

SNK ALLEGRO SPECTRUM, LP
(INST. NO. 20070227088)

SNK ALLEGRO SPECTRUM, LP
(INST. NO. 20070227088)

LOT 1, BLOCK 1
OPUS ADDITION
REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A.
(INST. NO. 200900284516)
(FILED: OCTOBER 6, 2009)
3.371 ACRES
(146,851 SF)

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

LOT 1, BLOCK A
PARK VIEW AT ADDISON CIRCLE
(VOL. 2005032, PG. 54)

LOT 1, BLOCK D
ADDISON CIRCLE PH. II AMENDED
(VOL. 2000153, PG. 15)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. is the owner of a 3.371 acre tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Dallas County, Texas; said tract being all of a tract of land granted to REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. in Substitute Trustee's Deed recorded in Instrument No. 200900284516 of the Official Public Records of Dallas County, Texas; said 3.371 acre tract being more particularly described as follows:
BEGINNING, at a "x" cut in concrete found for corner; said point being the intersection of the west right-of-way line of Dallas Parkway (a variable width right-of-way) with the northwest right-of-way line of Addison Circle (a 108-foot wide right-of-way);
THENCE, South 72 degrees, 58 minutes, 59 seconds West, along said northwest right-of-way line of Addison Circle, a distance of 247.36 feet to a "x" cut in concrete found for corner; said point being the most easterly corner of Lot 1, Block A of The Ashton addition, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 2000036, Page 2913 of the Plat Records of Dallas County, Texas;
THENCE, departing said northwest right-of-way line of Addison Circle, along the northeast line of said Lot 1, Block A, the following three (3) calls:
North 17 degrees, 01 minutes, 01 seconds West, a distance of 59.32 feet to a "x" cut in concrete found for corner;
North 58 degrees, 20 minutes, 25 seconds West, a distance of 261.51 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;
North 89 degrees, 04 minutes, 47 seconds West, a distance of 104.49 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the northeast corner of said Lot 1, Block A; said point being in the east right-of-way line of Spectrum Drive (a 69-foot wide right-of-way);
THENCE, North 00 degrees, 55 minutes, 13 seconds East, departing said northeast line of Lot 1, Block A, along said east right-of-way line of Spectrum Drive, a distance of 193.84 feet to a "x" cut in concrete found for corner; said point being the most westerly southwest corner of a tract of land granted to SNK Allegro Spectrum, LP in Special Warranty Deed recorded in Instrument No. 20070227088 of said Official Public Records;
THENCE, departing said east right-of-way line of Spectrum Drive, along the south line of said SNK tract, the following three (3) calls:
South 89 degrees, 04 minutes, 47 seconds East, a distance of 326.53 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;
Due South, a distance of 72.87 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner;
Due East, a distance of 239.67 feet to a 5/8-inch iron rod with "Huitt-Zollars" cap found for corner; said point being the beginning of a non-tangent curve to the right;
THENCE, departing said south line of SNK tract, along said west right-of-way line of Dallas Parkway the following three (3) calls:
Southerly, along said curve, having a central angle of 05 degrees, 29 minutes, 07 seconds, a radius of 626.62 feet, an arc bearing and distance of South 04 degrees, 17 minutes, 35 seconds East, 59.99 feet, an arc distance of 59.99 feet to a "x" cut in concrete found for end of said curve;
South 01 degrees, 33 minutes, 02 seconds East, a distance of 82.43 feet to a "x" cut in concrete found for corner; said point being the beginning of a non-tangent curve to the left;
Southerly, along said curve, having a central angle of 02 degrees, 46 minutes, 45 seconds, a radius of 1997.84 feet, an arc bearing and distance of South 02 degrees, 56 minutes, 29 seconds East, 96.90 feet, an arc distance of 96.90 feet to the POINT OF BEGINNING;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A. ("Owner") does hereby adopt this plat designating the hereinabove property as LOT 1, BLOCK 1, OPUS 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 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 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 enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are covered by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creek or for any damage or injury to private property or any other structure within the drainage and floodway easement. However, it is understood that in the event it becomes necessary for the town to authorize or consider creating any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or point, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for 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.
WITNESS MY HAND this 22 day of February, 2010.

REDUS TX PROPERTIES, LLC C/O WACHOVIA BANK, N.A.
By: REDUS Properties, Inc.
Cynthia A. Bean
NAME: Cynthia A. Bean
POSITION: Vice President
STATE OF TEXAS North Carolina
COUNTY OF DALLAS Mecklenburg
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on February 22, 2010, at Addison, Texas, I saw the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of February, 2010.

CLARA T. KNEIP
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 9-16-2014

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
THAT I, NIJAZ KARACIC, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of February, 2010.



Nijaz Karacic
Registered Professional Land Surveyor
No. 5525

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared NIJAZ KARACIC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of February, 2010.

Victoria Gonzalez
Notary Public in and for the State of Texas
My commission expires: 1/26/2010

APPROVED BY THE TOWN OF ADDISON
CITY COUNCIL ON THE
OF 2010.

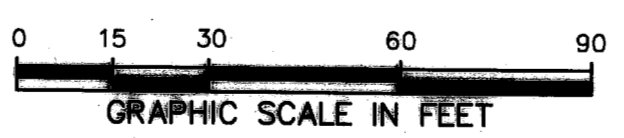
MAJOR
CITY SECRETARY

FINAL PLAT
OF A 3.371 ACRE TRACT
INTO
LOT 1, BLOCK 1
OPUS ADDITION
LOCATED IN THE TOWN OF ADDISON, TEXAS
AND BEING OUT OF THE
G. W. FISHER SURVEY, ABSTRACT NO. 482,
DALLAS COUNTY, TEXAS

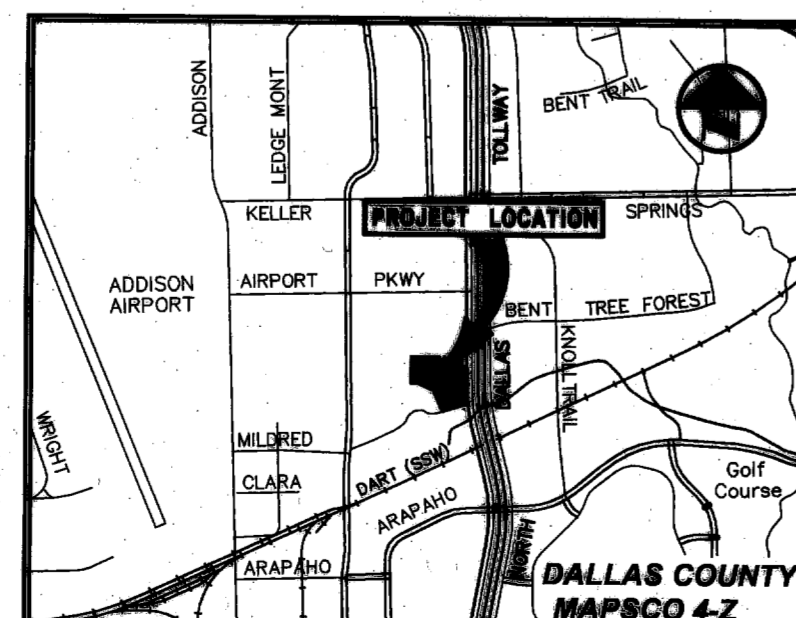
Pacheco Koch Consulting Engineers
8360 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.255.3031
DRAWN BY ALS/RLM CHECKED BY NK SCALE 1"=30' DATE FEB. 2010 JOB NUMBER 2840-07.155
DWG FILE: 2840-07-188P1.DWG

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°55'13" W	11.90'
L2	N 17°01'01" W	12.51'
L3	S 89°04'47" E	3.85'
L4	S 17°01'01" E	11.66'
L5	N 73°04'34" E	24.00'
L6	N 58°20'25" W	7.31'
L7	N 89°04'47" W	20.15'
L8	DUE NORTH	6.88'
L9	DUE EAST	10.00'
L10	DUE SOUTH	15.00'
L11	DUE WEST	10.00'
L12	S 00°55'13" W	15.89'
L13	N 17°01'01" W	20.41'
L14	N 31°38'35" E	20.00'
L15	S 58°20'25" E	30.00'
L16	S 31°38'35" W	20.00'
L17	N 58°20'25" W	30.00'



LEGEND
1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET (C.M.) CONTROLLING MONUMENT
PROPERTY LINE



Volume: _____
Page: _____

OWNER:
REDUS TX PROPERTIES, LLC
C/O WACHOVIA BANK, N.A.
ATTN: CYNTHIA A. BEAN
301 S. COLLEGE STREET,
MAIL CODE D1053-176
CHARLOTTE, NORTH CAROLINA 28288
PHONE: 704-383-7534

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8360 N. CENTRAL EXPWY
SUITE 1000
DALLAS, TX 75206
PHONE: 972-235-3031

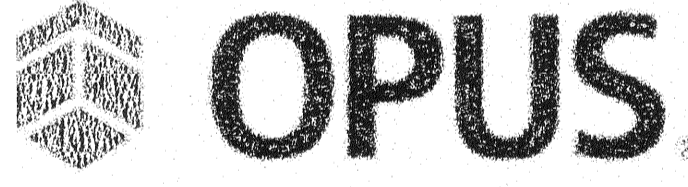
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TWO ADDISON CIRCLE - FINAL PLAT

CONSTRUCTION PLANS FOR **TWO ADDISON CIRCLE** **15600 DALLAS PARKWAY**

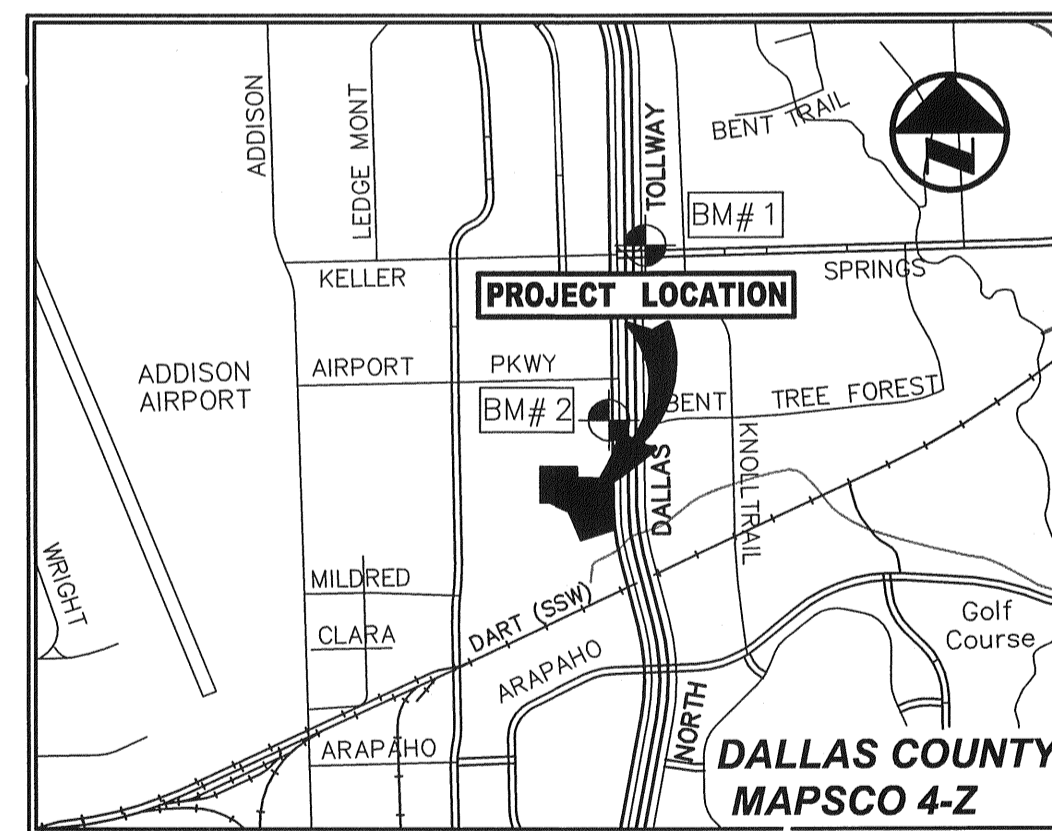
3.371 ACRES
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PW# 2007-010

OWNER

OPUS
BUILDING BEYOND
15455 NORTH DALLAS PARKWAY
SUITE 450
ADDISON, TX 75001
972-480-9787

PREPARED BY

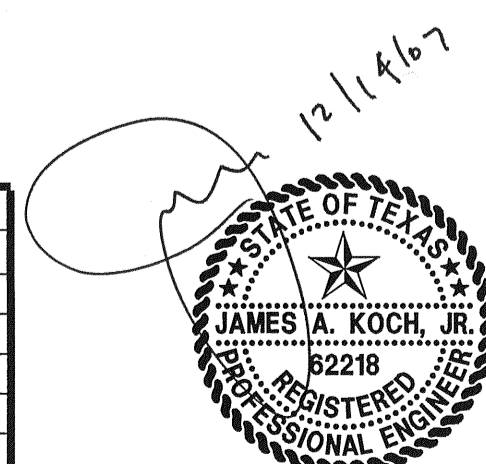
Pacheco Koch
Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 PH. 972.235.3031
DALLAS, TEXAS 75206 FAX 972.235.9544
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00



VICINITY MAP
(NOT TO SCALE)

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

NO.	DATE	REVISION
△	09/28/2009	RECORD DRAWINGS
△	03/18/2009	FIRE HYDRANT/MONUMENT SIGN LOCATION/CITY COMMENT
△	10/27/2008	ELECTRICAL SECONDARY AND WATER VAULT CONFLICT
△	10/22/2008	ONCOR CONSTRUCTION COMMENTS
△	10/16/2008	ONCOR CONSTRUCTION COMMENTS
△	09/16/2008	TOWN OF ADDISON COMMENTS
△	08/08/2008	SITE PLAN UPDATE/ONCOR COMMENTS
△	05/10/2008	GARAGE FINISHED FLOOR ELEV/ELEC DUCT BANK ADDITION
△	03/18/2008	FRANCHISE UTILITY LINE CONFLICT REVISION
△	01/23/2008	UTILITY LINE CONFLICT/CITY COMMENTS REVISION
△	01/08/2008	STORM LINE FLOWLINE REVISIONS



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.

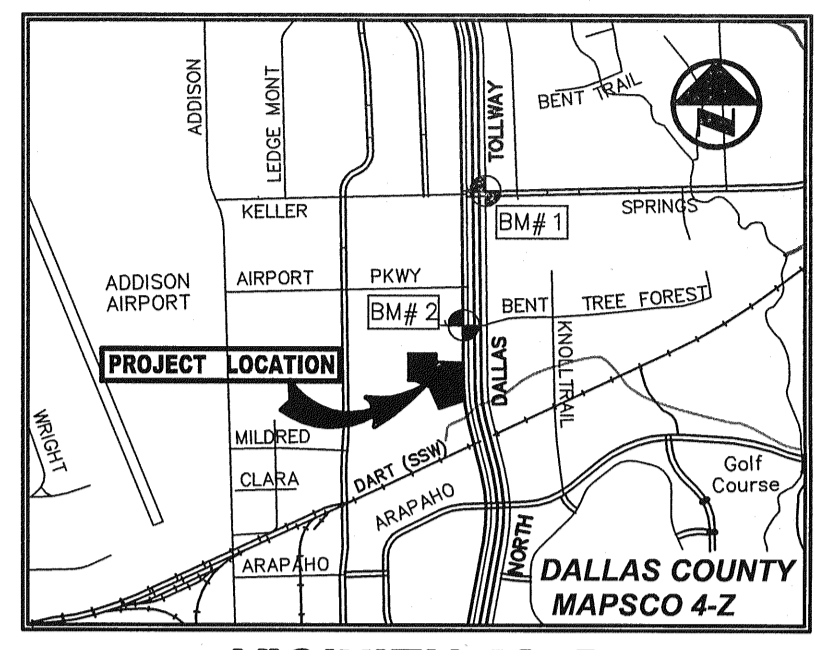
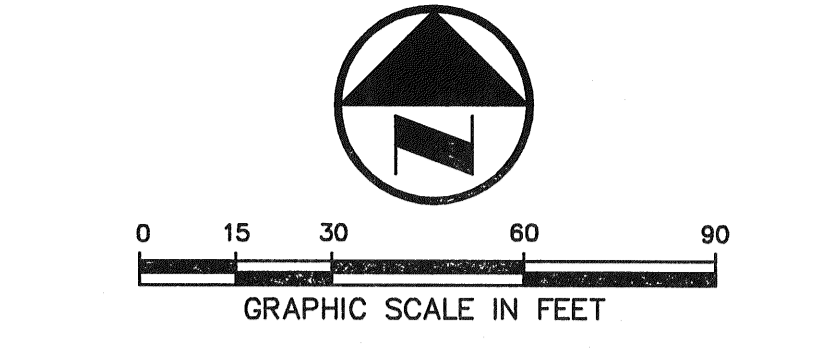
DRAWING SHEET INDEX

SHEET	DESCRIPTION
C0.1	COVER SHEET
C0.2	FINAL PLAT
C1.1	DIMENSIONAL CONTROL PLAN
C2.1	GRADING PLAN
C3.1	DRAINAGE AREA MAP
C3.2	STORM DRAINAGE PLAN
C4.1	WATER & SANITARY SEWER PLAN
C4.2 - C4.3	WATER & SANITARY PROFILES
C4.4 - C4.5	UTILITY DETAILS
C5.1	PAVING PLAN
C5.2	PAVIING DETAILS
C6.1	EROSION CONTROL PLAN
C6.2	EROSION CONTROL DETAILS
E-1	ONCOR ELECTRICAL DUCT BANK PLAN & PROFILE

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TWO ADDISON CIRCLE

SNK ALLEGRO SPECTRUM, LP
(VOL. 20070227088)



VICINITY MAP
(NOT TO SCALE)

LEGEND

B ₁	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CQ	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SN	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
8" W	EXISTING UNDERGROUND WATER LINE
8" SS	EXISTING UNDERGROUND SANITARY SEWER LINE
8" PS	PROPOSED UNDERGROUND SANITARY SEWER LINE
[Hatched]	EXISTING CONCRETE PAVEMENT AREA TO BE REMOVED
[Dotted]	10'x5' TREE WELL (SEE LANDSCAPE PLANS FOR DETAILS)

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: TRL-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
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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-469
DALLAS, TX 75208 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00

DIMENSIONAL CONTROL PLAN

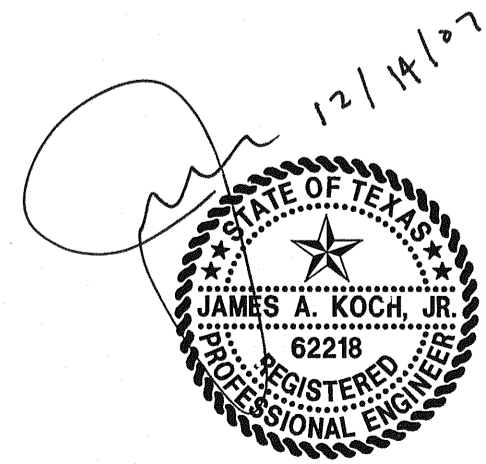
TWO ADDISON CIRCLE

3.371 ACRES

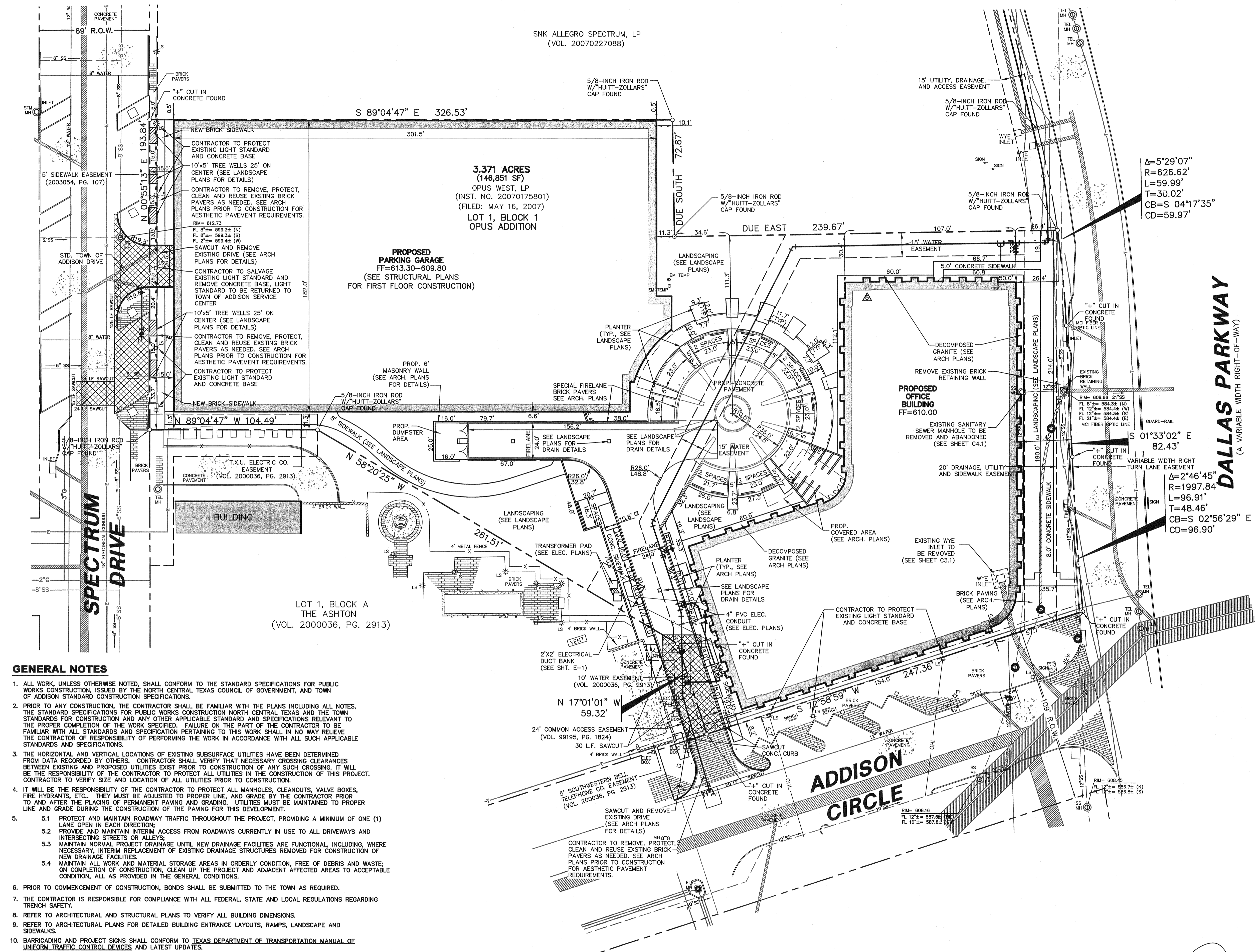
15600 DALLAS PARKWAY

TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	DEC 2009	1"=30'			C1.1



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

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)

GENERAL NOTES

- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT, AND TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS AND THE TOWN STANDARDS FOR CONSTRUCTION AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATION PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO PROPER LINE, AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
- PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
 - PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
 - MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;
 - MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE; ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS SHALL BE SUBMITTED TO THE TOWN AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE AND SIDEWALKS.
- BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.

