

DAVID K. KOCHALKA
87781
PROFESSIONAL ENGINEER
MAY 14 2012

METHODIST PAVILION ONE
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

UTILITY PLAN

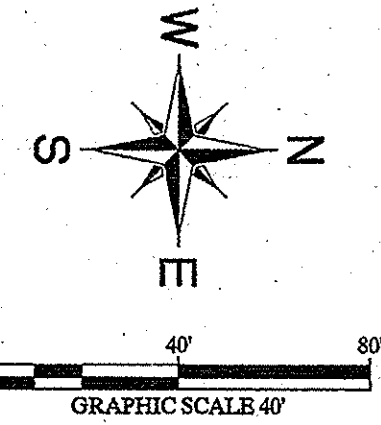
AS SHOWN
Designed by: JCM
Drawn by: JCM
Checked by: DKC
Date: 08/20/12
Project No. 690600

SHEET
C-10

6/29/12	DETENTION & SITE CHANGES	JCM	App.
8/23/12	SOJOURN IMPROVEMENTS	JCM	
No.	Date	Revisions	

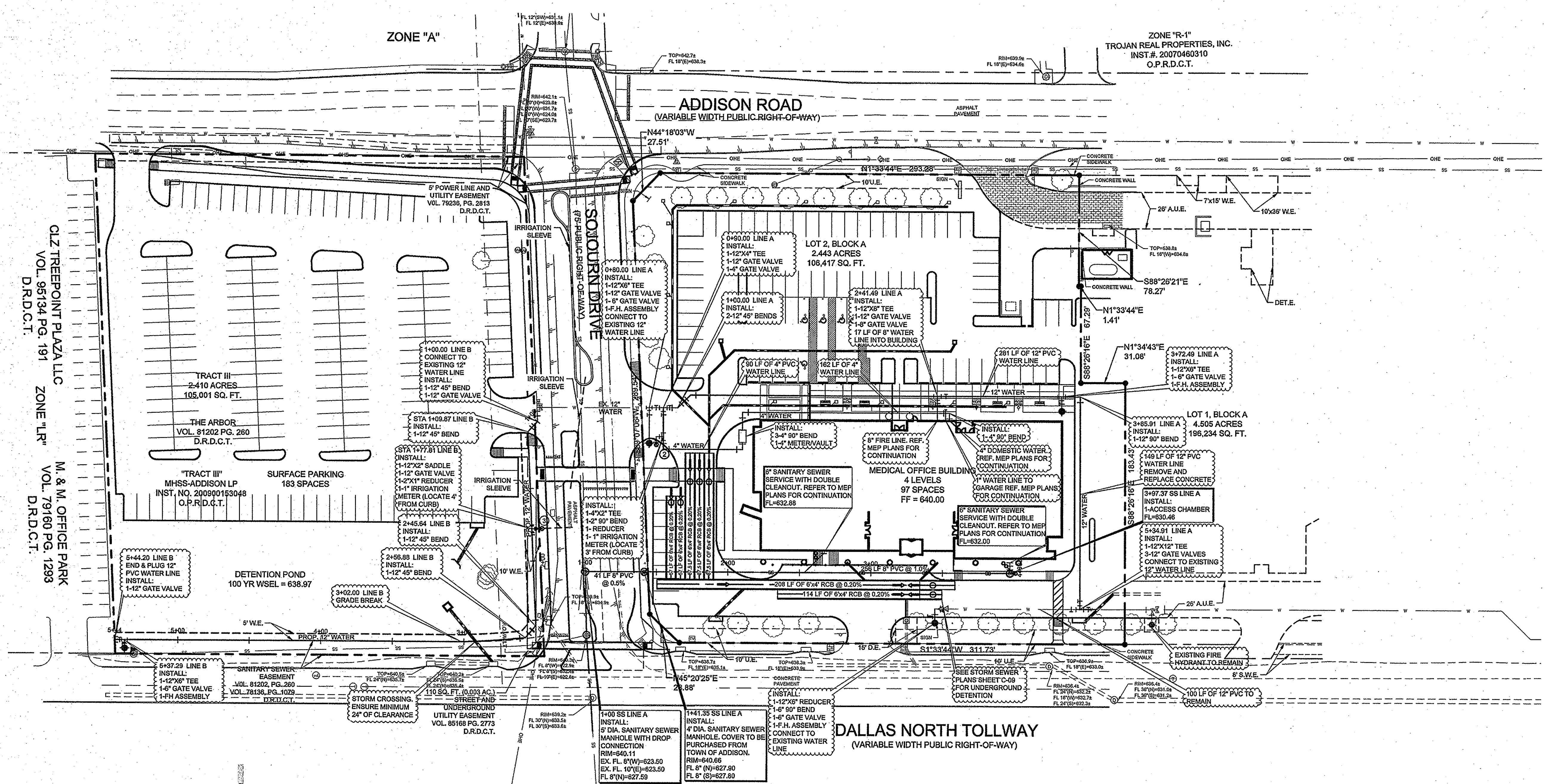
**Kimley-Horn
and Associates, Inc.**
Tel. No. (972) 335-3550
Fax No. (972) 335-3779

