEEN THE TOWN OF ADDISON, CONSULTING ENGINEER CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES. NOTIFY BRUCE ELIS AT 450-2847 AT LEAST 48-HOUR PRIOR TO BEGINNING OF CONSTRUCTION.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- LOT PINS SHALL BE INSTALLED AFTER CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE. CONCRETE MONUMENTS SHALL BE PLACED AS SHOWN ON THE FINAL PLAT AND IRON PINS SHALL BE PLACED AT BLOCK CORNERS, CURVE POINTS AND ANGLE POINTS IN PUBLIC RIGHT-OF-WAY. CONCRETE MONUMENTS SHALL BE SIX (6) INCHES IN DIAMETER AND TWENTY-FOUR (24) INCHES LONG. AN IRON ROD ONE-HALF INCH IN DIAMETER EMBEDDED AT LEAST THREE (3) INCHES IN THE MONUMENT AT THE EXACT INTERSECTION POINT OF THE MONUMENT. THE MONUMENTS SHALL BE SET AT SHOW AN ELEVATION THAT AFTER CONSTRUCTION, THE AFTER CONSTRUCTION, THE TOP OF THE MONUMENT WILL BE NOT LESS THAN TWELVE (12) INCHES BELOW THE GROUND SURFACE.
- THE CONTRACTOR SHALL STAMP A 2-INCH "S" AND 2-INCH "W" IN THE CURB AT THE LOCATION OF THE SEWER SERVICE AND WATER SERVICE LINES, RESPECTFULLY.
- AN INTERSECTIONS THAT HAVE VALLEY DRAINAGE - THE CROWN OF THE INTERSECTING STREETS WILL CUMMULATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- TEMPORARY OR PERMANENT STREET BARRICADES SHALL REMAIN AT ALL POINTS OF INGRESS AND EGRESS TO PREVENT PUBLIC USE UNTIL SUCH STREET RECEIVED FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT BY THE TOWN OF ADDISON FOR WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- DURING CONSTRUCTION, THE OWNER SHALL PROVIDE A QUALIFIED GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION, AT THE REQUEST OF THE TOWN OF ADDISON.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SHEETS TO THE TOWN OF ADDISON FOR APPROVAL PRIOR TO INCORPORATING MATERIALS INTO THE JOB.
- THE UTILITY CONTRACTOR SHALL SUBMIT TO THE TOWN OF ADDISON FOR APPROVAL A TRENCH SAFETY PLAN SEALD BY A REGISTERED PROFESSIONAL ENGINEER FOR THE INSTALLATION OF UTILITIES GREATER THAN FIVE (5) FEET IN DEPTH.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
- TEMPORARY EROSION/SEDIMENTATION CONTROL AND TREE/NATURAL AREA PROTECTION MEASURES:
  - THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING OR EXCAVATION).
  - ANY SIGNIFICANT VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THAT WHICH IS SHOWN ON THE APPROVED PLANS MUST BE APPROVED BY THE PLANNING SPECIALIST OR ARBORIST, AS APPROPRIATE.
  - THE CONTRACTOR IS TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE THAT THEY HAVE NOT BEEN SUBSTANTIALLY DISTURBED. THE PERSON(S) OR FIRM(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL BE IMMEDIATELY DIRECTED TO MAKE ANY NECESSARY REPAIRS.
  - ANY SEDIMENT BUILD-UP OCCURRING AFTER A SIGNIFICANT RAIN SHALL BE REMOVED AND PLACED IN THE DESIGNATED SPOIL DISPOSAL SITE.
- OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT PROPER NOTIFICATION AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
- SEEDING FOR PERMANENT EROSION CONTROL SHALL BE PERFORMED ON ALL DISTURBED AREAS AS FOLLOWS:
  - ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
  - A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND R.O.W. LINE.
  - THE CONTRACTOR SHALL HYDROMULCH OR SOD ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION EXCEPT WHERE CUTS ARE MADE IN SOLID ROCK.
  - THE SEEDING FOR EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:
    - FROM OCTOBER 2 TO APRIL 30, SEEDING SHALL BE WITH WINTER RYE AT A RATE OF 8 POUNDS PER 1,000 SQUARE FEET OF HULLED WINTER RYE WITH A PURITY OF 98% WITH 90% GERMINATION.
    - FROM APRIL 30 TO OCTOBER 1, SEEDING SHALL BE WITH HULLED BERNUDA GRASS (CYNOZEN DACTOLYN) AT A RATE OF 4 POUNDS PER 1,000 SQUARE FEET WITH A PURITY OF 98% WITH 85% GERMINATION.
    - FERTILIZER SHALL HAVE AN ANALYSIS OF 31-3-10 AND SHALL BE APPLIED AT THE RATE OF 140 POUNDS PER ACRE.
    - THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER SHALL POSTPONE THE WATER SCHEDULE ONE WEEK.
    - MULCH TYPE USED SHALL BE WOOD CELLULOSE FIBER MULCH, APPLIED AT A RATE OF 75 POUNDS PER 1,000 SQUARE FEET.
    - RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2" HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN SIXTEEN (16) SQUARE FEET EXIST.
- THE NAME AND PHONE NUMBER OF THE DESIGNATED REPRESENTATIVE FOR THE OWNER/ENGINEER WHO WILL HAVE THE AUTHORITY TO MAKE APPROPRIATE CHANGES TO THE SEDIMENTATION/EROSION CONTROL PLAN, IF IT IS DISCOVERED TO BE INADEQUATE:
 

BURY & PITTMAN D.F.W., INC. 214-991-0011  
ENGINEER PHONE NUMBER
- THE IDENTITY OF THE PERSON OR FIRM WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF EACH SEDIMENTATION/EROSION CONTROL SCHEME BEING USED ON THE PROJECT:
 

CONSTRUCTION MANAGEMENT CORP. 214-702-7585  
FIRM NAME PHONE NUMBER
- SEQUENCE OF CONSTRUCTION:
  - INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
  - INSTALL TREE PROTECTION.
  - EVALUATION OF TEMPORARY EROSION CONTROL INSTALLATION. REVIEW CONSTRUCTION SCHEDULE WITH THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION CONTROL PLAN.
  - BEGIN SITE CLEARING.
  - ROUGH GRADE SITE. INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
  - CONSTRUCT SITE UTILITIES.
  - MID-CONSTRUCTION ON-SITE MEETING TO COORDINATE CHANGES IN CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF EROSION CONTROL PLAN. IDENTIFY ANTICIPATED COMPLETION DATE AND COORDINATE FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE.
  - CONSTRUCT PAVING, PARKING AND BUILDINGS.
  - COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
  - RECEIVE OPERATING PERMIT AND CITY CLEARANCE FOR OCCUPANCY.
  - REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.
- ENGINEER'S NAME, ADDRESS AND TELEPHONE NUMBER:
 

BURY & PITTMAN D.F.W., INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
214-991-0011
- ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED WITHIN THE PROPOSED PARKING AREAS OUTSIDE OF ANY TREE DRIP LINES. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOT DISPOSE OF SURPLUS MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING BUILDINGS/STRUCTURES ON SITE AND UTILITY RELOCATION WORK.
- PROVIDE CURB AND GUTTER THROUGHOUT THE SITE, EXCEPT AS NOTED ON THE PLANS.

- CONTRACTOR TO EXTEND ALL STORM SEWER FOR ROOF DRAINS TO WITHIN 5 FEET OF THE BUILDING.
  - ALL STORM SEWER PIPE SHALL BE CLASS III RCP OR SMOOTH-RIB (SPIRAL RIB) CORRUGATED METAL PIPE WITH REINFORCEMENT STRIPS OR SMOOTH LINED CORRUGATED POLY-ETHYLENE (HANCOR HI-Q) PIPE OR APPROVED EQUIVALENT.
  - ALL STORM DRAINAGE PIPES WERE SIZED USING A MINIMUM SLOPE OF 0.01. CONTRACTOR SHALL NOT DROP BELOW 0.01 WITHOUT FIRST VERIFYING CAPACITY WITH THE ENGINEER.
- EXCEPT AS NOTED OTHERWISE:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION."
  - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
  - ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE PRIOR TO ACCEPTANCE OF THE PROJECT.
  - ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
  - ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
  - ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
  - LAP ALL BAR SPLICES 24 BAR DIAMETERS OR 24 INCHES.
  - ALL CONCRETE SURFACES SHALL RECEIVE A HEAVY BROOM FINISH.
  - CONCRETE RIP RAP TO BE 4 1/2" THICK CONCRETE WITH #3's @ 12" O.C.E.W.
  - PROVIDE CONCRETE EXPANSION JOINTS AT 40 FEET O.C. ON ALL RIP RAP.
  - PROVIDE A MINIMUM CLEARANCE OF 2" BETWEEN OUTSIDE OF STEEL AND FACE OF CONCRETE.
  - ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-72.
  - ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE CHAMFERED 1".
  - THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
  - ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THIS CONTRACTOR. THIS CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
  - THE STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY PUBLIC WORKS DEPARTMENT SHALL GOVERN MATERIALS AND METHODS USED TO DO THIS WORK. ANY REVISIONS MADE AFTER BIDDING WILL NOT APPLY UNLESS A CHANGE ORDER IS SECURED IN WRITING.
  - THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  - ALL TRASH COLLECTION FOR THIS SITE WILL BE PERFORMED BY PRIVATE CONTRACTOR HIRED BY THE PROPERTY OWNER.

WATER AND WASTEWATER UTILITY CONSTRUCTION NOTES

- THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL GOVERN MATERIAL AND METHODS USED TO DO THIS WORK.
- CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM ENGINEERING DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
- AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE TOWN OF ADDISON ENGINEERING DIVISION FOR MAIN LINE CONSTRUCTION, OR WATER AND WASTEWATER UTILITY TAPS INSPECTION FOR TAPS ONLY CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE ADDISON AREA UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
- CONTRACT DOCUMENTS MUST INCLUDE A TRENCH SAFETY PLAN AND A PAY ITEM FOR TRENCH SAFETY MEASURES, IN COMPLIANCE WITH TEXAS HOUSE BILL 1569.
- ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION.
- FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION.
- WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION.

NOTES:

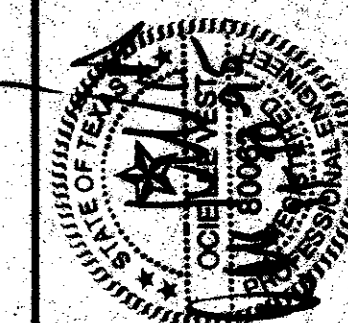
- ALL FIRE LINE PIPE SHALL BE C900 PVC CLASS 200 (D.R. 14) OR CLASS 50 D.I. PIPE. ALL DOMESTIC WATER PIPE SHALL BE SCH. 40 PVC.
- FIRE SPRINKLER SYSTEM UNDERGROUND PIPING SHALL BE PERMITTED THROUGH **PUBLIC WORKS** PREVENTION BY A LICENSED CONTRACTOR.
- ALL WASTEWATER PIPE SHALL BE SDR 35 PVC, OR PRESSURE RATED PIPE WHERE REQUIRED.
- STAMP FIRE SPRINKLER PADS "F.D." OR PAINT PAD RED.
- ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE UNIFORM PLUMBING CODE.
- ALL PRIVATE FIRE SPRINKLER LINES WILL COMPLY WITH NFPA-24 REQUIREMENTS.
- THE TOP OF PROPOSED MANHOLES SHALL MATCH THE FINISHED GRADE ELEVATIONS AND TWO FEET ABOVE 100 YEAR SURFACE ELEVATION.
- SEE MECHANICAL FOR EXACT LOCATION OF WATER AND WASTEWATER ELEVATIONS.
- ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATING NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE APPROVED BY THE CITY OF ADDISON.
- ALL BACKFLOW DEVICES WILL BE LOCATED WITHIN THE BUILDING'S SERVICE UNLESS SHOWN OTHERWISE. A DOUBLE CHECK DETECTOR CHECK VALVE WILL BE PLACED ON FIRE LINE TAPS TO THE CITY MAIN.
- ALL ON-SITE WATER AND WASTEWATER LINES WILL BE EXTENDED TO A MINIMUM OF 5 FEET FROM THE BUILDING.
- CONCRETE ENCASE ALL WATER LINES THAT CROSS WITHIN 1.5 FEET OF WASTEWATER LINE.
- PROVIDE CLEAN-OUTS ON WASTEWATER LINE PER TOWN OF ADDISON STANDARDS.
- EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.

TEXAS WATER COMMISSION NOTES

- THE PLANS ARE IN ACCORDANCE WITH:
  - TEXAS DEPARTMENT OF HEALTH'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS.
- ALL MANHOLES SHALL BE CONSTRUCTED WITH WATER TIGHT RINGS AND COVERS (WITH VENTING EVERY FOURTH MANHOLE IF WITHIN 100 YEAR FLOOD PLAIN) - 31 TAC 313.5(C)(1).
- ALL SEWER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS 31 TAC 313.5(C)(2)(B).
- A MANDEREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS - 31 TAC 313.5(C)(10)(A).
- ALL MANHOLES AND WET WELLS MUST BE TESTED SEPARATELY AND INDEPENDENTLY OF THE COLLECTION LINES - 31 TAC 313.5(C)(10)(C).

TAC 313.5(C)(10) TESTING

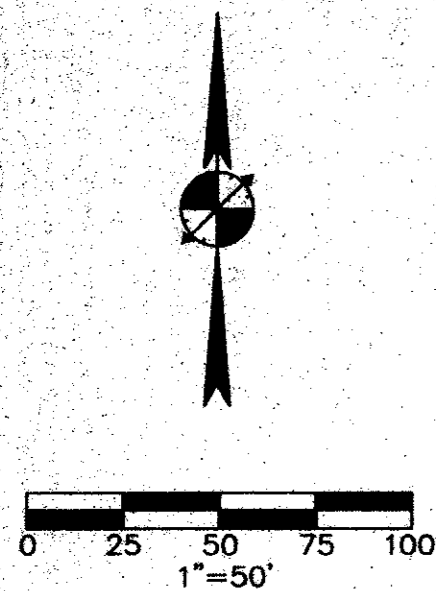
- TESTING NEW GRAVITY SEWER LINES. FOR ALL NEW GRAVITY SEWER PIPE HAVING A DIAMETER GREATER THAN OR EQUAL TO SIX (6) INCHES ON THE RECHARGE ZONE, THE FOLLOWING REQUIREMENTS SHALL APPLY:
- IN-PLACE DEFLECTION TESTS MUST BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID PIPES. THE TEST MUST CONSIST OF PULLING A RIGID BALL OR A MANDEREL SIZED AT 95% OF THE INSIDE DIAMETER OF THE PIPE FROM THE MANHOLE TO MANHOLE. THE TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE MAY EXCEED A DEFLECTION OF 5.0%. THE TEST MUST BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
  - AN INFILTRATION AND/OR EXFILTRATION AND/OR LOW-PRESSURE AIR TEST MUST BE PERFORMED, AND THE TYPE OF TEST MUST BE SPECIFIED IN THE DESIGN PLANS. COPIES OF ALL TEST RESULTS MUST BE SUBMITTED TO THE APPROPRIATE DISTRICT OFFICE WITHIN 30 DAYS OF TEST COMPLETION. TESTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    - THE TOTAL INFILTRATION OR EXFILTRATION, AS DETERMINED BY WATER TEST, MUST BE AT A RATE NOT GREATER THAN 50 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET. IF THE QUANTITY OF INFILTRATION OR EXFILTRATION EXCEEDS THE MAXIMUM QUANTITY SPECIFIED, REMEDIAL ACTION MUST BE UNDERTAKEN IN ORDER TO REDUCE THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITH THE LIMITS SPECIFIED.
    - LOW-PRESSURE AIR TESTS MUST CONFORM TO THE PROCEDURE DESCRIBED IN ASTM D 2321 OR OTHER EQUIVALENT PROCEDURES. FOR SAFETY REASONS, IT IS RECOMMENDED THAT AIR TESTING OF SECTIONS OF PIPE BE LIMITED TO LINES LESS THAN 36-INCH AVERAGE INSIDE DIAMETER. LINES THAT ARE 36-INCH AVERAGE INSIDE DIAMETER AND LARGER MAY BE AIR TESTED AT EACH JOINT. THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 POUNDS PER SQUARE INCH GAUGE DURING A JOINT TEST, REGARDLESS OF PIPE SIZE, SHALL BE 30 SECONDS. FOR SECTIONS OF PIPE LESS THAN 36-INCH AVERAGE INSIDE DIAMETER, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 POUNDS PER SQUARE INCH GAUGE TO 2.5 POUNDS PER SQUARE INCH GAUGE MUST BE COMPUTED BY THE FOLLOWING EQUATION:  
 $T = 0.0850(D)(K)/(Q)$ , WHERE:  
T = TIME FOR PRESSURE TO DROP 1.0 POUNDS PER SQUARE INCH GAUGE IN SECONDS;  
D = AVERAGE INSIDE DIAMETER IN INCHES;  
K =  $0.00049(D)(L)$ , BUT NOT LESS THAN 1.0;  
L = LENGTH OF LINE OF SAME PIPE SIZE IN FEET; AND  
Q = RATE OF LOSS, ASSUME 0.003 CUBIC FEET PER MINUTE PER SQUARE FOOT (FT<sup>2</sup>/MIN/FT SQ) OF INTERNAL SURFACE AREA.
  - MANHOLES AND WET WELLS MUST BE TESTED SEPARATELY AND INDEPENDENTLY OF THE COLLECTION LINES. ALL MANHOLES MUST BE HYDROSTATICALLY TESTED WITH A MAXIMUM LOSS ALLOWANCE OF .025 GALLON PER FOOT DIAMETER PER FOOT OF HEAD PER HOUR. OTHER TESTING METHODS, SUCH AS VACUUM TESTING, MAY BE APPROVED ON A CASE-BY-CASE BASIS BY THE EXECUTIVE DIRECTOR.
  - EMBEDMENT MATERIALS MUST MEET OR EXCEED THE SPECIFICATION FOR BEDDING CLASS A OR B AS DESCRIBED IN ASTM C 12, OR CLASS I OR II AS DESCRIBED IN ASTM D 2321, AND SPECIFICATIONS AS CONTAINED IN CHAPTER 317 OF THIS TITLE (RELATING TO DESIGN CRITERIA FOR SEWERAGE SYSTEMS).
  - PROVIDE A FOOT MINIMUM COVER FOR ALL WASTEWATER GRAVITY AND FORCE MAIN LINES.
  - PROVIDE 6 INCH MINIMUM SEPARATION BETWEEN ALL WATER AND WASTEWATER LINE CROSSINGS.
  - ALL PIPE AND JOINTS SHALL HAVE MINIMUM PRESSURE RATING OF 150 PSI.



GENERAL NOTES

EXCEL TELECOMMUNICATIONS  
SERVICE CENTER  
A DEVELOPMENT OF  
WILCOX/CMC ADDISON, INC.