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

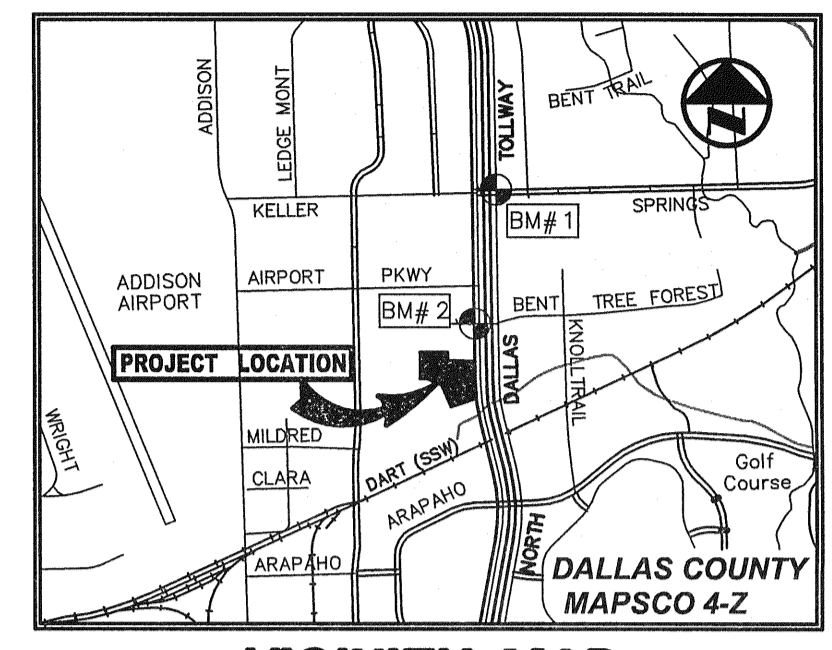
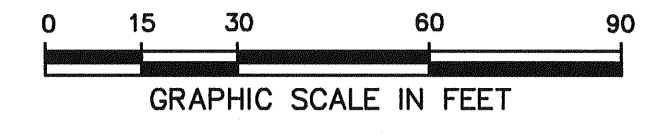
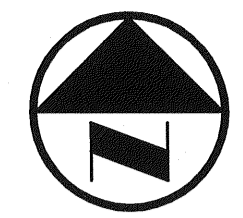
BM# 2 " " " " CUT SET ON CENTERLINE OF INLET 174'± NORTH OF NORTHEAST PROPERTY CORNER OF SAID PROPERTY. ELEV=607.34

NOTE:
CONTRACTOR TO PROTECT AND REUSE EXISTING BRICK PAVERS

NOTE:
REFER TO ARCH PLANS FOR BRICK SOLDIER COURSE LAYOUT

KWH/TIS 12/30/2009 9:42AM M:\DWG-28\2840-07-156\DWG\2840-07-156CV.DWG

TWO ADDISON CIRCLE



VICINITY MAP (NOT TO SCALE)

LEGEND

- Legend items: BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, CLEANOUT, MANHOLE, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TELEPHONE BOX, FLOOD LIGHT, FLAG POLE, TRAFFIC SIGN, 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET, CONTROLLING MONUMENT, PROPERTY LINE, FENCE, OVERHEAD UTILITY LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE, EXISTING UNDERGROUND WATER LINE, EXISTING UNDERGROUND SANITARY SEWER LINE, PROPOSED UNDERGROUND WATER LINE, PROPOSED UNDERGROUND SANITARY SEWER LINE, EXIST CONTOUR, EXIST SPOT ELEVATION, EXIST TOP OF CURB ELEVATION, EXIST GUTTER ELEVATION, PROPOSED DRAINAGE FLOW DIRECTION, PROPOSED TOP OF CURB ELEVATION, PROPOSED GUTTER ELEVATION, PROPOSED CONTOUR, FINISHED FLOOR ELEVATION, PROPOSED SWALE, RIDGE LINE, PROPOSED SPOT ELEVATION.

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

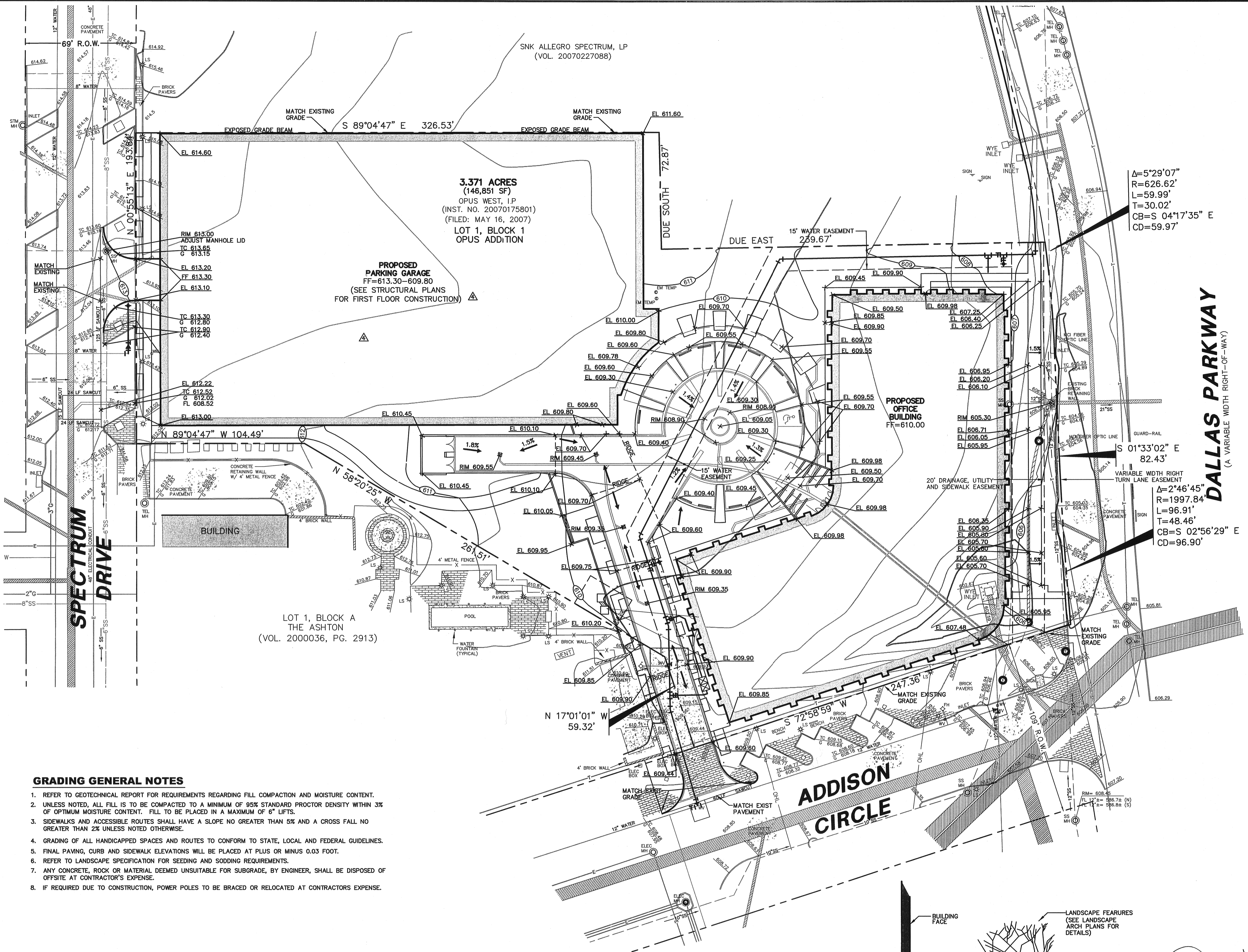
PW# 2007-010

Table with 3 columns: NO., DATE, REVISION. Contains a list of drawing revisions from 09/28/2009 to 01/08/2008.

Pacheco Koch Consulting Engineers, 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206

GRADING PLAN TWO ADDISON CIRCLE 3.371 ACRES 15600 DALLAS PARKWAY TOWN OF ADDISON, TEXAS

Table with 7 columns: DESIGN, DRAWN, DATE, SCALE, NOTES, FILE, NO. Row 1: JAK/KFW, KLH, DEC 2009, 1"=30', C2.1



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

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

PROPOSED OFFICE BUILDING FF=610.00

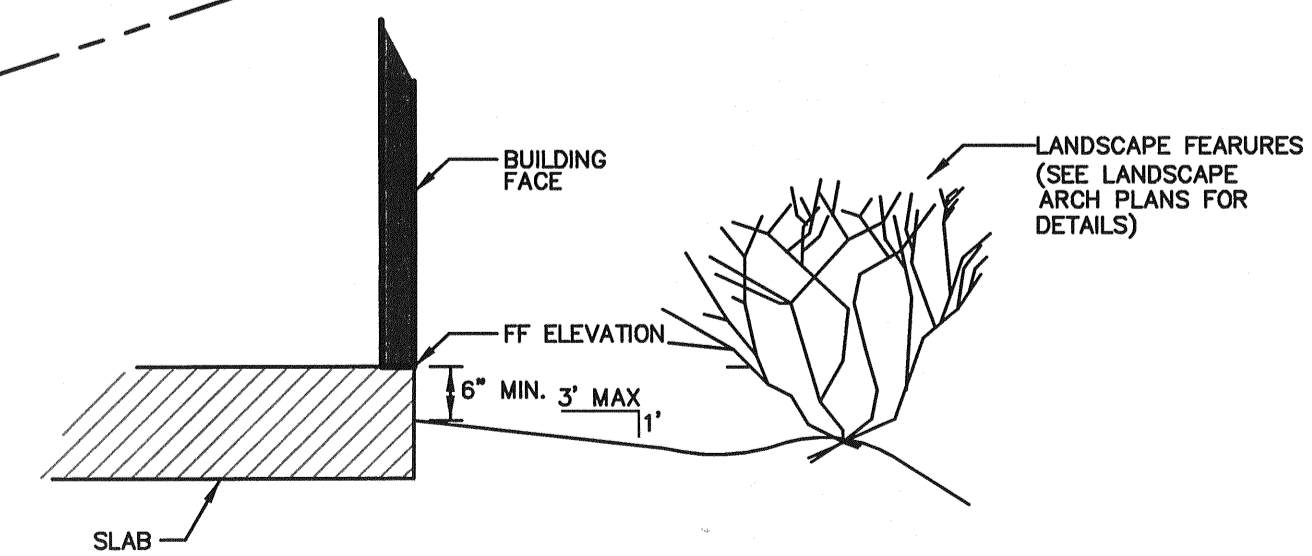
LOT 1, BLOCK A THE ASHTON (VOL. 2000036, PG. 2913)

GRADING GENERAL NOTES

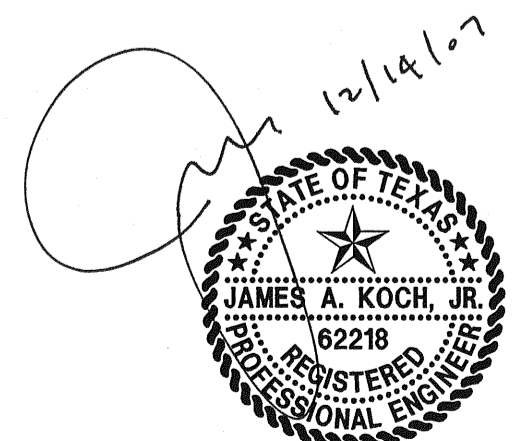
- 8 notes regarding geotechnical report, compaction, moisture content, fill, sidewalks, handicapped spaces, paving, landscaping, and contractor expenses.

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



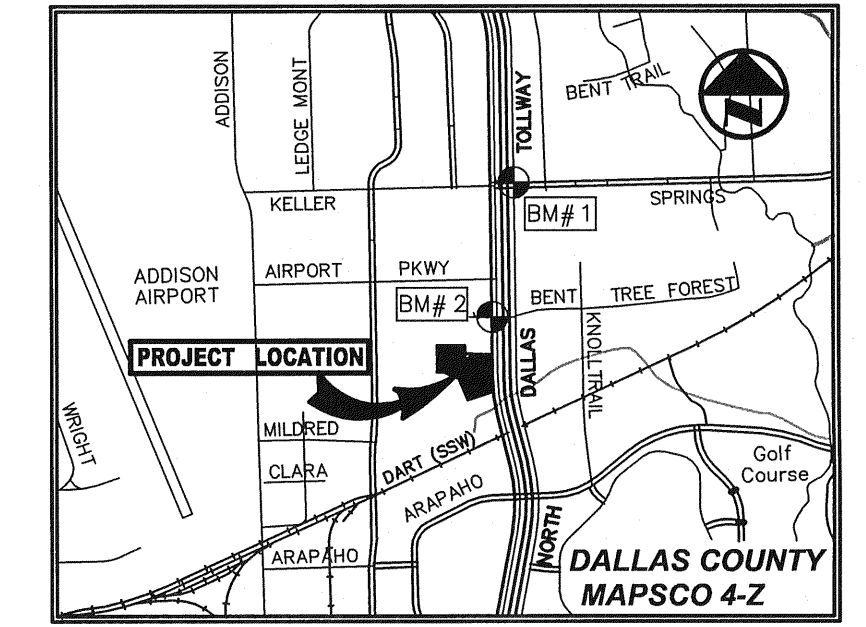
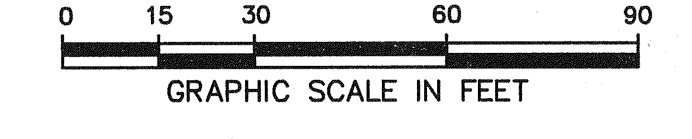
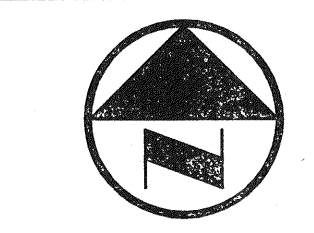
STANDARD GRADING DETAIL AT BUILDING (EAST SIDE)



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Vertical text on the left margin: K:\WHITTS\17\DWG\2840-07\156\DWG\2840-07-156CVD.DWG

Vertical text on the right margin: TWO ADDISON CIRCLE



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 ₁₀₀ 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
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3	10/27/2008	ELECTRICAL SECONDARY AND WATER VAULT CONFLICT
4	10/22/2008	ONCOR CONSTRUCTION COMMENTS
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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

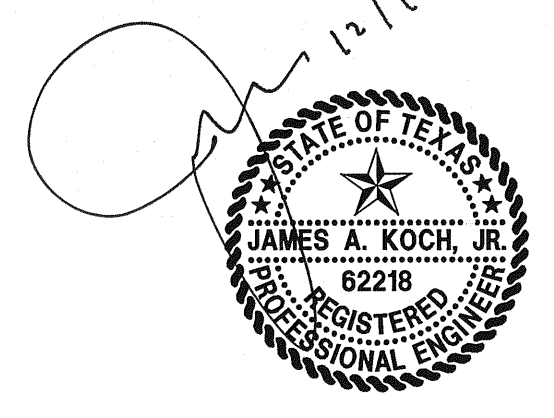
TWO ADDISON CIRCLE

3.371 ACRES

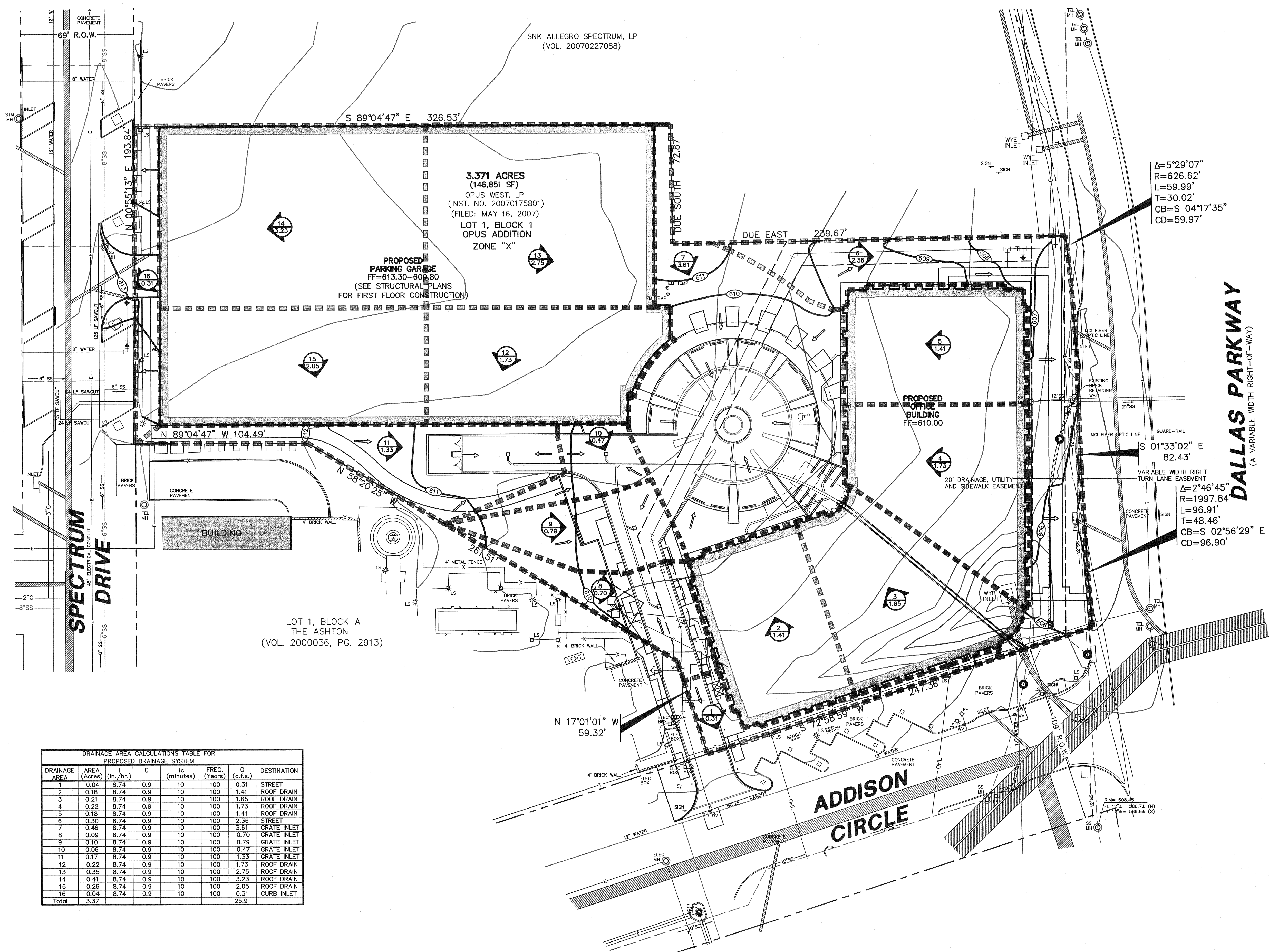
15600 DALLAS PARKWAY

TOWN OF ADDISON, TEXAS

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



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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

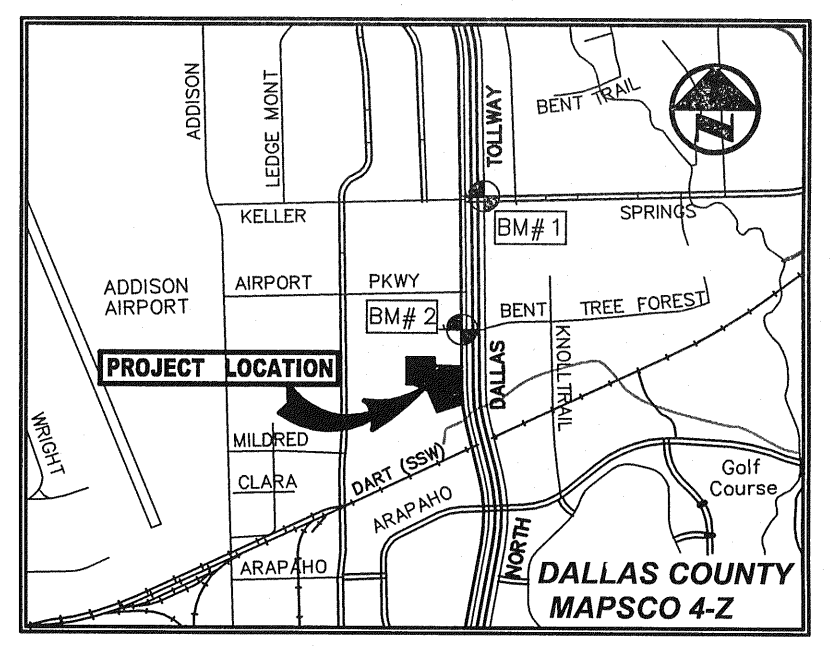
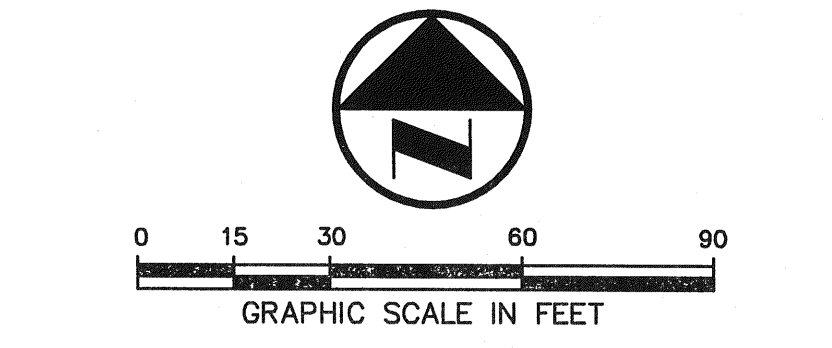
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BM# 2 " " CUT SET ON CENTERLINE OF INLET 174'± NORTH OF NORTHEAST PROPERTY CORNER OF SAID PROPERTY. ELEV=607.34

12/30/2009 - 9:42AM
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TWO ADDISON CIRCLE

SNK ALLEGRO SPECTRUM, LP
(VOL. 20070227088)



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
CQ	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
6" W	EXISTING UNDERGROUND WATER LINE
6" SS	EXISTING UNDERGROUND SANITARY SEWER LINE
6" W	PROPOSED UNDERGROUND WATER LINE
6" SS	PROPOSED UNDERGROUND SANITARY SEWER LINE

RECORD DRAWING
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CONTRACTOR: TRI-DAL, LTD.
DATE REVISED: SEPTEMBER 28, 2009

