

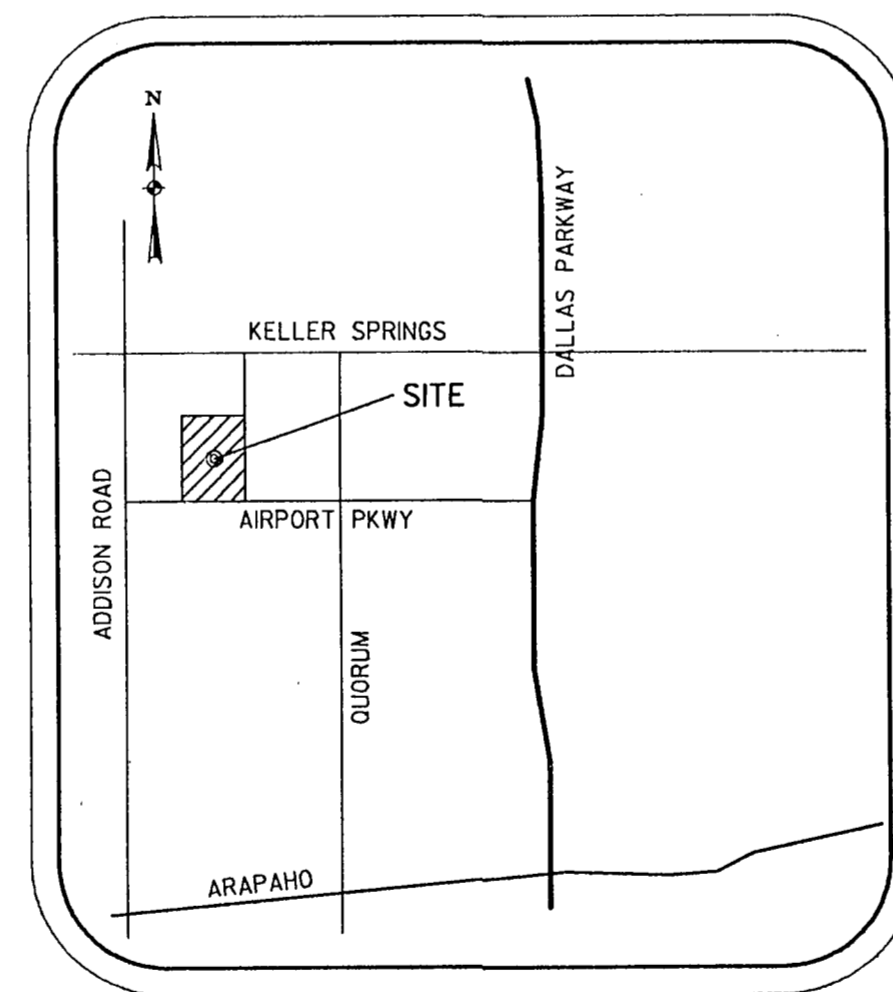
FEDERAL EXPRESS FACILITY

DIENNA \ SIMPKINS COMPANY

PAVING, GRADING, AND DRAINAGE PLANS

SHEET INDEX

FP-1	PLAT
G-1	GRADING PLAN
P-1	PAVING PLAN
DA-1	DRAINAGE AREA MAP
STM-1	STORM SEWER PLAN
STM-2	STORM SEWER PROFILES
EC-1	EROSION CONTROL

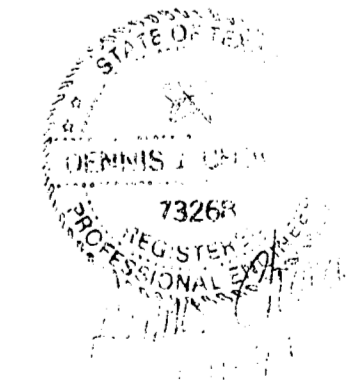


LOCATION MAP

HALFF ASSOCIATES, INC.

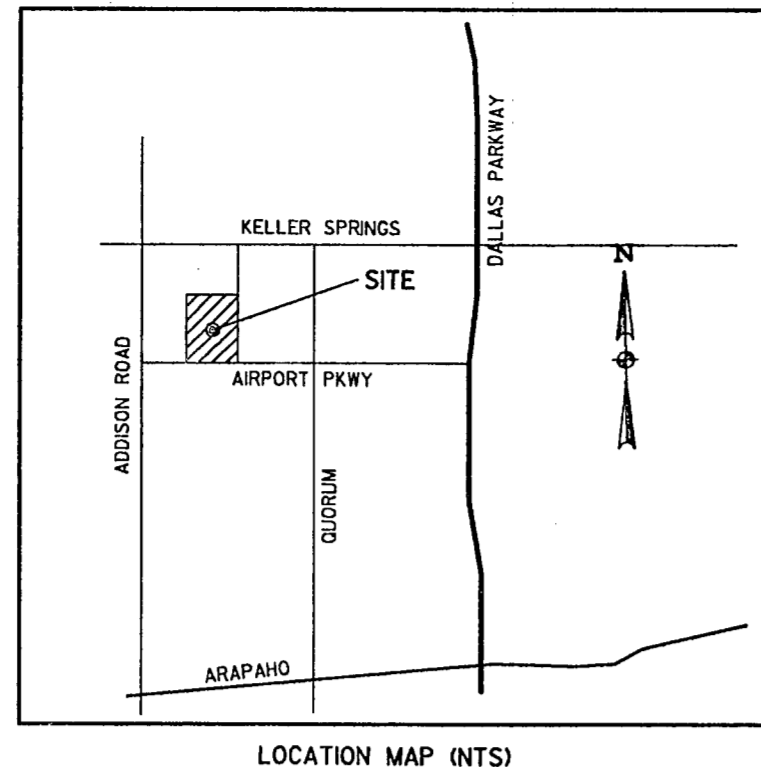
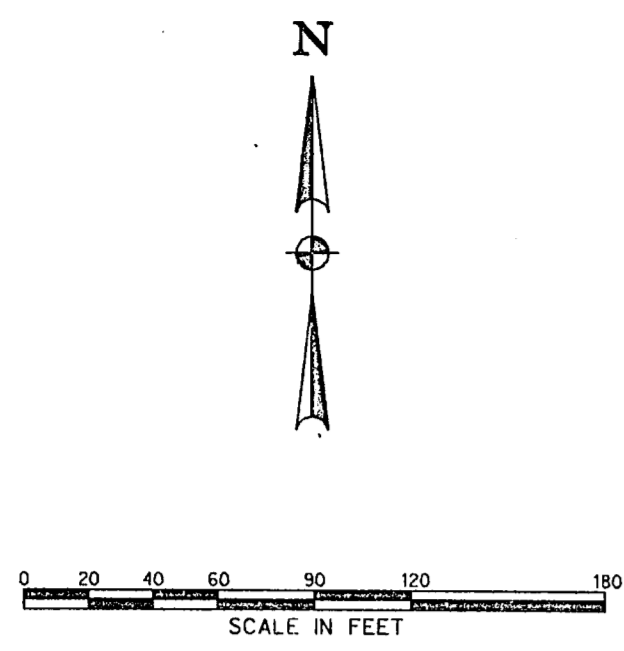
8616 NORTHWEST PLAZA DRIVE DALLAS TEXAS (214) 739-0094

AVO 13957 NOV 1994



"AS BUILT PLANS"

All improvements shown on these plans and placed within the Town of Addison's right-of-way or easement were constructed in compliance to the Town of Addison Standards and Specifications and functions as designed.



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

Whereas Hope Investments, LTD is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the city of Addison, Dallas County, Texas and being part of a 12.252 acre tract of land conveyed to Hope Investment Ltd. as recorded in Volume 94015 Page 725 and part of a 3.557 acre tract of land conveyed to Hope Investment Ltd. as recorded in Volume 94015 Pg. 722 Deed Records Dallas County (D.R.D.C.), said tract of land being more particularly described as follows:

COMMENCING at the point of intersection of the east line of Addison Road (60 foot right-of-way) with the north line of Airport Parkway (60 foot right-of-way), being the southwest corner of said 12.252 acre tract;

THENCE South 89 degrees 37 minutes 15 seconds East along said north line, a distance of 344.47 feet to a 1/2-inch iron rod set at the POINT OF BEGINNING;

THENCE North 00 degrees 22 minutes 45 seconds East departing said north line, a distance of 566.00 feet to a 1/2-inch iron rod set for a corner;

THENCE South 89 degrees 37 minutes 15 seconds East a distance of 423.00 feet to a 1/2-inch iron rod set for a corner on the west line of Parkway Business Center I, as recorded in Volume 81237 Page 1939 D.R.D.C.;

THENCE South 00 degrees 22 minutes 45 seconds West along said west line, a distance of 566.00 feet to a 1/2-inch iron rod set on the north line of Airport Parkway (60 foot right-of-way);

THENCE North 89 degrees 37 minutes 15 seconds West departing said west line and along said north line of Airport Parkway, a distance of 423.00 feet to the POINT OF BEGINNING AND CONTAINING 239,418 square feet or 5.4963 acres of land more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, know all by these presents:

That I, Andrew J. Shafer, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Rules and Regulations of the City of Addison, Texas.

EXECUTED this the _____ day of _____, 19____.

ANDREW J. SHAFER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS
 NO. 5017

SUBSCRIBED BEFORE ME, a Notary Public, for the State of Texas, County of _____ on this the _____ day of _____, 19____.