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Xref: NONE  
File: 02701GNA  
Approved by: O.L.V.  
Project No.: 3027-0



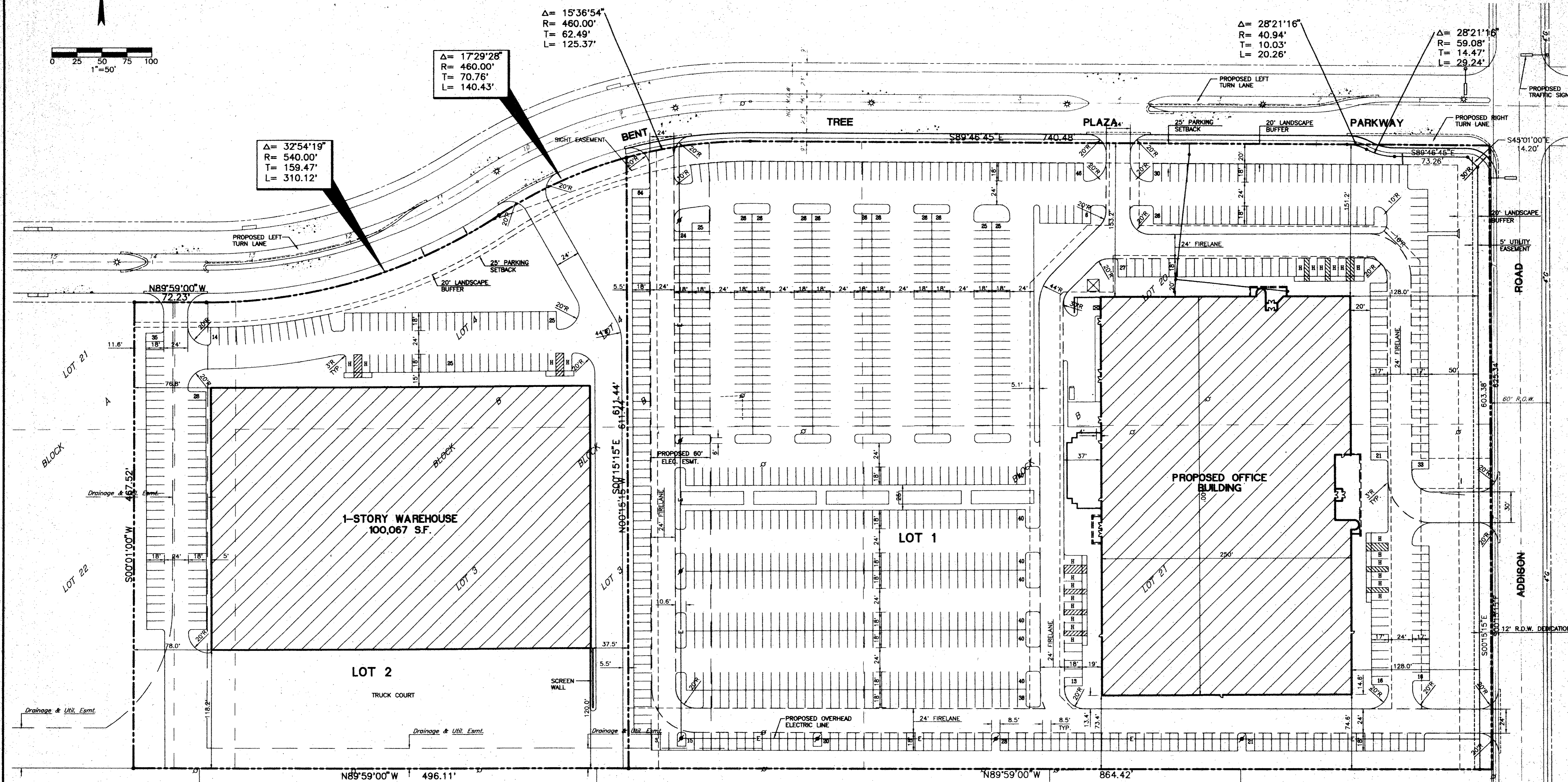
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$\Delta = 17^{\circ}29'28''$   
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$\Delta = 15^{\circ}36'54''$   
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$\Delta = 28^{\circ}21'16''$   
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$\Delta = 28^{\circ}21'16''$   
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 $T = 14.47'$   
 $L = 29.24'$



**LOT 2 SITE AREA SUMMARY**

NET AREA:	5.85 ACRES
LANDSCAPE AREA (20.1%):	1.18 ACRES
REGULAR PARKING:	123 SPACES
HANDICAP PARKING:	4 SPACES
TOTAL PARKING:	127 SPACES
TOTAL AREA:	5.85 ACRES

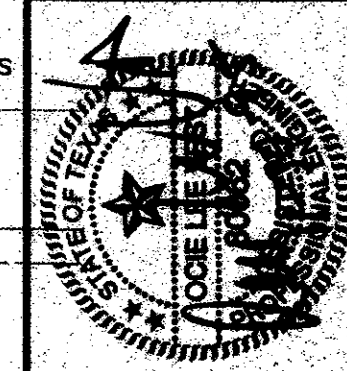
**LEGEND**

—○—	EXISTING POWER POLE
•	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊛	EXISTING LIGHT POLE
—W—	EXISTING WATERLINE
—WW—	EXISTING WASTEWATER LINE
—T—	EXISTING UNDERGROUND TELEPHONE LINE
—G—	EXISTING GAS MAIN
---	LOT LINE
■	PROPOSED POWER POLE

**LOT 1 SITE AREA SUMMARY**

GROSS AREA:	12.40 ACRES
R.O.W. AREA:	0.20 ACRES
NET AREA:	12.25 ACRES
LANDSCAPE AREA (21.0%):	2.57 ACRES
REGULAR PARKING:	1003 SPACES
HANDICAP PARKING:	20 SPACES
TOTAL PARKING:	1023 SPACES
TOTAL NET AREA:	12.25 ACRES

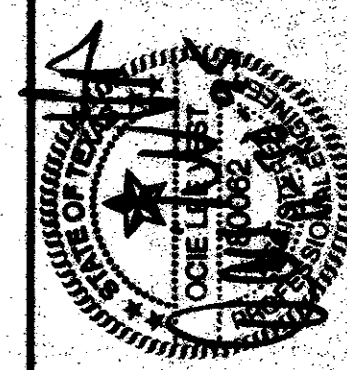
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 Consulting Engineers and Surveyors  
 Dallas, Texas Tel: 214/961-8011 Fax: 214/961-4276  
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**SITE PLAN**

**EXCEL TELECOMMUNICATIONS, INC.**  
**SERVICE CENTER**  
 A DEVELOPMENT OF  
**WILCOX/CMC ADDISON, INC.**

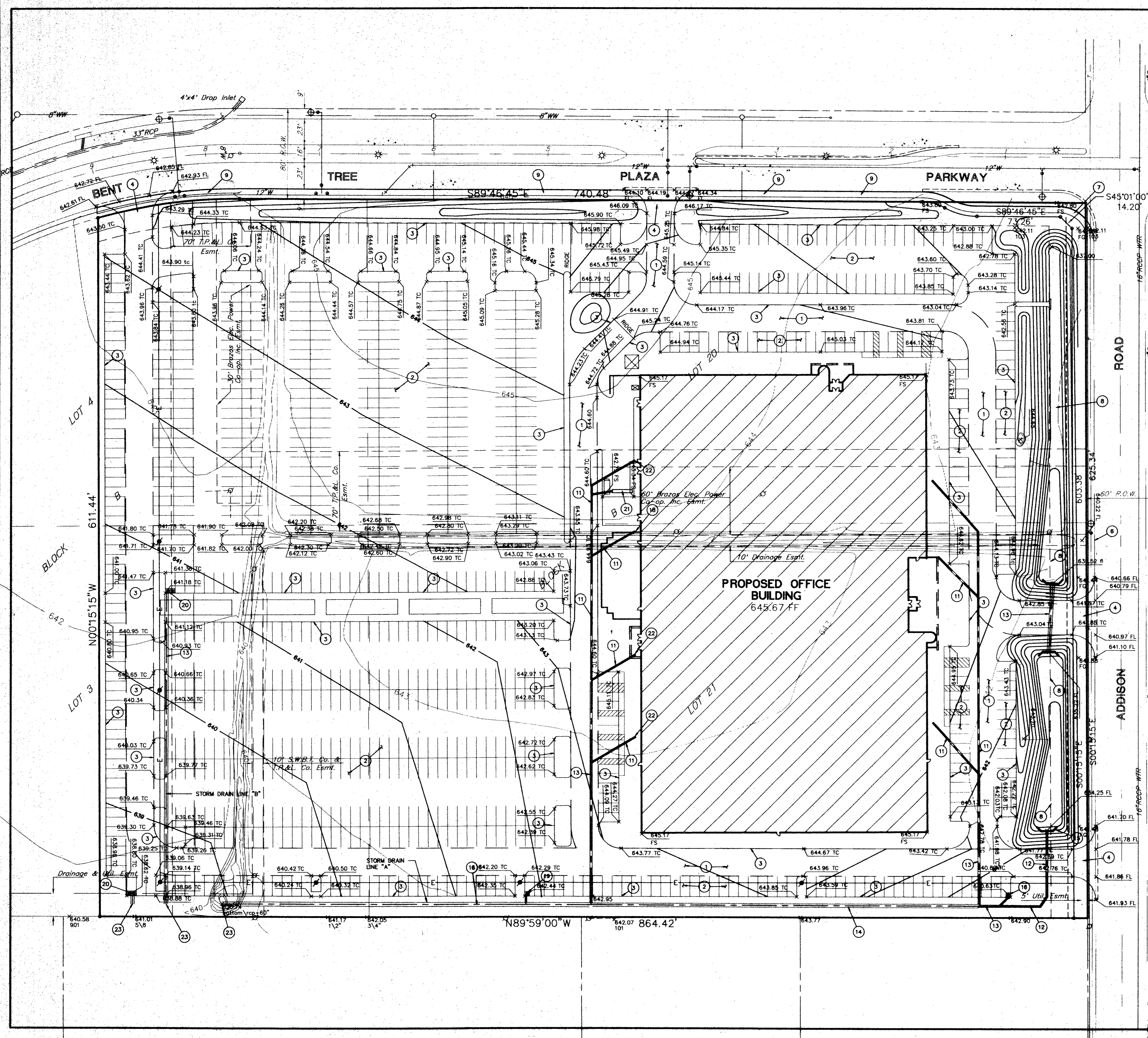
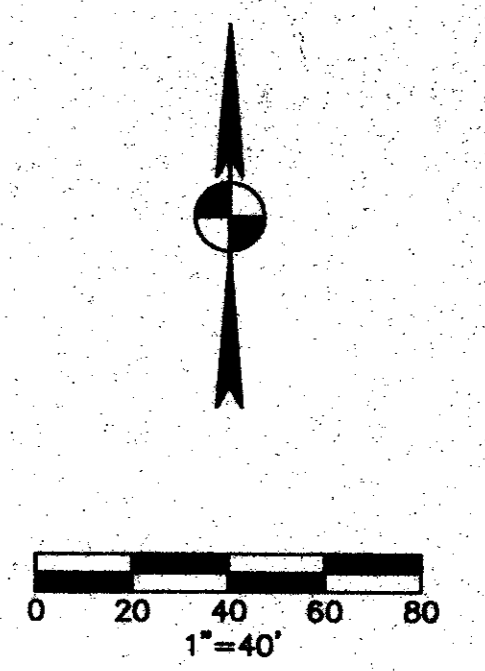
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 Approved by: O.L.V.  
 Project No.: 3027-01



**GRADING PLAN**

**EXCEL COMMUNICATIONS SERVICE CENTER**  
 A DEVELOPMENT OF WILCOX/CMC ADDISON, INC.

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 Project No.: 3027-01

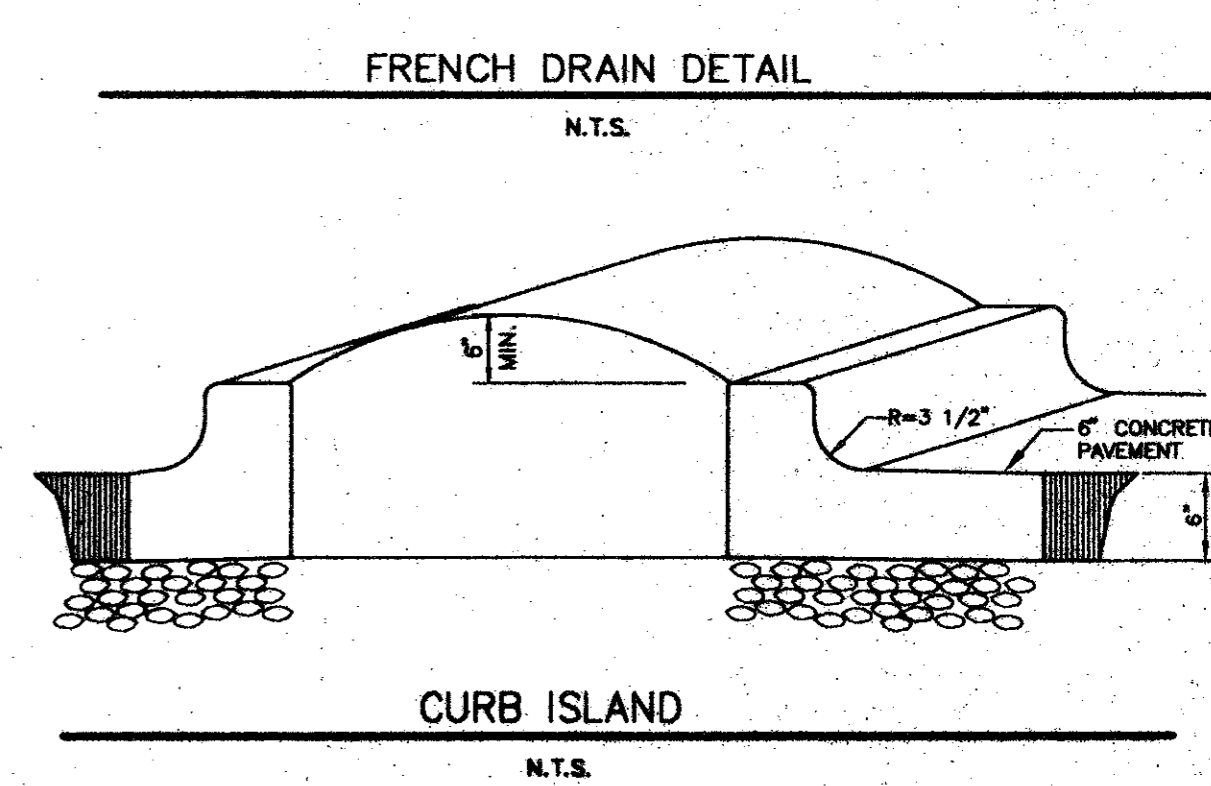
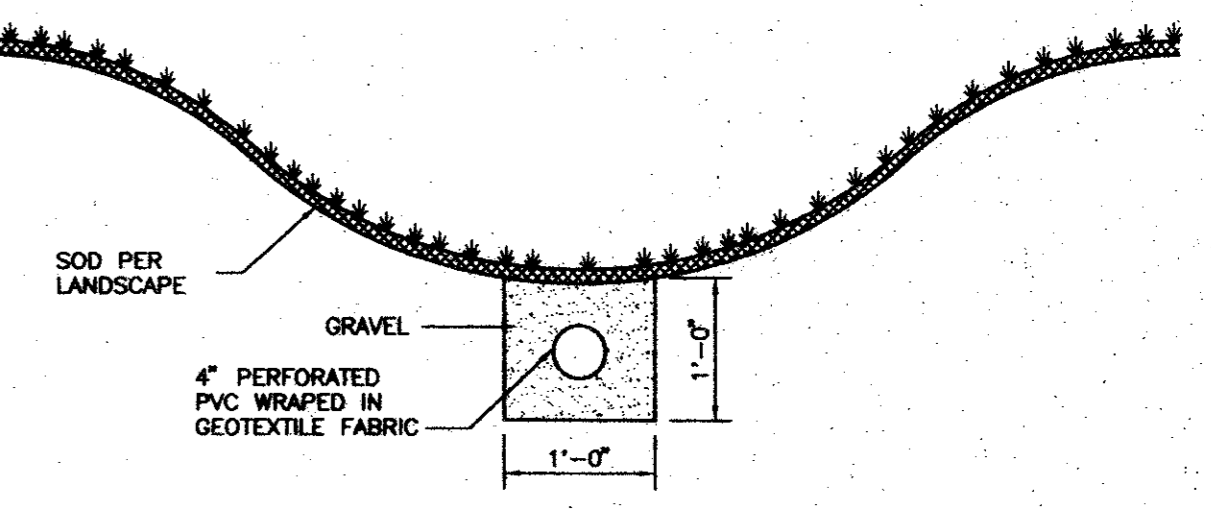


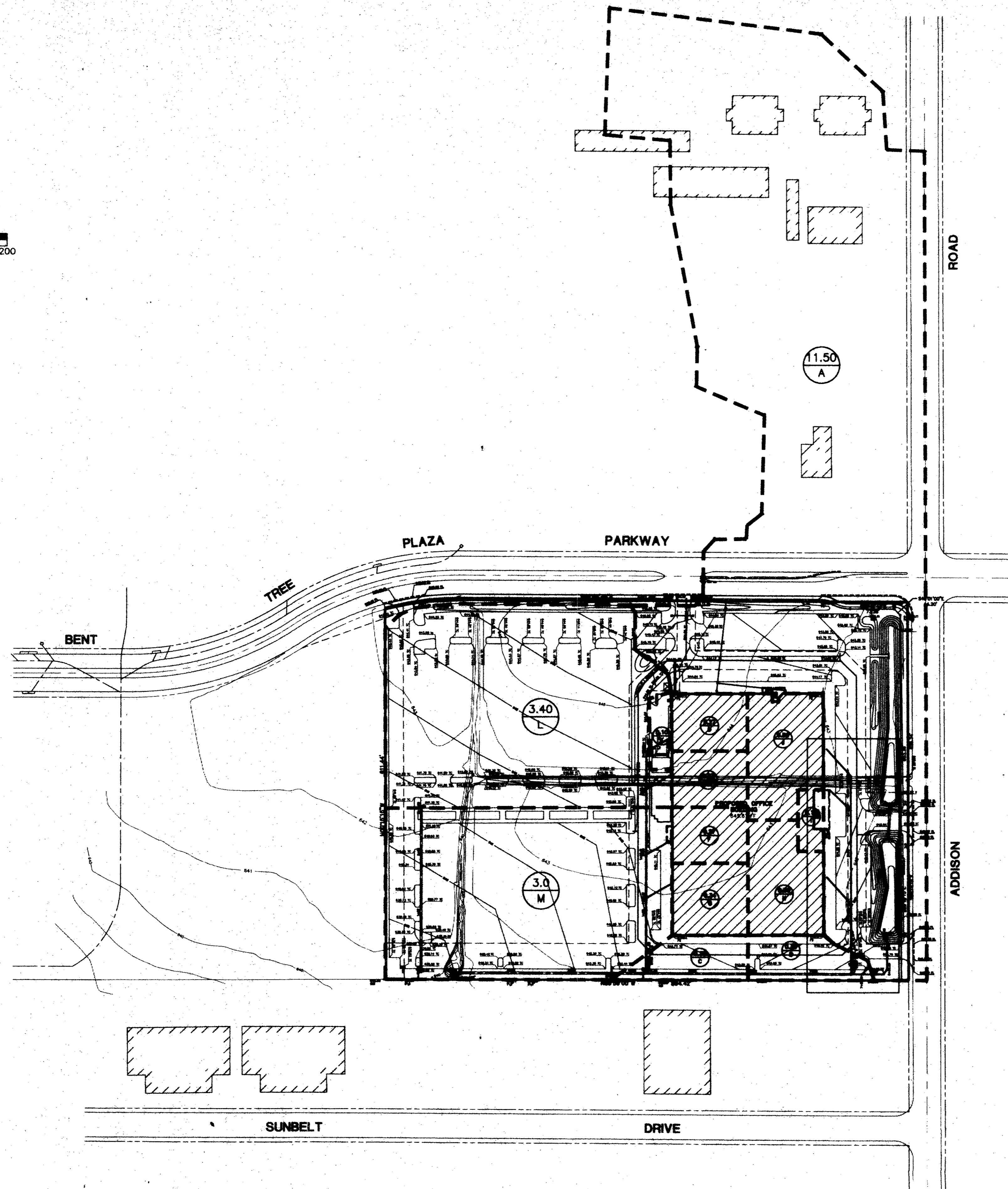
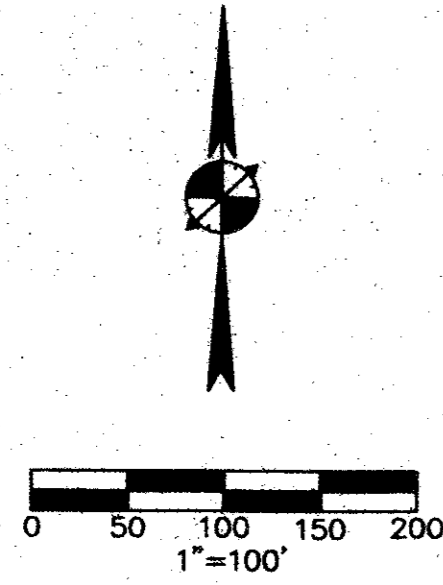
- CONSTRUCTION NOTES**
- 1 6" CONCRETE PAVEMENT PER SOILS REPORT RECOMMENDATIONS AND DETAIL ON SHT. 12.
  - 2 5" CONCRETE PAVEMENT FOR PARKING AREA'S PER SOILS REPORT
  - 3 6" CURB PER TOWN OF ADDISON STD. SHOWN ON SHT. 12
  - 4 DRIVEWAY APPROACH WITH HANDICAP RAMPS PER TOWN OF ADDISON DETAIL.
  - 5 4' WIDE CONCRETE FLUME PER DETAIL ON SHT. 12.
  - 6 14" WIDE RECESSED INLET PER CITY OF ADDISON DETAIL ON SHEET 12.
  - 7 HANDICAP RAMP PER TOWN OF ADDISON DETAIL SHOWN ON SHT. 12
  - 8 FRENCH DRAIN ALONG BOTTOM OF DETENTION PONDS PER DETAIL BELOW
  - 9 5' WIDE CONCRETE SIDEWALK PER TOWN OF ADDISON DETAIL ON SHT. 12

- STORM DRAIN CONSTRUCTION NOTES**
- 11 18" RCP STORM DRAIN
  - 12 21" RCP STORM DRAIN
  - 13 24" RCP STORM DRAIN
  - 14 27" RCP STORM DRAIN
  - 15 36" RCP STORM DRAIN
  - 16 42" RCP STORM DRAIN
  - 17 CONSTRUCT CONCRETE COLLAR
  - 18 TYPE "A" HEAD WALL PER DETAIL 12
  - 19 3"x3" GRATE INLET PER SHT. 12 OR APPROVED EQUAL
  - 20 2'-4"x4" GRATE INLETS PER DETAIL ON SHT. 12 OR APPROVED EQUAL
  - 21 TRENCH DRAIN PER NEENAH TYPE R-4990-BX OR APPROVED EQUAL
  - 22 CONNECT TO ROOF DRAIN PER MECH. PLANS
  - 23 JOIN EXIST 60" RCP

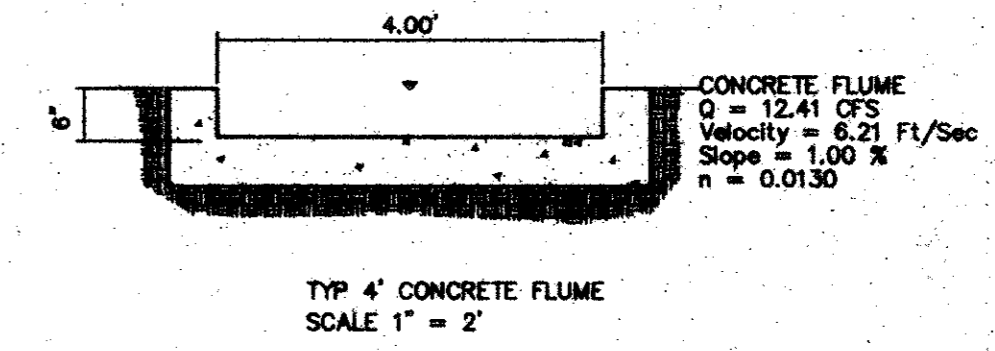
NOTE:  
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EARTHWORK QUANTITIES PRIOR TO THE START OF GRADING. QUANTITIES GIVEN BELOW DO NOT ACCOUNT FOR ANY LOSS DUE TO SHRINKAGE, OR OVEREXCAVATION AND RECOMPACTION. 4" OF SCARIFICATION WAS USED PER SOILS ENGINEERS RECOMMENDATIONS.