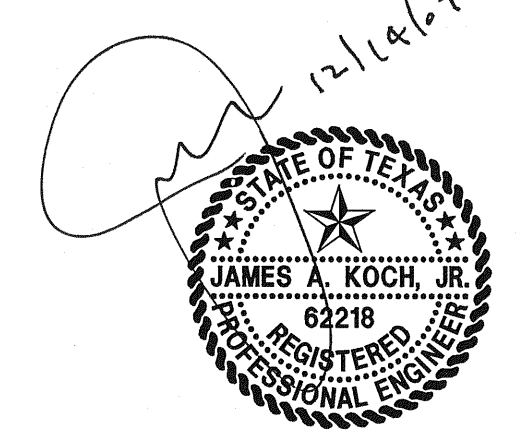
PW# 2007-010

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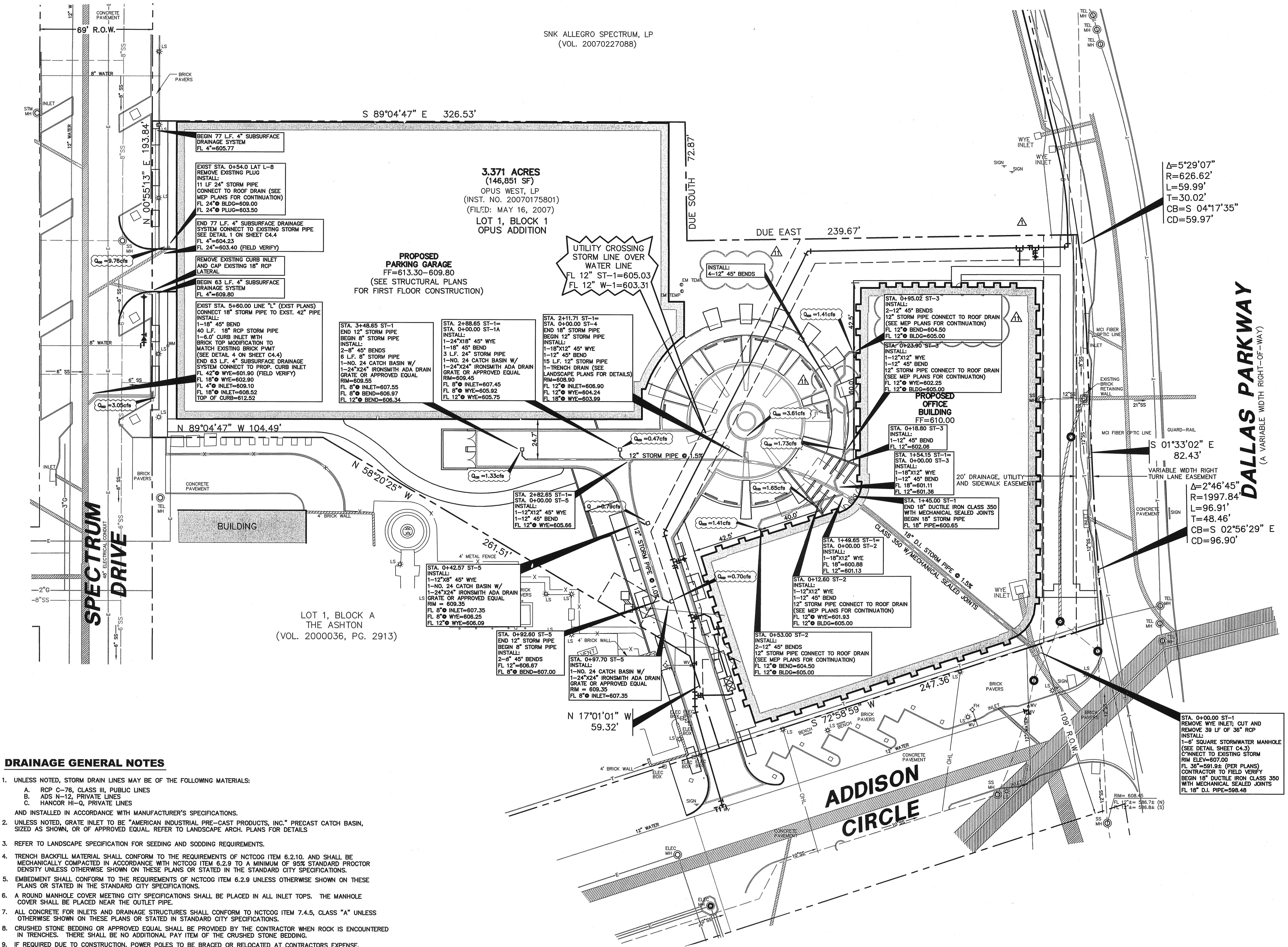
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPY. SUITE 1000 TX REG. ENGINEERING FIRM F-469
DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00

STORM DRAINAGE PLAN
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'			C3.2



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DRAINAGE GENERAL NOTES

- UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
A. RCP C-76, CLASS III, PUBLIC LINES
B. ADS N-12, PRIVATE LINES
C. HANCOR HI-Q, PRIVATE LINES
AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PRE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN, OR OF APPROVED EQUAL. REFER TO LANDSCAPE ARCH. PLANS FOR DETAILS.
- REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SOODING REQUIREMENTS.
- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10. AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS. THE MANHOLE COVER SHALL BE PLACED NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 7.4.5, CLASS "A" UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.

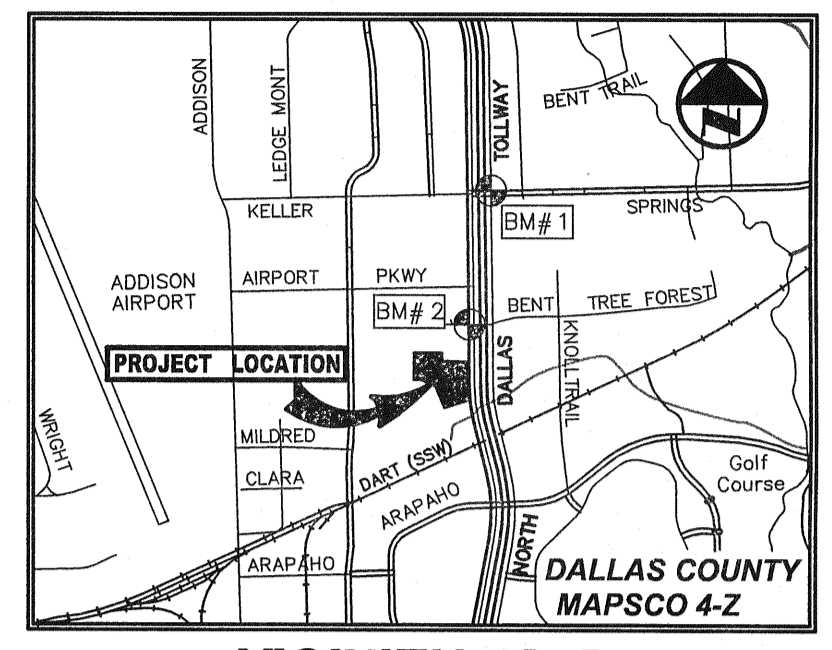
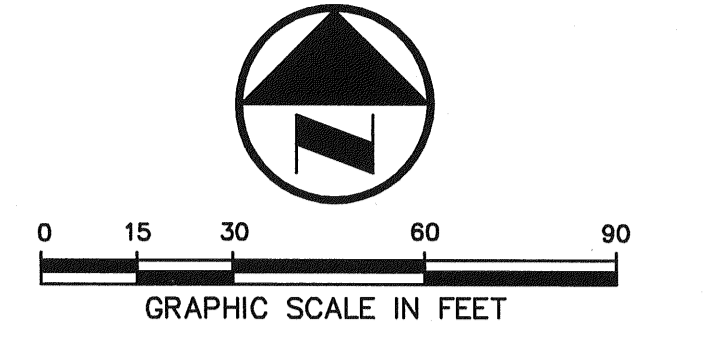
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BM# 1 STANDARD CITY OF DALLAS WATER DEPT. BENCHMARK - " " CUT FOUND ON CENTERLINE OF CURB INLET ON THE NORTHEAST CORNER OF KELLER SPRINGS ROAD AND DALLAS NORTH TOLLWAY. ELEV=615.00
BM# 2 " " CUT SET ON CENTERLINE OF INLET 174± NORTH OF NORTHEAST PROPERTY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

KWHITS 12/30/2009 9:42AM M:\DWG-2840-07\15600-DWG\2840-07-15600.DWG

TWO ADDISON CIRCLE

SNK ALLEGRO SPECTRUM, LP
(VOL. 20070227088)



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
CL	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TR	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
-6" WATER	EXISTING UNDERGROUND WATER LINE
-6" SAN	EXISTING UNDERGROUND SANITARY SEWER LINE
-6" WATER	PROPOSED UNDERGROUND WATER LINE
-6" SAN	PROPOSED UNDERGROUND SANITARY SEWER LINE

NOTE: DOMESTIC WATER METER TO BE HERSEY MVR TURBINE METER WITH TEST PORT, ELECTRONIC REGISTER AND TOUCH PAD WITH BYPASS, BROOKS PRODUCTS MV 480-801-5 PRECAST BOX WITH TOUCH PAD ON LID, OR TOWN APPROVED EQUAL

CAUTION EXISTING UTILITIES !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED IN THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTION IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

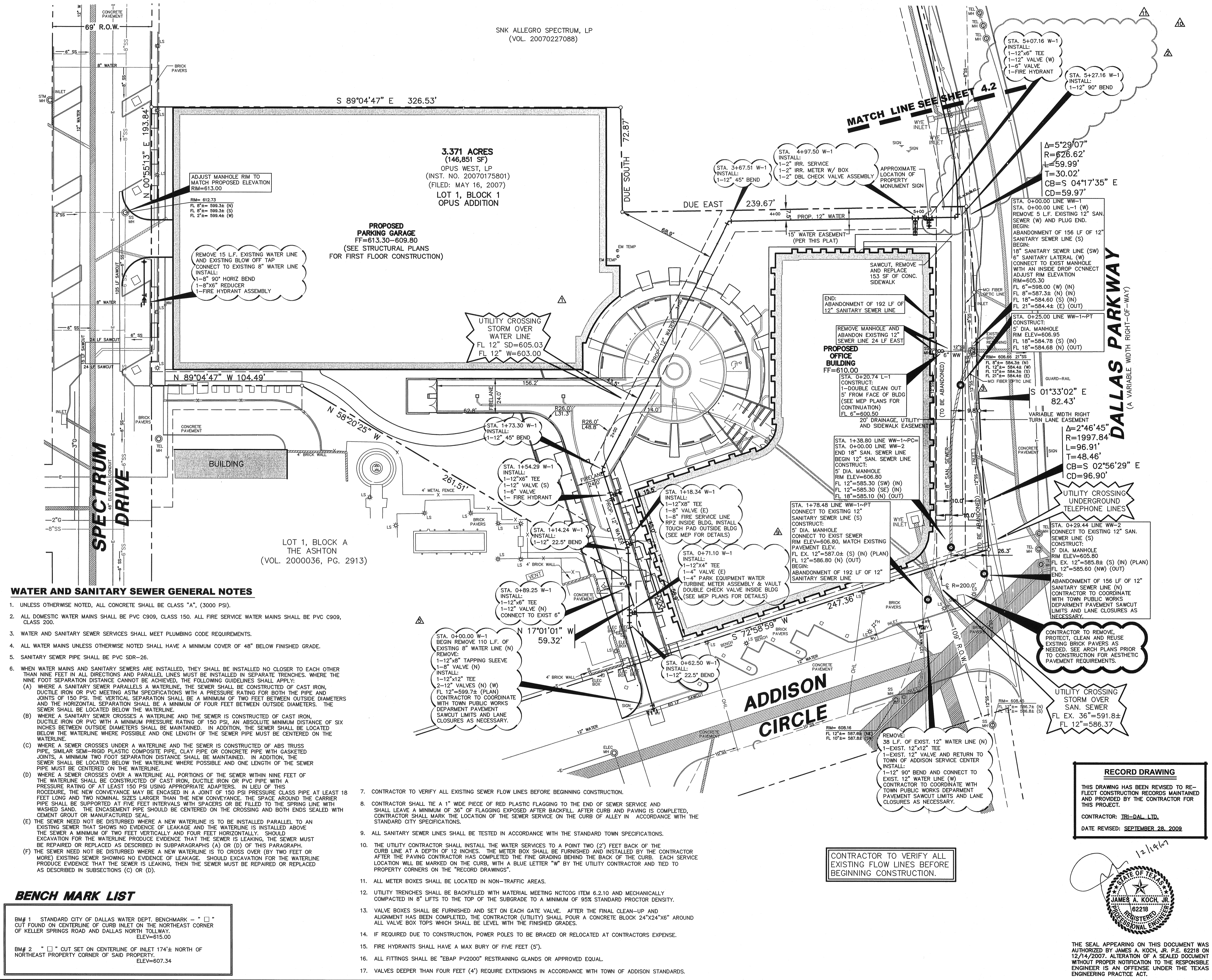
PW# 2007-010

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Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPY., SUITE 1000 TX REG. ENGINEERING FIRM F-469
DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-10080-00

WATER & SANITARY SEWER PLAN
TWO ADDISON CIRCLE
3.371 ACRES
15600 DALLAS PARKWAY
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH/JHB	DEC 2009	1"=30'			C4.1

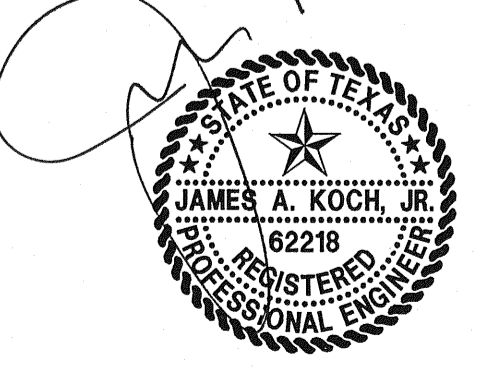


BENCH MARK LIST

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CONTRACTOR: TRI-DAL, LTD.
DATE REVISED: SEPTEMBER 28, 2009

CONTRACTOR TO VERIFY ALL EXISTING FLOW LINES BEFORE BEGINNING CONSTRUCTION.

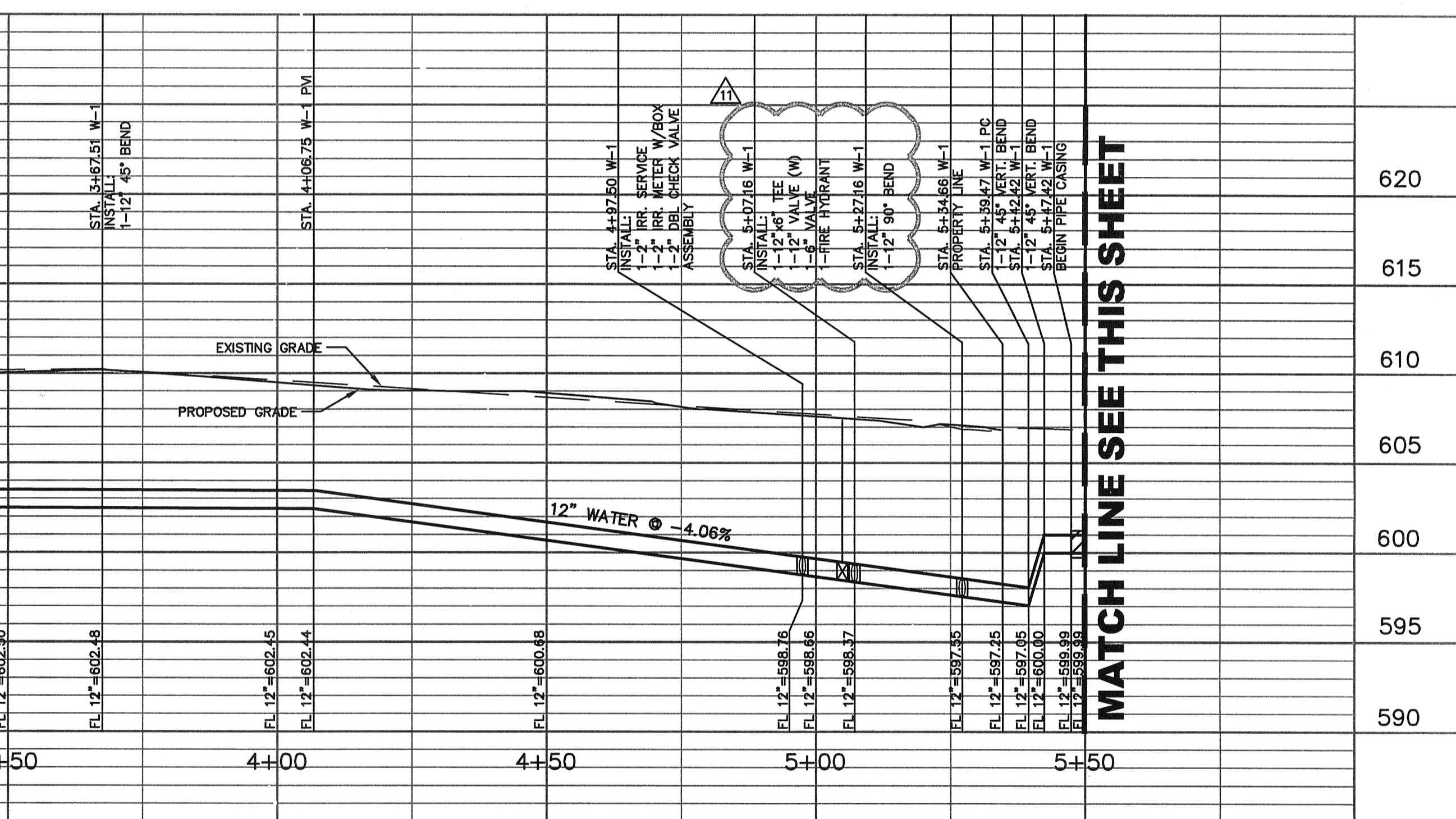
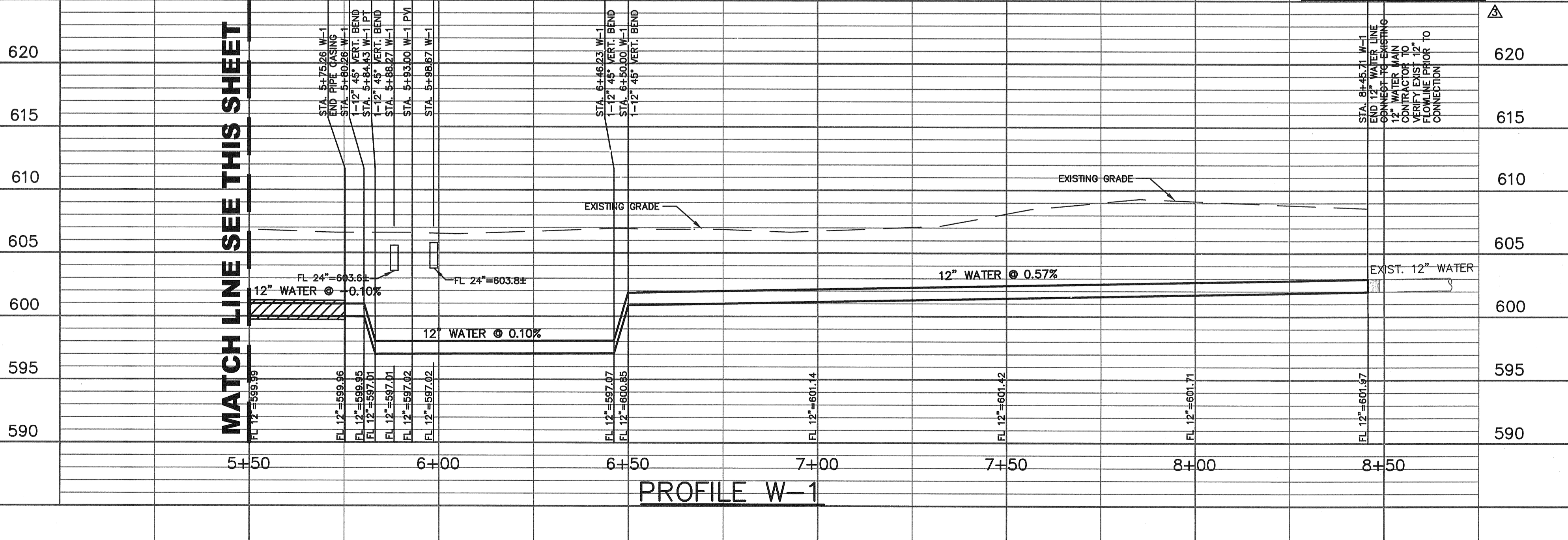
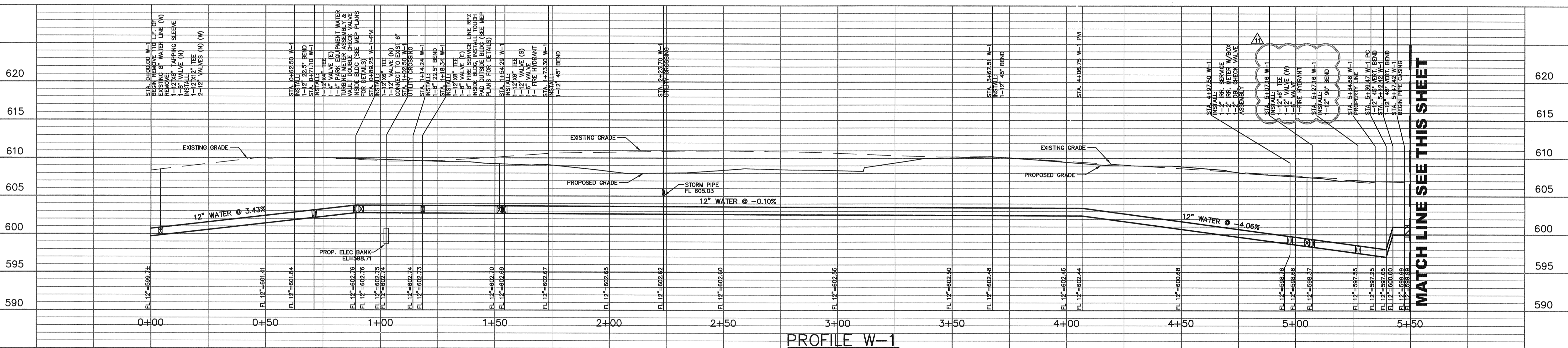
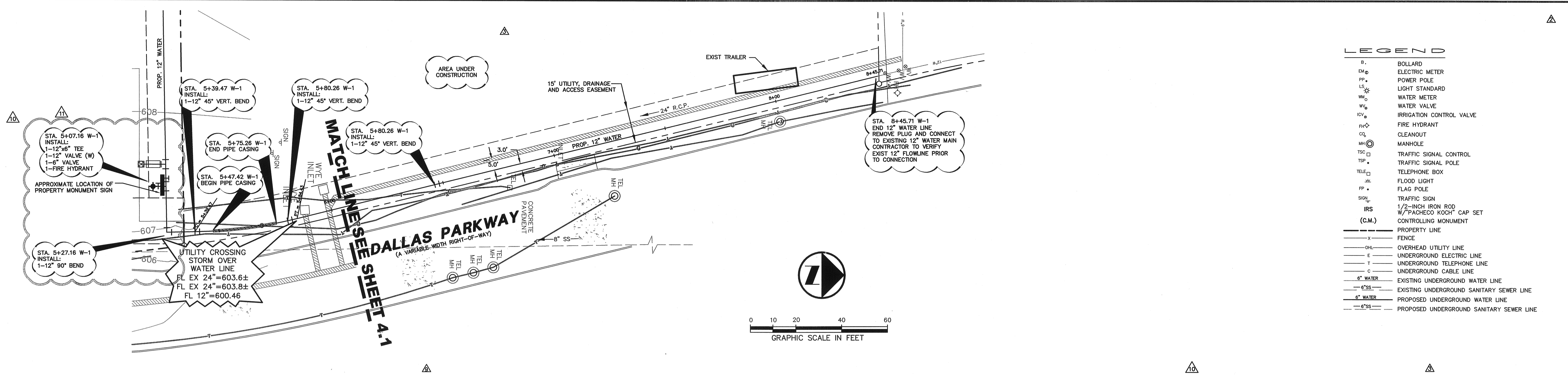