Notary Public
 My commission expires: _____

CERTIFICATE OF APPROVAL

Approved by the City of Addison, Texas on this the _____ day of _____, 19____.

Mayor, City of Addison, Texas

ATTEST:

 City Secretary

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That HOPE INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP ("Owner") does hereby adopt this plat designating the hereinabove property as FEDERAL EXPRESS ADDITION, 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 impede 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 hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed 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 deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purposes of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for 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.

EXECUTED this the _____ day of _____, 19____.

By: _____
 Title: _____

SUBSCRIBED BEFORE ME, a Notary Public, for the State of Texas, County of Dallas on this the _____ day of _____, 19____.

Notary Public
 My commission expires: _____

FINAL PLAT

FEDERAL EXPRESS ADDITION

OUT OF THE
 G.W. FISHER SURVEY ABSTRACT NO. 482
 CITY OF ADDISON, DALLAS COUNTY TEXAS
HOPE INVESTMENTS, LTD
 15842 ADDISON RD ADDISON, TEXAS
 214-239-1326

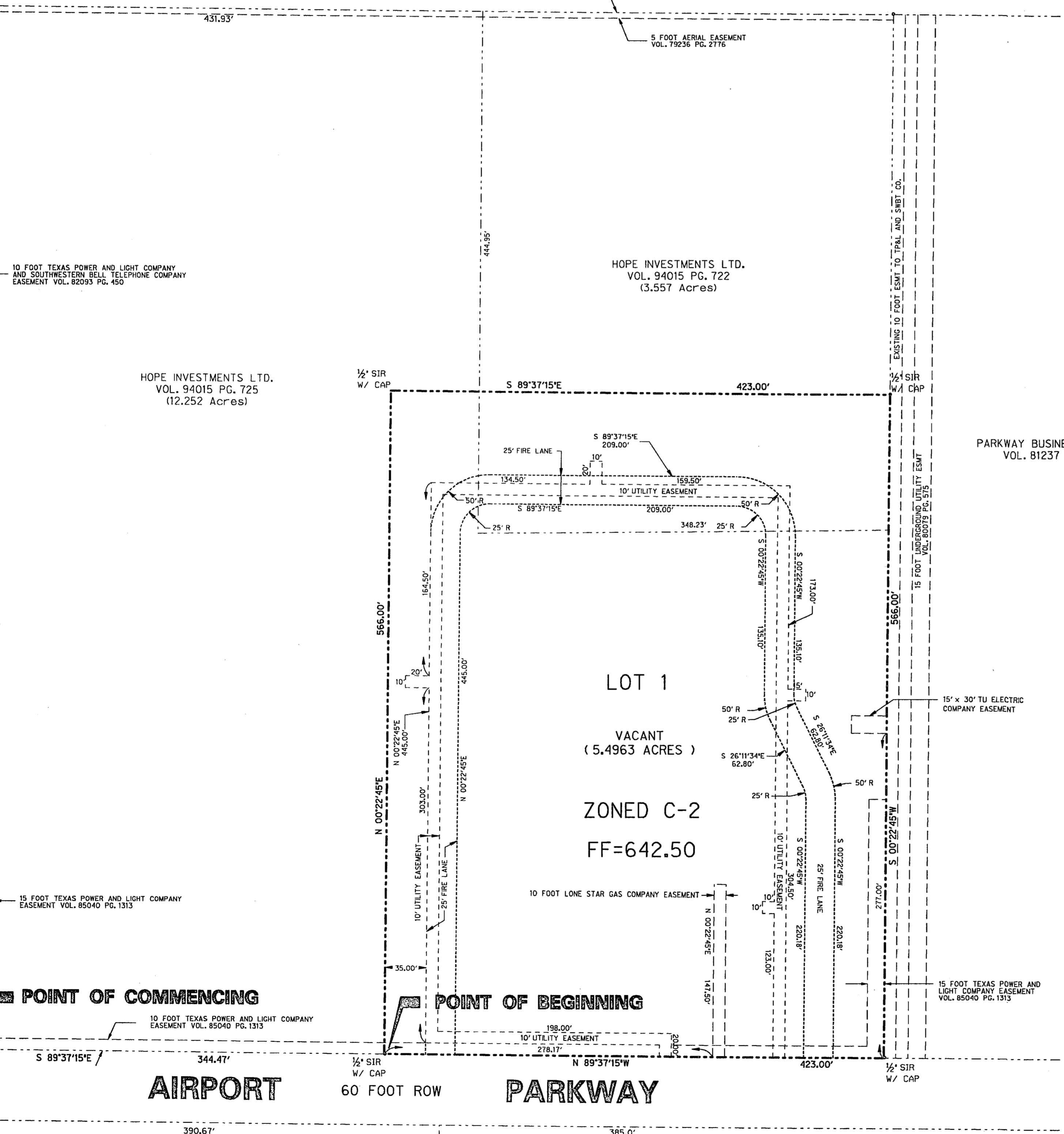
BY
 ALBERT H. HALFF ASSOCIATES INC.
 8616 NORTHWEST PLAZA DRIVE DALLAS, TEXAS
 214-739-0094
 AVO 13957 OCT 21, 1994 SCALE 1"=60'

KELLER SPRINGS ROAD 60 FOOT ROW

ROAD

60 FOOT ROW

ADDISON

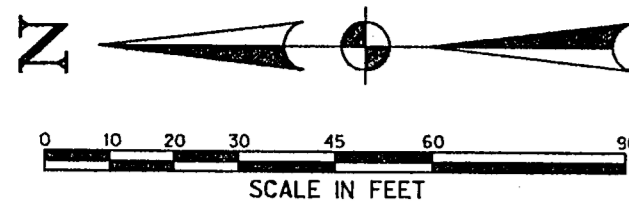


AIRPORT 60 FOOT ROW

PARKWAY

HOPE INVESTMENTS LTD.
 VOL. 91248 PG. 2972

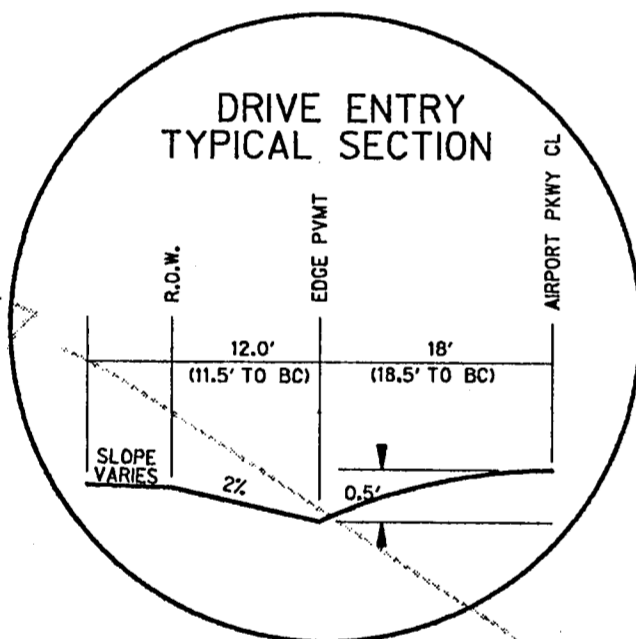
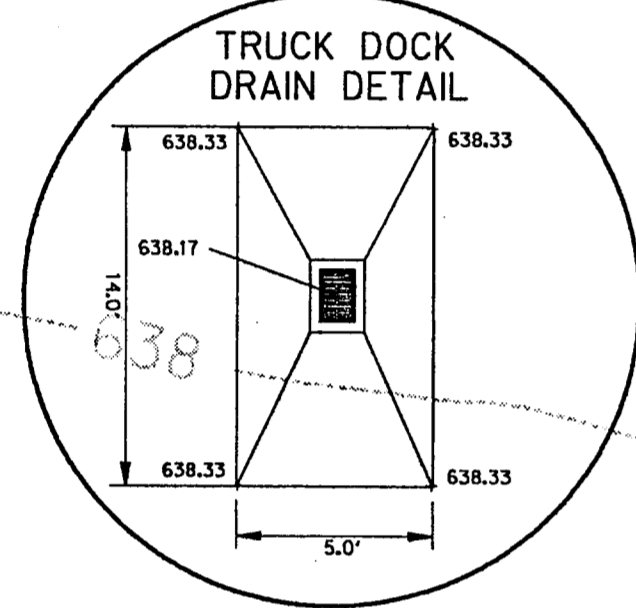
UNITED STATES POSTAL SERVICE ADDITION
 VOL. 88078 PG. 1757



GENERAL NOTES

1- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION SIZE AND MATERIAL OF ALL UTILITIES EFFECTED BY CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL EFFECTED UTILITIES 48 HRS PRIOR TO CONSTRUCTION.

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DRAIN TO OPEN CHANNEL
(TO BE CONSTRUCTED IN CONJUNCTION WITH FEDERAL EXPRESS SITE, BY OTHERS. SEE PLANS BY DEWEY & ASSOCIATES, INC.)