CUT = 13,734 CU. YDS. FILL = 101,130 CU. YDS.





AREA	ACRES	C	Tc	I(100)	Q(100)
A	11.5	0.90	1.1	8.8	50.6
B	0.3	0.90	1.1	10.5	3.2
C	0.3	0.90	1.67	10.5	3.2
D	0.27	0.90	1.1	10.5	2.55
E	0.27	0.90	1.1	10.5	2.55
F	0.27	0.90	1.1	10.5	2.55
G	0.34	0.90	1.6	10.5	3.21
H	0.50	0.90	2.00	10.5	4.72
I	0.1	0.90	0.9	10.5	0.95
J	0.50	0.90	2.00	10.5	4.72
K	0.1	0.90	0.9	10.5	0.95
L	3.4	0.90	4.16	10.5	35.7
M	3.0	0.90	4.42	10.5	31.5



GRATE INLET FLOW CALCULATION

$$Q = 4.86 A y^{3/2}$$

WHERE:  
 Q = FLOW INTO INLET(CFS)  
 A = AREA OF OPENING IN GRATES(SQ.FT.)  
 Y = DEPTH OF WATER ABOVE INLET(FT)

2-4"x4" INLETS FOR AREA'S L AND M      3"x3" INLETS  
 $35.7 = 4.86 \times 5.94 y^{3/2}$        $4.72 = 4.86 \times 5.94 y^{3/2}$   
 $y = 0.34'$        $y = 0.16'$

CURB INLET FLOW CALCULATION

$$Q = 3.0 n L y^{3/2}$$

WHERE:  
 Q = FLOW INTO INLET(CFS)  
 A = AREA OF OPENING IN GRATES(SQ.FT.)  
 Y = DEPTH OF WATER ABOVE INLET(FT)

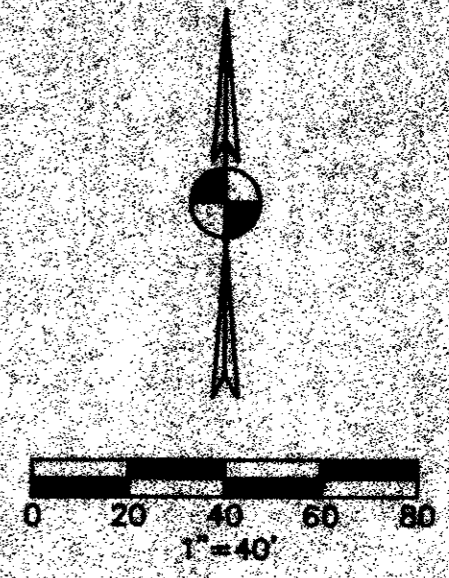
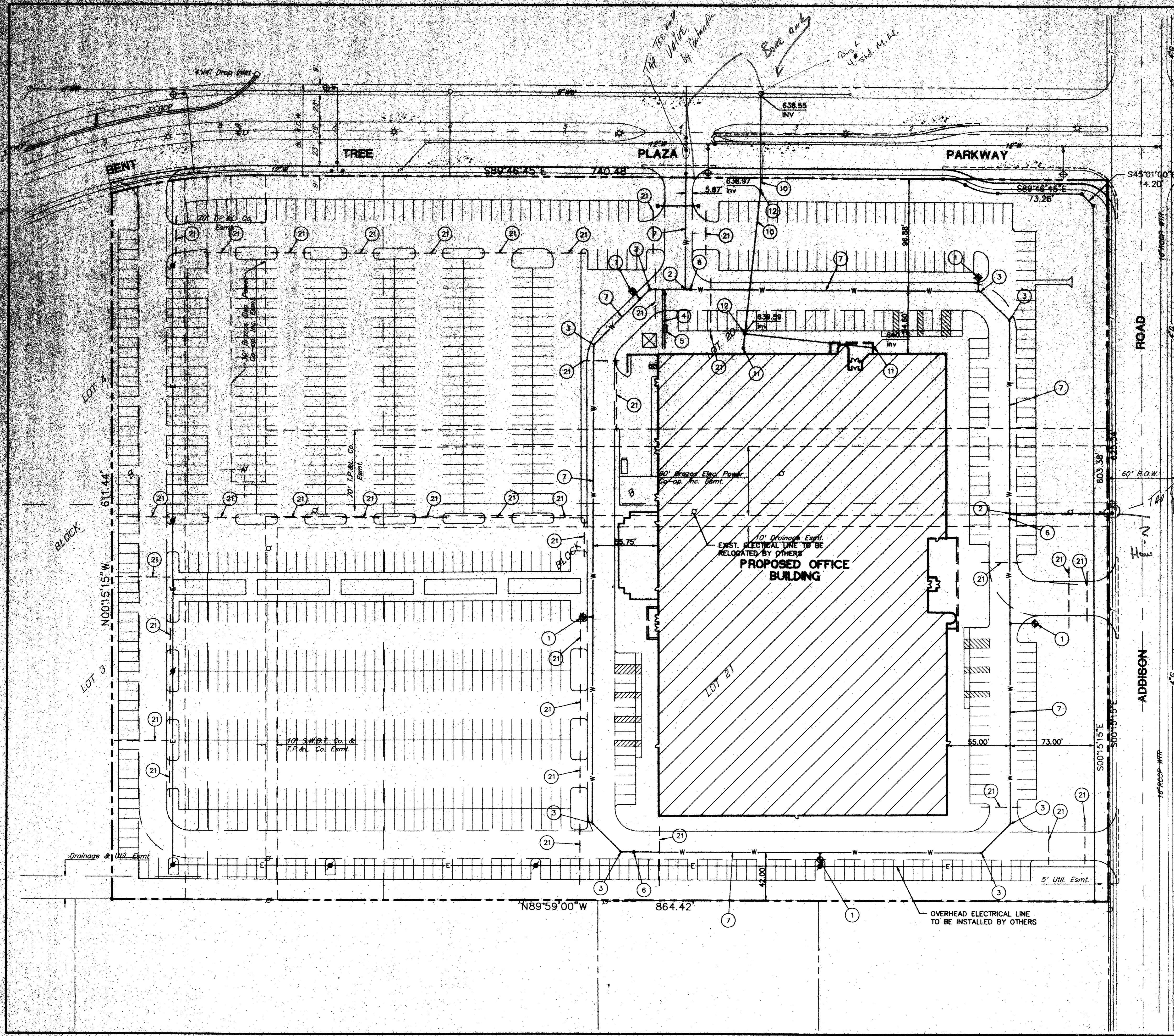
2-4"x4" INLETS FOR AREA'S L AND M  
 $3.0 \times 14 \times 0.5^{3/2}$   
 $Q = 14.85 \text{ CFS}$   
 THE REMAINING DISCHARGE FROM ADDISON ROAD WILL  
 FLOW OVER THE TOP OF THE CURB INTO THE DETENTION POND.



**DRAINAGE  
 AREA MAP**

**EXCEL TELECOMMUNICATIONS, INC  
 SERVICE CENTER  
 A DEVELOPMENT OF  
 WILCOX/CMC ADDISON, INC.**

Scale: 1"=100' Date: 11-28-85  
 Drawn by: A.B.C.  
 Xref: 02701PBA  
 File: 02701DMA.DWG  
 Approved by: O.L.V.  
 Project No.: 3027-01



- CONSTRUCTION NOTES**
- WATER**
- 1 6" FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE
  - 2 8"x8" TEE WITH THRUST BLOCK PER DETAIL ON SHT. 11
  - 3 8" 45° ELL WITH THRUST BLOCK PER DETAIL ON SHT. 11
  - 4 4" WATER SERVICE ASSEMBLY PER CITY STD SHOWN ON SHT. 11
  - 5 8" FIRE SERVICE ASSEMBLY WITH DOUBLE DETECTOR CHECK CHECK BACKFLOW PREVENTER (IN VAULT W/ BY-PASS METER) PER CITY STANDARDS
  - 6 8" GATE VALVE AND VALVE BOX PER DETAIL ON SHT. 11
  - 7 8" PVC WATER MAIN
  - 8 2" IRRIGATION WATER SERVICE PER CITY STANDARD
- SEWER**
- 10 8" PVC SEWER
  - 11 DOUBLE 8" SANITARY SEWER CLEANOUT PER DETAIL ON SHT. 11
  - 12 8" SANITARY SEWER CLEANOUT PER DETAIL ON SHT. 11
- SLEEVE**
- 21 SLEEVE FOR IRRIGATION PER LANDSCAPE PLANS

- WATER meter sleeves Deeper than 12" from top of meter to finish grade shall have remote Reader Registers and Covers installed in a location near to of meter Box for additional info call B.ellis - 450-2847

- No open cuts in Roadways

BUY-PITTMAN  
 UTILITY PLAN  
 EXCEL TELECOMMUNICATIONS SERVICE CENTER  
 A DEVELOPMENT OF WILCOX/CMC ADDISON, INC.  
 Scale: 1" = 40' Date: 12-1-85  
 Title: Drawn by: A.B.C.  
 Xref: 02701.dwg, 02701.pba  
 File: 02701.dwg  
 Approved by: O.L.V.  
 Project No.: 3027-01  
 SHEET  
 7  
 OF 12

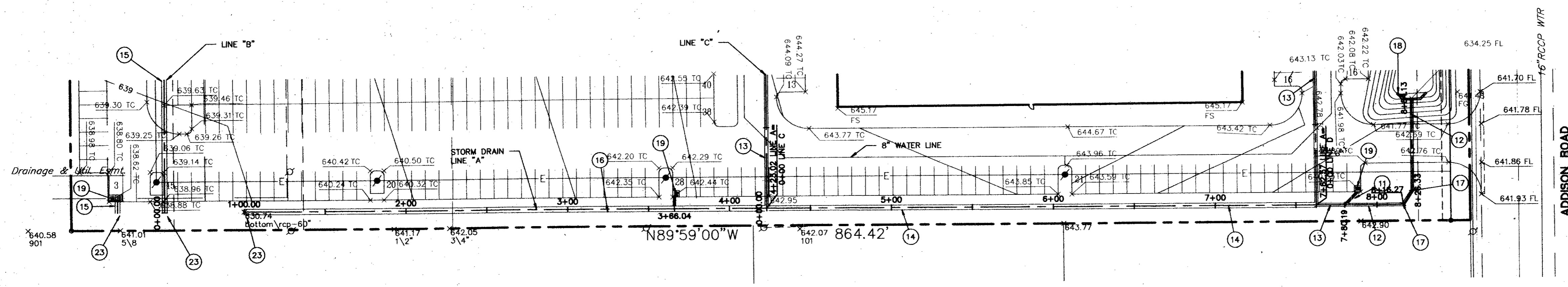
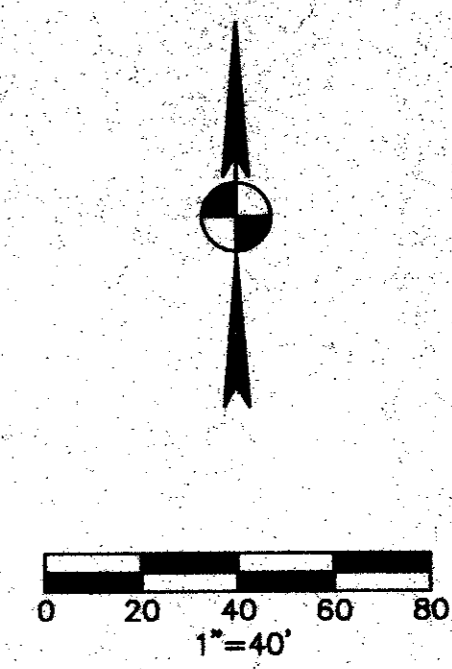




**STORM DRAIN LINE "A"  
 PLAN AND PROFILE**

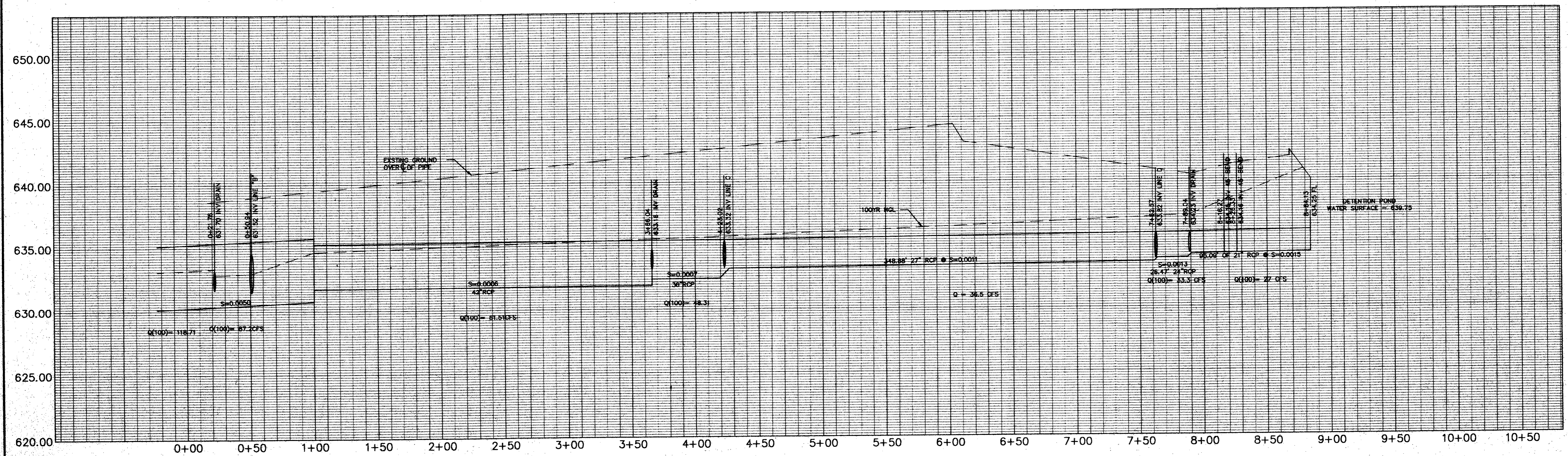
**EXCEL COMMUNICATIONS  
 SERVICE CENTER  
 A DEVELOPMENT OF  
 WILCOX /CMC ADDISON, INC.**

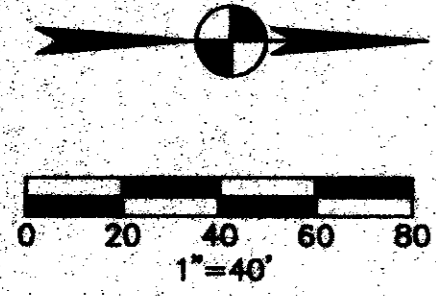
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 Type: Drawn by: P.M.L.  
 Xref: PBLINEA  
 File: 02701JPC.dwg  
 Approved by: O.L.V.  
 Project No.: 3027-01



STORM DRAIN LINE "A"

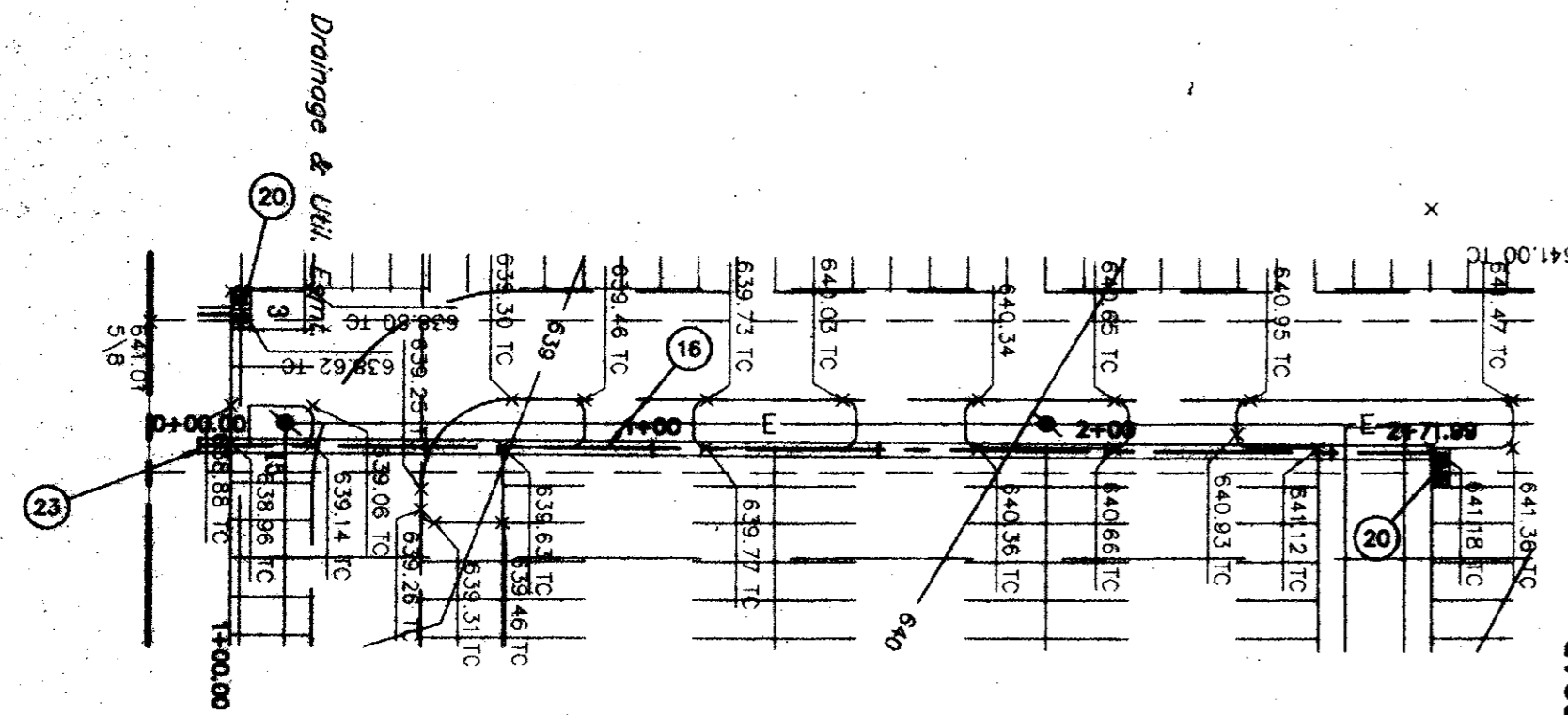
- STORM DRAIN CONSTRUCTION NOTES**
- (11) 18" RCP STORM DRAIN
  - (12) 21" RCP STORM DRAIN
  - (13) 24" RCP STORM DRAIN
  - (14) 27" RCP STORM DRAIN
  - (15) 36" RCP STORM DRAIN
  - (16) 42" RCP STORM DRAIN
  - (17) CONSTRUCT CONCRETE COLLAR
  - (18) TYPE "A" HEAD WALL PER DETAIL
  - (19) 3'x3' GRATE INLET PER \_\_\_ OR APPROVED EQUAL
  - (20) 2'-4"x4' GRATE INLETS PER \_\_\_ OR APPROVED EQUAL
  - (21) TRENCH DRAIN PER \_\_\_ OR APPROVED EQUAL
  - (22) CONNECT TO ROOF DRAIN PER MECH. PLANS
  - (23) JOIN EXIST 60" RCP