5750 Gensco Court, Suite 200
Frisco, Texas 75034
Firm No. F-928



ZONE "A"

ZONE "R-1"
TROJAN REAL PROPERTIES, INC.
INST.# 20070460310
O.P.R.D.C.T.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- SS --- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- OP --- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- GAS --- EXISTING GAS LINE
- EXISTING WATER LINE
- SS --- EXISTING SANITARY SEWER LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN

NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO TOWN OF ADDISON DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST IRON PIPE, OR PVC PIPE.
8. REFER TO ARCHITECTURE PLANS FOR LOCATION AND SIZING OF PVC SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
9. ALL PIPE DEFLECTIONS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. ANY VARIATIONS SHALL BE APPROVED IN WRITING BY THE ENGINEER BEFORE INSTALLATION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
11. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY A TRAFFIC CONTROL PLAN TO THE TOWN FOR APPROVAL FOR UTILITY WORK WITHIN THE PUBLIC R.O.W.
12. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION REGARDING THE IRRIGATION SLEEVES SHOWN IN SOJOURN.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.
①	DOMESTIC	4"	1	2-6"
②	IRRIGATION	1"	1	N/A
③	IRRIGATION	1"	1	N/A

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

RECORD DRAWINGS
(July 2013)
INFORMATION PROVIDED BY:
Rogers-O'Brien Construction Company

BENCH MARK LIST

1. [] FOUND ON TOP OF THE CONCRETE BASE OF A LIGHT POLE IN THE CENTER MEDIAN OF EXCEL PARKWAY APPROXIMATELY 60 FEET WEST OF THE CENTERLINE OF ADDISON ROAD. (PER TOWN OF ADDISON PLAN # 96103, SHEET 2, DATED JANUARY 1998)
ELEV=844.41
2. BM #60 [] SET ON TOP OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF DALLAS PARKWAY APPROXIMATELY 826 FEET NORTH OF THE CENTERLINE OF SOJOURN DRIVE.
ELEV=832.78
3. BM #61 [] SET ON TOP OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF DALLAS PARKWAY APPROXIMATELY 180 FEET NORTH OF THE CENTERLINE OF SOJOURN DRIVE.
ELEV=838.04

VP: JCM, PR: JCM, DR: JCM, CK: DKC, DATE: 08/20/12, PROJECT NO: 690600

CI2 TREEPOINT PLAZA LLC
VOL. 95134 PG. 191
D.R.D.C.T.

M & M OFFICE PARK
VOL. 79160 PG. 1293
D.R.D.C.T.

TRACT III
2,410 ACRES
165,001 SQ. FT.

THE ARBOR
VOL. 81202 PG. 260
D.R.D.C.T.

MHS-ADDISON LP
INST. NO. 200900153048
O.P.R.D.C.T.

ADDISON ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 2, BLOCK A
2,443 ACRES
106,417 SQ. FT.

DALLAS NORTH TOLLWAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

CONCRETE WALL
TOP: 638.82
FL: 18'0" @ 634.82

STORM CROSSING.
ENSURE MINIMUM
24" OF CLEARANCE

INSTALL:
1-12" X 8" REDUCER
1-4" GATE VALVE
1-F.H. ASSEMBLY
CONNECT TO
EXISTING WATER
LINE

EXISTING FIRE
HYDRANT TO REMAIN