"AS BUILT PLANS"

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BENCHMARK:

1' CUT AT CL. 16 FOOT CURB INLET APPROX. 300 FEET NORTH OF AIRPORT PARKWAY ALONG EAST PROPERTY LINE. ELEVATION 636.90

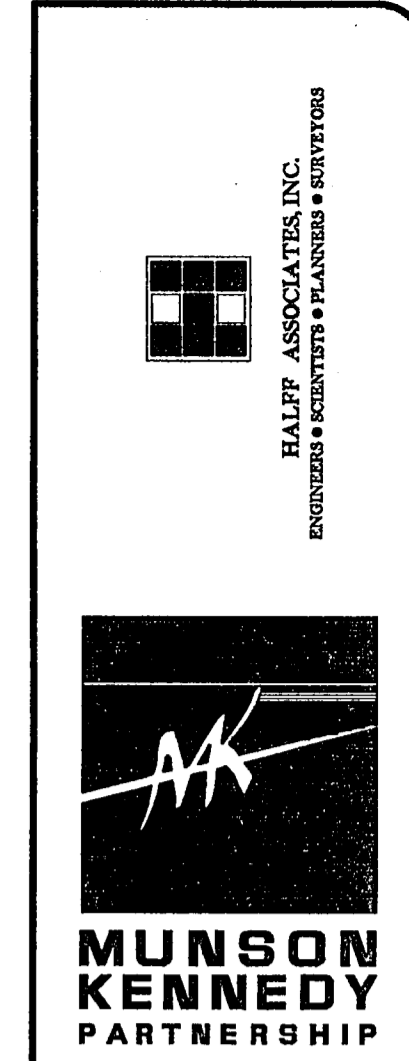
LEGEND:

- 640 --- EXISTING ELEVATION
- 640 - PROPOSED ELEVATION
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED INLET
- - - - - PROPERTY LINE
- - - - - 8"W EXISTING WATER LINE
- - - - - 8"SS EXISTING SANITARY SEWER LINE
- - - - - EXISTING ELECTRIC LINE
- LP LIGHT POLE
- P POWER POLE

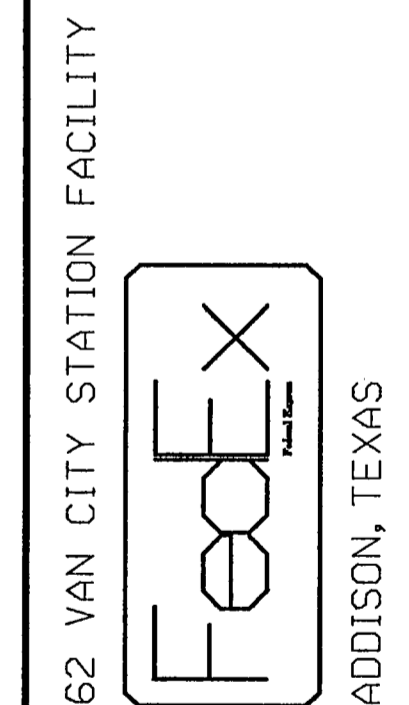
GRADING PLAN

△ REVISE GRADING AT NORTH END-11/11/94

△ REVISE GRADING AT SOUTH HANDICAP AREA 12/30/94

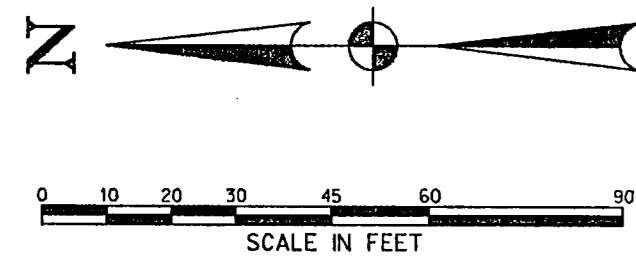


DIENNA / SIMPKINS COMPANY
REAL ESTATE DEVELOPMENT
1400 POST OAK BLVD., SUITE 1100
HOUSTON, TEXAS 77056
713/686-1222



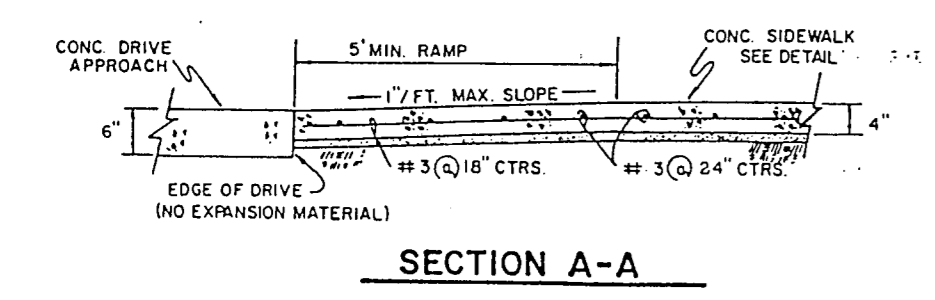
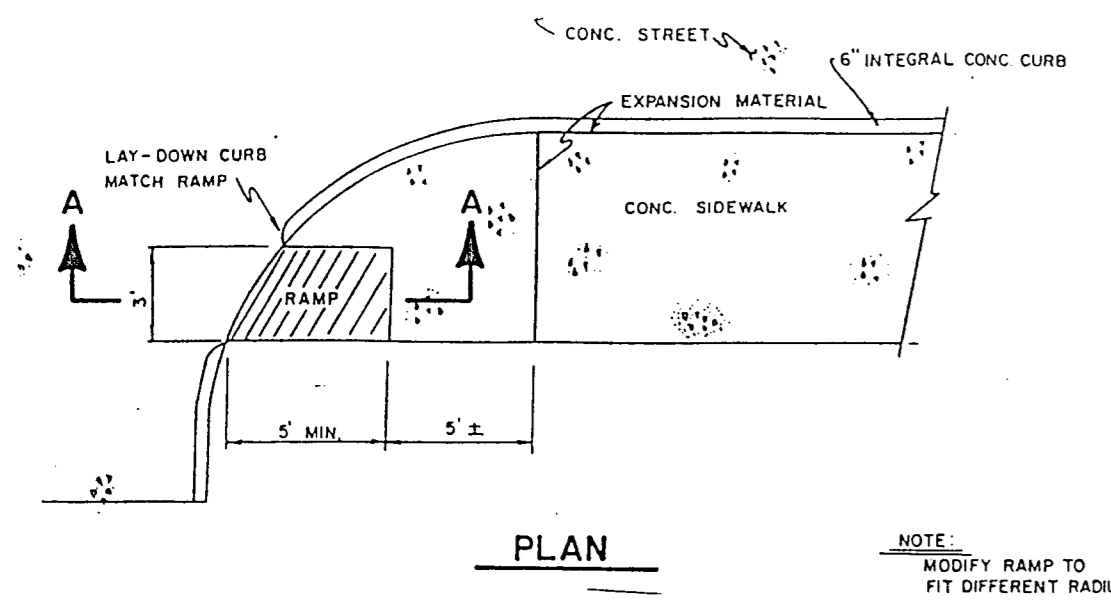
PROJECT 94/G
DATE 11-11-94
REVISIONS 1
SHEET G-1
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James Chan
12-30-94