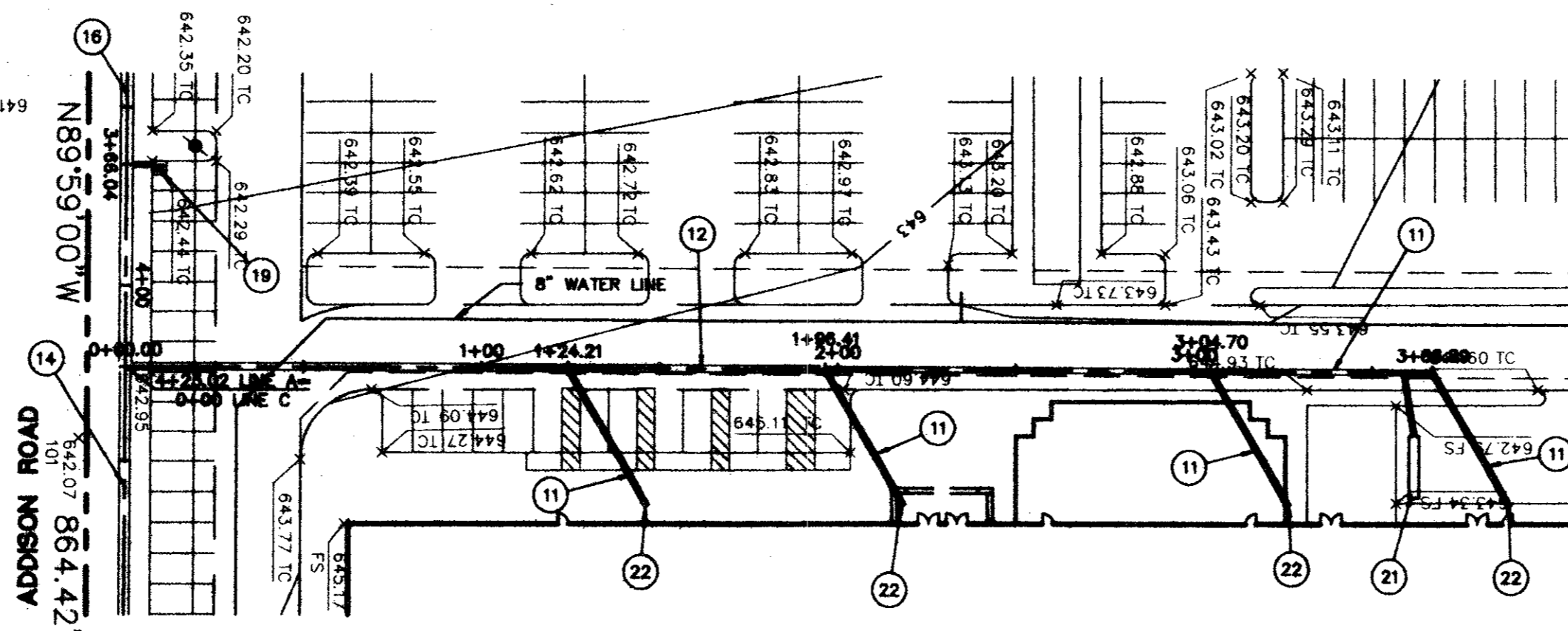


**STORM DRAIN CONSTRUCTION NOTES**

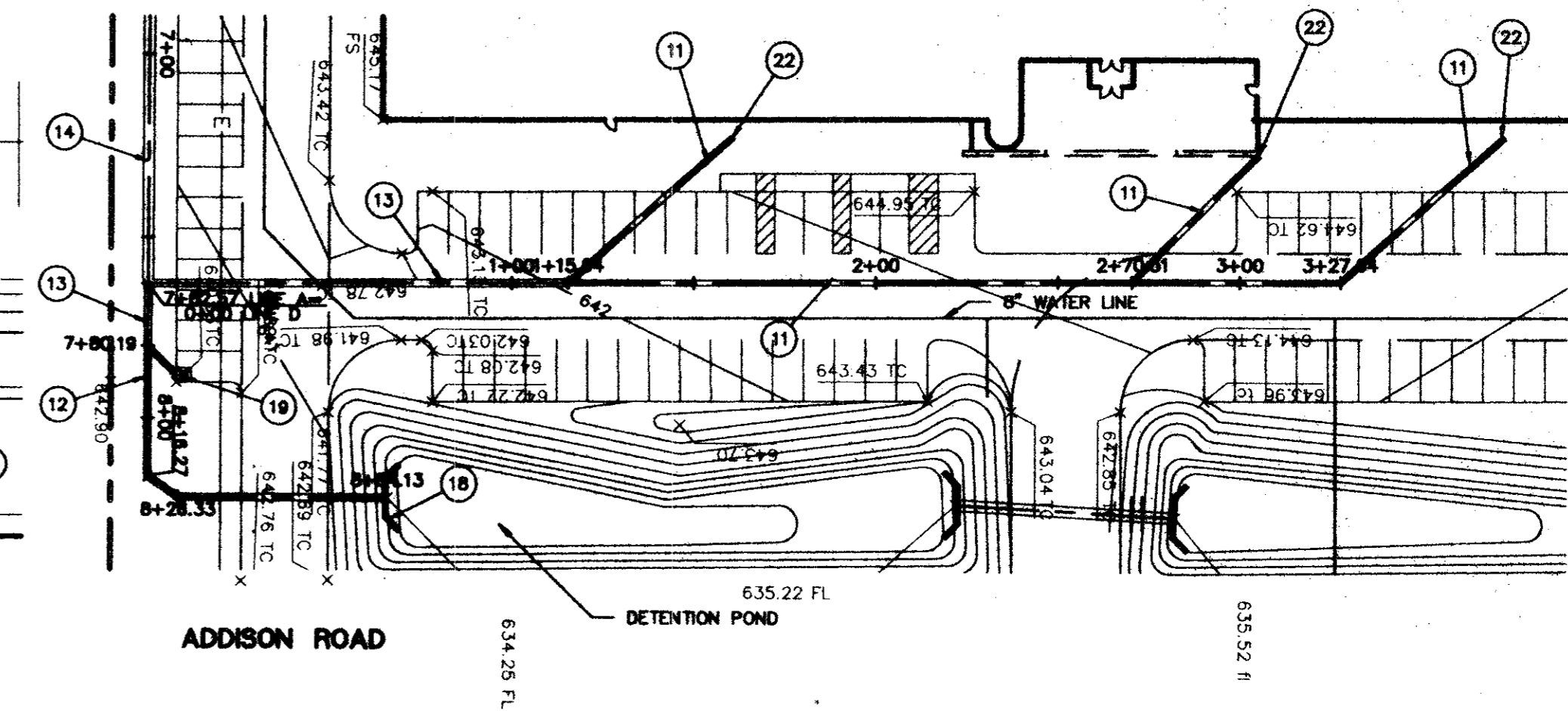
- 11 18" RCP STORM DRAIN
- 12 21" RCP STORM DRAIN
- 13 24" RCP STORM DRAIN
- 14 27" RCP STORM DRAIN
- 15 36" RCP STORM DRAIN
- 16 42" RCP STORM DRAIN
- 17 CONSTRUCT CONCRETE COLLAR
- 18 TYPE "A" HEAD WALL PER DETAIL
- 19 3'-3" GRATE INLET PER \_\_\_ OR APPROVED EQUAL
- 20 2'-4"x4" GRATE INLETS PER \_\_\_ OR APPROVED EQUAL
- 21 TRENCH DRAIN PER \_\_\_ OR APPROVED EQUAL
- 22 CONNECT TO ROOF DRAIN PER MECH. PLANS
- 23 JOIN EXIST 60" RCP



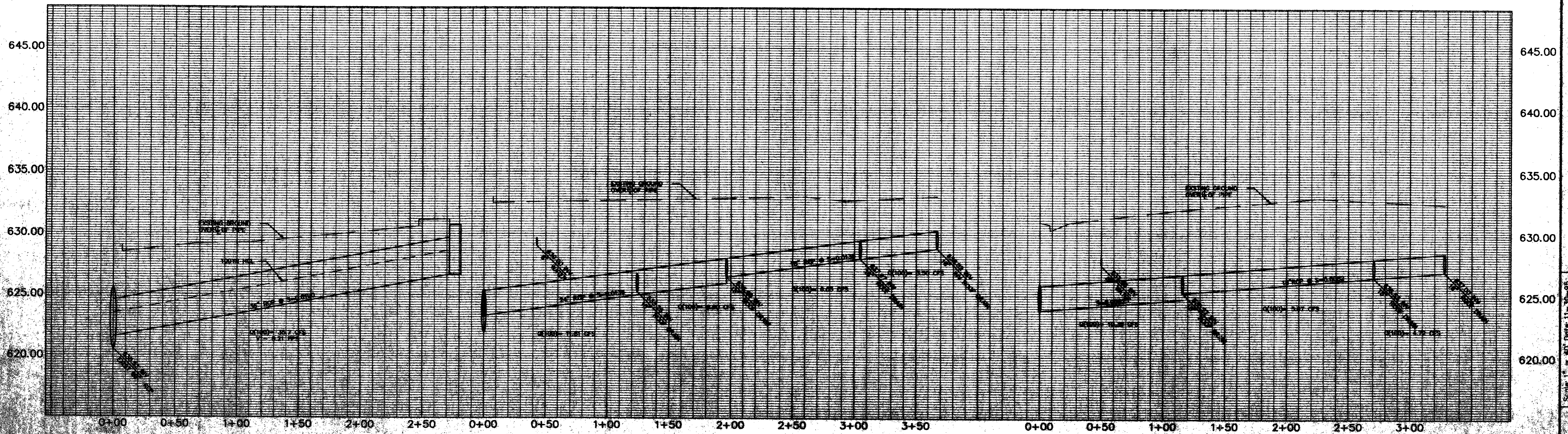
STORM DRAIN LINE "B"



STORM DRAIN LINE "C"



STORM DRAIN LINE "D"



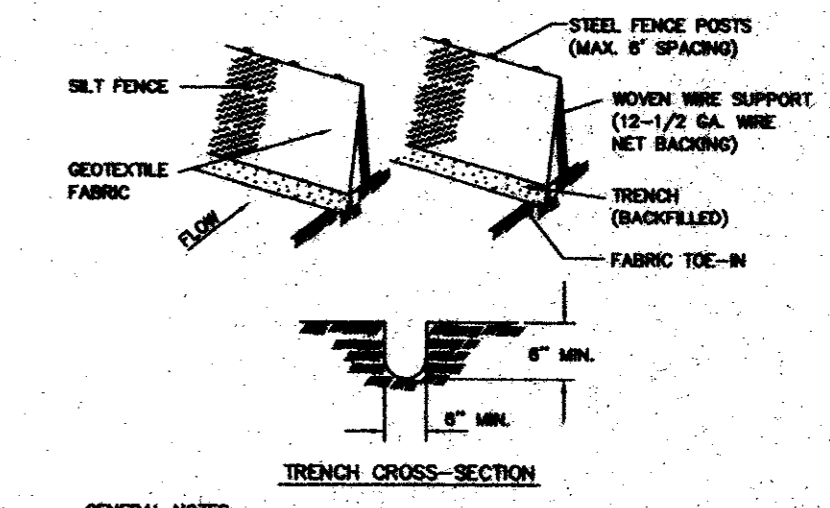
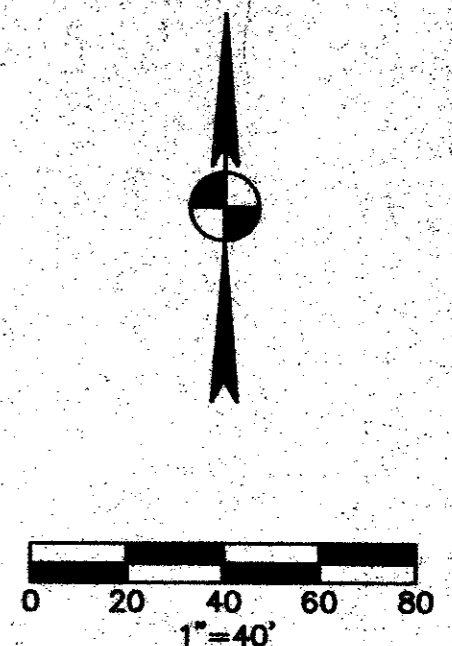
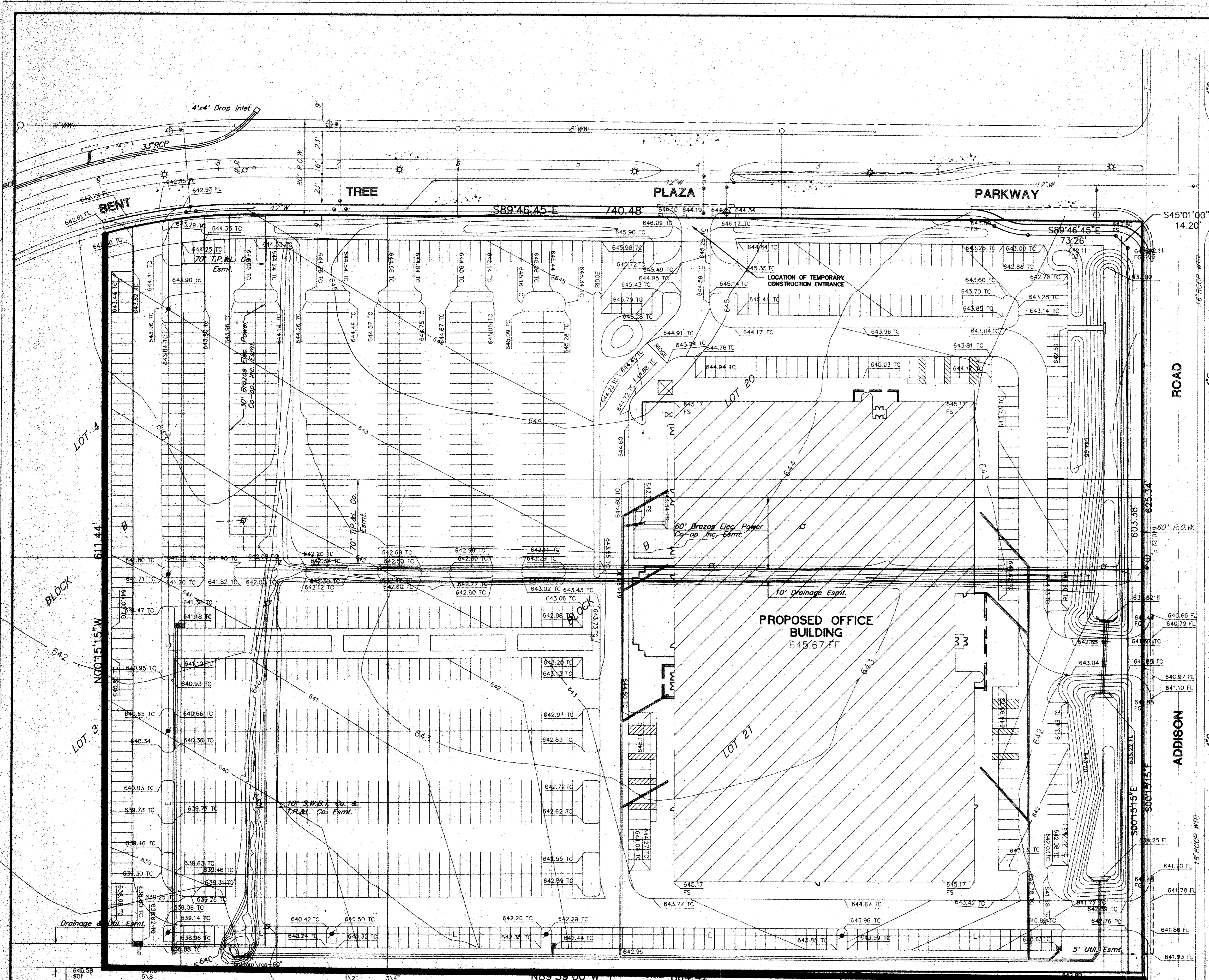
**Bury + Pittman**  
 Consulting Engineers and Surveyors  
 Dallas, Texas Tel. 817/981-4611 Fax 817/981-4678  
 © Copyright 1998 Bury + Pittman - D.R.T., Inc.



**STORM DRAIN LINES "B", "C" AND "D" PLAN AND PROFILE**

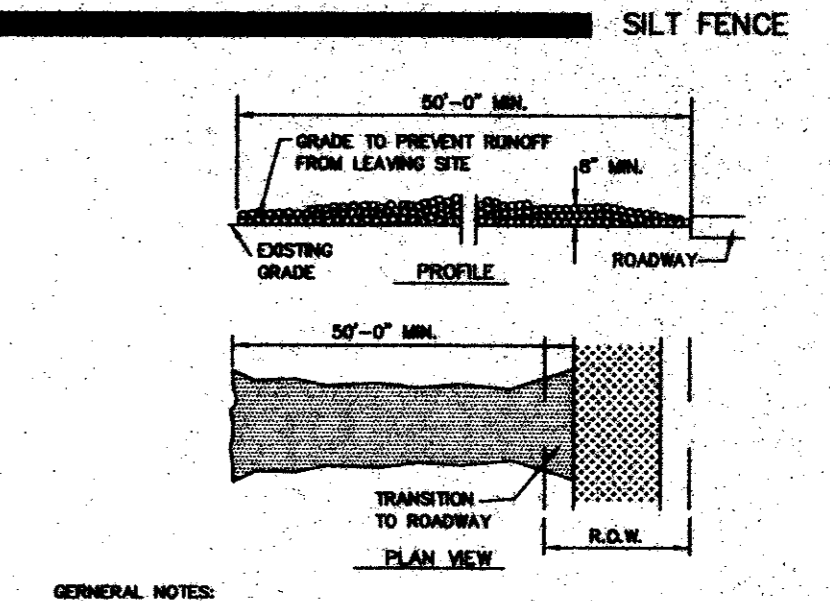
**EXCEL COMMUNICATIONS**  
 SERVICE CENTER  
 A DEVELOPMENT OF  
 WILCOX/CMC ADDISON, INC.

Scale: 1" = 40' Date: 11-30-95  
 Drawn by: P.M.L.  
 Checked by: P.M.L.  
 Project No. 3027-B



- GENERAL NOTES:
1. STEELPOSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNHOLE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOODEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
  5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
  7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL POLLUTION.

**SILT FENCE**  
N.T.S.



- GENERAL NOTES:
1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
  2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  3. THICKNESS- NOT LESS THAN 6 INCHES.
  4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF HIGHWAYS OR EXPRESS.
  5. FINISHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAIN OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
  6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR ACCOMPANIE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

NOTE:  
A CHAIN LINK FENCE WILL BE REQUIRED AROUND SITE TO CONTROL AND MANAGE ACCESS TO THE SITE DURING CONSTRUCTION.



