

VICINITY MAP (NOT TO SCALE)

**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CN	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TSN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-X-	FENCE
OHL	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
12" W	EXISTING UNDERGROUND WATER LINE
6" W	EXISTING UNDERGROUND SANITARY SEWER LINE
6" W	PROPOSED UNDERGROUND WATER LINE
6" W	PROPOSED UNDERGROUND SANITARY SEWER LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39	EXIST TOP OF CURB ELEVATION
6 611.52	EXIST GUTTER ELEVATION
608	PROPOSED CONTOUR
1	WATERSHED DESIGNATION NUMBER
3.2	EXPECTED Q <sub>100</sub> IN CUBIC FEET PER SECOND
---	PROPOSED DRAINAGE DIVIDE
---	PROPOSED DRAINAGE FLOW DIRECTION

**RECORD DRAWING**

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
CONTRACTOR: **IRI-DAL, LTD.**  
DATE REVISED: **SEPTEMBER 28, 2009**

**PW# 2007-010**

NO.	DATE	REVISION
1	09/28/2009	RECORD DRAWINGS
2	03/18/2009	FIRE HYDRANT/MONUMENT SIGN LOCATION/CITY COMMENT
3	10/27/2008	ELECTRICAL SECONDARY AND WATER VAULT CONFLICT
4	10/22/2008	ONCOR CONSTRUCTION COMMENTS
5	10/16/2008	ONCOR CONSTRUCTION COMMENTS
6	09/16/2008	TOWN OF ADDISON COMMENTS
7	08/08/2008	SITE PLAN UPDATE/ONCOR COMMENTS
8	06/10/2008	GARAGE FINISHED FLOOR ELEV/ELEC DUCT BANK ADDITION
9	03/18/2008	FRANCHISE UTILITY LINE CONFLICT REVISION
10	01/23/2008	UTILITY LINE CONFLICT/CITY COMMENTS REVISION
11	01/08/2008	STORM LINE FLOWLINE REVISIONS

**Pacheco Koch Consulting Engineers**  
8350 N. CENTRAL EXPWY., SUITE 1000 TX REG. ENGINEERING FIRM F-468  
DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00