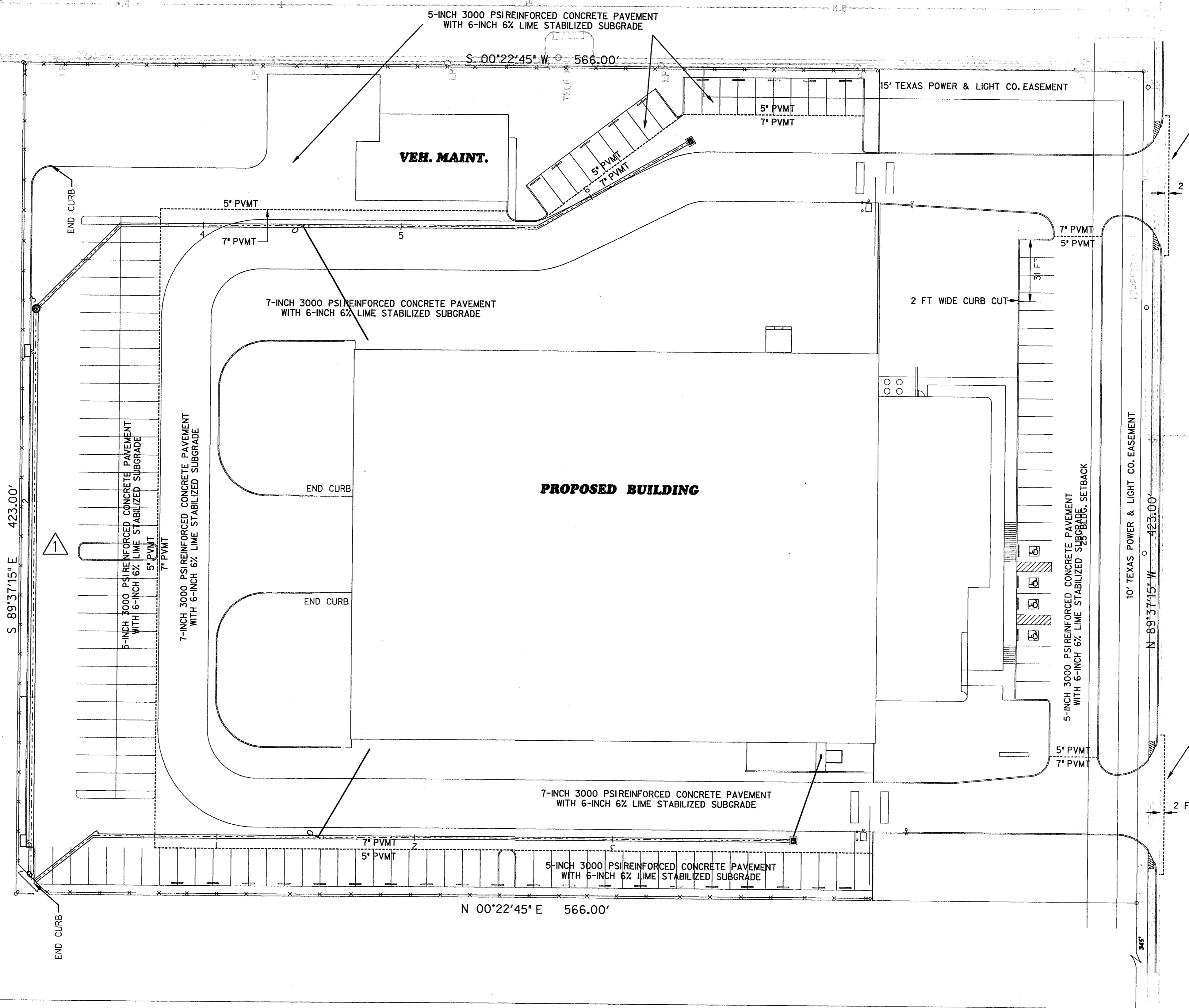


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- 2- ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF ADDISON STANDARD SPECIFICATIONS AND DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS C.O.G. (LATEST REVISION)
- 3- PAVEMENT IN ALL AREAS SHALL BE REINFORCED CONCRETE PAVEMENT WITH #3 REINFORCING STEEL BARS SPACED AT 18 INCHES ON CENTER. SUBGRADE SHALL BE COMPACTED TO A MINIMUM DRY DENSITY OF 95% OF THE MAXIMUM DENSITY AND AT A MOISTURE CONTENT AT LEAST TWO PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT.



HANDICAP RAMP DETAIL



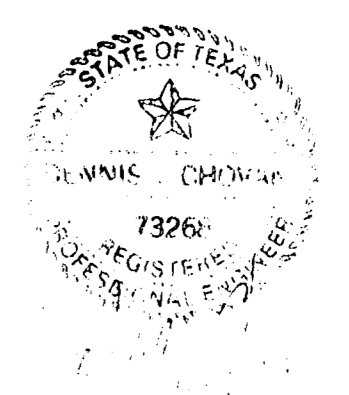
863'
ADDISON ROAD

"AS BUILT PLANS"

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PAVING PLAN

△ EXTEND PARKING TO NORTH-11/11/94



HALF ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • PLANNERS • ESTIMATORS

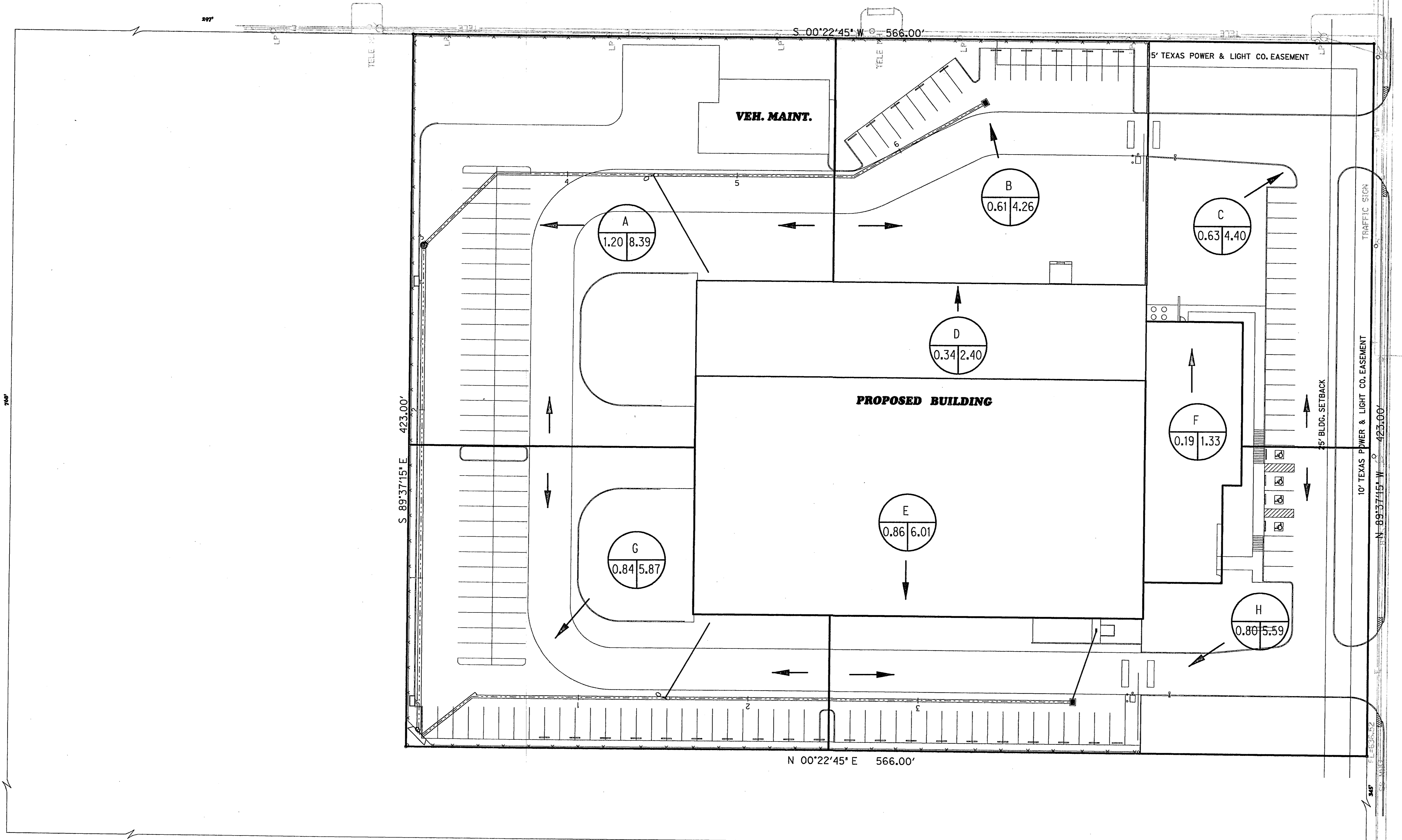
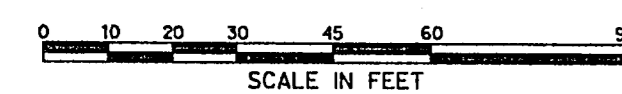
MUNSON KENNEDY PARTNERSHIP

DIENNA / SIMPKINS COMPANY
REAL ESTATE DEVELOPMENT
1400 POST OAK BLVD., SUITE 1100
HOUSTON, TEXAS 77056
713/686-1222

62 VAN CITY STATION FACILITY

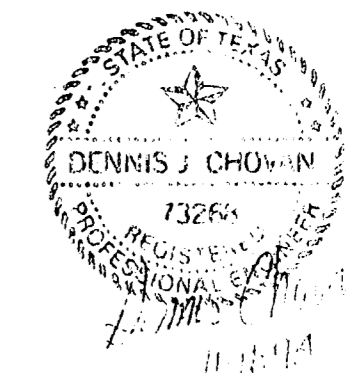
ADDISON, TEXAS

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PAGE	3 OF 49



DRAINAGE AREA		COEFFICIENT OF RUNOFF	DESIGN FREQUENCY	INTENSITY	DISCHARGE	INLET TYPE	INLET CAPACITY
INCREMENT AREA	NO. ACRES						
A	1.20	0.8	100	8.74	8.39	4 GI	12.8
B	0.61	0.8	100	8.74	4.26	2 GI	6.4
C	0.63	0.8	100	8.74	4.40		
D	0.34	0.8	100	8.74	2.40		
E	0.86	0.8	100	8.74	6.01		
F	0.19	0.8	100	8.74	1.32		
G	0.84	0.8	100	8.74	5.87	2 GI	6.4
H	0.80	0.8	100	8.74	5.59	2 GI	6.4

"AS BUILT PLANS"
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DRAINAGE AREA MAP