**EROSION CONTROL PLAN**

**EXCEL COMMUNICATIONS SERVICE CENTER  
A DEVELOPMENT OF  
WILCOX/CMC ADDISON, INC.**

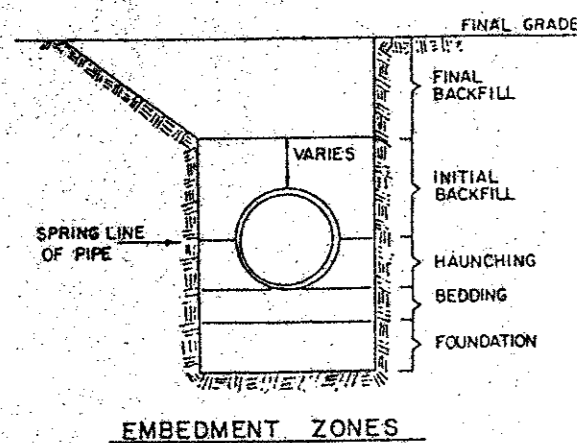
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Tape: Drawn by: P.M.L.  
Xref: 0270165A  
File: 0270165A  
Approved by: O.L.V.  
Project No.: 302701

**EMBEDMENT DETAILS FOR SANITARY SEWER**

TABLE OF QUANTITIES OF 2000 PSI CONCRETE, GRAVEL OR CRUSHED STONE IN CUBIC YARDS PER 100 LINEAR FEET FOR EACH CLASS EMBEDMENT

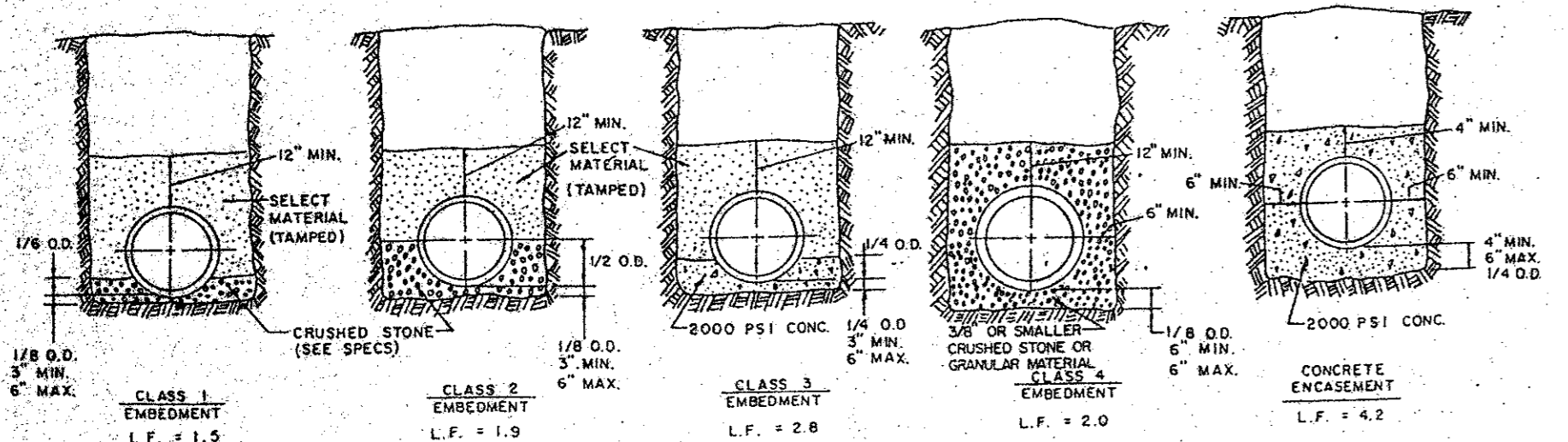
SIZE OF PIPE IN INCHES I.D.	O.D. OF PIPE IN INCHES	TRENCH WIDTH IN INCHES	TRENCH WIDTH IN FEET	CLASS 1 EMBEDMENT CRUSHED STONE	CLASS 2 EMBEDMENT CRUSHED STONE	CLASS 3 EMBEDMENT CONCRETE	CONCRETE ENCASEMENT
12	16.00	32	2.67	4.1	5.3	4.8	15.8
15	19.50	36	3.00	4.8	7.8	6.4	19.2
18	23.00	39	3.25	5.7	9.2	8.2	21.2
21	26.50	43	3.58	6.9	11.0	10.2	24.9
24	30.00	46	3.83	8.3	13.1	12.4	28.7
27	33.50	51	4.25	10.3	16.1	14.4	32.6
30	37.00	57	4.75	12.7	20.1	17.0	34.8
33	40.50	62	5.17	15.1	23.8	19.7	38.2
36	44.00	67	5.58	18.0	28.6	22.1	43.8

SIZE OF PIPE IN INCHES	O.D. OF PIPE IN INCHES	TRENCH WIDTH IN INCHES	TRENCH WIDTH IN FEET	CLASS 4 EMBEDMENT CRUSHED STONE	CONCRETE ENCASEMENT
6	6.28	24	2.00	8.0	11.7
8	8.16	24	2.00	8.7	12.4
10	10.20	26	2.18	10.2	14.2
12	12.24	28	2.33	11.7	15.9
16	15.30	31	2.61	14.0	18.8
24	24.00	38	3.17	17.0	23.2
30	30.00	42	3.50	19.7	26.6

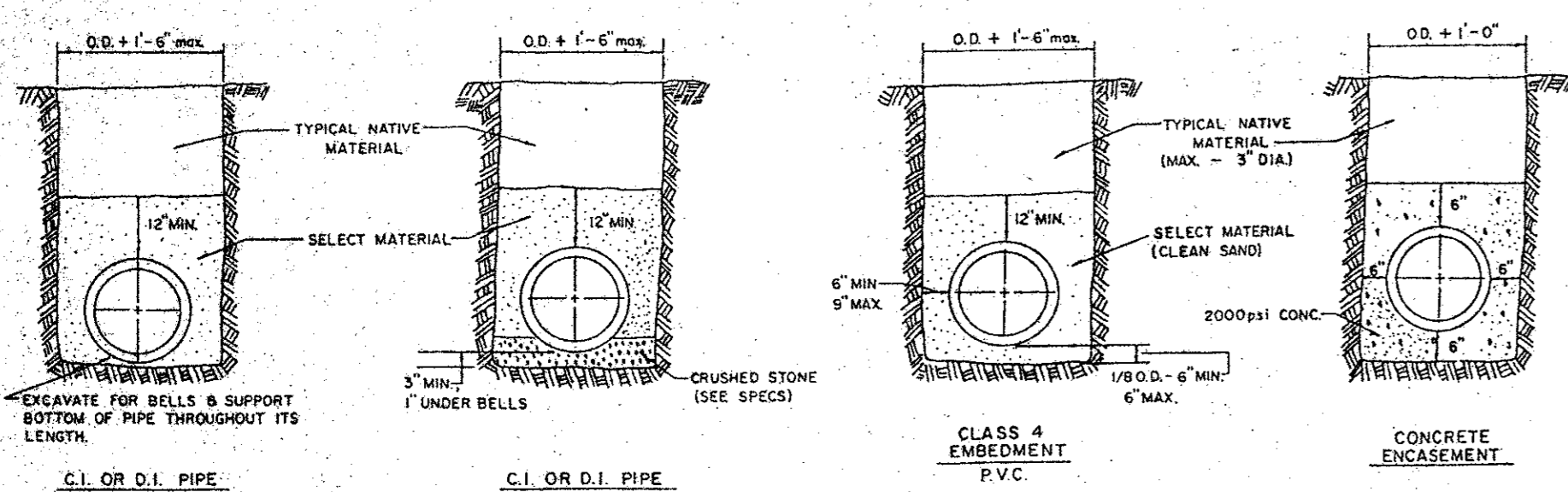


**SANITARY SEWER**

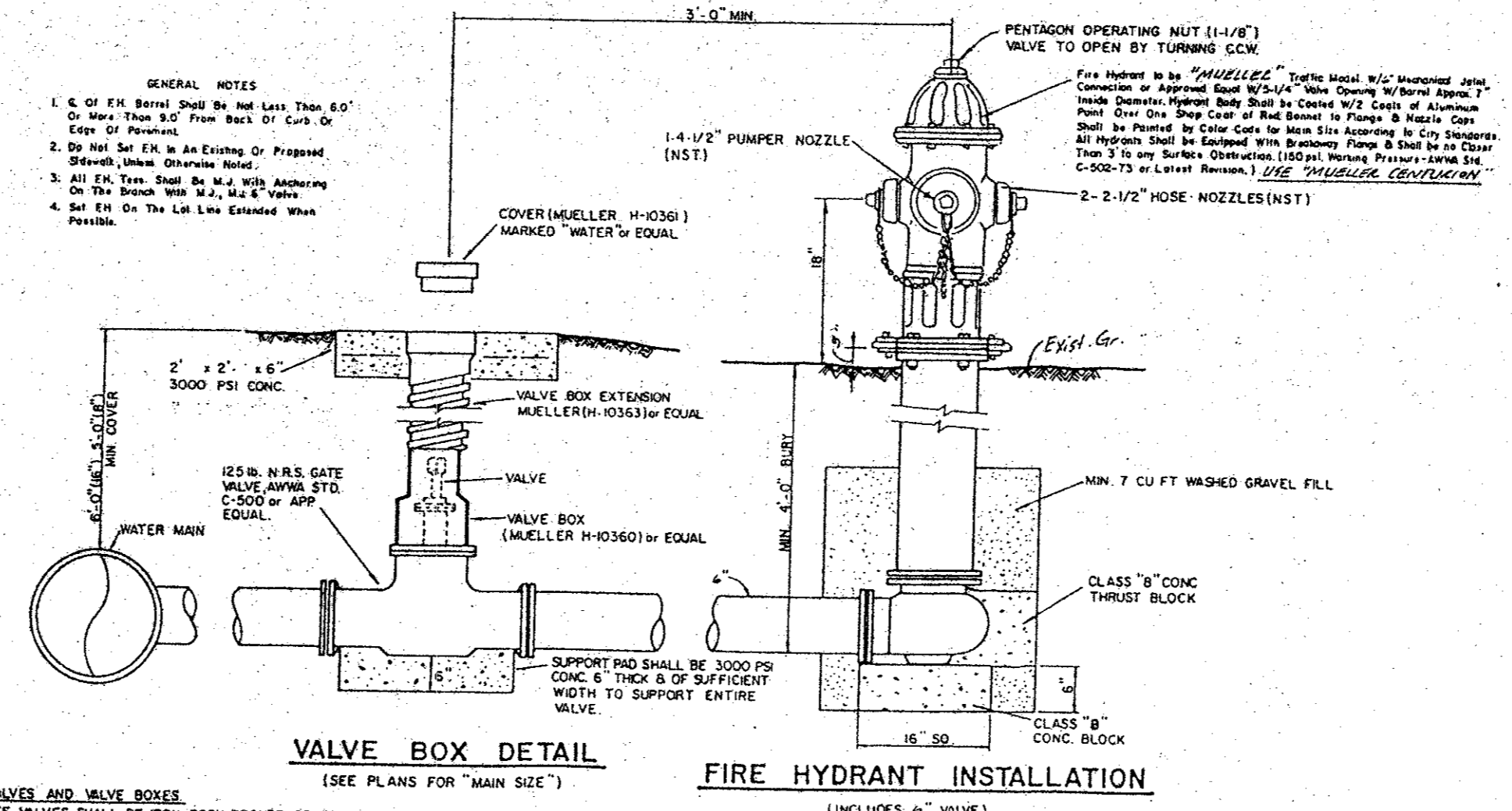
TYPICAL NATIVE MATERIAL COMPACTED TO 95% OPTIMUM MOISTURE 0 TO +3% UNDER PAVEMENT 90 TO +5% OUTSIDE CURB LINES SETTING IS NOT ALLOWED BACKFILL TO BE COMPACTED IN 6" LIFTS TYPICAL NATIVE MATERIAL (MAX. 3" DIA.)



**P.V.C. PIPE ONLY SDR 35**



**EMBEDMENT DETAILS FOR WATER MAIN**



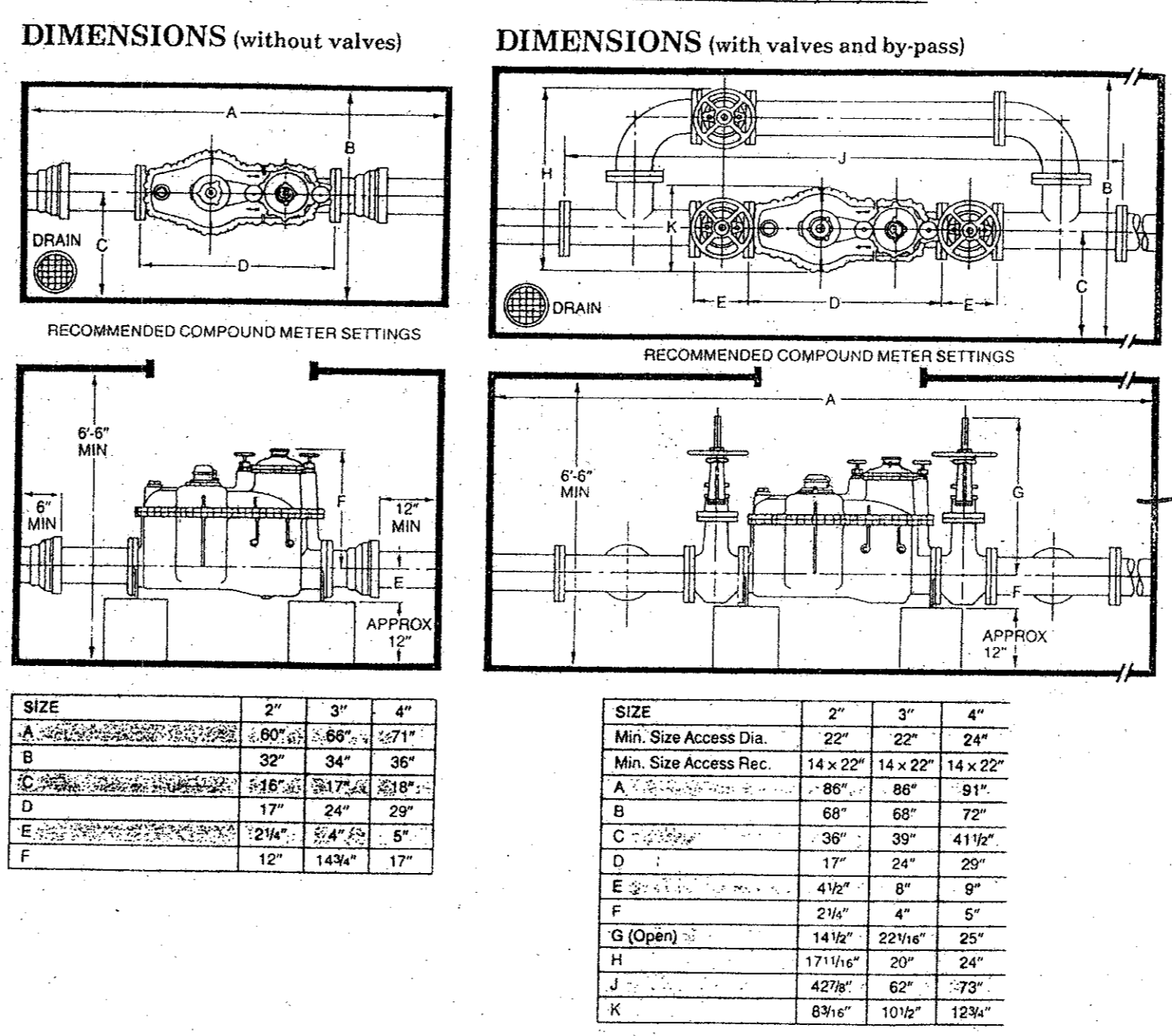
**GENERAL NOTES**  
 1. 6" O.D. R.H. Barrel Shall Be Not Less Than 6'0"  
 2. Do Not Set In In An Existing Or Proposed Street, Unless Otherwise Noted  
 3. All Fire Hydrants Shall Be 4'4" High Measuring On The Ground With 4" x 4" Valve  
 4. Set Hydrant On The Left Side Unless Otherwise Noted

**VALVE BOXES AND VALVE BOXES**  
 GATE VALVES SHALL BE IRON BODY, BRONZE OR BRASS MOUNTED, NON-RISING STEM PARALLEL. SEAT TYPE VALVES SHALL BE OF EQUAL OR GREATER PRESSURE CLASS THAN THE PIPING IN WHICH THEY ARE TO BE INSTALLED.  
 VALVE BOXES SHALL BE CAST IRON AND SHALL BE OF SUFFICIENT LENGTH AND DIAMETER TO OPERATE. ALL VALVES BURIED IN THE GROUND COVERS SHALL BE MARKED "WATER". THE BOXES SHALL REST ON THE VALVE AND BE ADJUSTED SO THAT THE COVER MAY BE SET FLUSH WITH THE FINISHED GRADE.

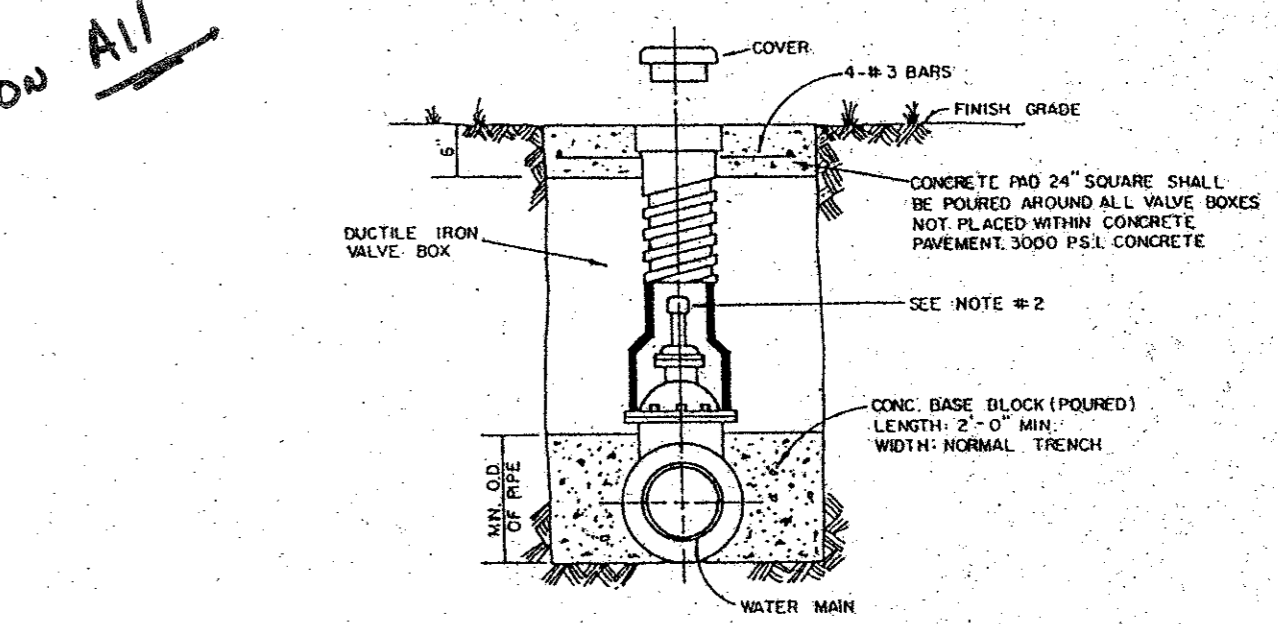
**VALVE BOX DETAIL**  
(SEE PLANS FOR "MAIN SIZE")