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TWO ADDISON CIRCLE

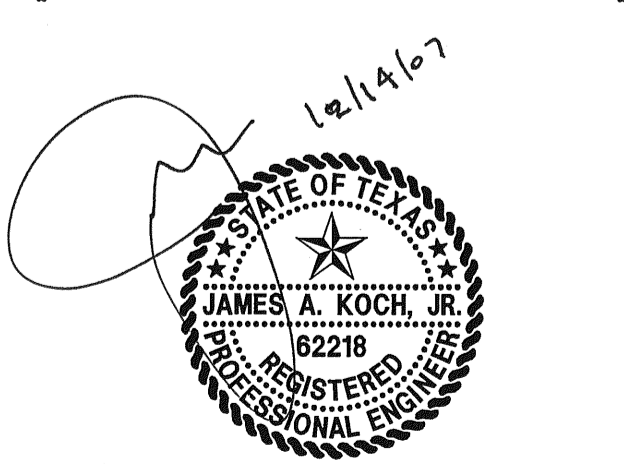
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RECORD DRAWING

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CONTRACTOR: JRI-DAL, LTD.
DATE REVISED: SEPTEMBER 28, 2009



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Pacheco Koch Consulting Engineers
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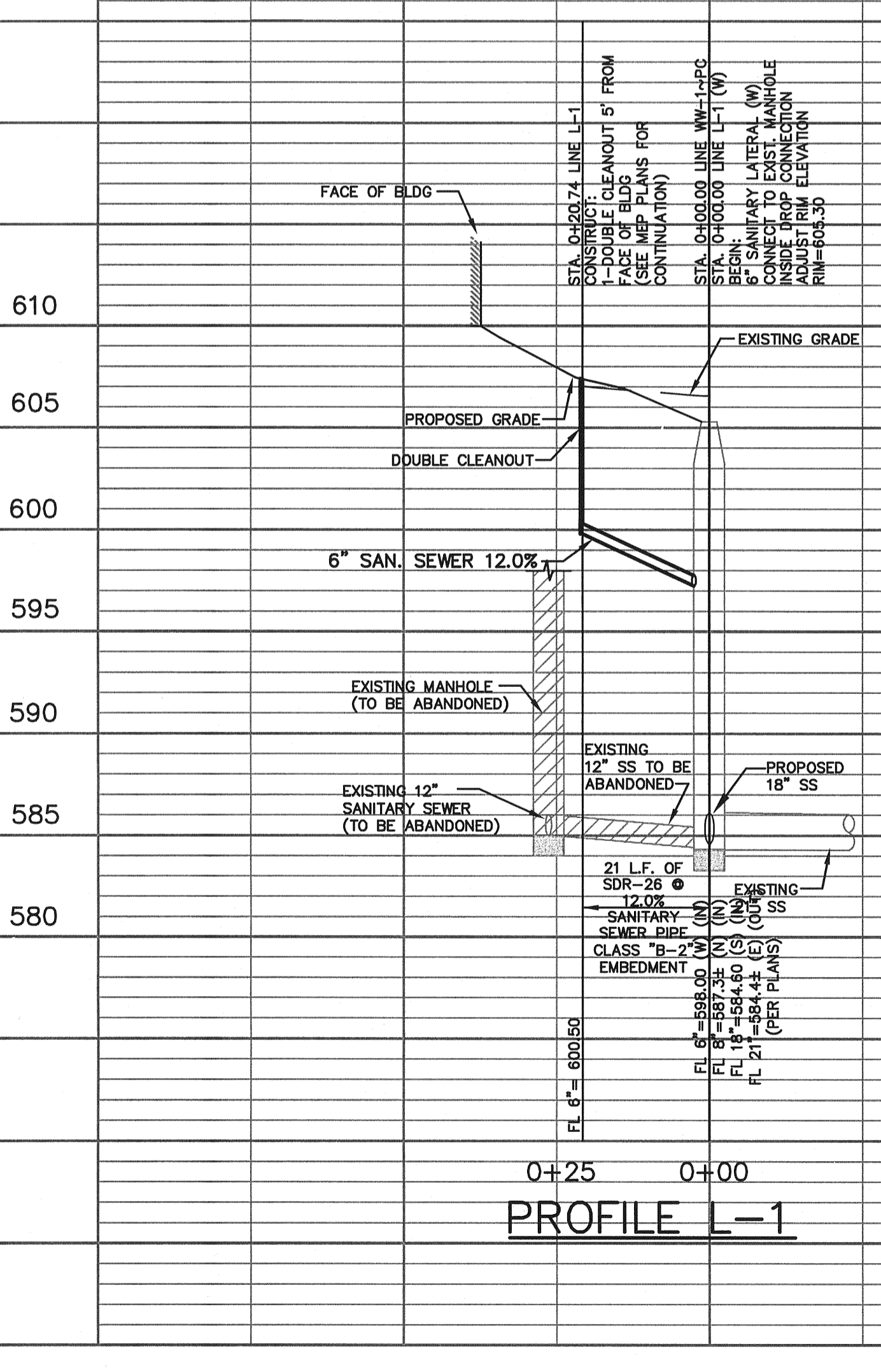
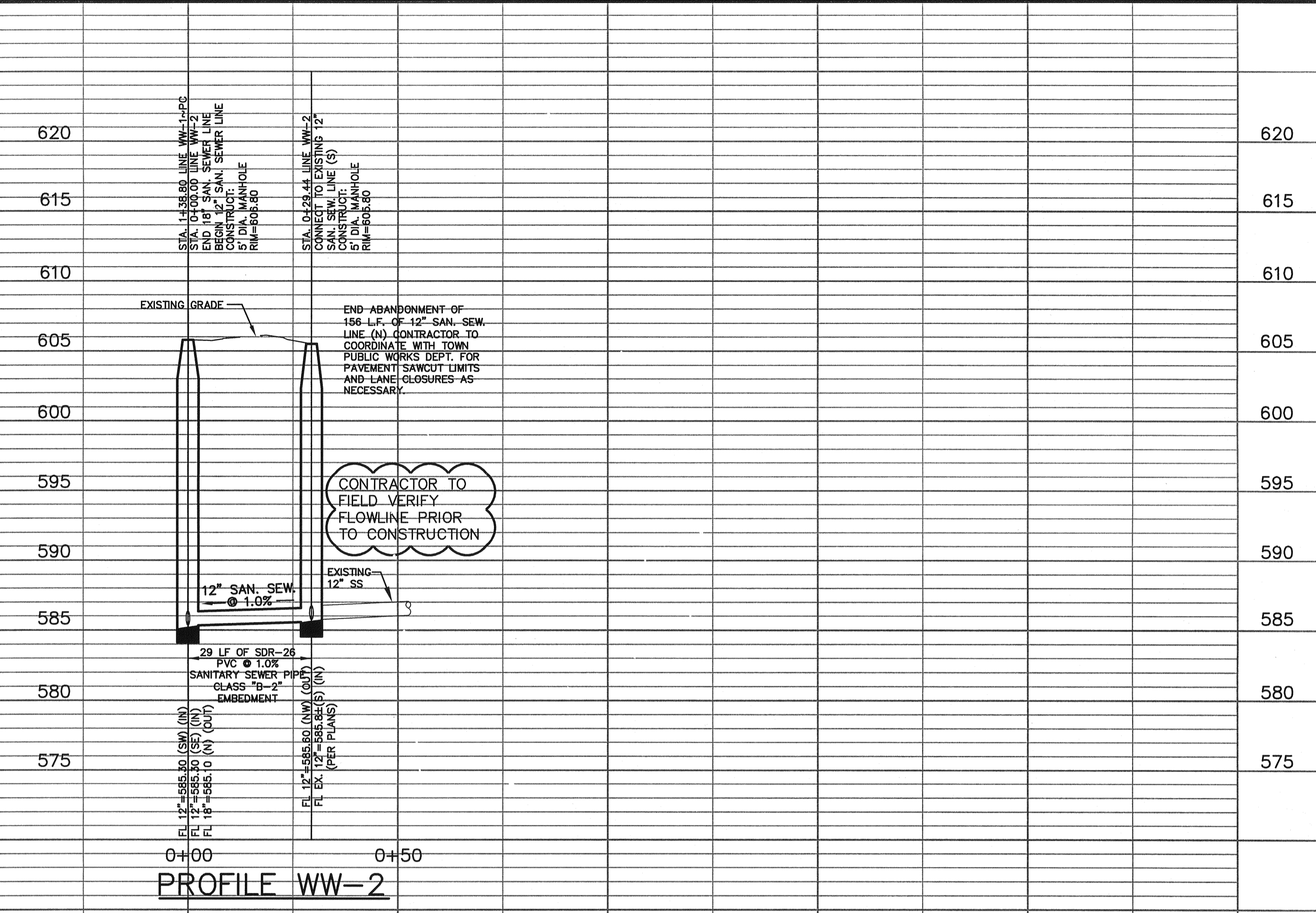
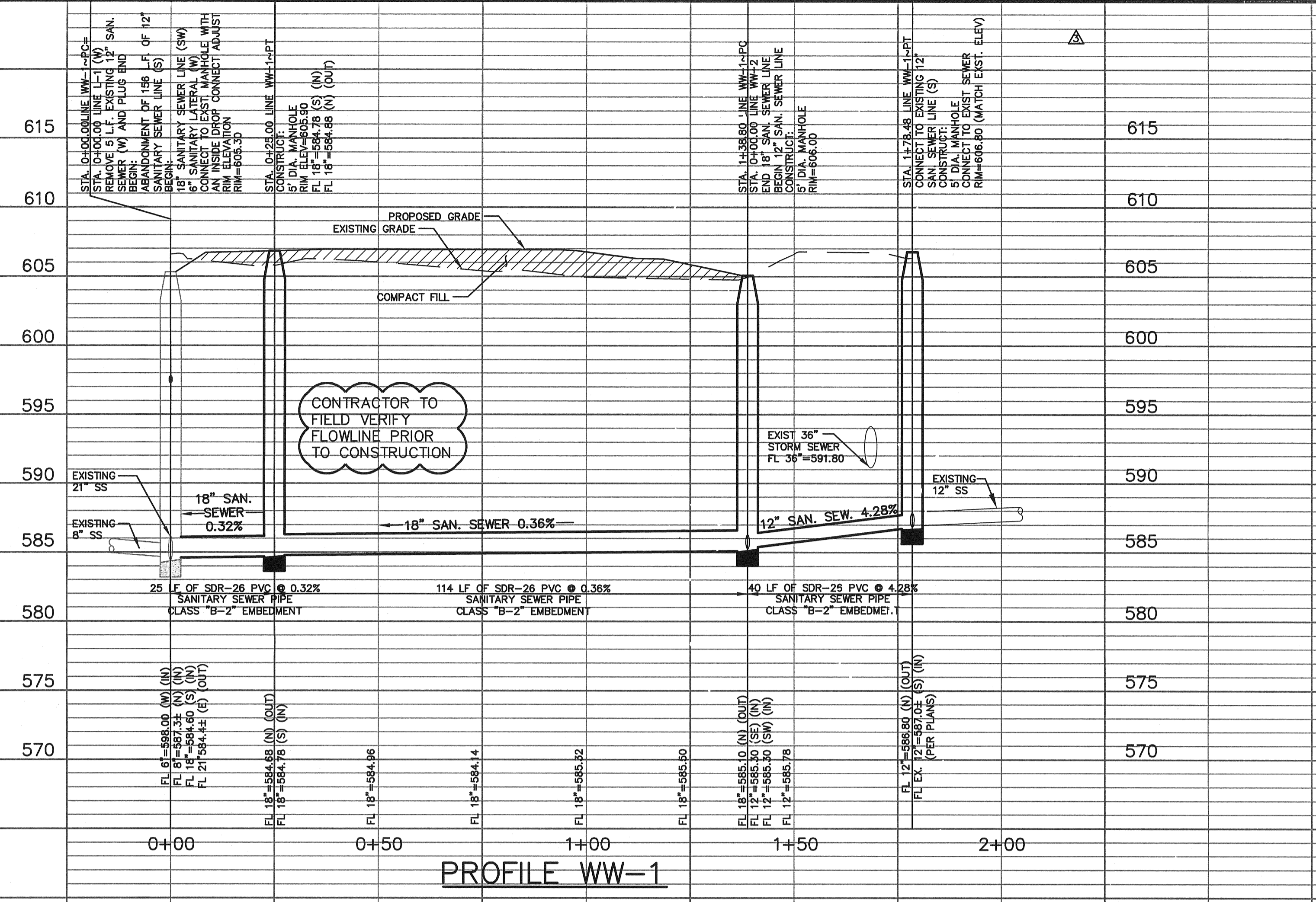
WATER PLAN & PROFILES

TWO ADDISON CIRCLE
3.371 ACRES
15600 DALLAS PARKWAY
TOWN OF ADDISON, TEXAS

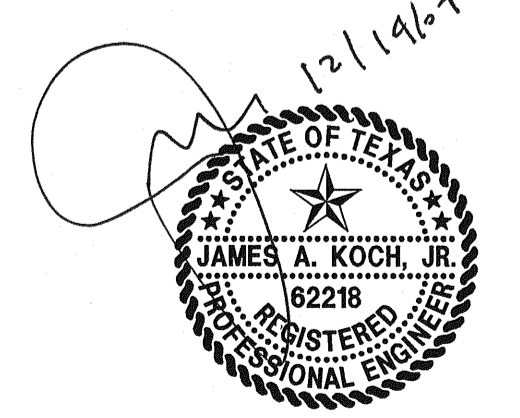
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	DEC 2009	H:1"=20' V:1"=6'			C4.2

TWO ADDISON CIRCLE

12/20/2009 - 9:50AM
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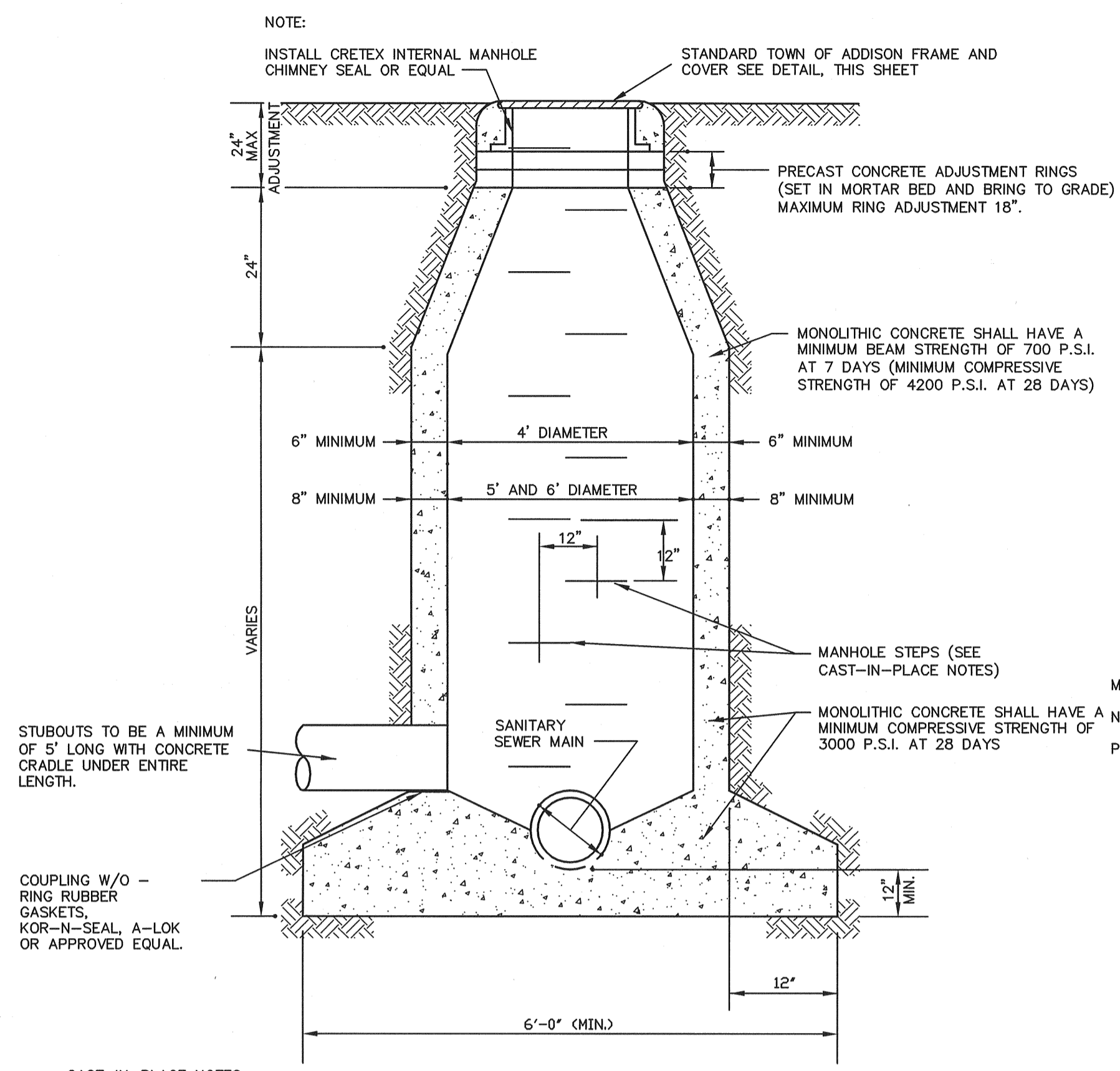
NO.	DATE	REVISION
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△	10/27/2008	ELECTRICAL SECONDARY AND WATER VAULT CONFLICT
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△	06/10/2008	GARAGE FINISHED FLOOR ELEV/ELEC DUCT BANK ADDITION
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△	01/23/2008	UTILITY LINE CONFLICT/CITY COMMENTS REVISION
△	01/08/2008	STORM LINE FLOWLINE REVISIONS

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXP'Y, SUITE 1000 TX REG. ENGINEERING FIRM F-469
 DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00

SANITARY SEWER PROFILES
 TWO ADDISON CIRCLE
 3.371 ACRES
 15600 DALLAS PARKWAY
 TOWN OF ADDISON, TEXAS

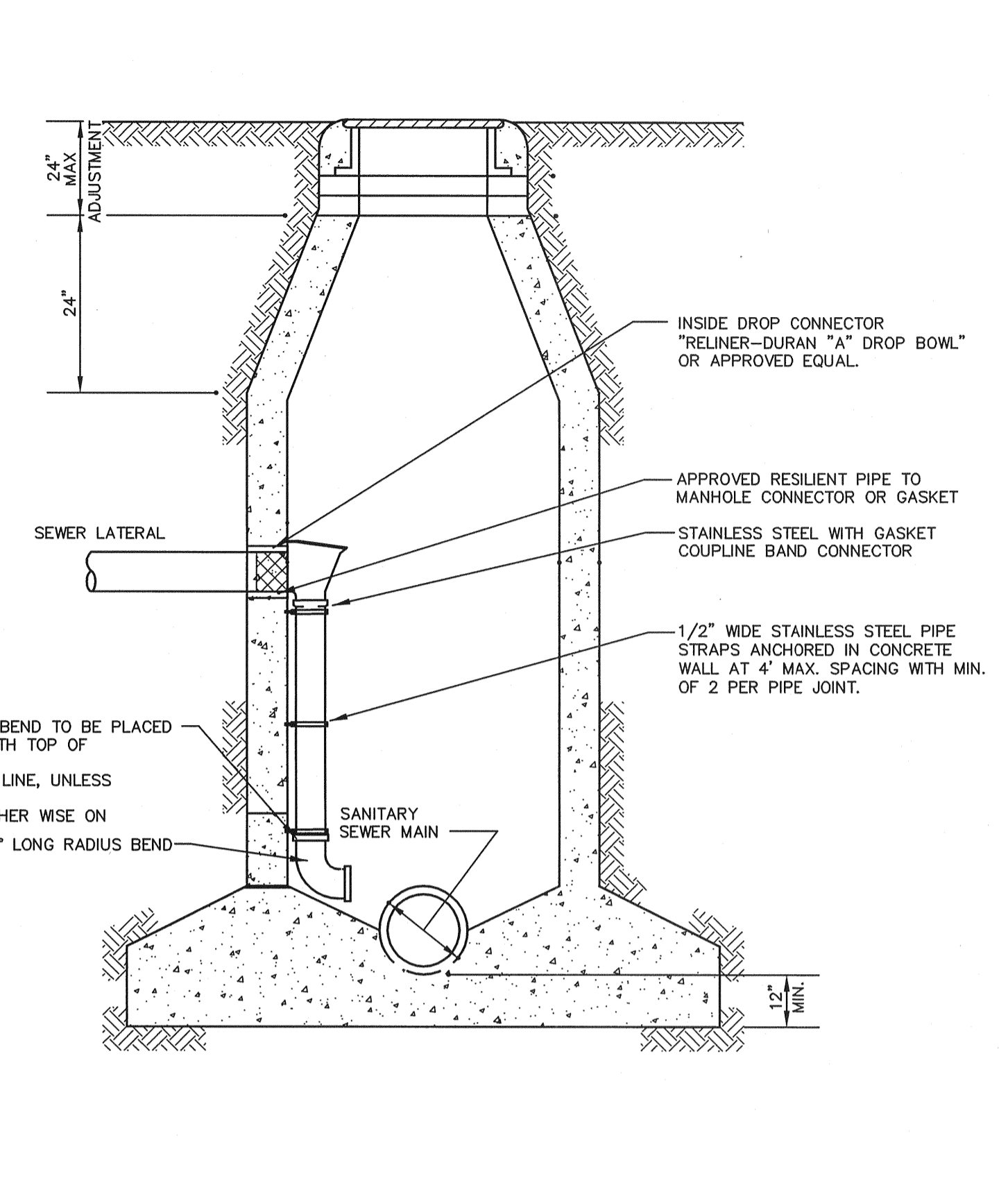
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	DEC 2009	H:1"=20' V:1"=6'			C4.3

TWO ADDISON CIRCLE



CAST-IN-PLACE NOTES:
 1. CONCRETE SHALL BE A MONOLITHIC POUR.
 2. MANHOLE STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC COATED 1/2" GRADE 60 STEEL REINFORCEMENT STEP MODEL PS2-PF AS MANUFACTURED BY M.A. INDUSTRIES INC. OF PEACHTREE CITY, GEORGIA OR EQUAL.