REVIS 10/26/94, INLET CALCULATIONS

HALF ASSOCIATES, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS

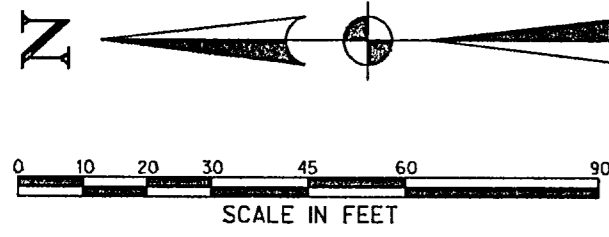
MUNSON KENNEDY PARTNERSHIP

DIENNA / SIMPKINS COMPANY
 REAL ESTATE DEVELOPMENT
 1400 POST OAK BLVD., SUITE 1100
 HOUSTON, TEXAS 77056
 713/686-1222

62 VAN CITY STATION FACILITY

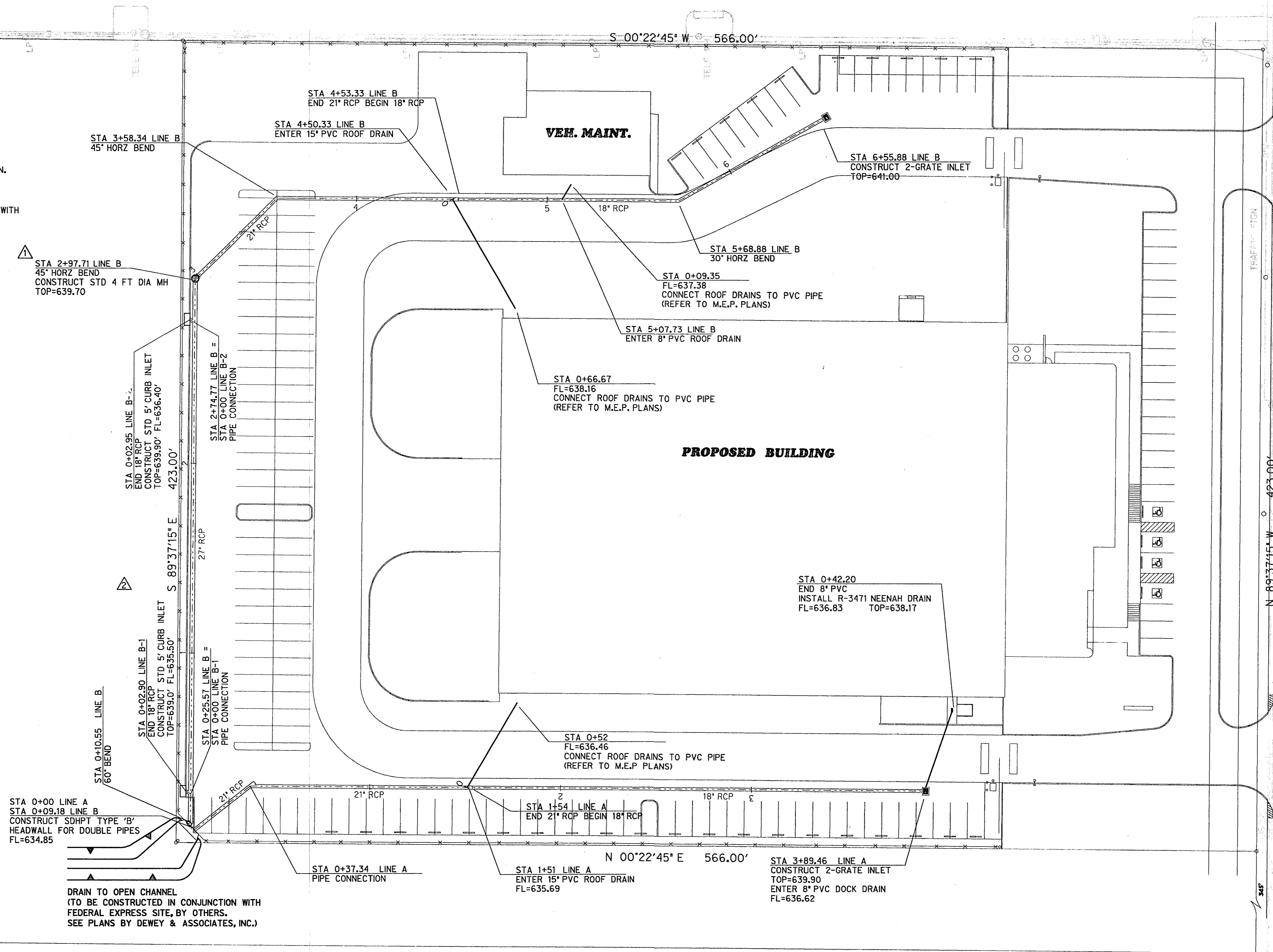
ADDISON, TEXAS

PROJECT 94/G
 DATE 11-11-94
 REVISIONS 1
 SHEET DA-1
 PAGE 4 OF 49



GENERAL NOTES

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- 3- ALL GRATE INLETS SHALL BE CAST IN PLACE AND TIED TO PAVEMENT. PRE CAST UNITS MAY NOT BE SUBSTITUTED.

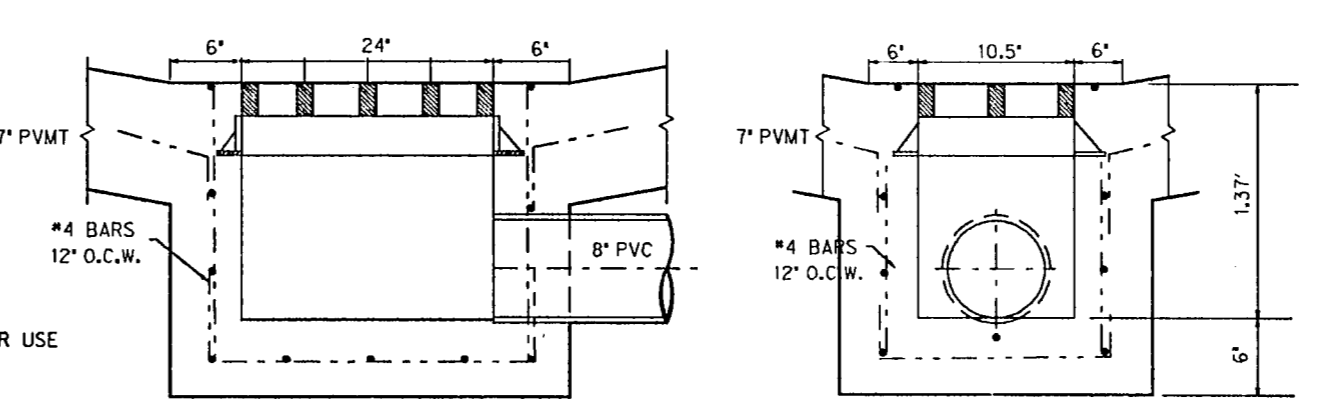


DRAIN TO OPEN CHANNEL
(TO BE CONSTRUCTED IN CONJUNCTION WITH FEDERAL EXPRESS SITE, BY OTHERS. SEE PLANS BY DEWEY & ASSOCIATES, INC.)

"AS BUILT PLANS"

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TRUCK DOCK DRAIN DETAIL



NOTES:

1. INSTALL R-3471 NEENAH DRAIN
2. ALL LAPS AND EXTENSIONS OF REINFORCING BARS SHALL BE 30 BAR DIAMETERS UNLESS OTHERWISE NOTED.
3. TACK WELD GRATES IN PLACE OR USE GRATE LOCK.
4. PIPE MAY BE PLACED IN ANY WALL, BUT SHALL NOT ENTER ANY CORNER OR BOTTOM.
5. CONCRETE TO BE MIN. OF 4200 PSL.