**FIRE HYDRANT INSTALLATION**  
(INCLUDES 6" VALVE)  
No Scale

**COMPOUND METER WATER SERVICE 2", 3" & 4"**

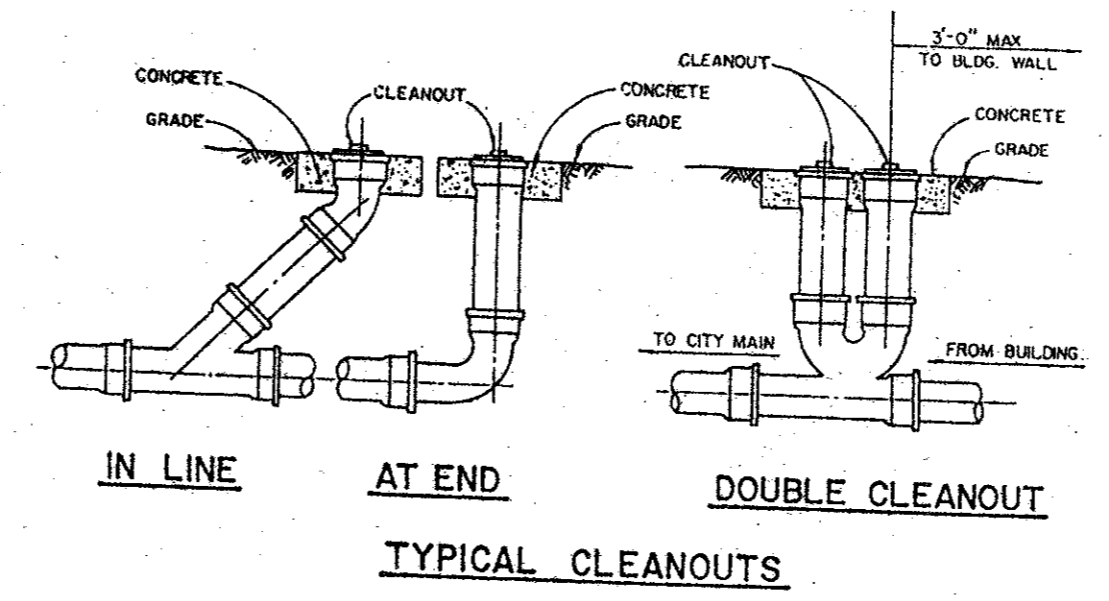


*Backflow Device For Specs. (See Attachments) Required On All Meters*

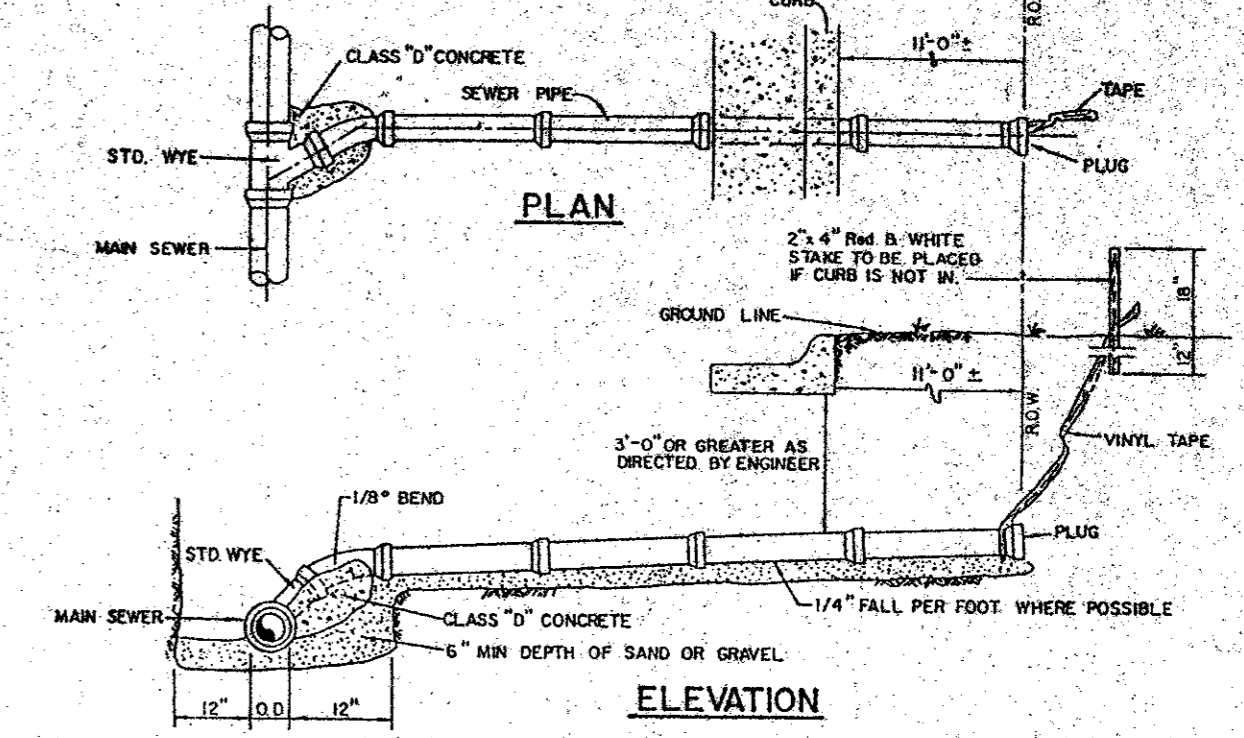


**TYPICAL VALVE SETTING AND BOX**

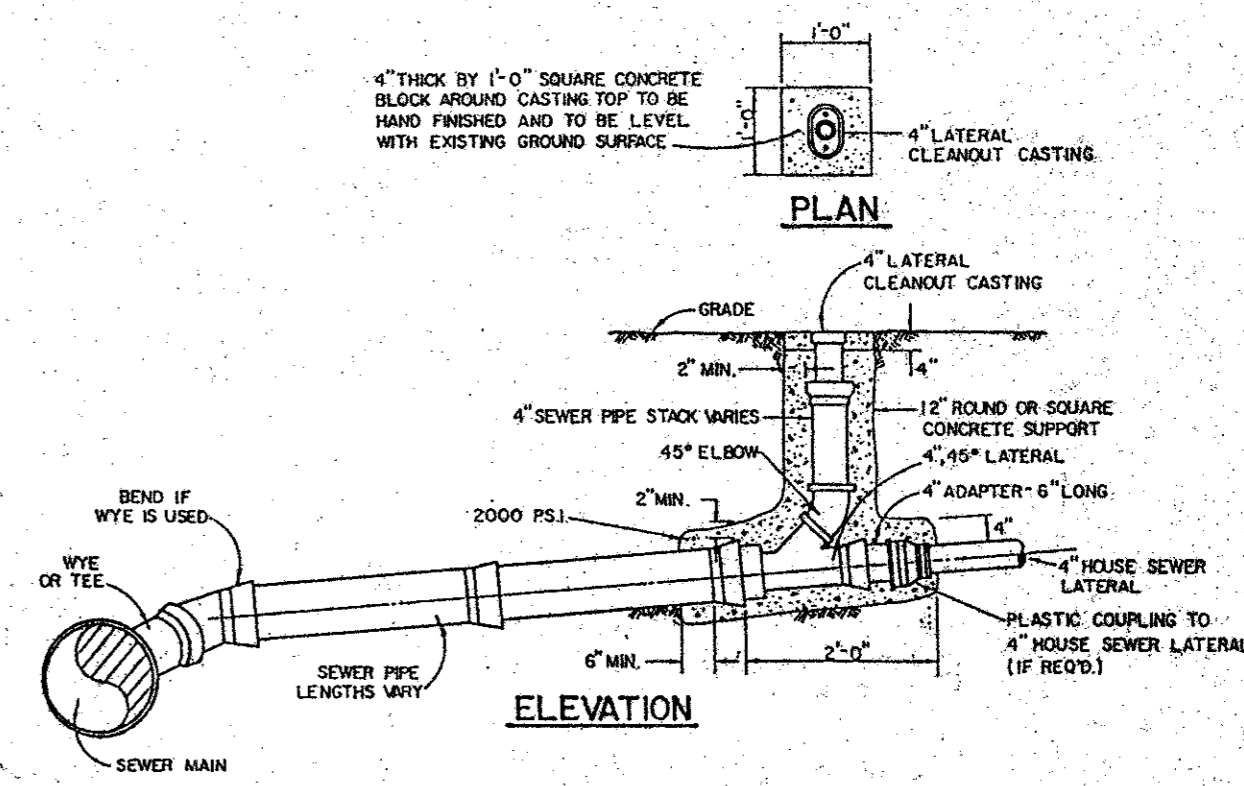
NOTE:  
 1. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-509-80 OR LATEST THEREOF. ALL VALVES SHALL BE "MULLER" OR APPROVED EQUAL.  
 2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE THAT'S OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF VALVE BOX LID. MANUFACTURED VALVE STACK DUCTILE IRON PIPE TO BE USED FOR EXTENSION GREATER THAN 4'-0" BELL END OF STACK TO BE FITTED OVER VALVE. VALVE AND VALVE STACK IS TO BE POLY WRAPPED.  
 3. VALVES SHALL BE OF DUCTILE IRON WRITERS ENCAPSULATED DISK BODY BOLTS SHALL BE STAINLESS STEEL OF SAME SIZE ON EACH VALVE.



**TYPICAL CLEANOUTS**



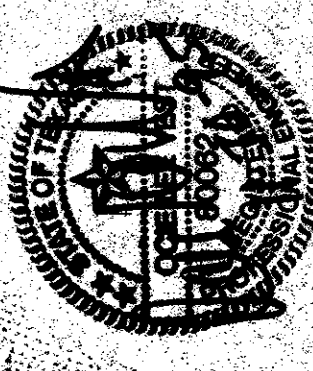
**SANITARY SEWER SERVICE CONNECTION**



ALL P.V.C. SANITARY SEWER PIPE TO BE SDR 35 WITH INTERNAL BELL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE HORIZONTALLY EACH 4' SERVICE IN RELATION TO THE SANITARY SEWER STATIONING. FIELD TIES ARE TO BE INCLUDED AND RECORDED ON ALIASED SANITARY SEWER TIE. THIS TIE, GREEN DYE IN COLOR IS TO BE ATTACHED TO THE 4' SERVICE AT THE ROW LINE AND BROUGHT TO THE SURFACE TO BE USED AS A PERMANENT MARKER.

**TYPICAL WATER SERVICE DETAIL**

- 1. DOUBLE STOP W/LOCK W/CON THREADED MULLER
- 2. CORPORATION STOP W/CON THREADED MULLER
- 3. 1" TYPE "C" SOFT COPPER W/NO SPLICERS
- 4. ANGLE STOP W/LOCK W/NO MULLER
- 5. 1/2-1125 COMPRESSION OR
- 6. WATER METER BOX
- 7. CONCRETE OR METAL SHELL CONSTRUCTION
- 8. WATER MAIN
- 9. PVC BUNA CHD SDR 14/18 INTERNAL WALL BELL

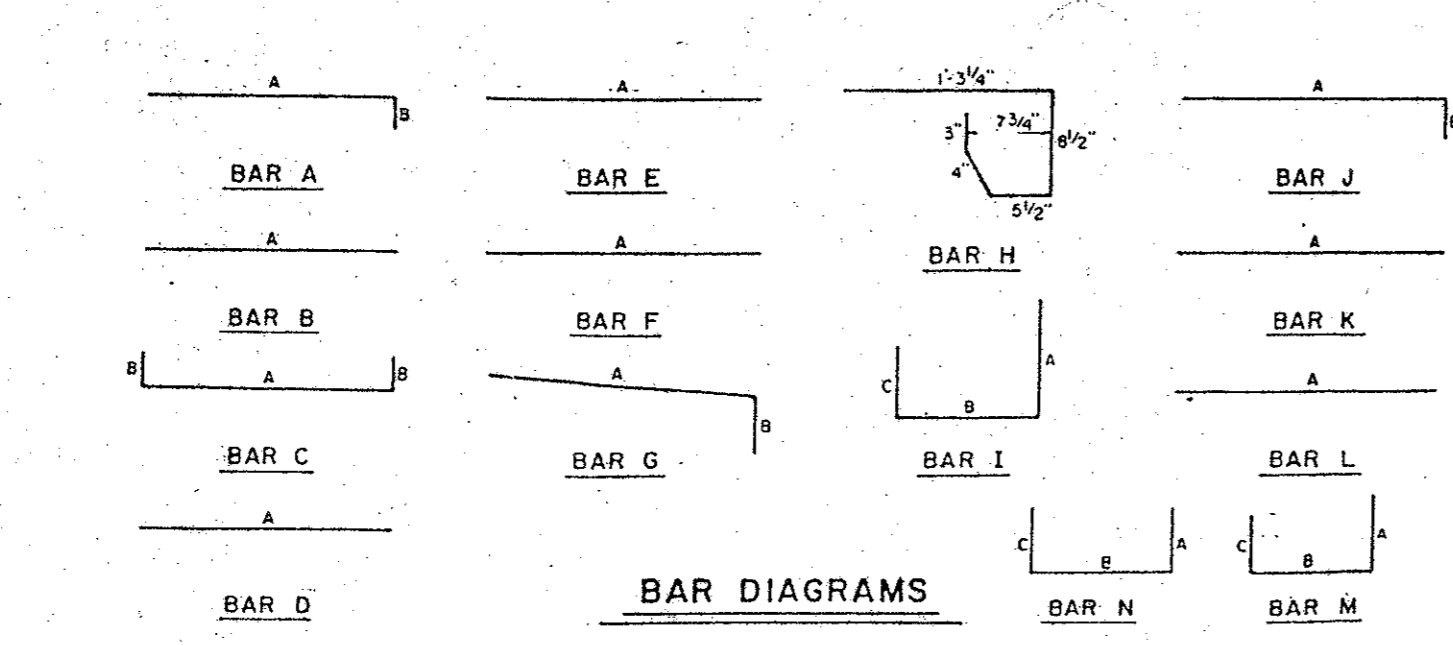
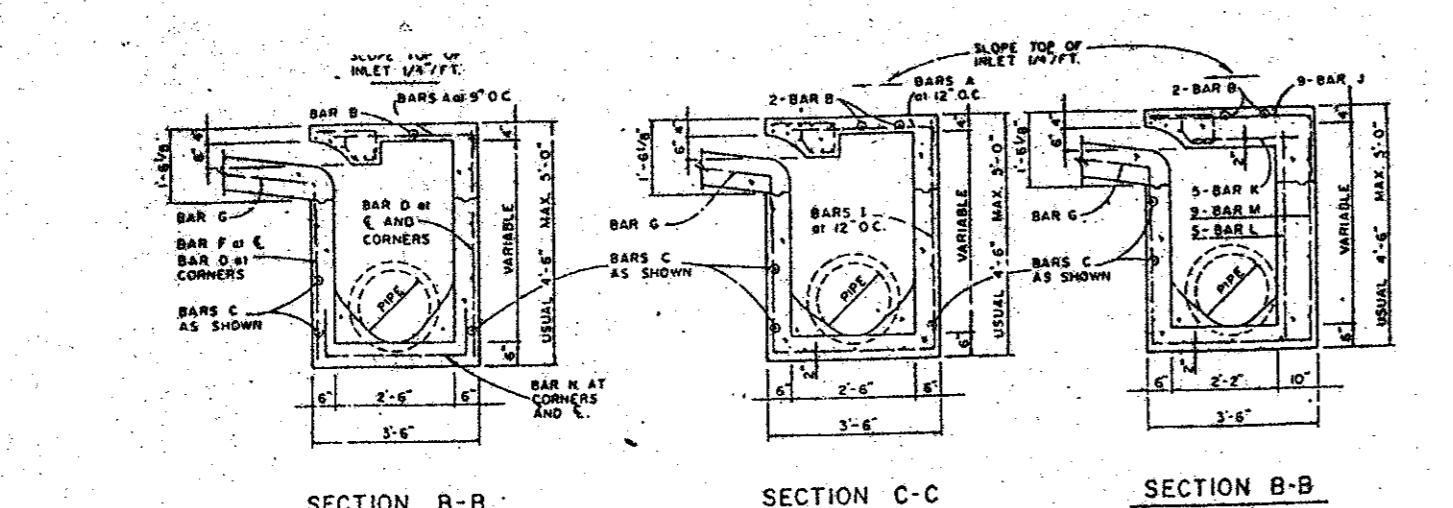
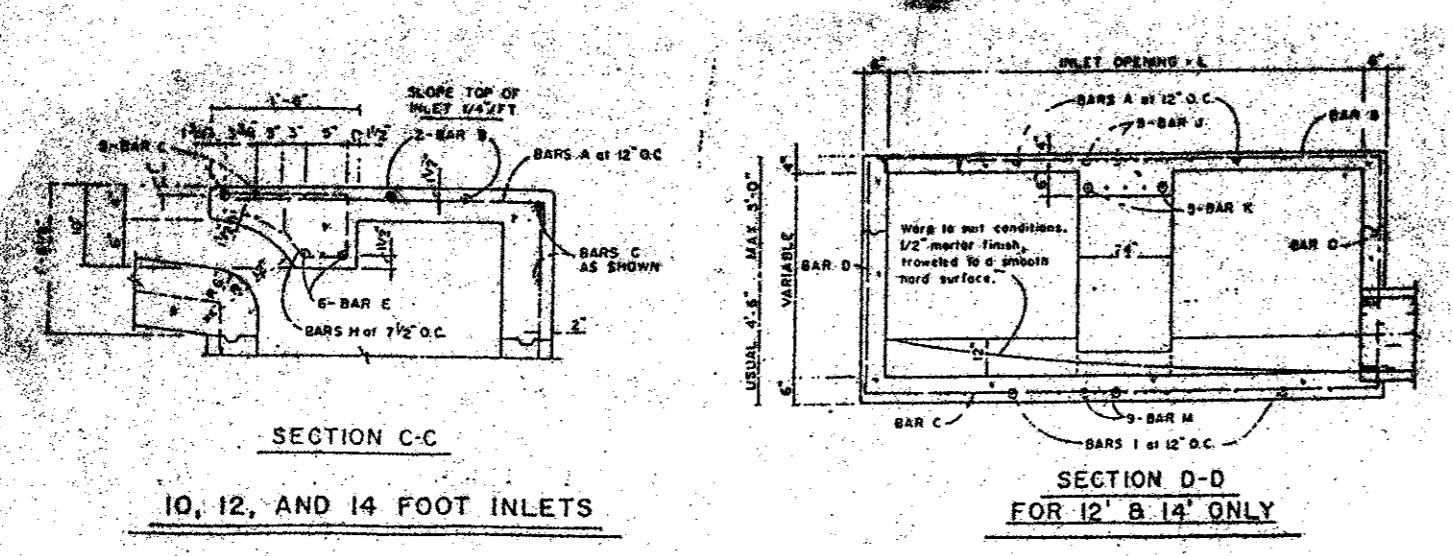


**REINFORCING STEEL SCHEDULE**

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

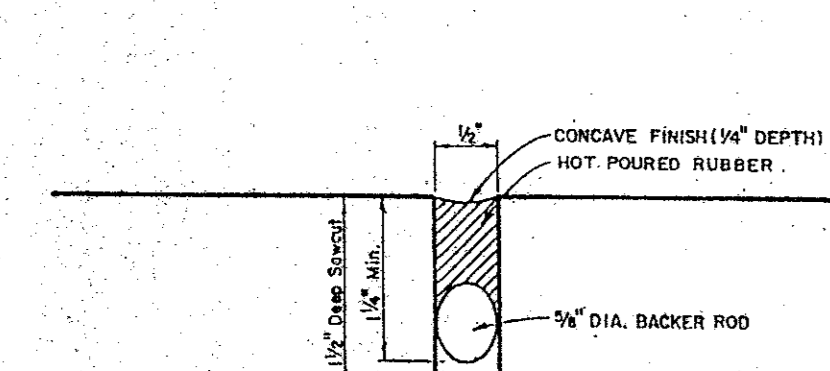
MARK	NO.	LENGTH	SPACING	SHAPE
A	3	14'-0"	1'-6"	Straight
B	3	10'-0"	1'-6"	Straight
C	4	14'-0"	1'-6"	Straight
D	3	14'-0"	1'-6"	Straight
E	3	14'-0"	1'-6"	Straight
F	3	14'-0"	1'-6"	Straight
G	3	14'-0"	1'-6"	Straight
H	3	14'-0"	1'-6"	Straight
I	3	14'-0"	1'-6"	Straight
J	3	14'-0"	1'-6"	Straight
K	3	14'-0"	1'-6"	Straight
L	3	14'-0"	1'-6"	Straight
M	3	14'-0"	1'-6"	Straight