1 STANDARD CAST-IN-PLACE MANHOLE
NOT TO SCALE



2 WASTEWATER MANHOLE INSIDE DROP CONNECTION
NOT TO SCALE

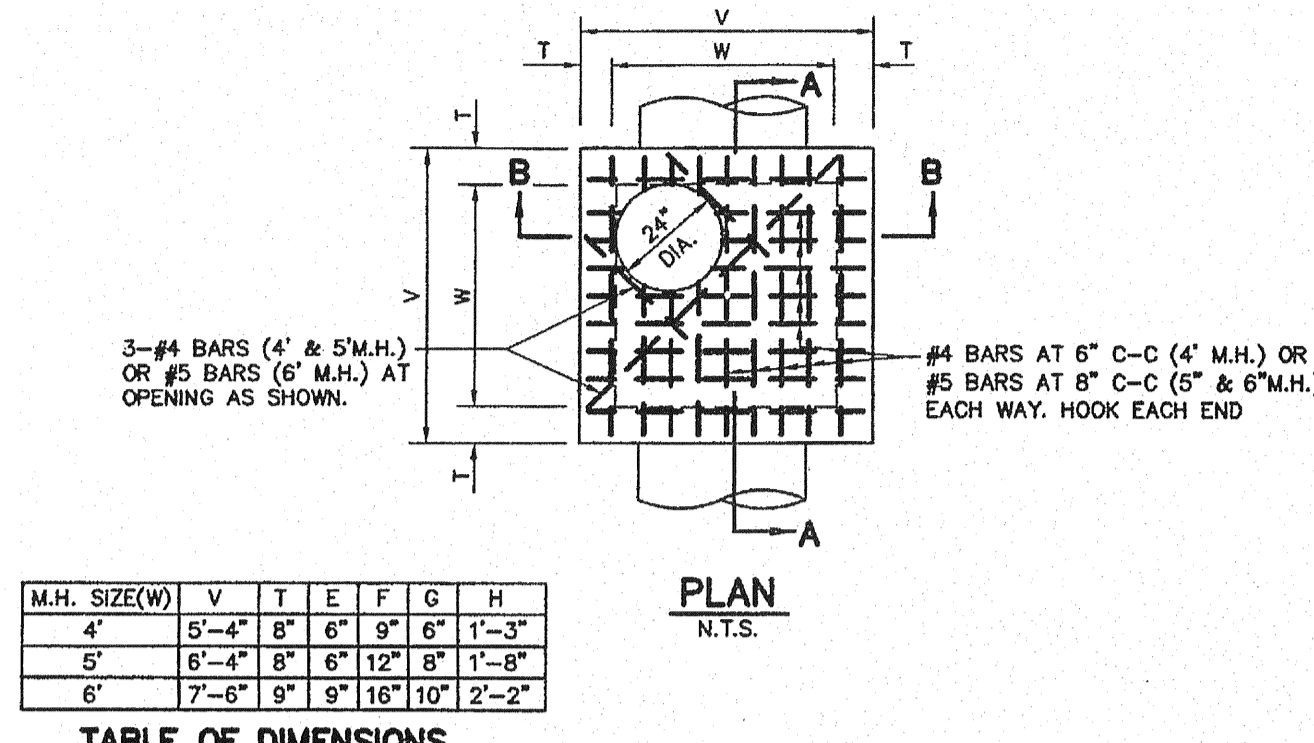
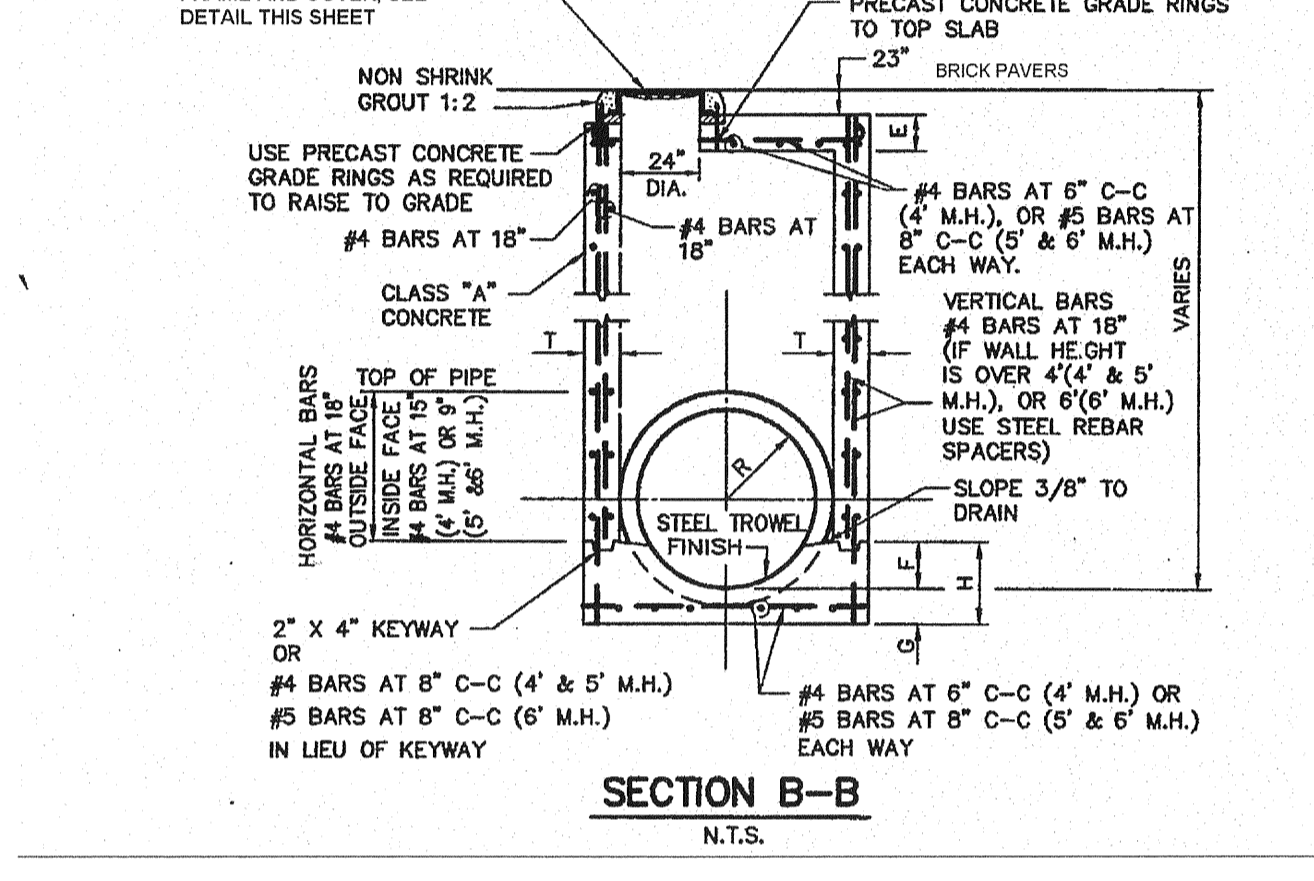
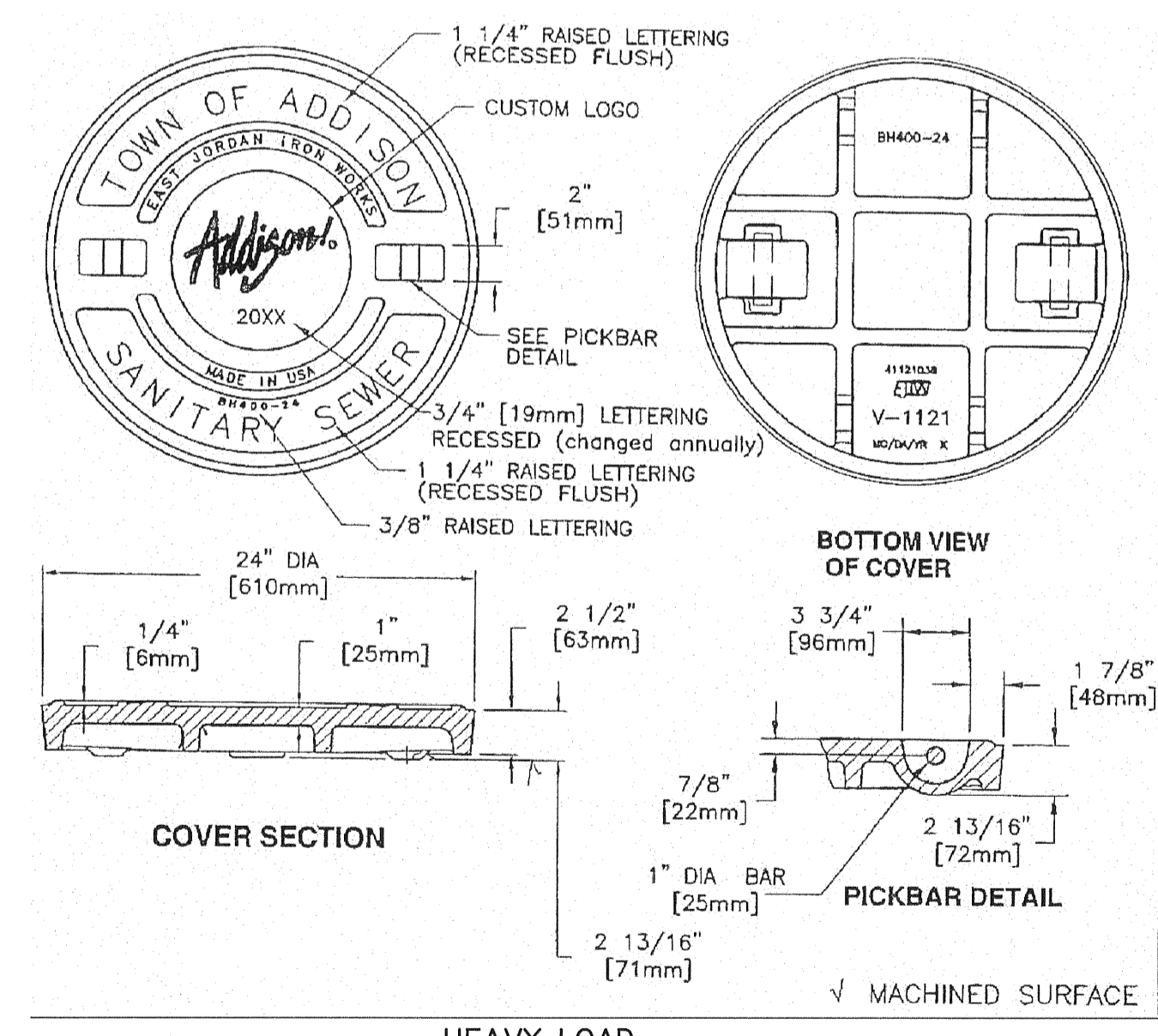


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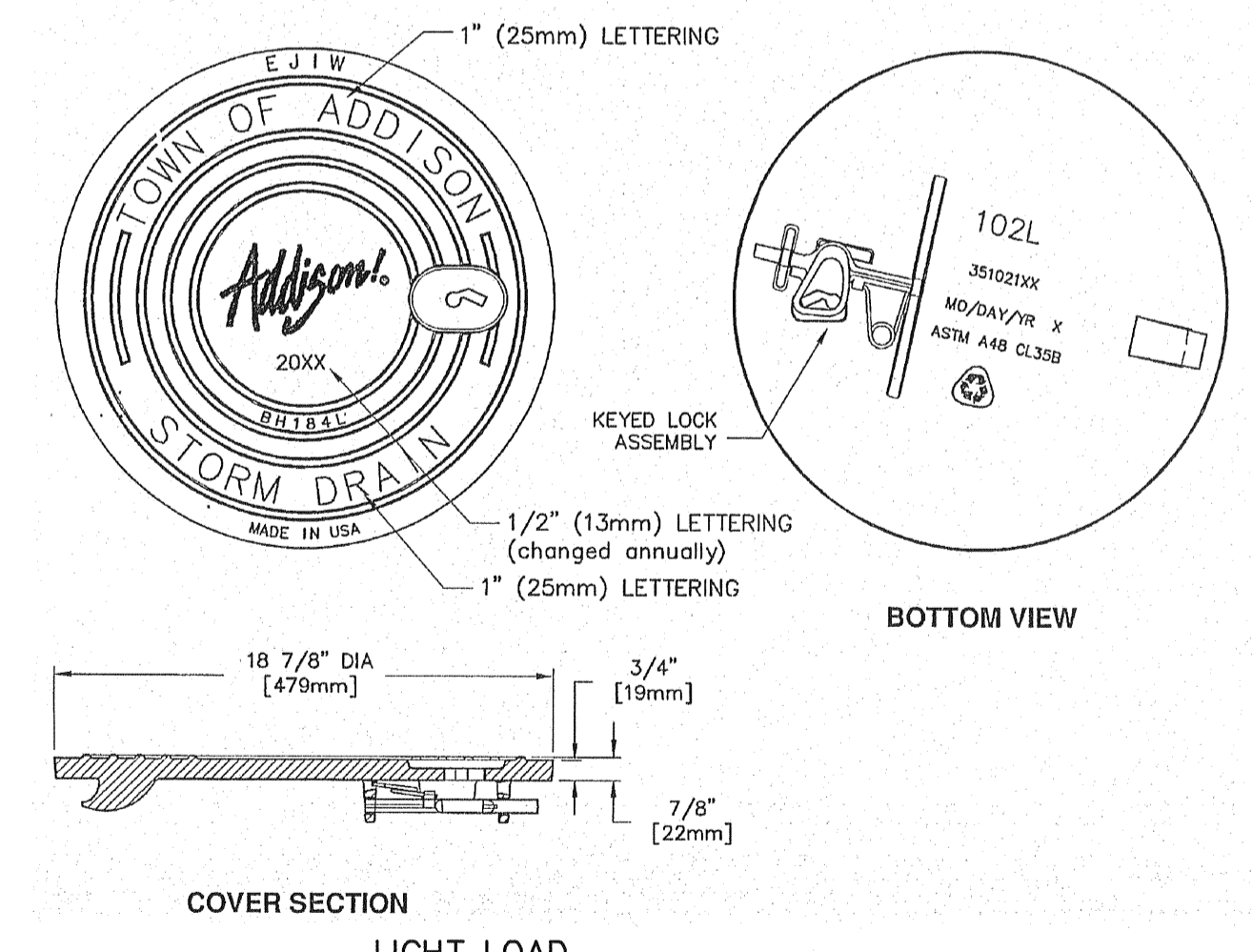
M.H. SIZE (W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	9"	16"	10"	2'-2"



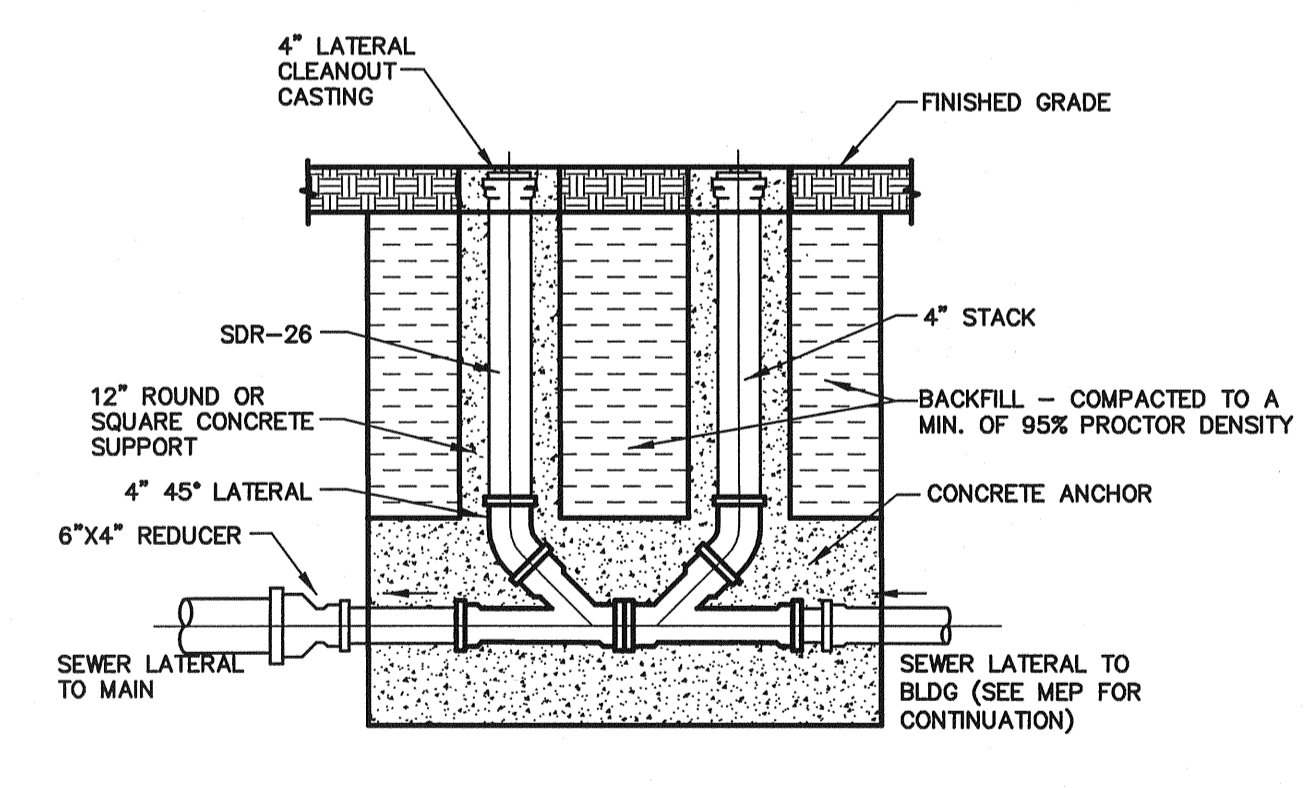
3 SQUARE STORM SEWER MANHOLE
NOT TO SCALE



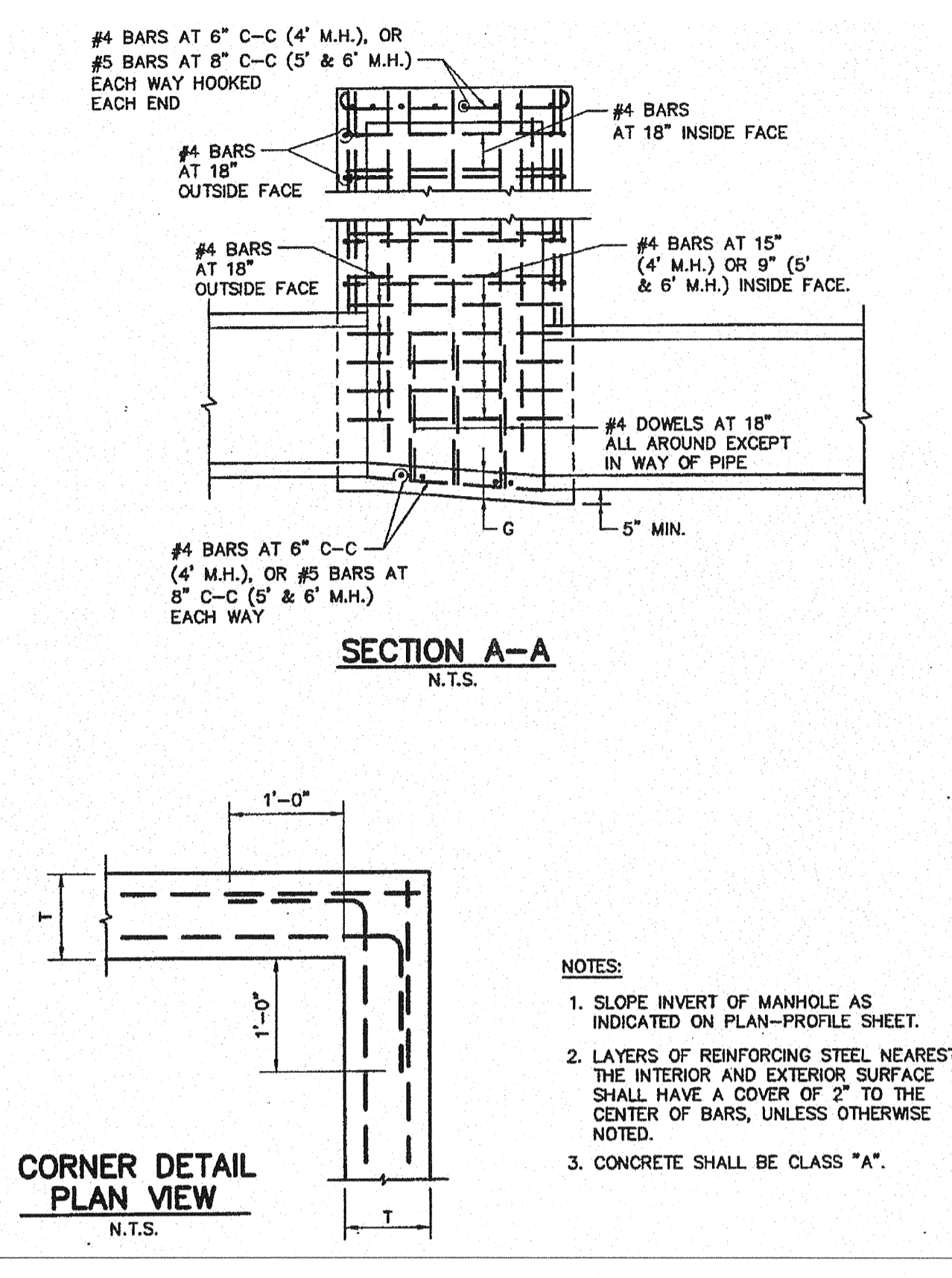
4 SANITARY SEWER MANHOLE LID DETAIL
NOT TO SCALE



5 STORM SEWER MANHOLE LID DETAIL
NOT TO SCALE



6 SANITARY SEWER DOUBLE CLEANOUT ASSEMBLY
NOT TO SCALE



NOTES:
 1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
 2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
 3. CONCRETE SHALL BE CLASS "A".