NOT TO SCALE

STORM SEWER PLAN

- ADD STORM SEWER MH-10/26/94
- REVISED STORM SEWER LINES A & B-11/11/94

HALFP ASSOCIATES, INC.
ENGINEERS • SCIENTISTS • PLANNERS • SURVEYORS

MUNSON KENNEDY
PARTNERSHIP

DIENNA / SIMPKINS COMPANY
REAL ESTATE DEVELOPMENT

1400 POST OAK BLVD., SUITE 1100
HOUSTON, TEXAS 77056
713/686-1222

62 VAN CITY STATION FACILITY

ADDISON, TEXAS

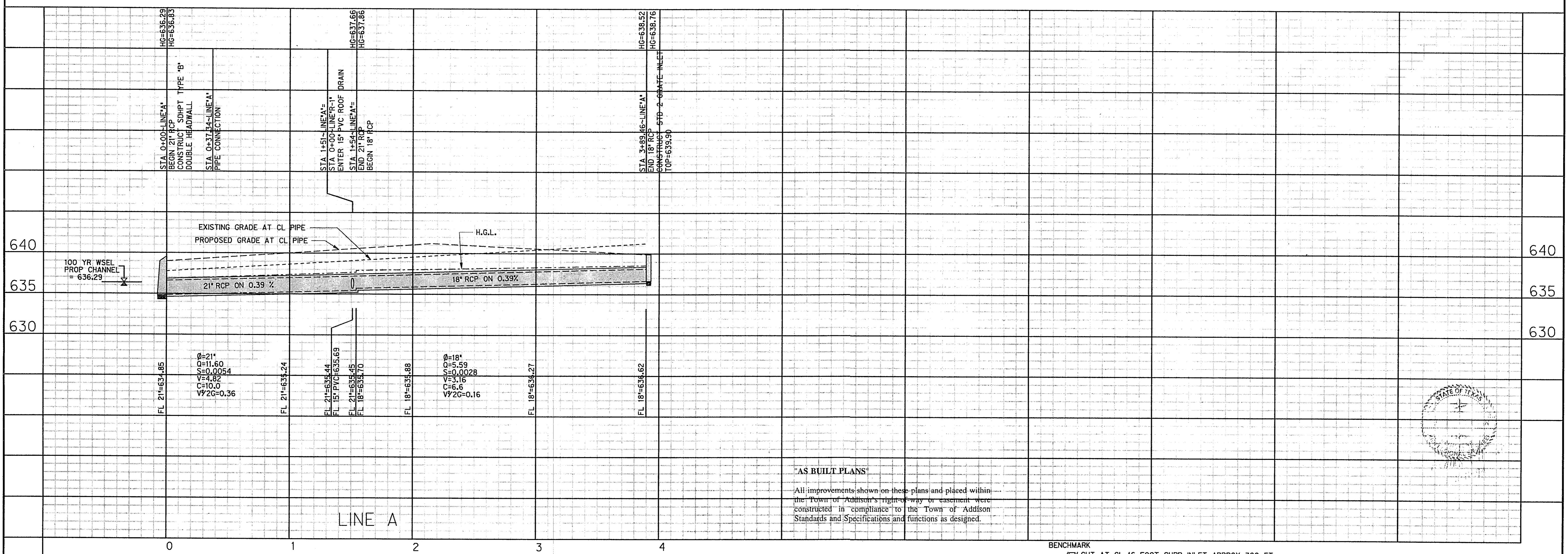
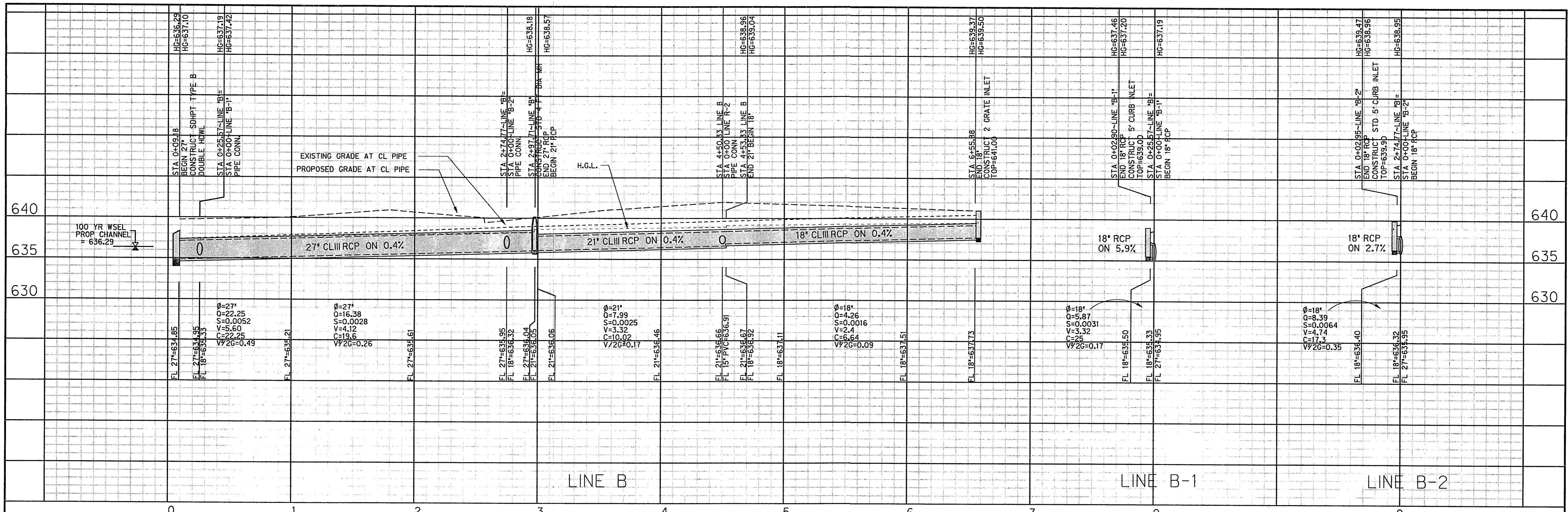
PROJECT
94/G

DATE
11-11-94

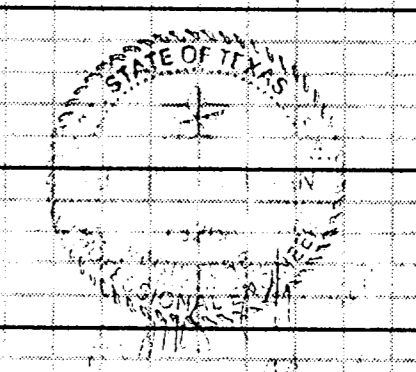
REVISIONS
1

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STM-1

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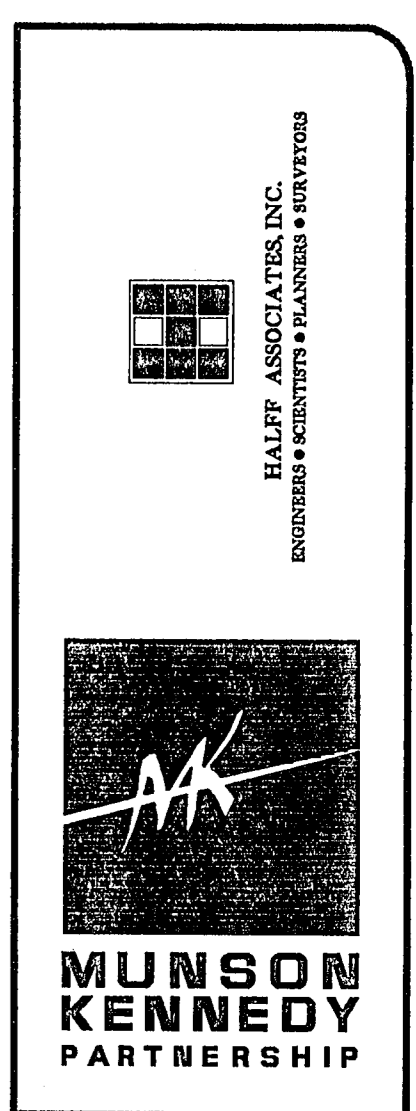


"AS BUILT PLANS"
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BENCHMARK
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 ELEVATION 636.90

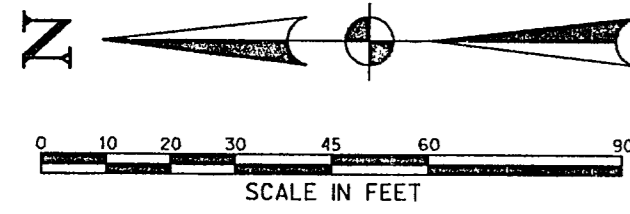
STORM SEWER PROFILE



DIENNA / SIMPKINS COMPANY
 REAL ESTATE DEVELOPMENT
 1400 POST OAK BLVD., SUITE 1100
 HOUSTON, TEXAS 77056
 713/686-1222

62 VAN CITY STATION FACILITY
FOOTEX
 ADDISON, TEXAS

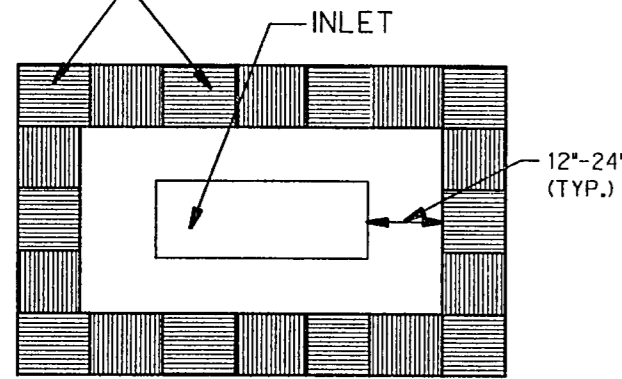
PROJECT 94/G
 DATE 11-11-94
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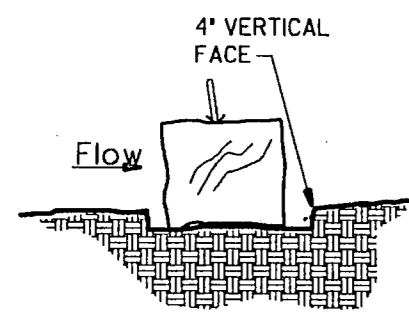
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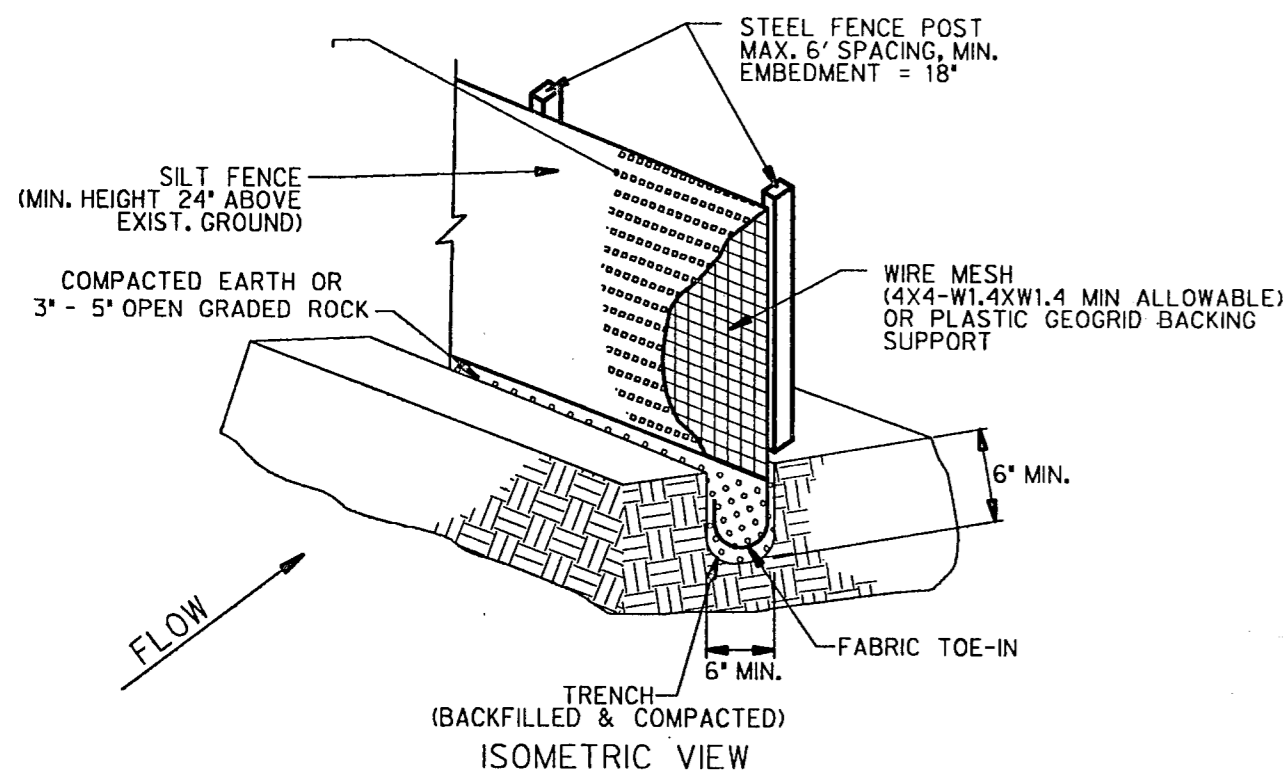
HAY BALES EMBEDDED 4" INTO GROUND. TWO STAKES PER BALE DRIVEN A MIN. OF 9" INTO GROUND.