SEE DIAGRAM FOR DIMENSIONS

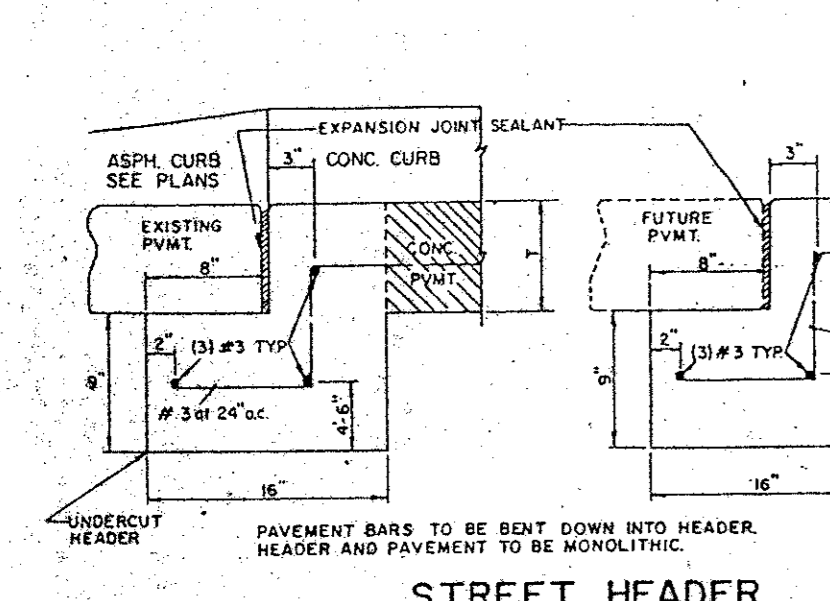


**REINFORCED CONCRETE PAVEMENT**

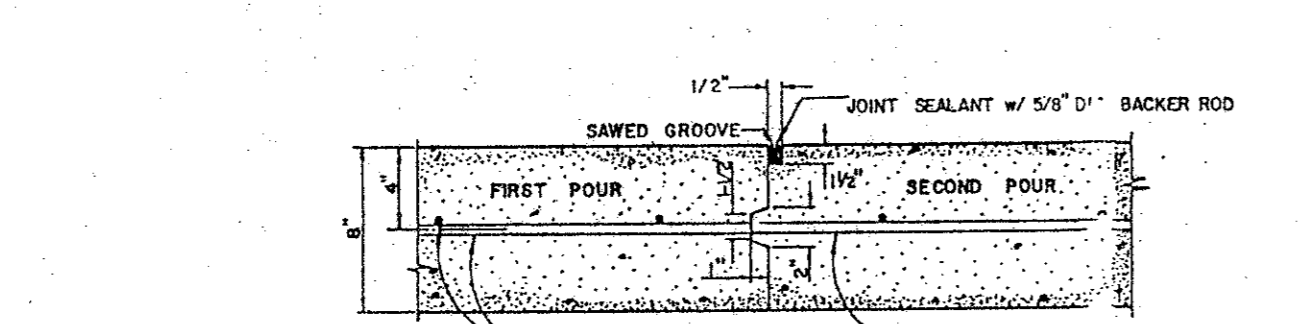
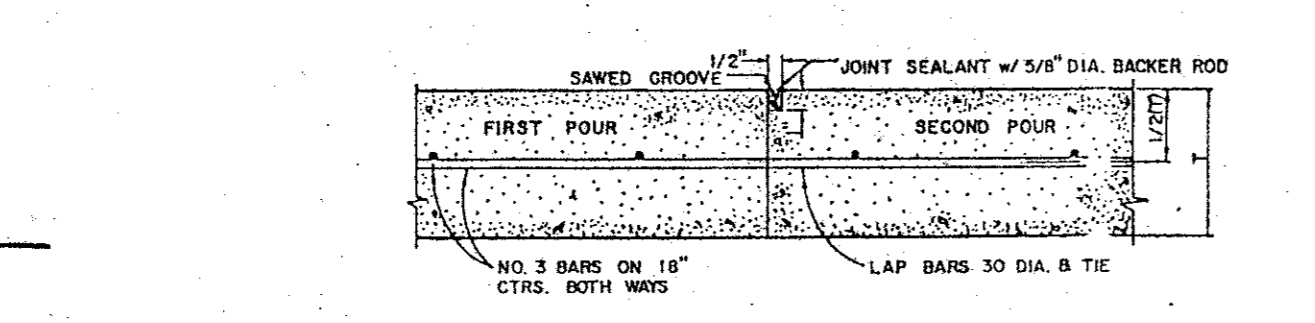
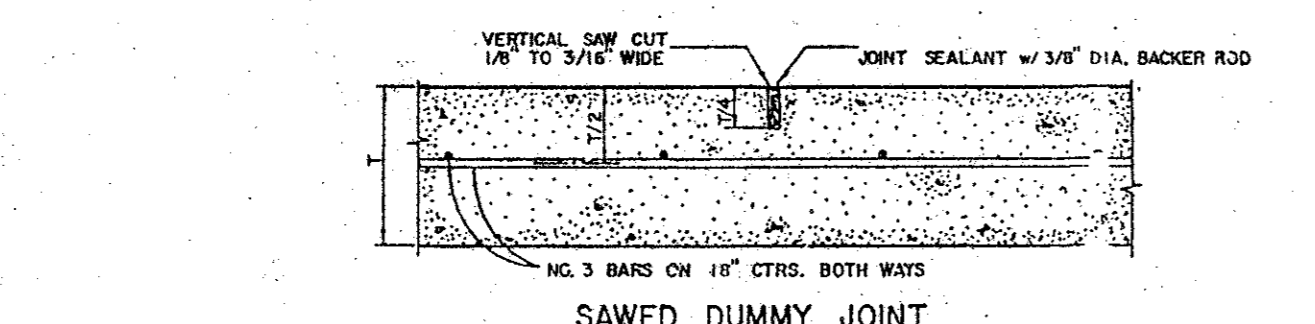
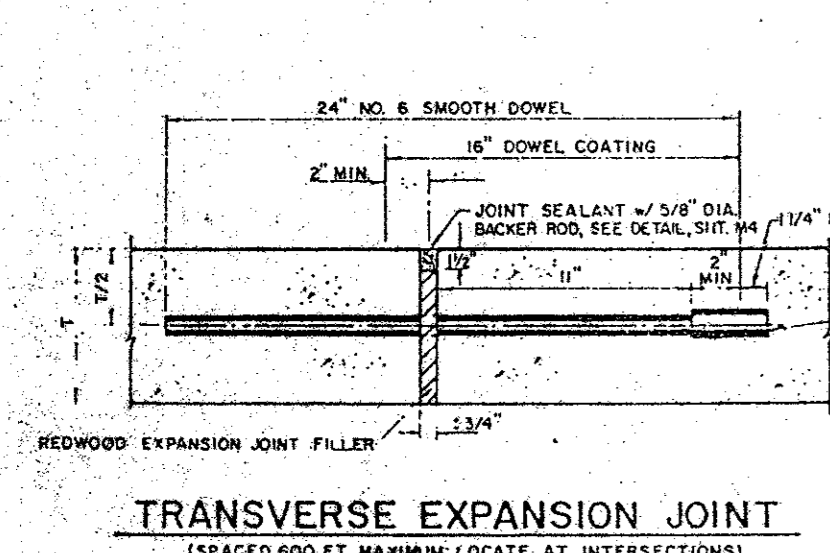
ALL REINFORCING BARS SHALL BE NO. 3 TRANSVERSE BARS TO BE SPACED ON 1'-6" CENTERS; LONGITUDINAL BARS TO BE SPACED ON 1'-6" EXCEPT WHERE NOTED.  
 UNREINFORCED STREETS-PROVIDE 4" DEL.-REF YELLOW 5" BUTON P-117-Y PATTERNS TO BE ESTABLISHED BY ENGINEER. SEE DETAIL SHEET.  
 1. SAWED LONGITUDINAL JOINT.  
 2. CONSTRUCTION JOINT (FULL WIDTH PAV'T IS ALLOWED WHERE APPROVED BY ENGINEER).  
 3. FINISH SHALL BE TRANSVERSE WITH TRAFFIC LANES AND SHALL BE STEEL TINED BROWN FINISH.



**STREET HEADER**

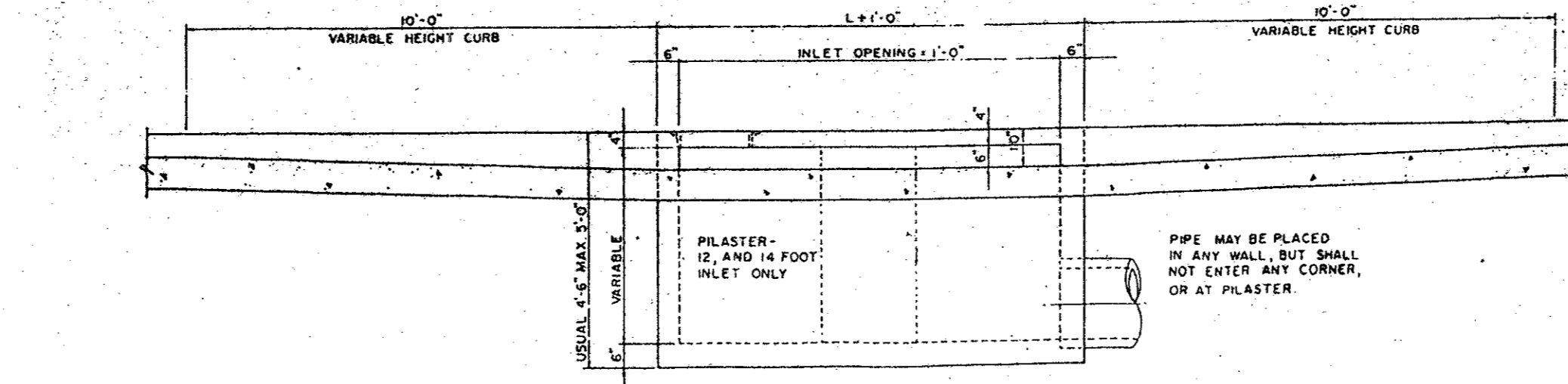
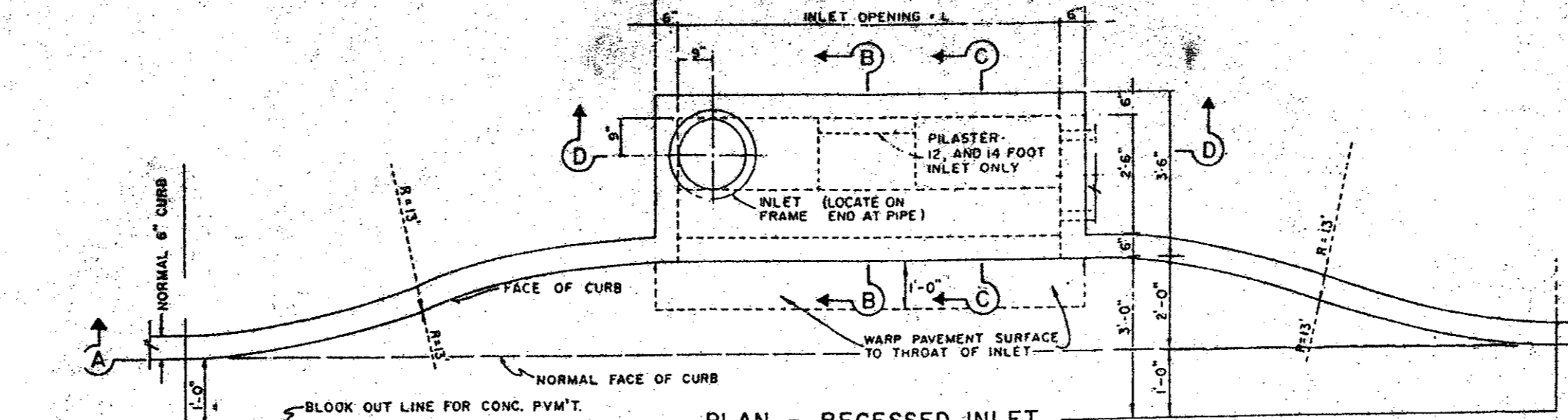
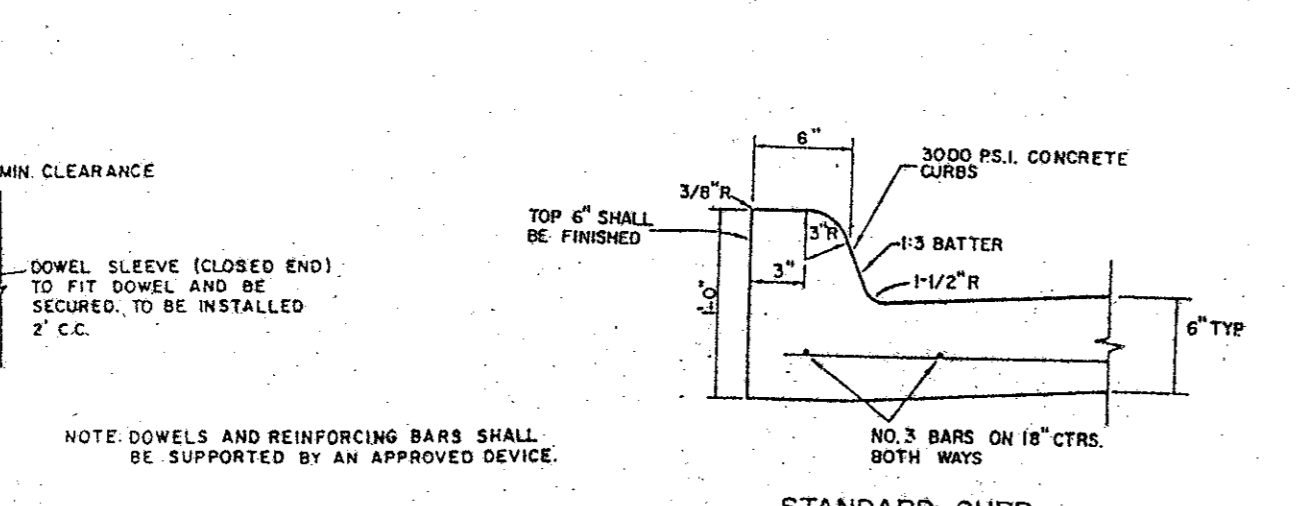


**TRANSVERSE EXPANSION JOINT**

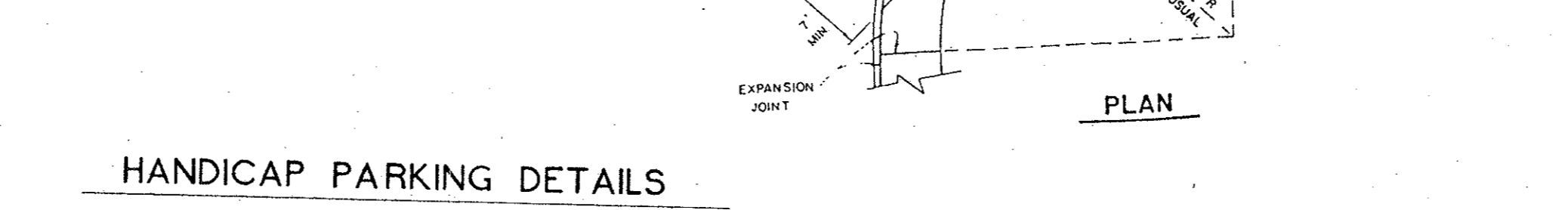
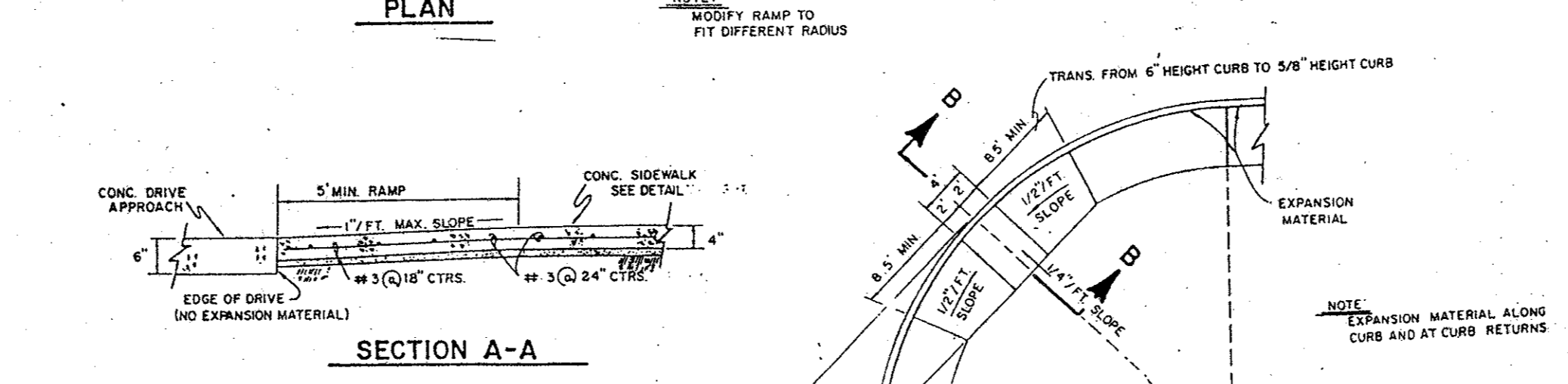
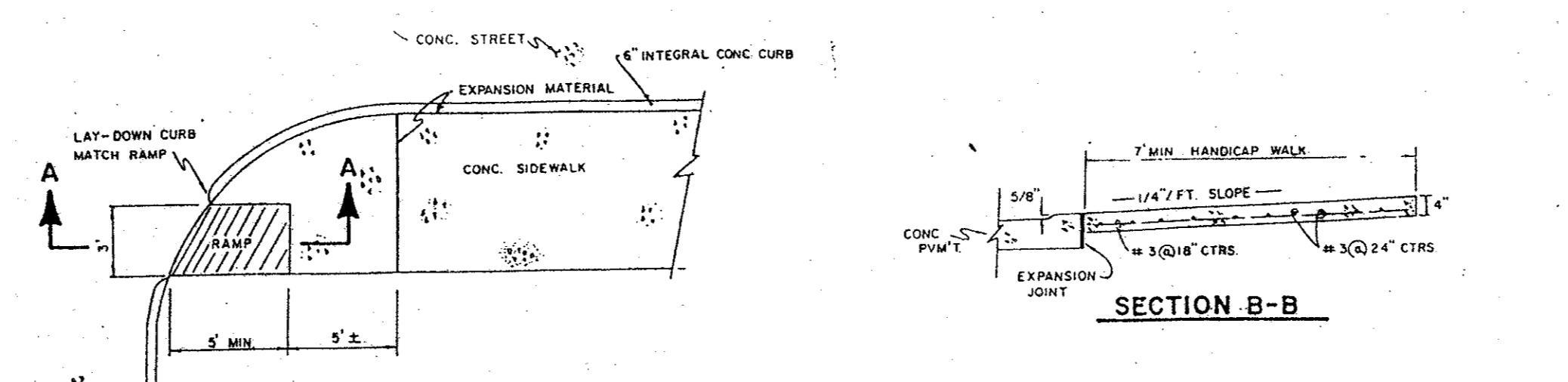


**GENERAL NOTES**

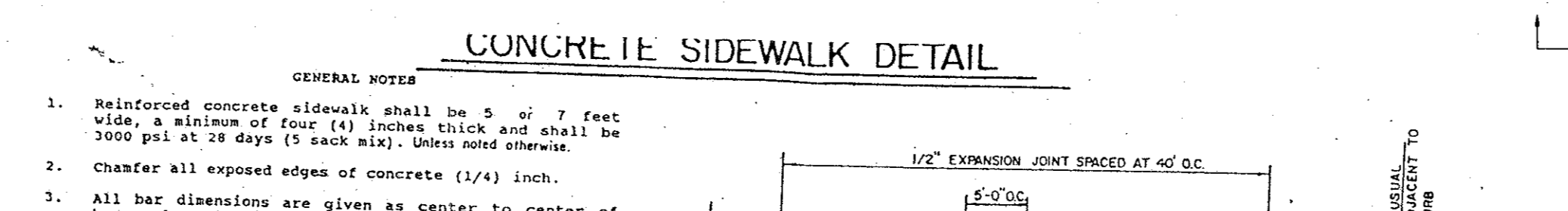
- GENERAL PAVEMENT THICKNESS FOR STREETS SHALL BE AS SPECIFIED BELOW IN SPECIAL NOTES.
- STANDARD SPECIFICATIONS REINFORCED CONCRETE PAVEMENTS SHALL BE PLACED INTEGRAL WITH PAVEMENT SPECIFIED FOR THE CONCRETE PAVEMENT.
- DETAIL AND ARRANGEMENT OF JOINTS, ALL TYPES, SHALL BE AS SHOWN ON THE STANDARD CONSTRUCTION DETAILS, OR AS APPROVED BY ENGINEER.
- BAR LAPS SHALL BE 36 DIAMETERS.