**DRAINAGE AREA MAP**

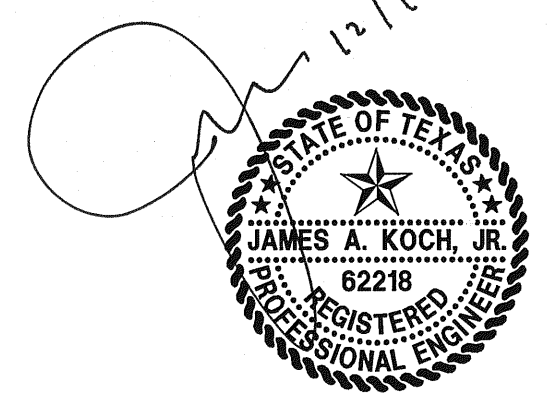
**TWO ADDISON CIRCLE**

**3.371 ACRES**

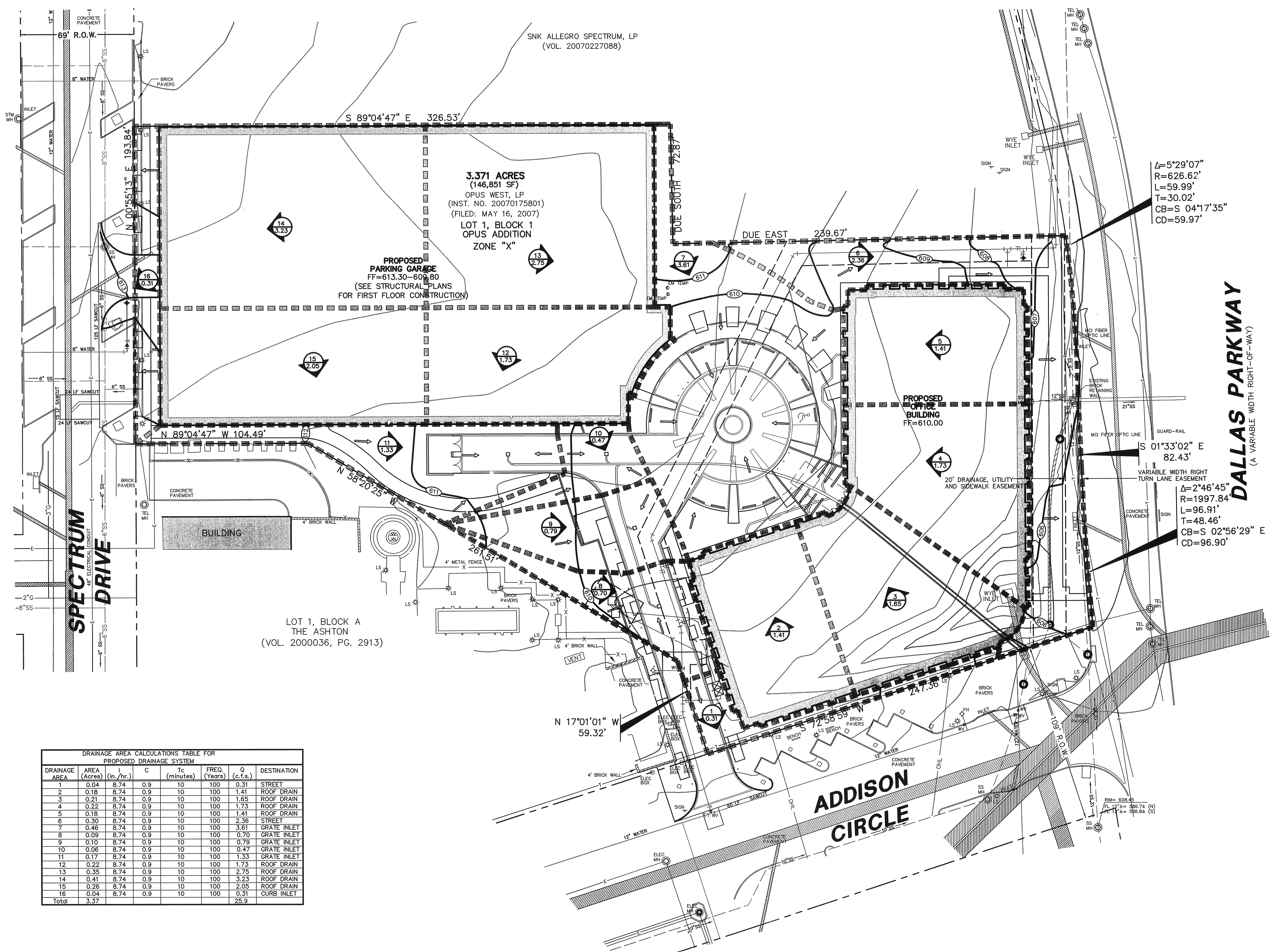
**15600 DALLAS PARKWAY**

**TOWN OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	DEC 2009	1"=30'			<b>C3.1</b>



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES A. KOCH, JR., P.E. 62218 ON 12/14/2007. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



3.371 ACRES  
(146,851 SF)  
OPUS WEST, LP  
(INST. NO. 20070175801)  
(FILED: MAY 16, 2007)  
LOT 1, BLOCK 1  
OPUS ADDITION  
ZONE "X"

PROPOSED PARKING GARAGE  
FF=613.30-609.80  
(SEE STRUCTURAL PLANS  
FOR FIRST FLOOR CONSTRUCTION)

PROPOSED OFFICE BUILDING  
FF=610.00

LOT 1, BLOCK A  
THE ASHTON  
(VOL. 2000036, PG. 2913)

**DRAINAGE AREA CALCULATIONS TABLE FOR PROPOSED DRAINAGE SYSTEM**

DRAINAGE AREA	AREA (Acres)	C (in./hr.)	Tc (minutes)	FREQ. (Years)	Q (c.f.s.)	DESTINATION
1	0.04	8.74	0.9	10	100	0.31 STREET
2	0.18	8.74	0.9	10	100	1.41 ROOF DRAIN
3	0.21	8.74	0.9	10	100	1.65 ROOF DRAIN
4	0.22	8.74	0.9	10	100	1.73 ROOF DRAIN
5	0.19	8.74	0.9	10	100	1.41 ROOF DRAIN
6	0.30	8.74	0.9	10	100	2.36 STREET
7	0.46	8.74	0.9	10	100	3.61 GRATE INLET
8	0.09	8.74	0.9	10	100	0.70 GRATE INLET
9	0.10	8.74	0.9	10	100	0.79 GRATE INLET
10	0.06	8.74	0.9	10	100	0.47 GRATE INLET
11	0.17	8.74	0.9	10	100	1.33 GRATE INLET
12	0.22	8.74	0.9	10	100	1.73 ROOF DRAIN
13	0.35	8.74	0.9	10	100	2.75 ROOF DRAIN
14	0.41	8.74	0.9	10	100	3.23 ROOF DRAIN
15	0.26	8.74	0.9	10	100	2.05 ROOF DRAIN
16	0.04	8.74	0.9	10	100	0.31 CURB INLET
Total	3.37					25.9

**BENCH MARK LIST**

BM# 1 STANDARD CITY OF DALLAS WATER DEPT. BENCHMARK - " " CUT FOUND ON CENTERLINE OF CURB INLET ON THE NORTHEAST CORNER OF KELLER SPRINGS ROAD AND DALLAS NORTH TOLLWAY. ELEV=615.00  
BM# 2 " " CUT SET ON CENTERLINE OF INLET 174'± NORTH OF NORTHEAST PROPERTY CORNER OF SAID PROPERTY. ELEV=607.34

12/30/2009 - 9:42AM  
M:\DWG-28\2840-07\156\DWG\2840-07-156CVDWG

TWO ADDISON CIRCLE