HAY BALE INLET PROTECTION PRIOR TO INLET TOP PLACEMENT

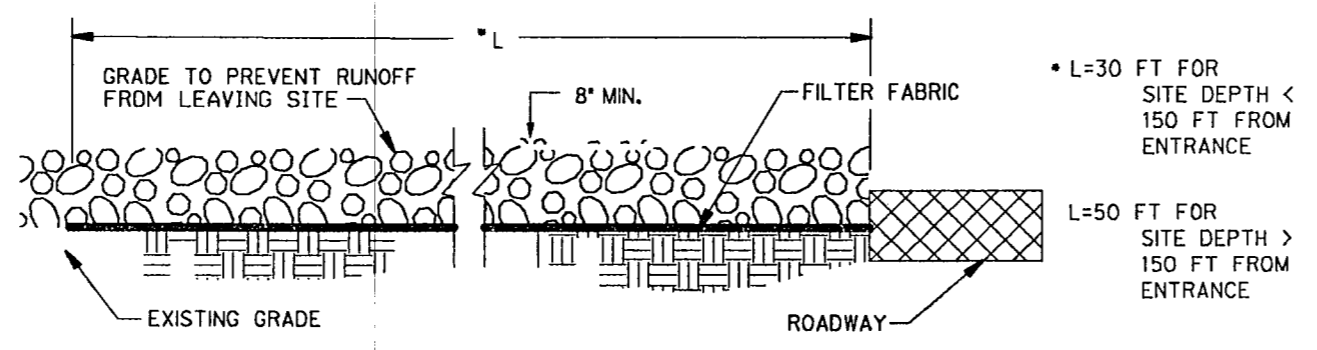
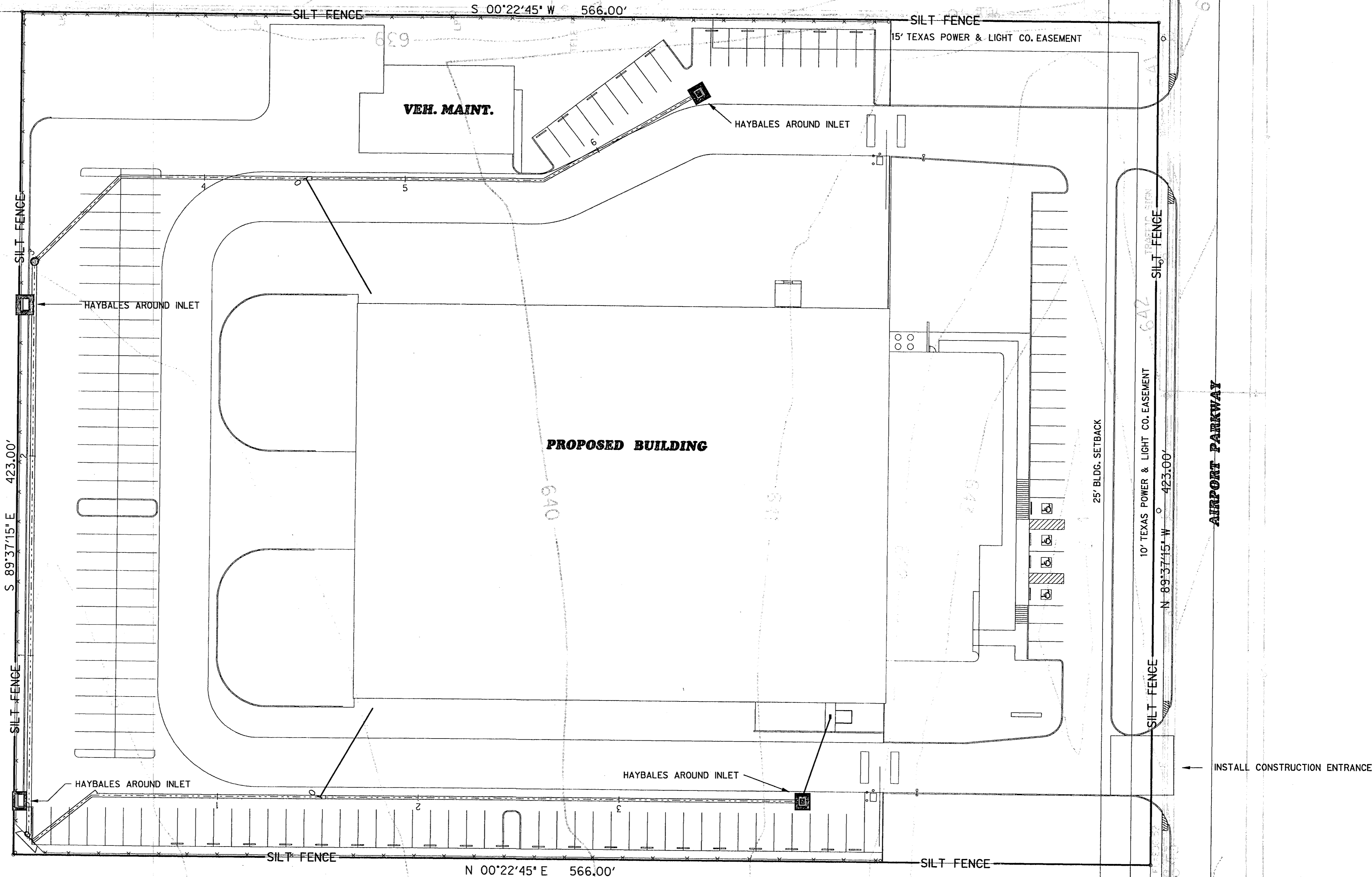


HAY BALE EMBEDDING DETAIL

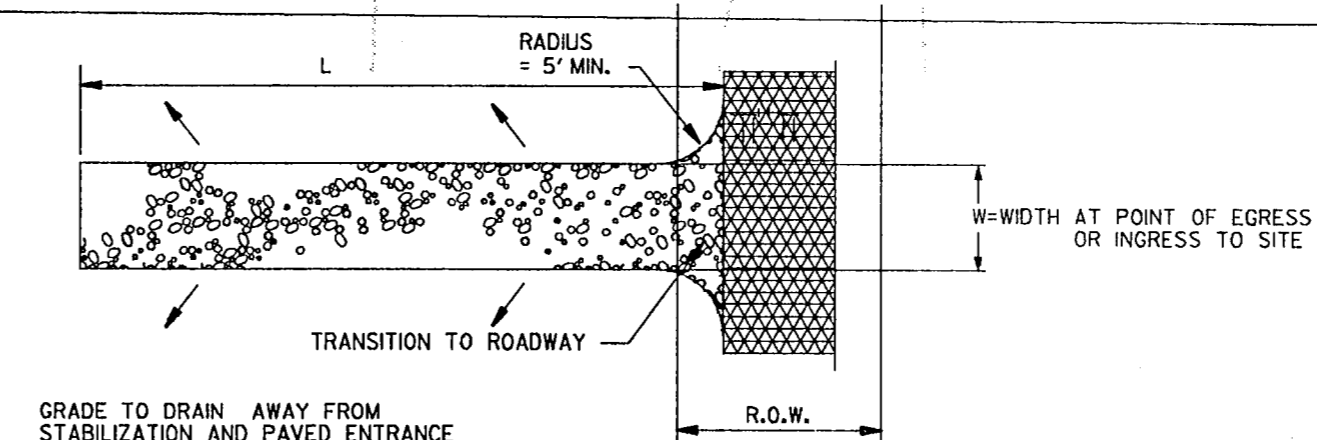


GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
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. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, 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.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. 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 IMPEDE 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 SILTATION.



PROFILE



PLAN VIEW

GENERAL NOTES

1. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
2. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.