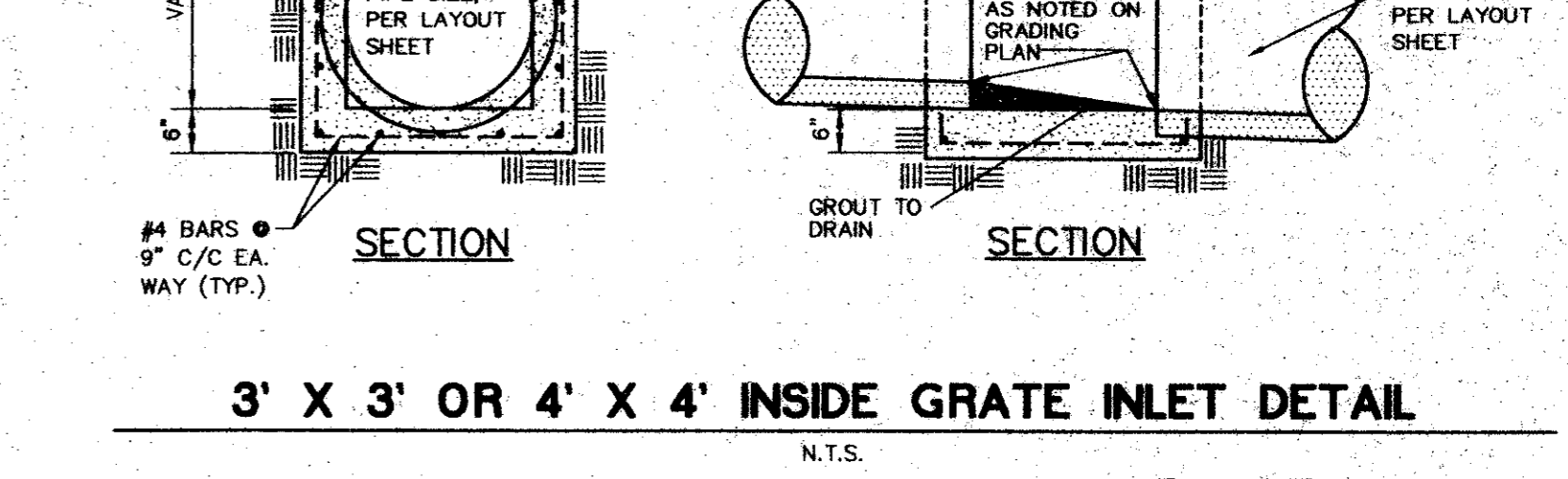
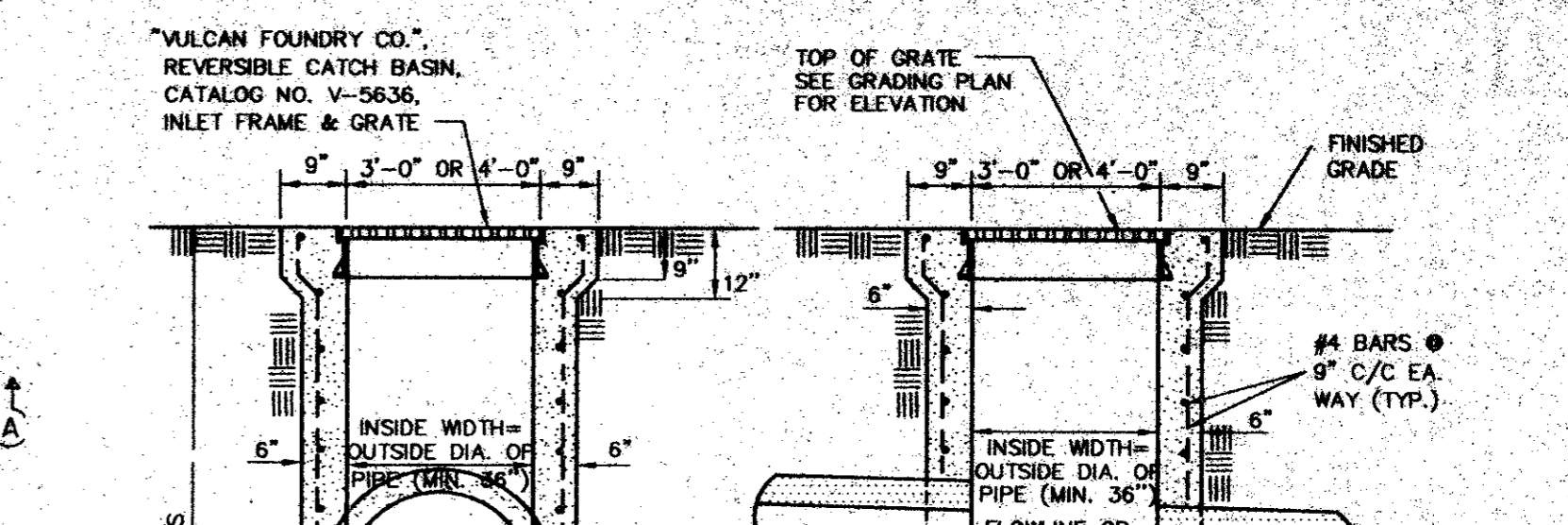
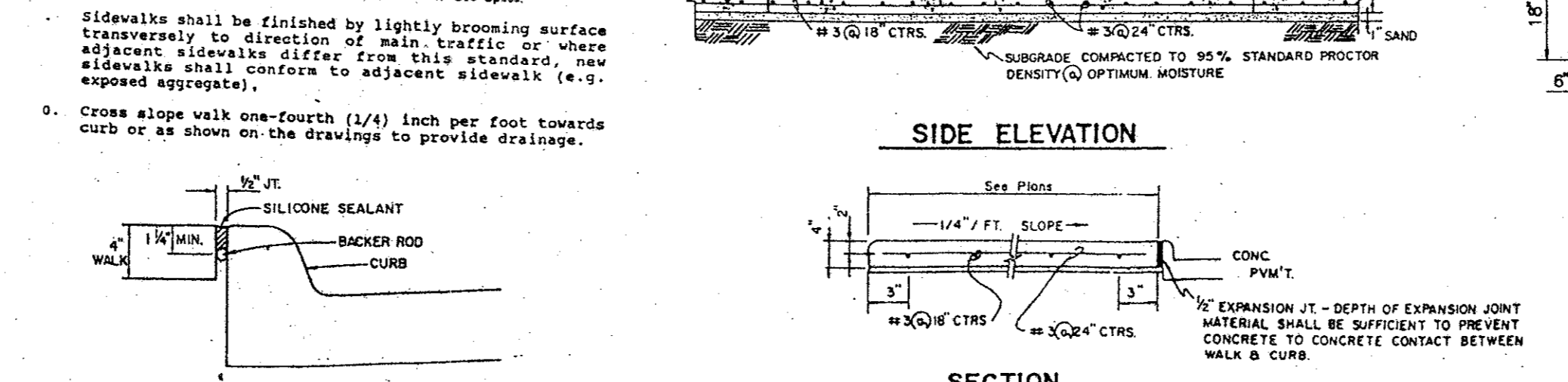
**4, 6, 8, 10, 12, AND 14 FOOT INLETS**



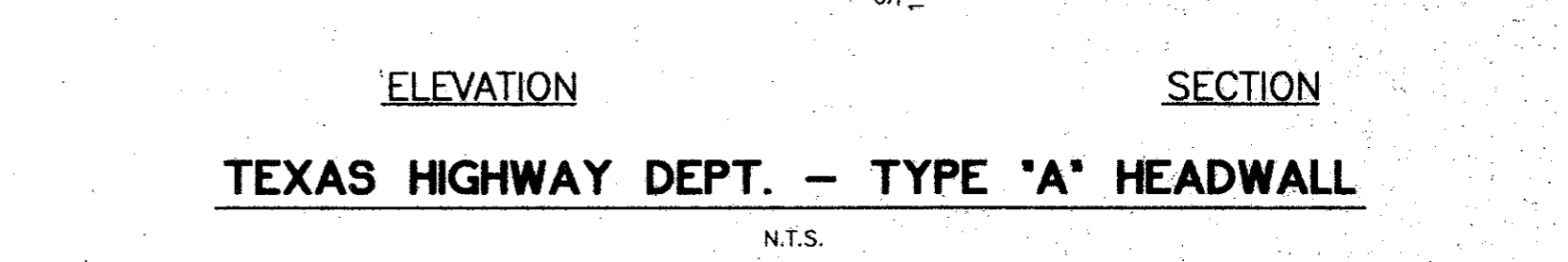
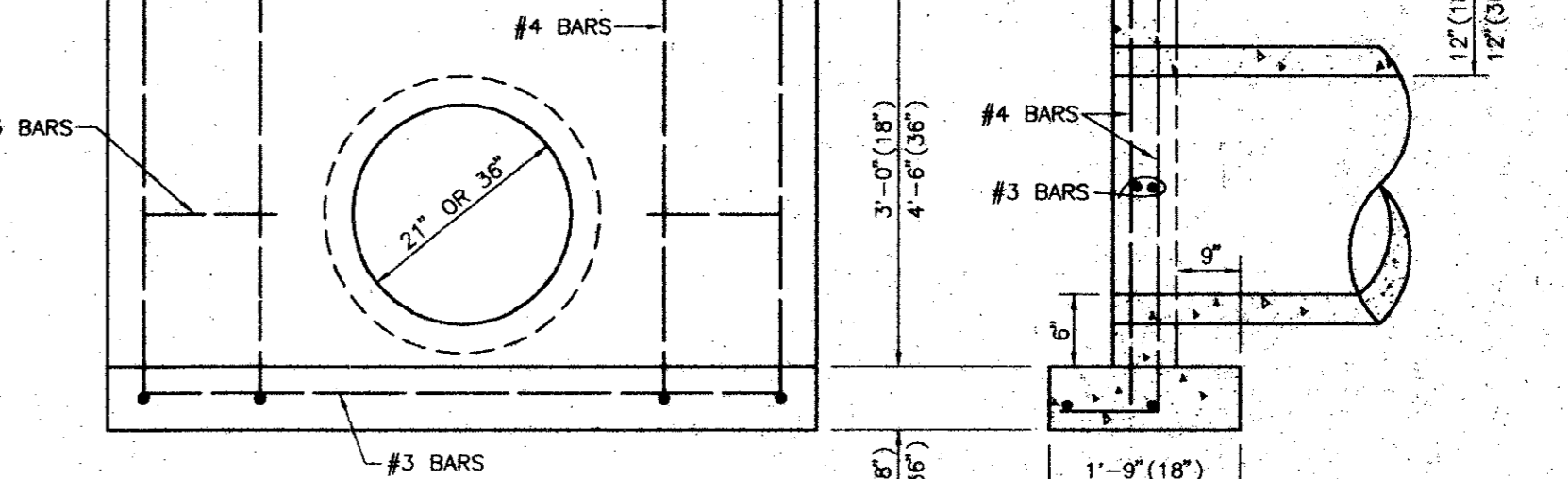
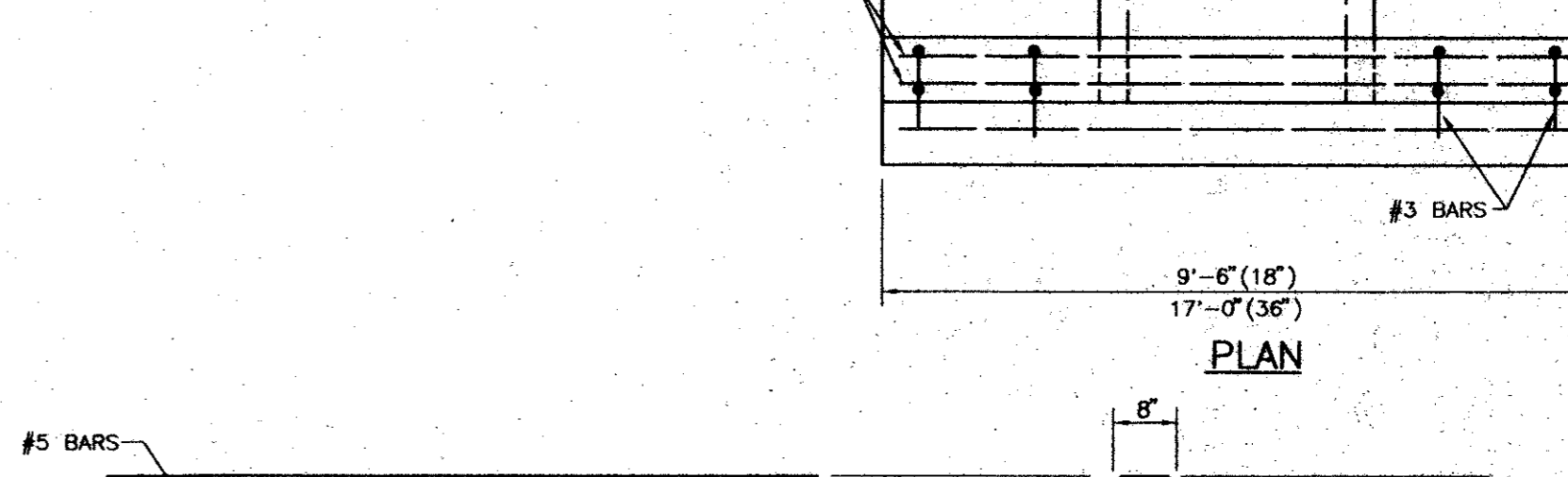
**HANDICAP PARKING DETAILS**



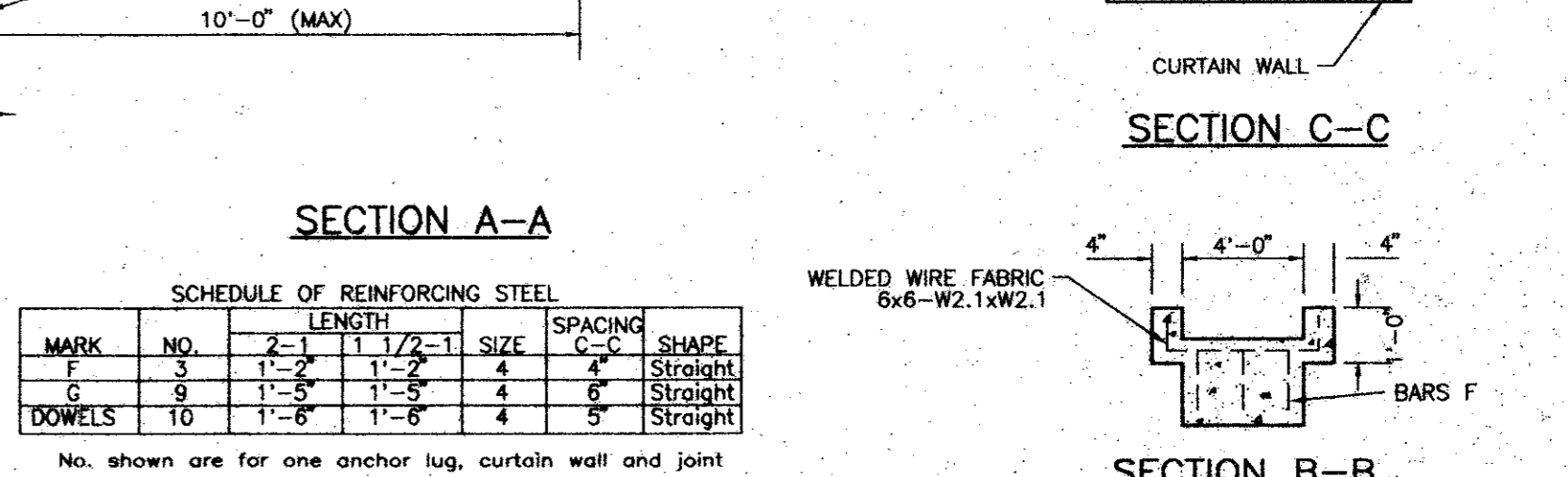
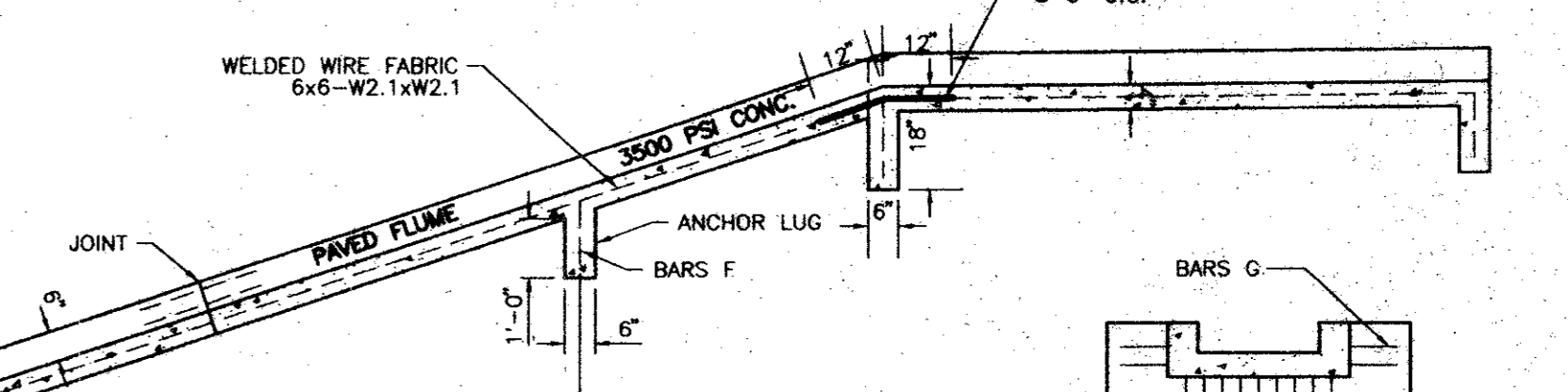
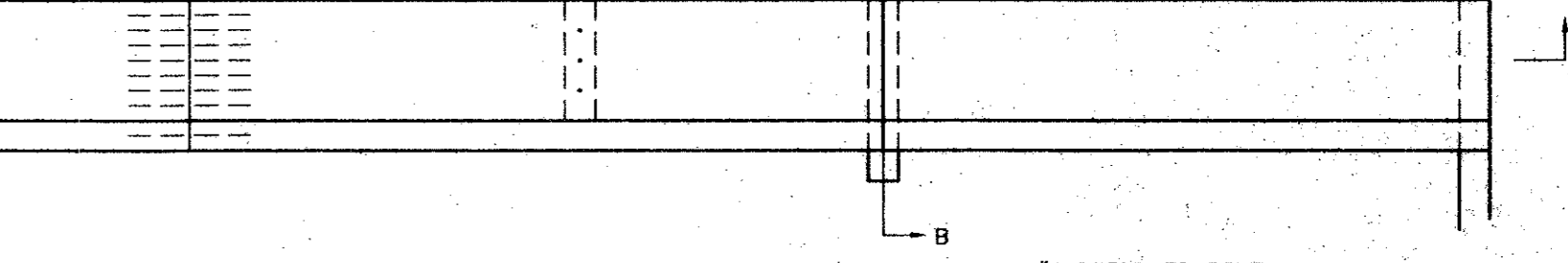
- GENERAL NOTES
- Reinforced concrete sidewalk shall be 5 or 7 feet wide, a minimum of four (4) inches thick and shall be 3000 psi at 28 days (5 sack mix). Unless noted otherwise.
  - Chamfer all exposed edges of concrete (1/4) inch.
  - All bar dimensions are given as center to center of bars and are located as shown.
  - All reinforcing steel shall be No. 3 on 18 inch centers longitudinally, 24 inch centers transversely and shall conform to the requirements of ASTM A-615, Grade 60.
  - 1" thick min. fine, washed sand cushion shall be free from organic materials or clays and shall be used for grade adjustment.
  - Subgrade shall be compacted to a density not less than 95% at optimum moisture.
  - Tooled joints (contraction joints) shall be on five (5) foot centers and shall be round one-fourth (1/4) inch radius.
  - A one-half (1/2) inch expansion joint shall be placed every eight (8) tooled joints, and where works about old concrete, a one-half inch expansion joint shall be used where sidewalk is adjacent to curb, the expansion joint filler or redwood with silicone sealant. See Specs.
  - Sidewalks shall be finished by lightly brooming surface transversely to direction of main traffic or where adjacent sidewalks differ from this standard, new proposed aggregate).
  - Cross slope walk one-fourth (1/4) inch per foot towards curb or as shown on the drawings to provide drainage.



**TEXAS HIGHWAY DEPT. - TYPE 'A' HEADWALL**



**STANDARD CONCRETE FLUME**



SCHEDULE OF REINFORCING STEEL

MARK	NO.	LENGTH	SPACING	SHAPE
A	3	1'-2"	1'-2"	Straight
B	3	1'-5"	1'-5"	Straight
C	3	1'-6"	1'-6"	Straight

No. shown are for one anchor lug, curtain wall and joint