RECORD DRAWING
 THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
 CONTRACTOR: TRI-DAL LTD.
 DATE REVISED: SEPTEMBER 28, 2008

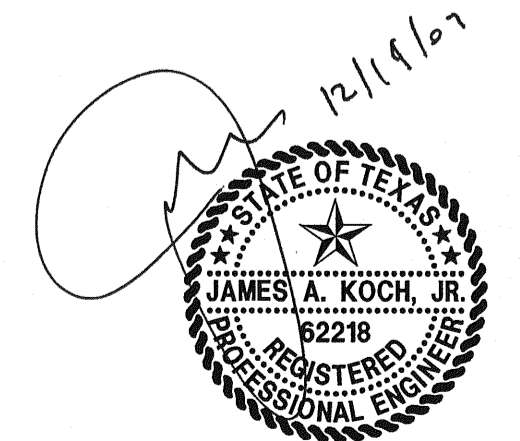
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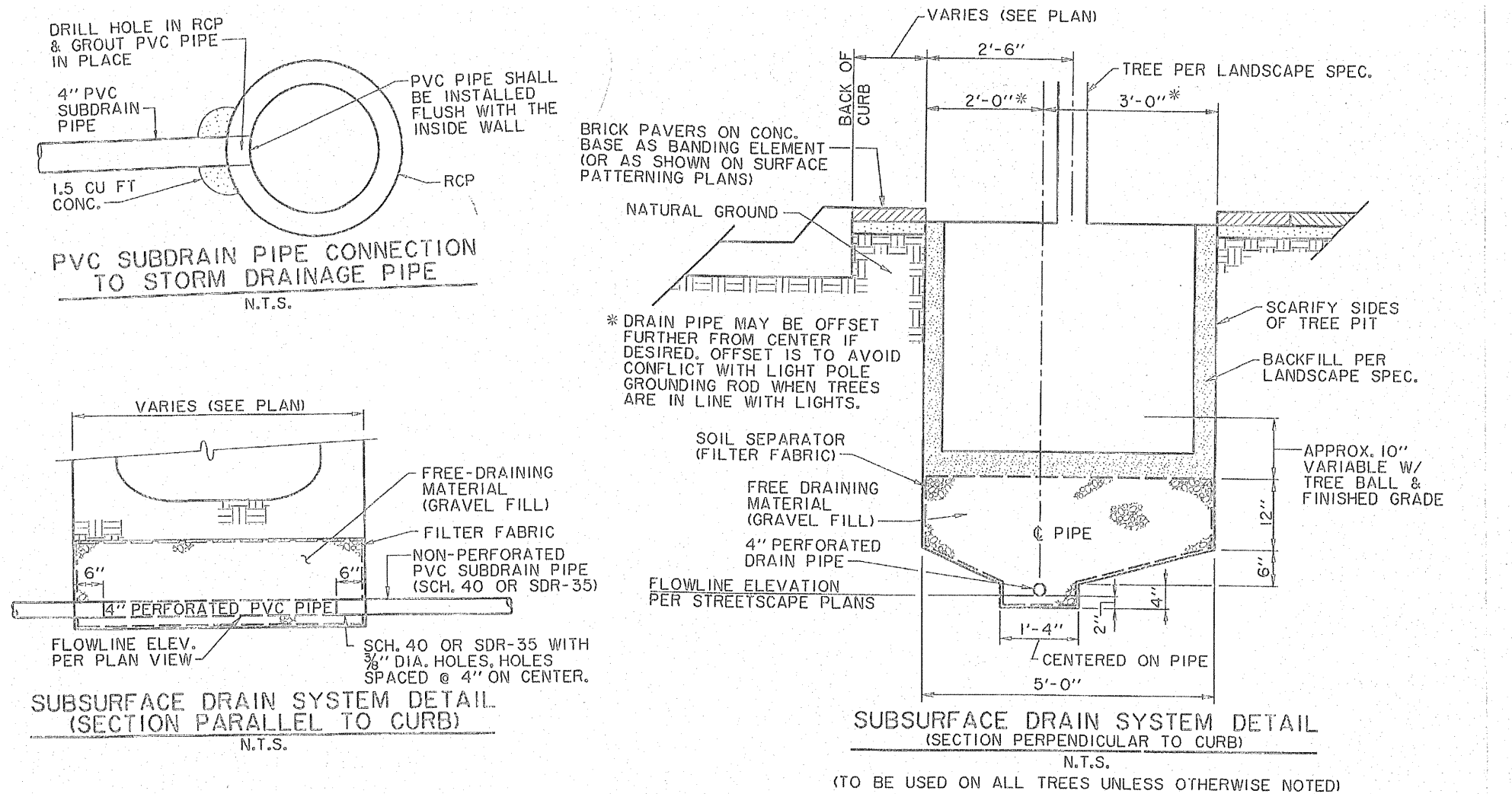
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 DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00

UTILITY DETAILS
TWO ADDISON CIRCLE
3.371 ACRES
15600 DALLAS PARKWAY
TOWN OF ADDISON, TEXAS

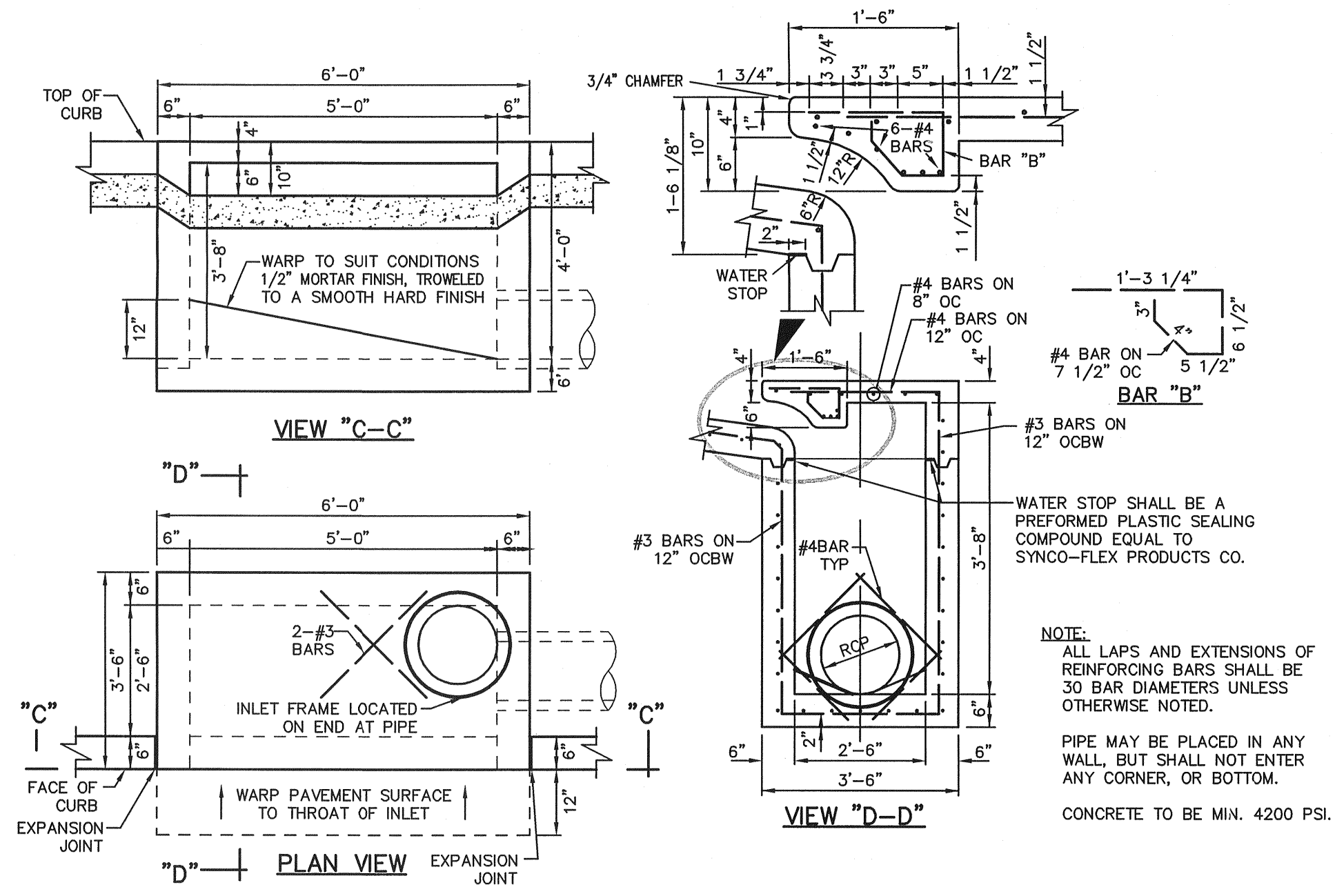
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	DEC 2009				C4.4



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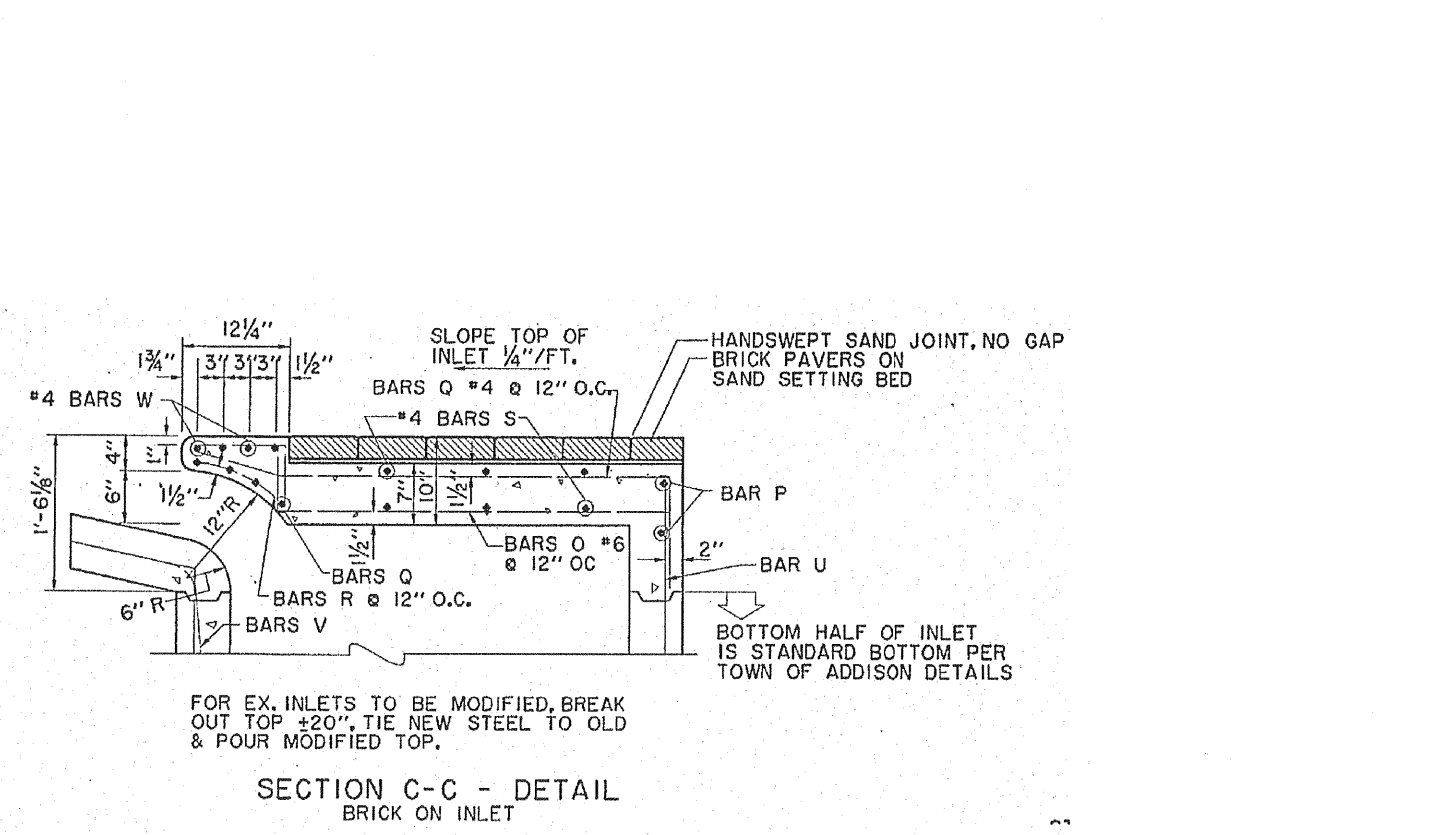
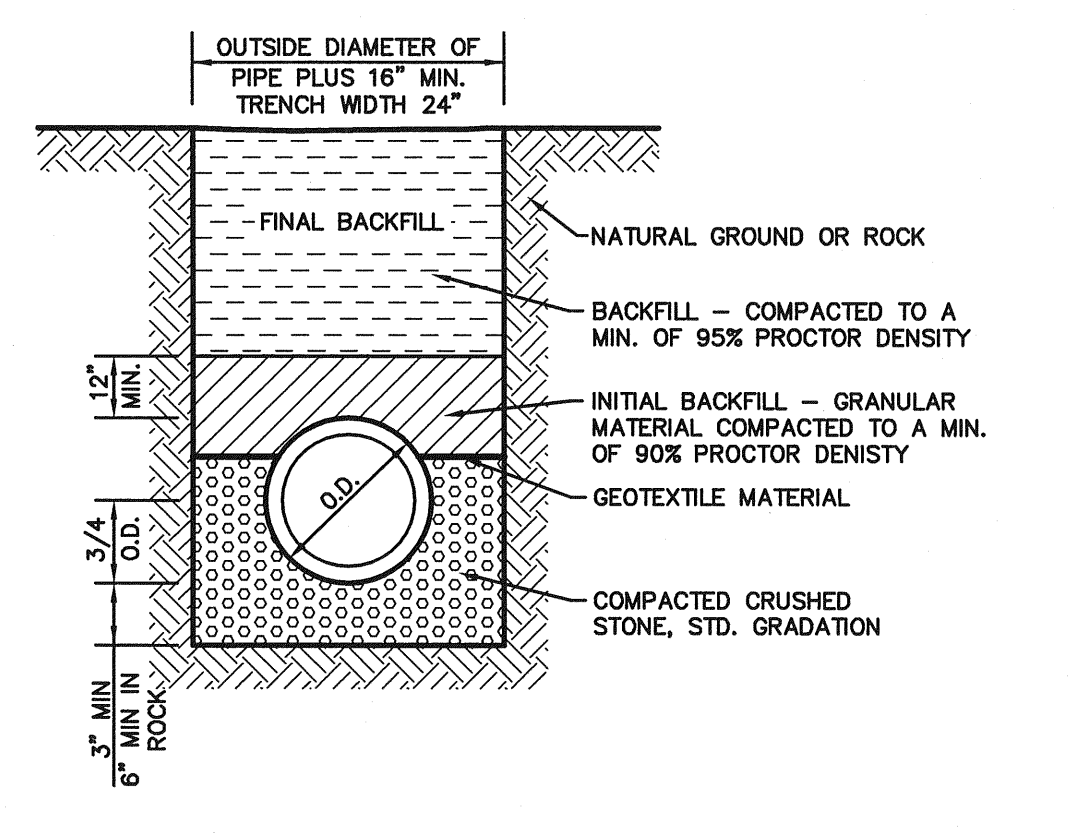


1 SUBSURFACE DRAINAGE SYSTEM
NOT TO SCALE

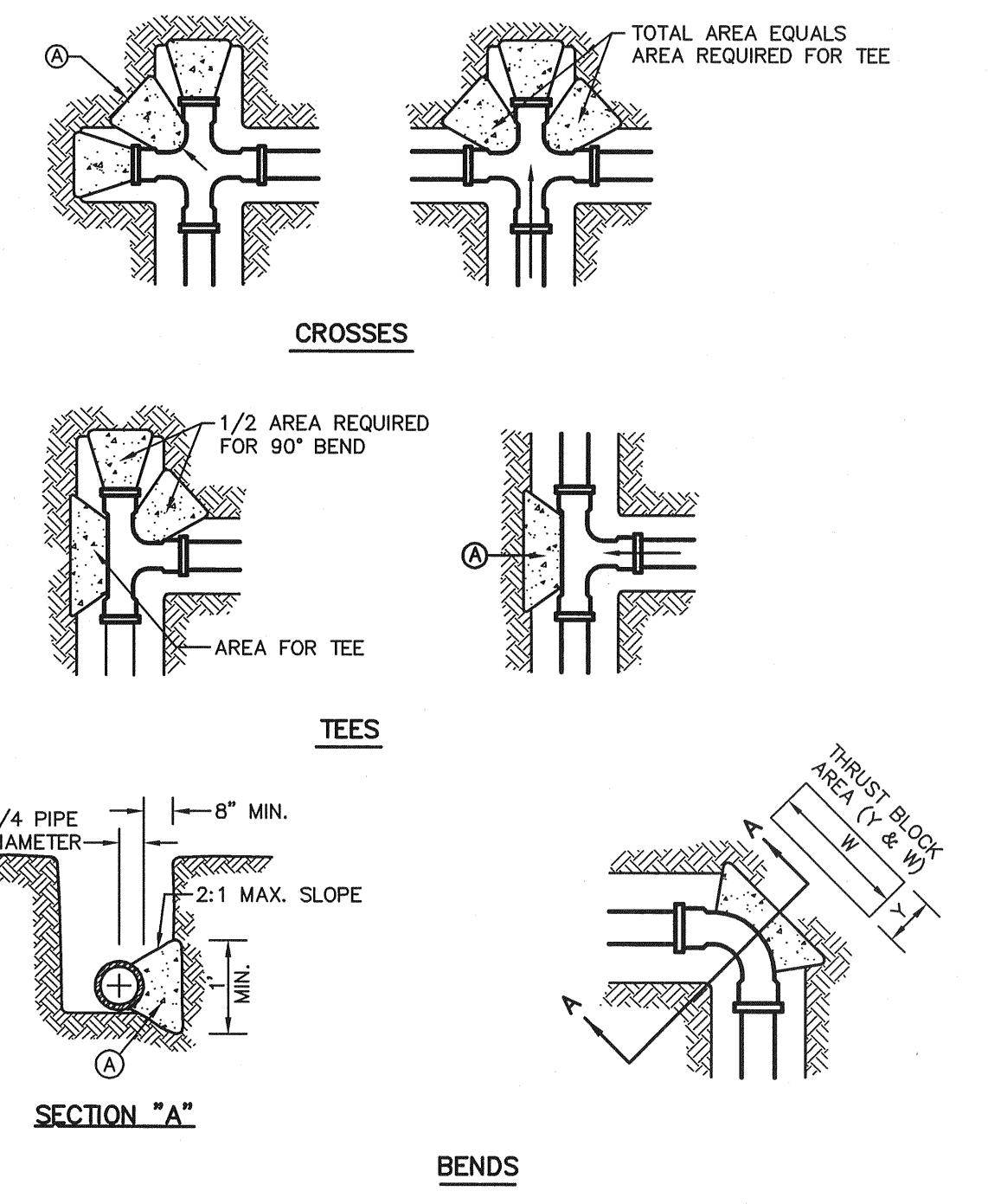


2 CURB INLET DETAIL (PRIVATE)
NOT TO SCALE

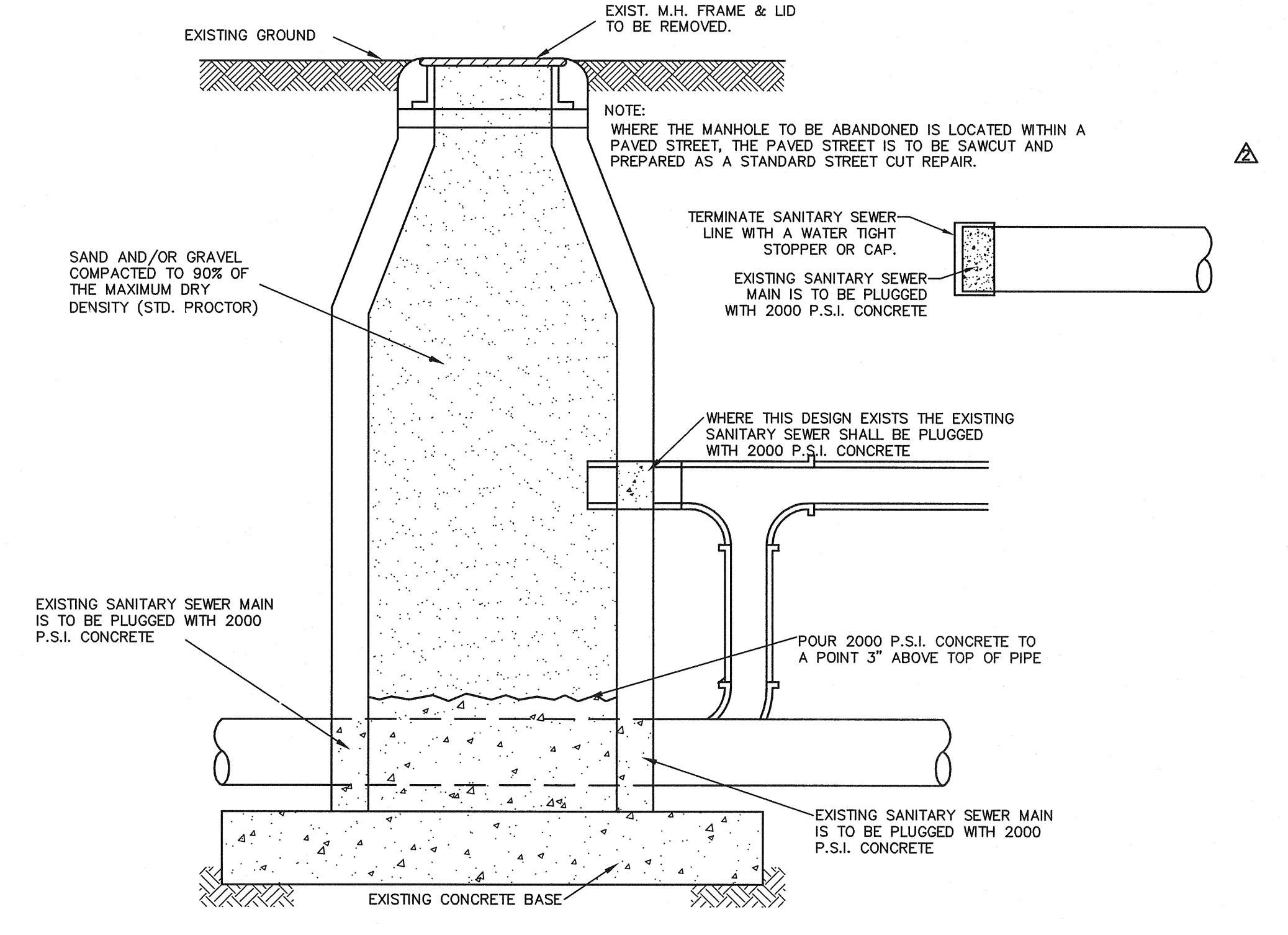
3 EMBEDMENT FOR WATER AND SANITARY SEWER PIPE
NOT TO SCALE



4 MODIFIED INLET DETAIL
NOT TO SCALE



5 THRUST BLOCKING
NOT TO SCALE



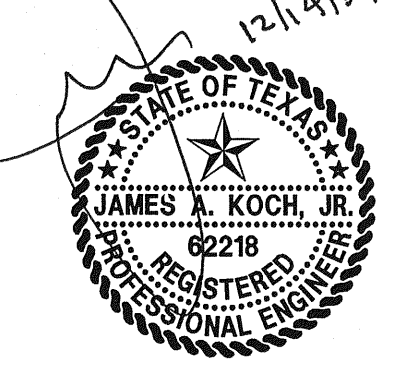
6 ABANDONMENT OF EXISTING MANHOLE
NOT TO SCALE

RECORD DRAWING

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CONTRACTOR: JBI-DAL, LTD.

