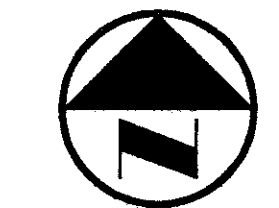


**VICINITY MAP**



0 20' 40' 80' 120'  
GRAPHIC SCALE IN FEET

**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FL	FLAG POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGN
—	PROPERTY LINE
—	O.H. POWER LINE
—	U/G TELEPHONE LINE
—	U/G WATER LINE
—	U/G GAS LINE
—	FENCE
B.F.R.	BARRIER FREE RAMP

DALLAS  
MELAN  
HARRISON  
703 McKinney Avenue, Suite 401  
Dallas, TX 75202-0062  
Fon: 214-864-0855  
Web Page: www.rofdw.com

RIKE  
OGDEN  
FIGUEROA  
DICKSON  
WELLS  
PLLC

PROJECT  
CONSULTANT  
ADDISON TECH CENTER  
OFFICE / FLEX / WAREHOUSE PROJECT  
ADDISON, TEXAS  
FR DEVELOPMENT SERVICES, INC.

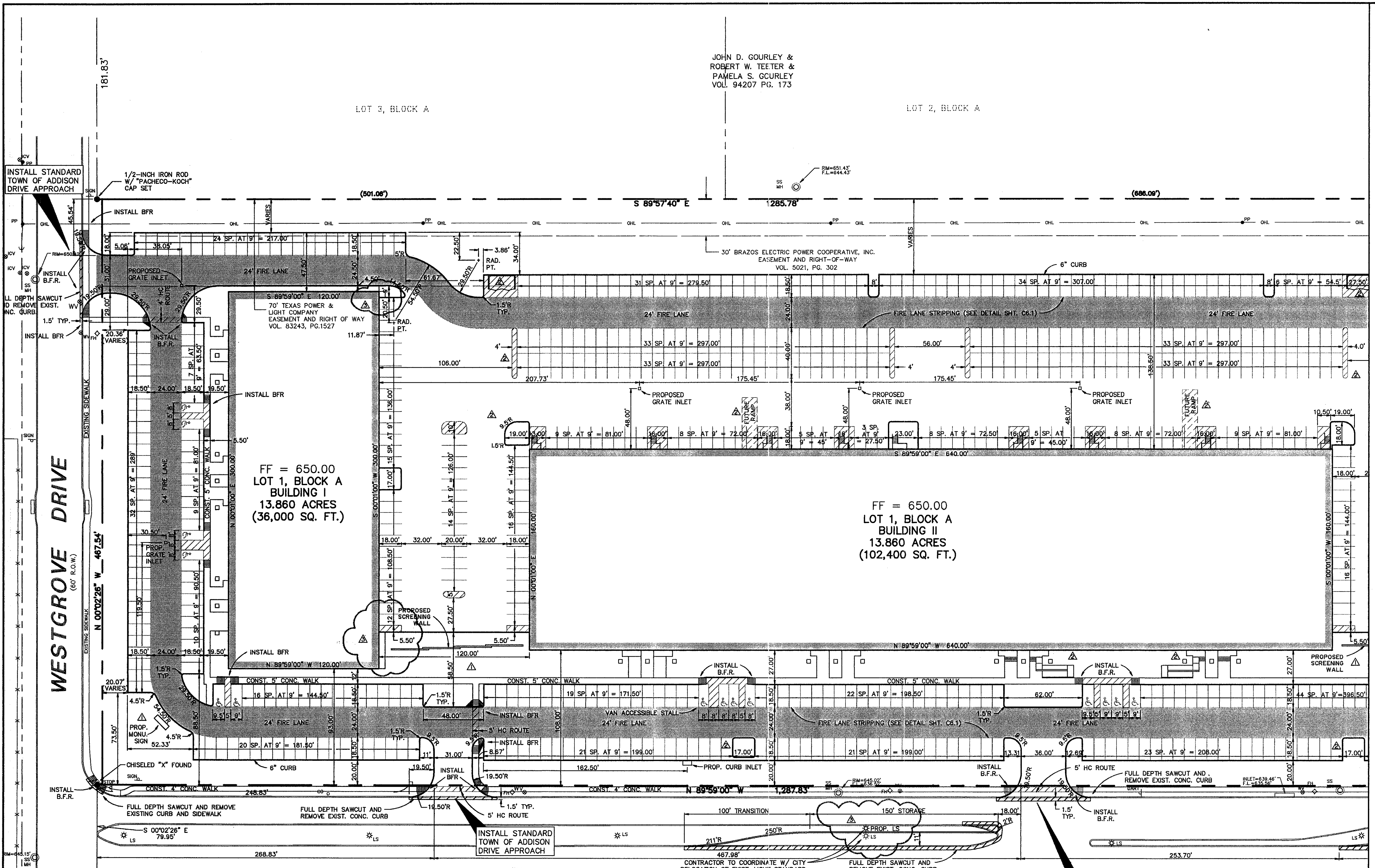
PROJECT NO.: 9856  
PREPARED BY: JLM  
CHECKED BY: CJE  
DATE: 05/04/01  
REVISIONS:

SHEET NO. + TITLE:  
C2.1  
DIMENSIONAL CONTROL PLAN

JOHN D. GOURLEY &  
ROBERT W. TEETER &  
PAMELA S. GOURLEY  
VOL. 94207 PG. 173

LOT 3, BLOCK A

LOT 2, BLOCK A



FF = 650.00  
LOT 1, BLOCK A  
BUILDING I  
13,860 ACRES  
(36,000 SQ. FT.)

FF = 650.00  
LOT 1, BLOCK A  
BUILDING II  
13,860 ACRES  
(102,400 SQ. FT.)

**EXCEL PARKWAY**  
(80' R.O.W.) (Volume 83220, Page 2655)

**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 CITY 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.

- 5.1 PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
- 5.2 PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
- 5.3 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;
- 5.4 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.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING INTERSECTING STREETS OR ALLEYS;
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE AND
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
12. CONTRACTOR IS TO ADJUST ALL EXISTING UTILITIES (MANHOLES, WATER VALVES, FIRE HYDRANTS, ETC.) TO MATCH PROPOSED GRADES.
13. CONTRACTOR IS TO REFER TO ARCHITECTS PLANS FOR THE LAYOUT, LOCATION, AND THE DESIGN DETAILS OF THE SCREEN WALLS, SITE MONUMENTS, AND DUMPSTERS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 07/28/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

- REVISD 05/04/01
- REVISD 10/11/00
- REVISD 08/29/00

**Pacheco Koch Consulting Engineers**  
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**DIMENSIONAL CONTROL PLAN**  
**ADDISON OFFICE / WAREHOUSE COMPLEX**  
**LOTS 1 & 2, BLOCK A**  
**WESTGROVE/BENT TREE PLAZA ADDITION**  
**TOWN OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 26, 2000	1"=40'			<b>C2.1</b>

JLM  
05/10/2001  
Mc\_V06-21\_1212-05.DWG