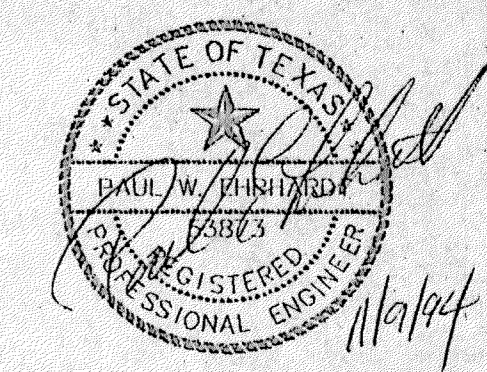
EROSION CONTROL PLAN

DIENNA / SIMPKINS COMPANY
 REAL ESTATE DEVELOPMENT
 1400 POST OAK BLVD SUITE 1100
 HOUSTON, TEXAS 77056
 713/686-1222

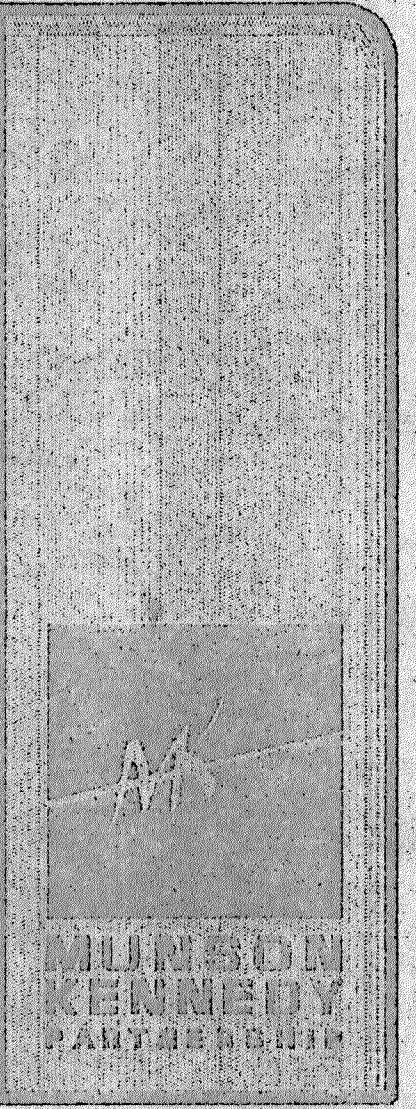
62 VAN CITY STATION FACILITY

 ADDISON, TEXAS

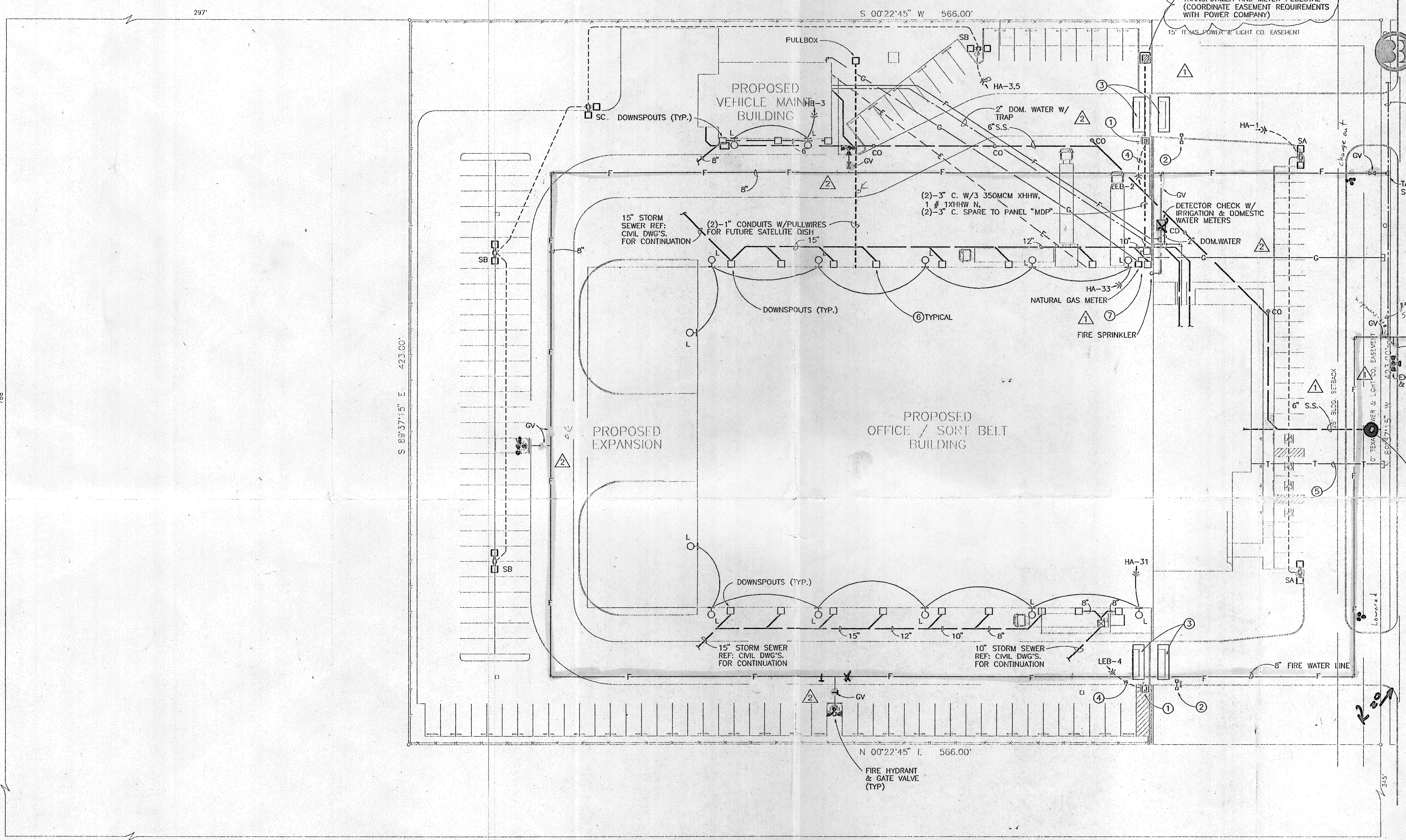
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Binkley & Barfield, Inc.
 Consulting Engineers
 1710 Seacrest Drive Houston, Texas 77006



LENNAY SIMPKINS COMPANY
 REAL ESTATE DEVELOPMENT
 2400 OAK BLVD., SUITE 1100
 HOUSTON, TEXAS 77056
 713-865-1712

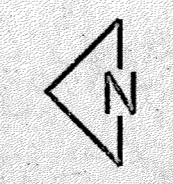


PLAN NOTES

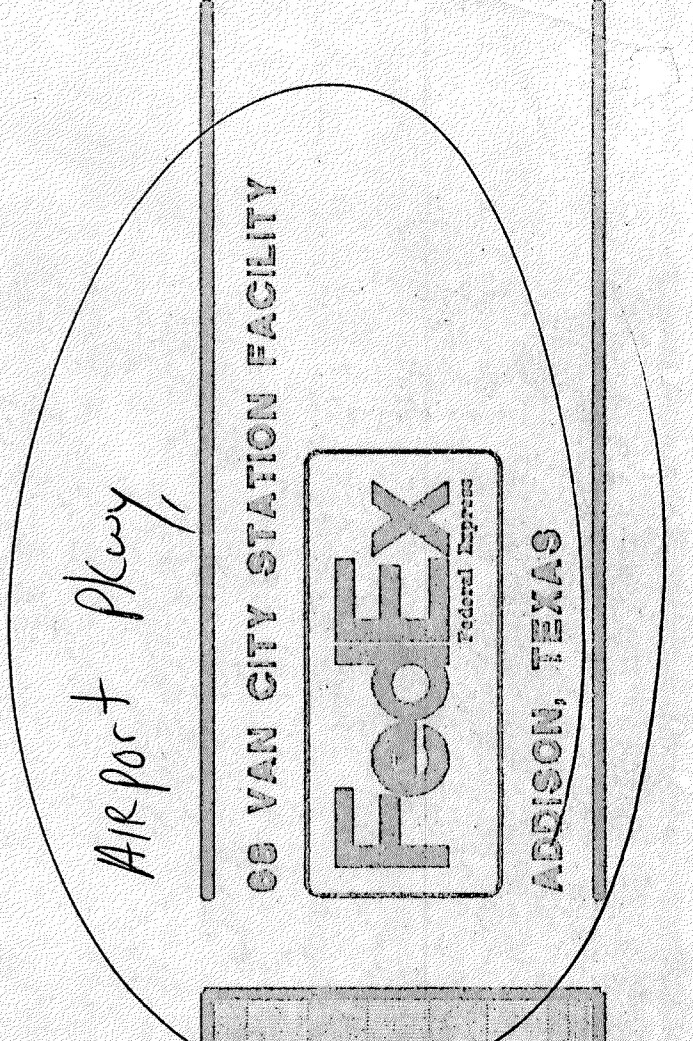
- ① ELECTRIC GATE OPERATOR WITH WIRING TO DRIVE MOTOR, GATE CONTROLLER, LOOP DETECTORS AND TO REMOTE GATE CONTROLLERS IN OFFICE.
- ② GATE CONTROLLER UNIT WITH UNDERGROUND CONTROL WIRING AND CONDUIT PER MANUFACTURER'S REQUIREMENTS
- ③ UNDERGROUND LOOP DETECTORS WITH CONTROL WIRING AND CONDUIT PER MANUFACTURER'S REQUIREMENTS
- ④ UNDERGROUND POWER FEEDER AND CONDUIT TO PANEL "LEB". PROVIDE GROUND CONDUCTOR FROM DEVICE TO PANEL GROUND BUS.
- ⑤ (2)-3" CONDUITS WITH PULLWIRE, UNDERGROUND FROM BUILDING TELEPHONE TERMINAL BOARD TO SERVICE TERMINATION POINT AS DIRECTED BY TELEPHONE CO.

GENERAL NOTES

- 1. ALL EXISTING & NEW UTILITY VALVES, FIRE HYDRANTS, ETC., SHALL BE ADJUSTED AS REQUIRED TO MATCH WITH FINISHED GRADES.



SITE PLAN - MEP
 1" = 30'-0"



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△ 21 OCTOBER 1994	
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