DATE REVISED: SEPTEMBER 28, 2009



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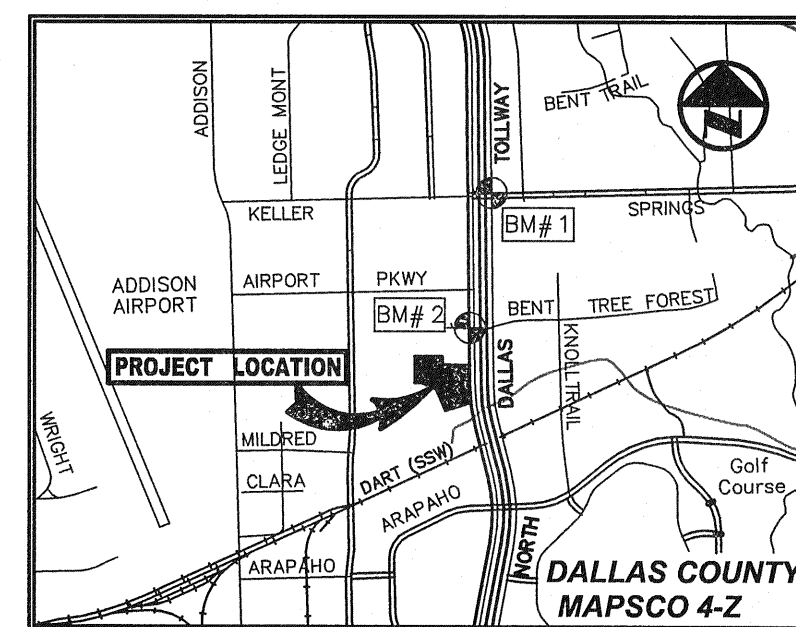
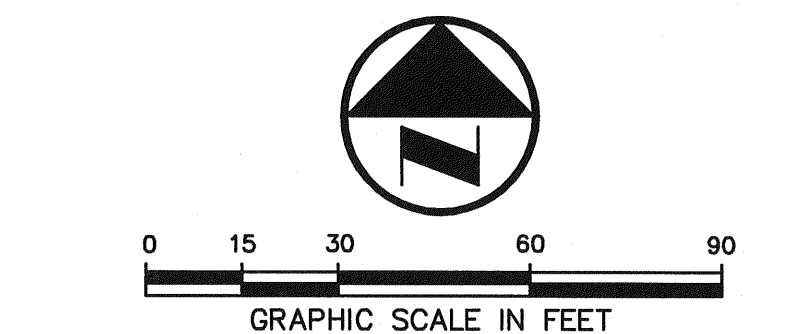
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UTILITY DETAILS
TWO ADDISON CIRCLE
3.371 ACRES
15600 DALLAS PARKWAY
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	DEC 2009				C4.5

TWO ADDISON CIRCLE

SNK ALLEGRO SPECTRUM, LP
(VOL. 20070227088)



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
- CQ ⊕ CLEANOUT
- MH ⊕ MANHOLE
- TSC ⊕ TRAFFIC SIGNAL CONTROL
- TSP ⊕ TRAFFIC SIGNAL POLE
- TELE ⊕ TELEPHONE BOX
- FL ⊕ FLOOD LIGHT
- FP ⊕ FLAG POLE
- SIGN ⊕ TRAFFIC SIGN
- IRS 1/2" 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
- ▨ PARKING AREAS, 5" REINFORCED CONCRETE PAVEMENT (3,000 PSI)
- ▨ FIRE LANE AND DUMPSTER AREAS, 6" REINFORCED CONCRETE PAVEMENT (3,000 PSI)
- ▨ PUBLIC AREA, 8" REINFORCED CONCRETE PAVEMENT (4,000 PSI)
- ▨ SIDEWALK, 4" REINFORCED CONCRETE PAVEMENT (3,600 PSI)
- ▨ BRICK PAVEMENT AREA (SEE ARCH. PLANS FOR DETAILS)
- ▨ DECOMPOSED GRANITE AREA (SEE ARCH. PLANS FOR DETAILS)

RECORD DRAWING

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PAVING PLAN

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'			C5.1

$\Delta=5^{\circ}29'07''$
 $R=626.62'$
 $L=59.99'$
 $T=30.02'$
 $CB=S\ 04^{\circ}17'35''$
 $CD=59.97'$

$\Delta=2^{\circ}46'45''$
 $R=1997.84'$
 $L=96.91'$
 $T=48.46'$
 $CB=S\ 02^{\circ}56'29''\ E$
 $CD=96.90'$

NOTE: BRICK PAVEMENT AREA, CONTRACTOR TO REMOVE AND REPLACE EXISTING BRICK PAVERS AS REQUIRED

NOTE: CONTRACTOR TO REFER TO ARCH PLANS FOR SPECIAL PAVEMENT TREATMENT

NEW BRICK SIDEWALK
WIDEN EXISTING BRICK SIDEWALK. CONTRACTOR TO REMOVE THE EXISTING EDGE PROTECTION AND CONTINUE THE EXISTING RUNNING BOND PATTERN WITH MATCHING BRICK PAVERS 10' FROM PROPERTY LINE

10'x5' TREE WELLS 25' ON CENTER (SEE LANDSCAPE PLANS FOR DETAILS)

MATCH TO EXIST. BRICK PAVERS (SEE ARCH. PLANS FOR DETAILS)

CONTRACTOR TO SALVAGE EXISTING LIGHT STANDARD AND REMOVE CONCRETE BASE. LIGHT STANDARD TO BE RETURNED TO TOWN OF ADDISON SERVICE CENTER

CONTRACTOR TO SALVAGE EXISTING BRICK PAVERS. PAVERS MAY BE REUSED FOR SIDEWALKS. UNUSED PAVERS SHALL BE RETURNED TO THE TOWN OF ADDISON SERVICE CENTER.

MATCH TO EXIST. BRICK PAVERS (SEE ARCH. PLANS FOR DETAILS)

10'x5' TREE WELLS 25' ON CENTER (SEE LANDSCAPE PLANS FOR DETAILS)

WIDEN EXISTING BRICK SIDEWALK. CONTRACTOR TO REMOVE THE EXISTING EDGE PROTECTION AND CONTINUE THE EXISTING RUNNING BOND PATTERN WITH MATCHING BRICK PAVERS 10' FROM PROPERTY LINE

NEW BRICK SIDEWALK

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

PROPOSED OFFICE BUILDING
FF=610.00

PAVING NOTES

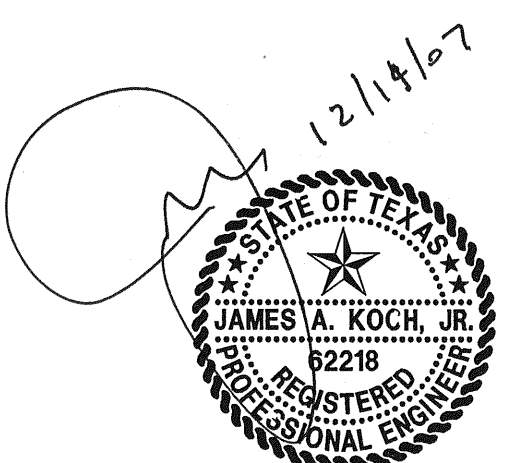
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
- UNLESS NOTED, ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS. REFER TO STRUCTURAL SPECIFICATION FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
- THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. UNLESS NOTED, EXPANSION JOINT SPACING SHALL BE 90" MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY.
- TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAY'S PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
- ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
- ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
- PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18" CENTER TO CENTER EACH WAY EXCEPT WHERE NOTED IN THE PLANS.
- BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
- ALL STRIPES SHALL BE 4" WIDE, UNLESS OTHERWISE NOTED.
- INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECTS AND MEP PLANS.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS FALL NO GREATER THAN 2% UNLESS NOTED OTHERWISE.
- FIRE LANE DESIGNATION TO BE BRICK SOLDER COURSE REFER TO ARCHITECTURAL PLANS FOR BRICK DETAILS.

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

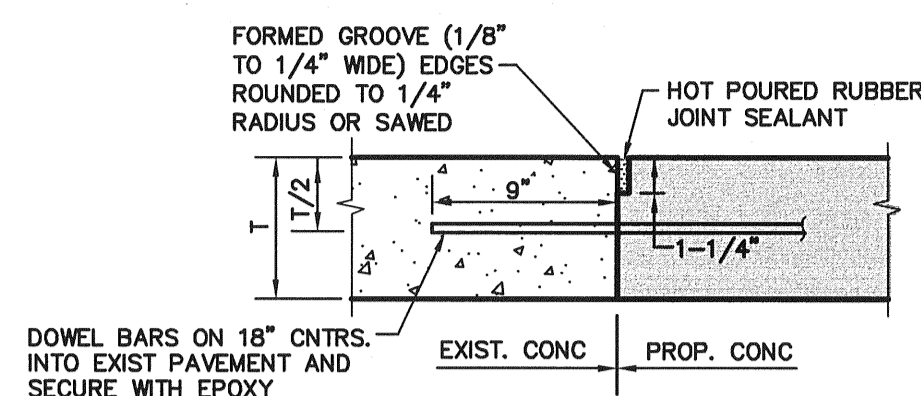
BM #2 " " " CUT SET ON CENTERLINE OF INLET 174± NORTH OF NORTHEAST PROPERTY CORNER OF SAID PROPERTY. ELEV=607.34

K:\DWG\2009 - 9-4-3AM 12/30/2009 - 9-4-3AM M: DWG-28,284C-07,156\DWG\2840-07-156CVD.DWG



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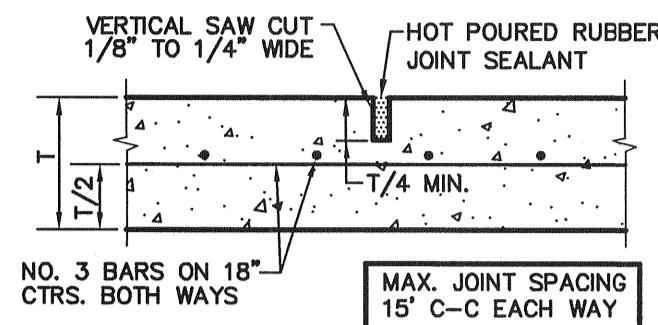
TWO ADDISON CIRCLE



NOTE:
1. USE #4 BARS FOR CONCRETE THICKNESS LESS THAN 7\"/>

1 PAVEMENT CONNECTION

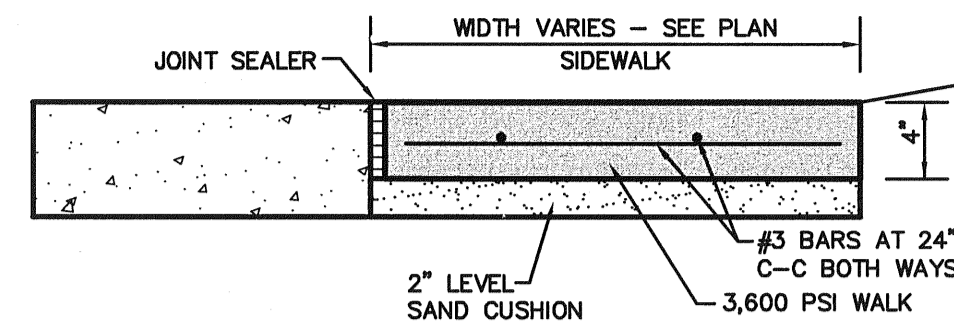
NOT TO SCALE



NOTE:
1. USE #4 BARS FOR CONCRETE THICKNESS LESS THAN 7\"/>

2 SAWED DUMMY JOINT

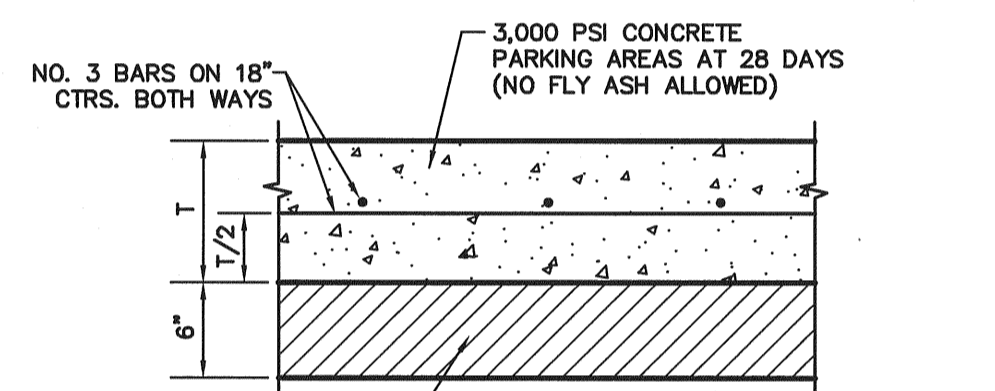
NOT TO SCALE



NOTES:
1. PROVIDE TOOLED JOINTS AT 4' SPACING. PROVIDE REDWOOD EXPANSION JOINTS AT 32' SPACINGS.
2. PROVIDE BITUMINOUS EXPANSION MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.

3 WALK AT PROPOSED PAVEMENT (PRIVATE)

NOT TO SCALE



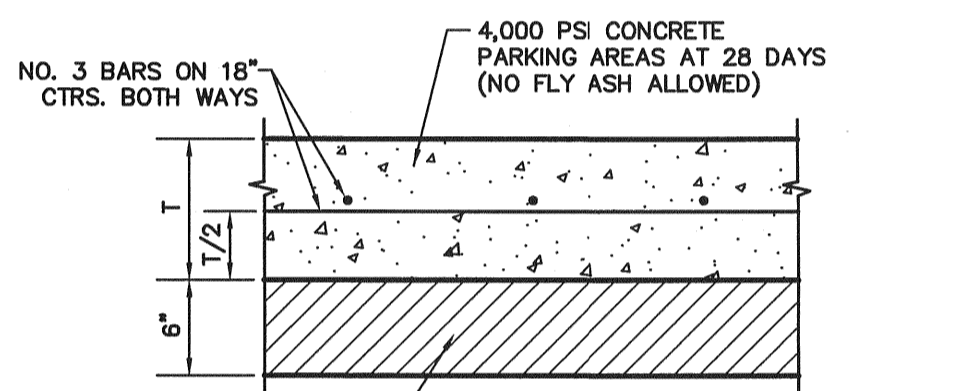
SCARIFY AND COMPACT SUBGRADE BETWEEN 92% AND 98% MAX. DRY DENSITY (STD. PROCTOR) AT A MOISTURE CONTENT BETWEEN +1% AND +5% ABOVE OPTIMUM.
ALTERNATE: ADD LIME STABILIZE (5% HYDRATED LIME DRY UNIT WEIGHT)

T = 5' PARKING AREAS
T = 6' DRIVES FIRE LANES AND DUMPSTER AREAS

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

4 CONCRETE PAVEMENT SECTION (PRIVATE)

NOT TO SCALE



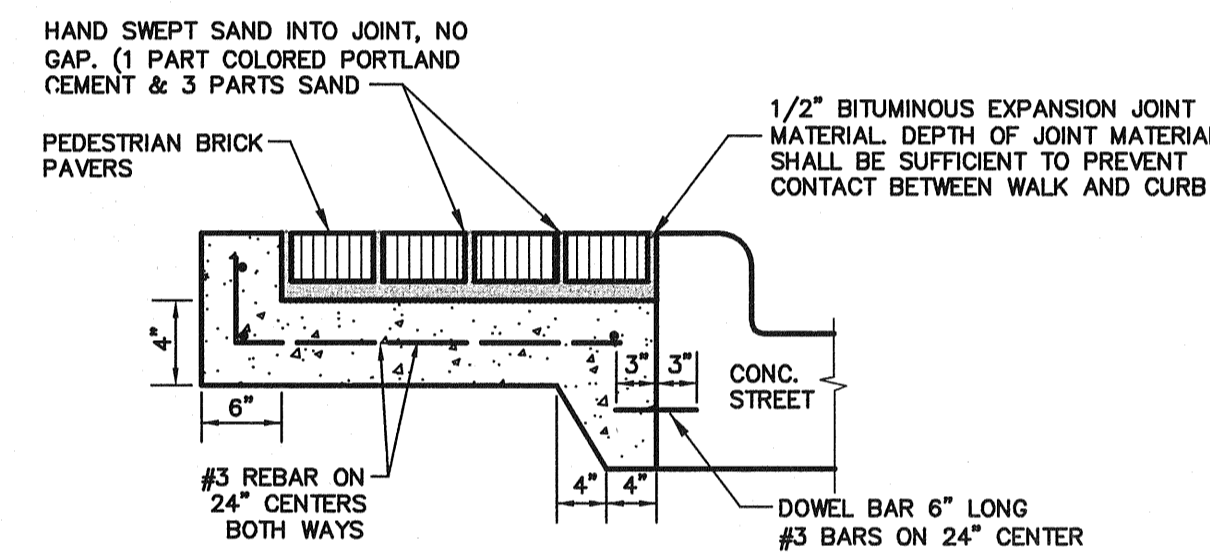
SCARIFY AND COMPACT SUBGRADE BETWEEN 92% AND 98% MAX. DRY DENSITY (STD. PROCTOR) AT A MOISTURE CONTENT BETWEEN +1% AND +5% ABOVE OPTIMUM.
ALTERNATE: ADD LIME STABILIZE (5% HYDRATED LIME DRY UNIT WEIGHT)

T = 8' PUBLIC RIGHT OF WAY
CONCRETE @ 4,000 PSI

NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

5 CONCRETE PAVEMENT SECTION (PUBLIC)

NOT TO SCALE



6 BRICK PAVERS AT CURB (PUBLIC)

NOT TO SCALE

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DATE REVISED: SEPTEMBER 28, 2009

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PAVING DETAILS

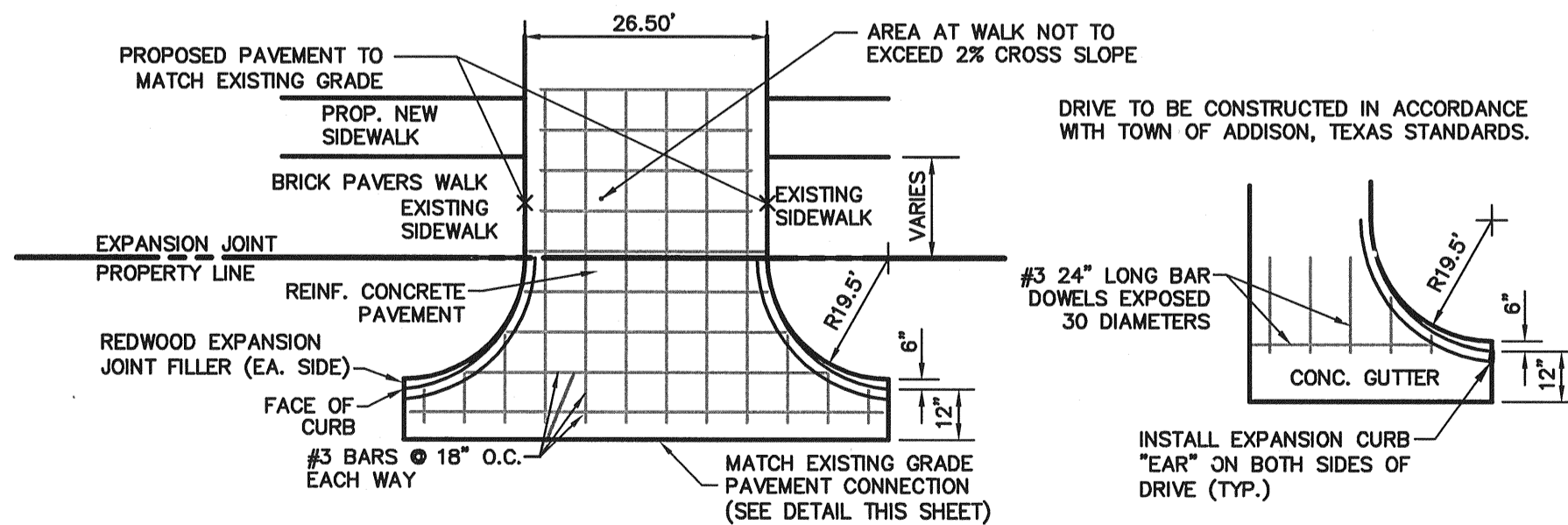
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3.371 ACRES

15600 DALLAS PARKWAY

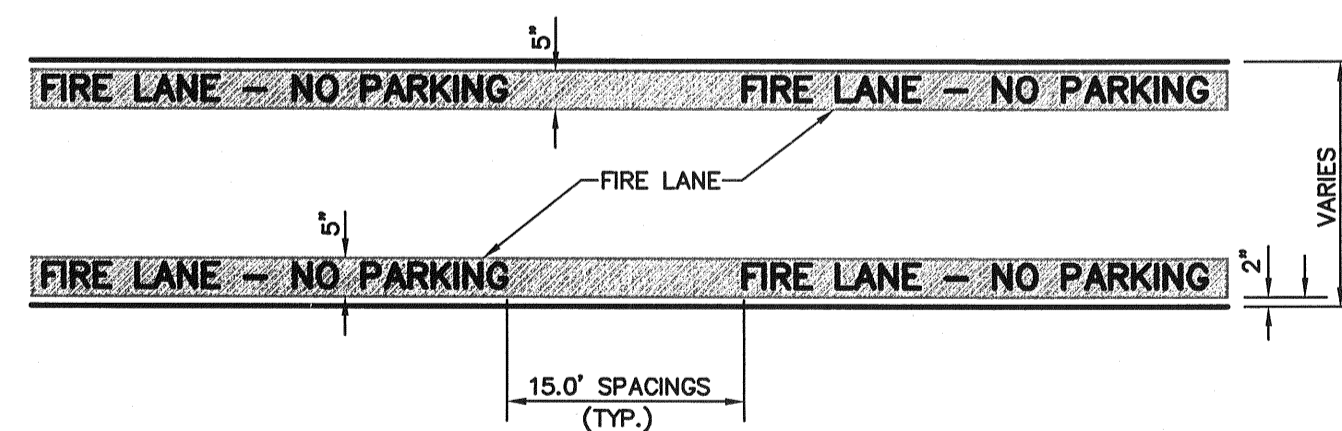
TOWN OF ADDISON, TEXAS

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JAK/KFW	KLH	DEC 2009	NTS			C5.2



7 DRIVEWAY APPROACH

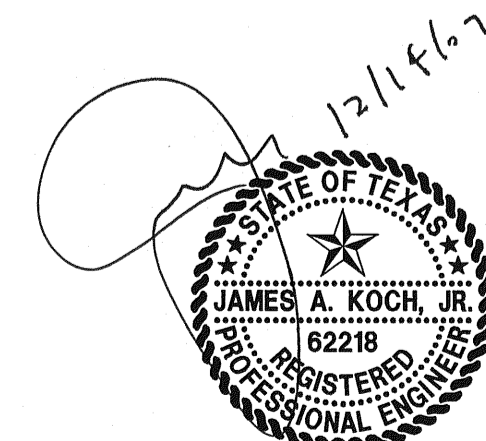
NOT TO SCALE



8 FIRE LANE STRIPING

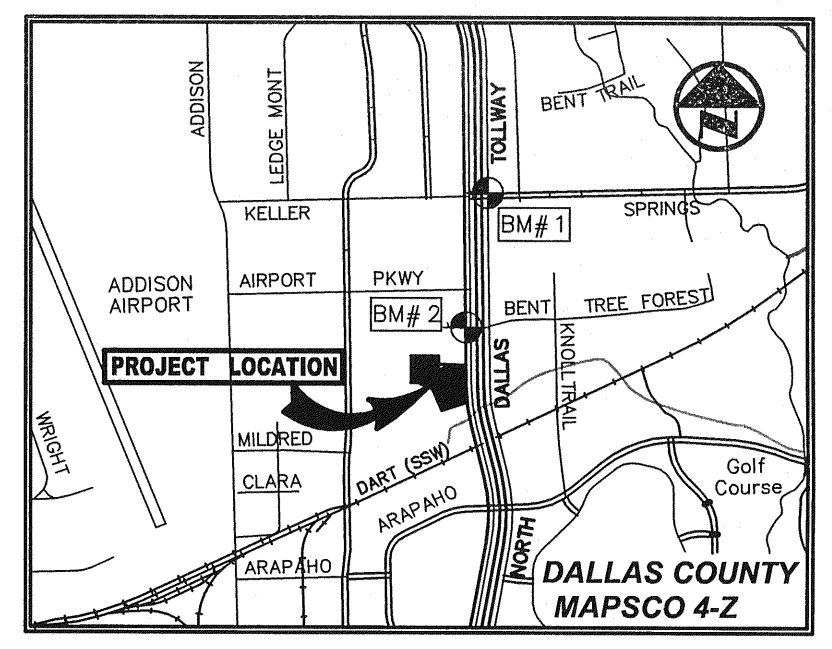
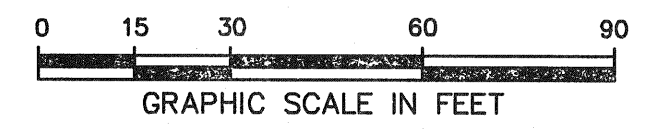
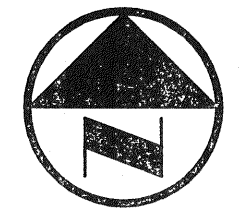
NOT TO SCALE

GENERAL NOTE:
A. STRIPING TO BE DONE IN ACCORDANCE WITH TOWN STANDARDS.
STRIPING DETAIL NOTE:
A. REFER TO ARCHITECTURAL PLANS FOR SPECIAL BRICK FIRE LANE DESIGNATION



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TWO ADDISON CIRCLE



VICINITY MAP (NOT TO SCALE)

LEGEND

- Legend items including BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, CLEANOUT, MANHOLE, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TELEPHONE BOX, FLOOD LIGHT, FLAG POLE, TRAFFIC SIGN, 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET, CONTROLLING MONUMENT, PROPERTY LINE, FENCE, OVERHEAD UTILITY LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE, EXISTING UNDERGROUND WATER LINE, EXISTING UNDERGROUND SANITARY SEWER LINE, PROPOSED UNDERGROUND WATER LINE, PROPOSED UNDERGROUND SANITARY SEWER LINE, SILT FENCE, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, CURB INLET PROTECTION.

RECORD DRAWING

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

PW# 2007-010

Table with columns: NO., DATE, REVISION. Contains a list of revisions from 09/28/2009 to 01/08/2008.

Pacheco Koch Consulting Engineers, 8350 N. CENTRAL EXPWY. SUITE 1000, DALLAS, TX 75206

EROSION CONTROL PLAN

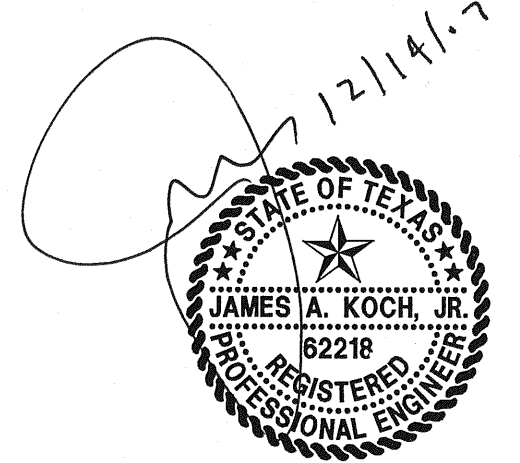
TWO ADDISON CIRCLE

3.371 ACRES

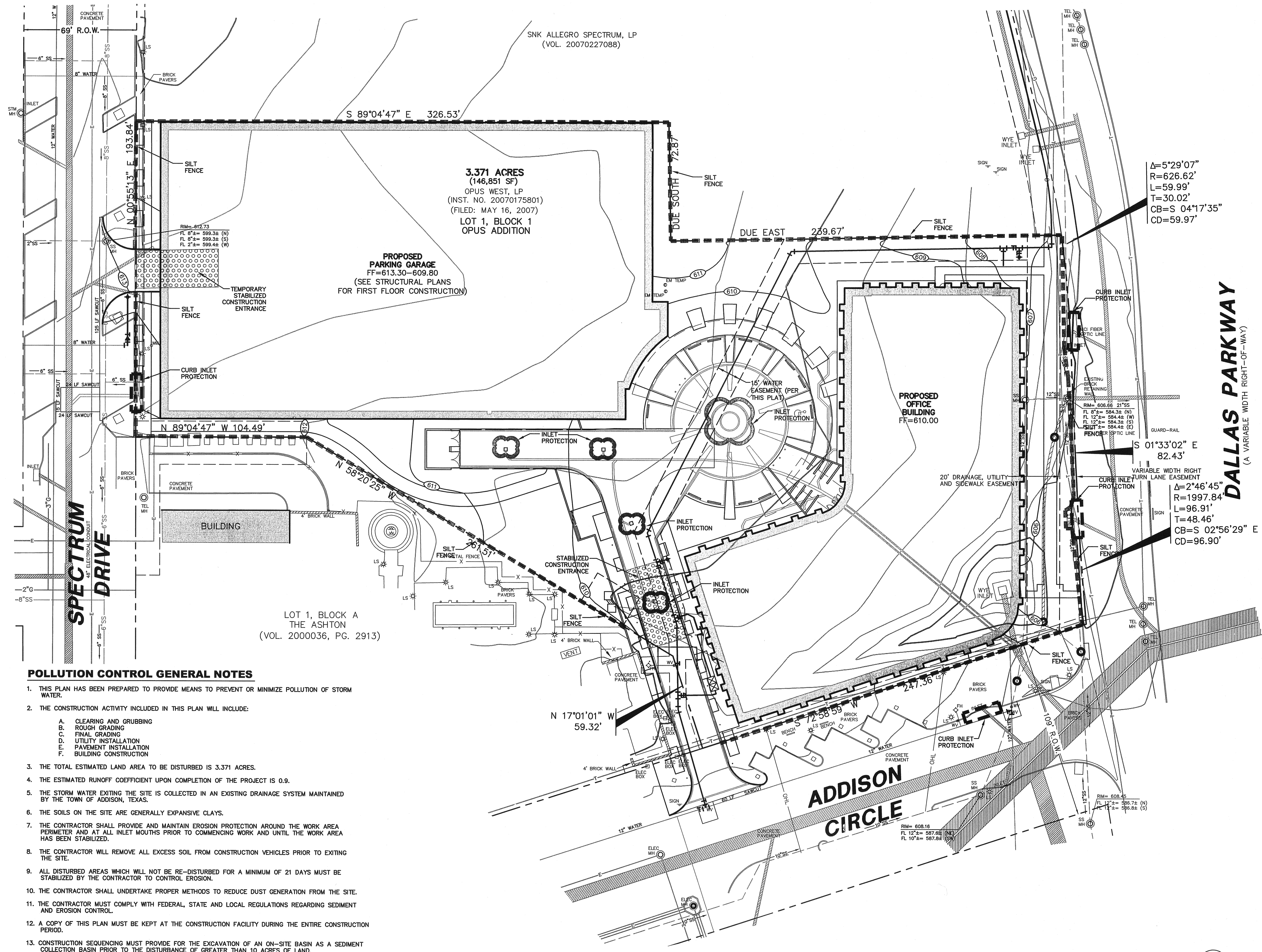
15600 DALLAS PARKWAY

TOWN OF ADDISON, TEXAS

Table with columns: DESIGN, DRAWN, DATE, SCALE, NOTES, FILE, NO. Contains design information for JAK/KFW, KLH, DEC 2009, 1"=30', C6.1.



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

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

PROPOSED OFFICE BUILDING FR=610.00

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

POLLUTION CONTROL GENERAL NOTES

- Notes 1-15 detailing pollution control measures, including land area to be disturbed, runoff coefficient, storm water collection, soil types, and construction sequencing.

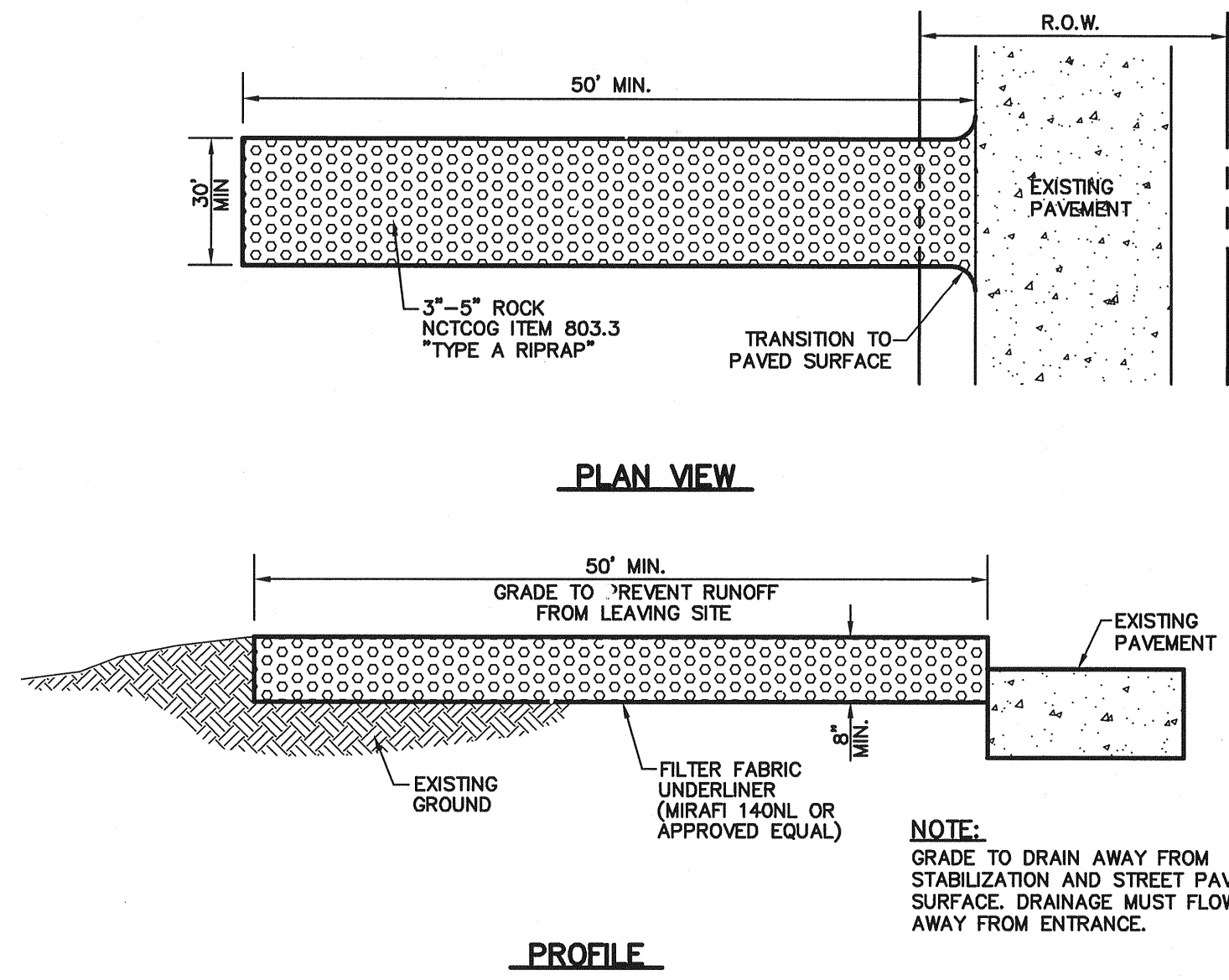
- Notes 16-20 detailing spill protection, sump pumps, vegetation damage prevention, and waste storage.

BENCH MARK LIST

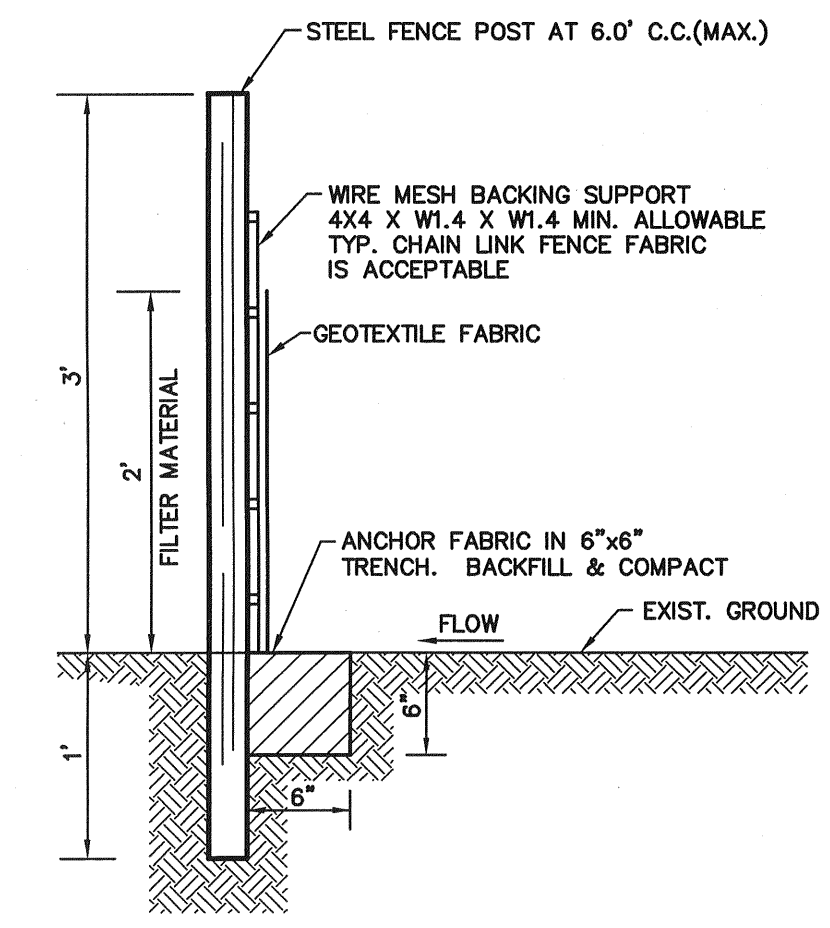
BM# 1 STANDARD CITY OF DALLAS WATER DEPT. BENCHMARK - " " CUT FOUND ON CENTERLINE OF CURB INLET ON THE NORTHEAST CORNER OF KELLER SPRINGS ROAD AND DALLAS NORTH TOLLWAY. ELEV=615.00

12/30/2009 9:43AM M:\DWG-28\2840-07\156\DWG\2840-07-156CV.DWG

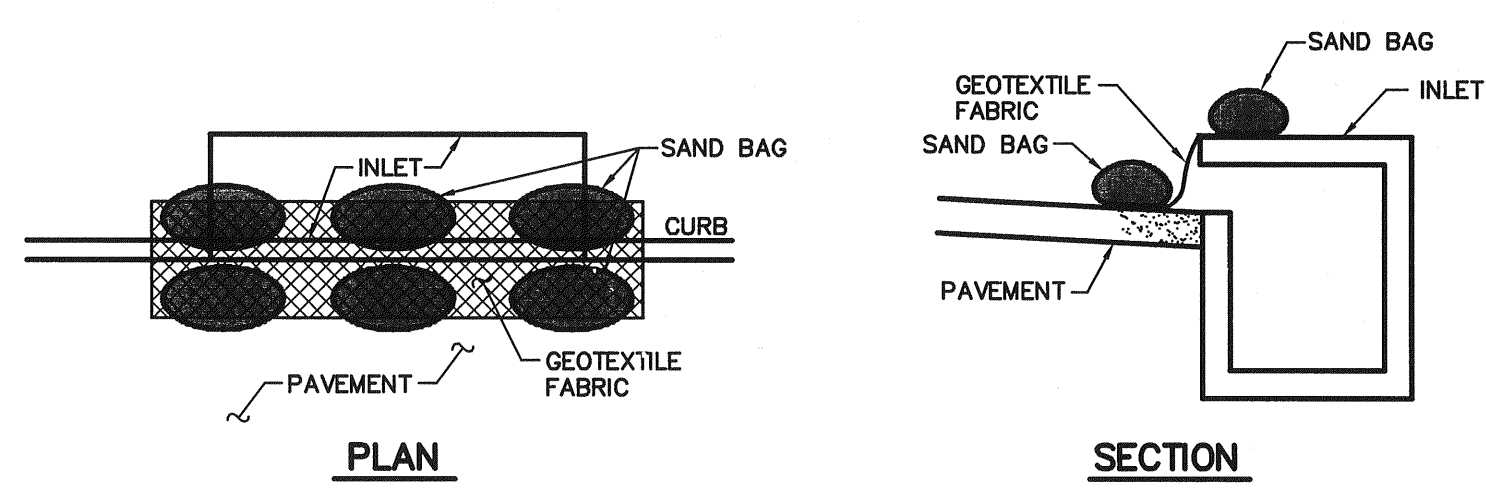
TWO ADDISON CIRCLE



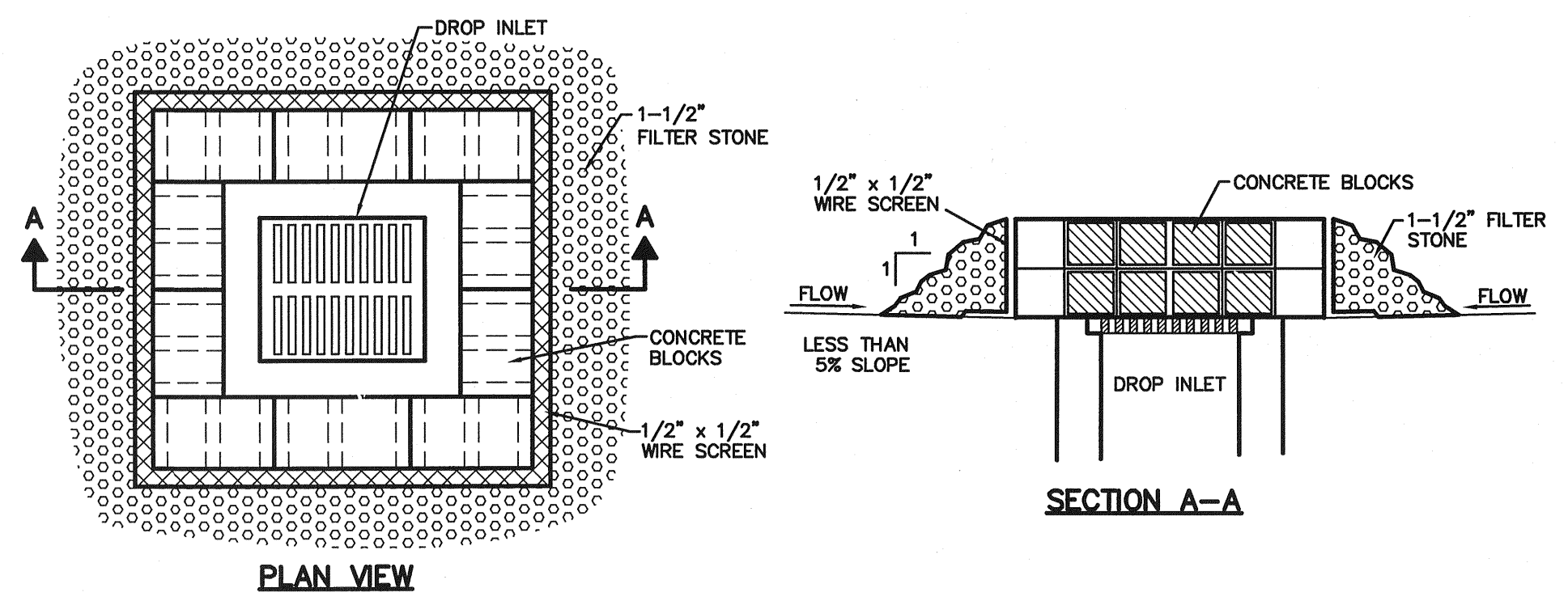
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2 SILT FENCE
NOT TO SCALE



3 CURB INLET PROTECTION "C"
NOT TO SCALE



4 DROP INLET PROTECTION
NOT TO SCALE

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

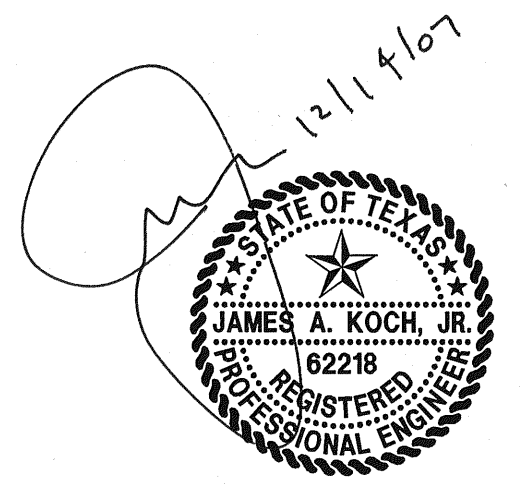
PW# 2007-010

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

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 TX REG. ENGINEERING FIRM F-469
DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00

EROSION CONTROL DETAILS
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	NTS			C6.2



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K:\WHITTS
 12/30/2009 - 9:43AM
 M: DWG-28,2840-07,156 DWG 2840-07-156CV.DWG

TWO ADDISON CIRCLE

