

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
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
W/P	W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
X	FENCE
⊕	COORDINATE DESIGNATION
X	PROPOSED FENCE
---	FIRE LANE
---	GRADE BREAKS
---	SWALES

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

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 GOVERNMENTS AND THE TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS 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 SPECIFICATIONS 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 CROSSINGS. 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, AND FIRE HYDRANTS, ETC.. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE 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 AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY 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 ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
- EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

THE ATRIUM, A REPLAT OF PART OF LOT 19, CARROLL ESTATES (VOL. 82006, PG. 361)
 JP BENT TREE LIMITED PARTNERSHIP
 (INST. NO. 201100064451)

LOT 2, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION (VOL. 2002096, PG. 25)
 AKF3 ADDISON TECH LLC
 (INST. NO. 201700312681)

EXCEL PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY: *Cody Risner*
 ENGINEER OF RECORD: CODY R. RISNER, PE # 123160
 CONTRACTOR: STRATEGIC CONSTRUCTION
 DATE REVISED: 11/10/2020

NO.	DATE	REVISION
11/10/2020	RECORD DRAWINGS	

Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

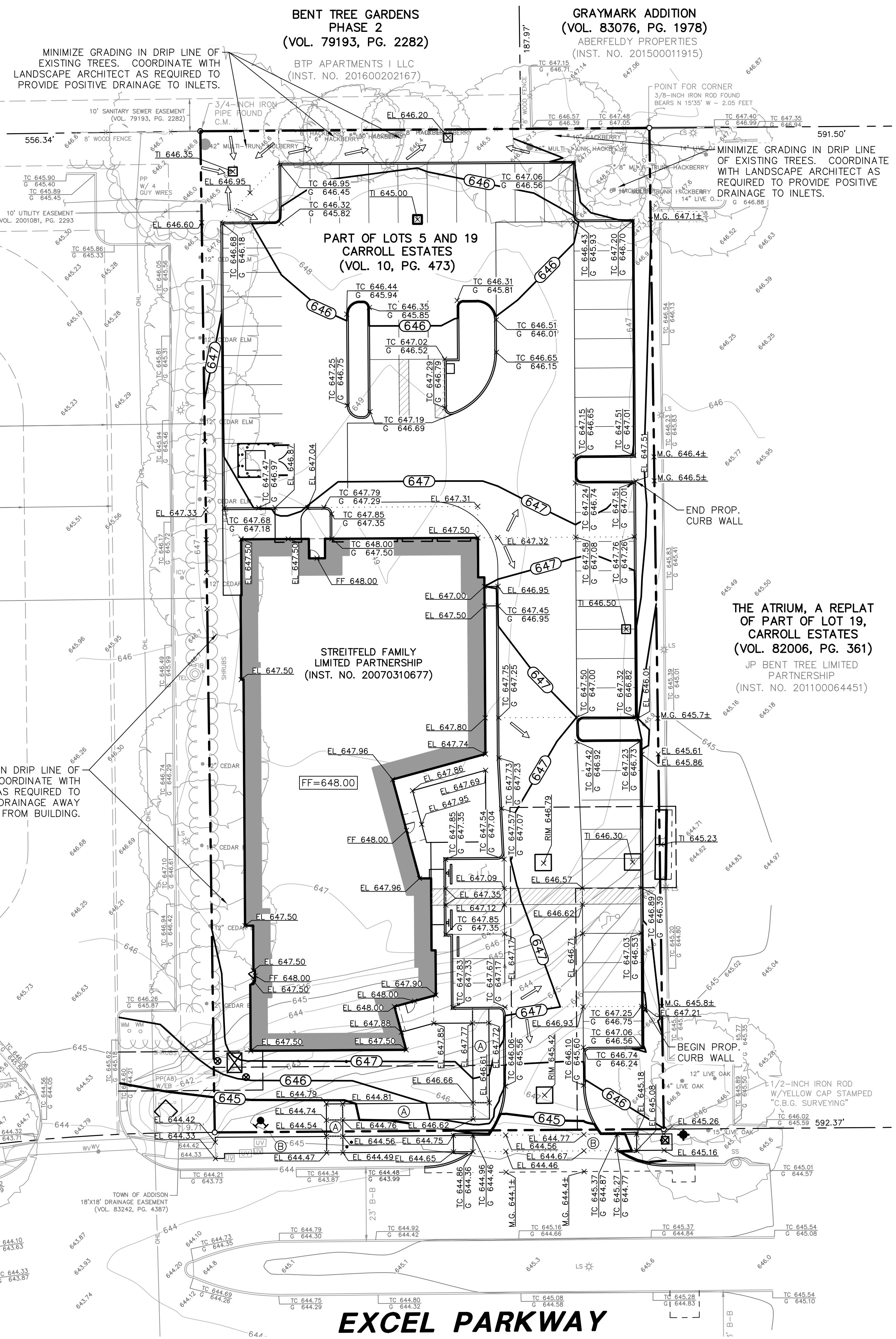
DIMENSIONAL CONTROL PLAN
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C1.1

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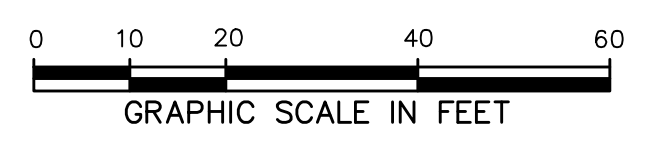
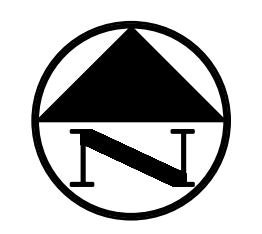
OFFICE BUILDING, 4595 EXCEL PARKWAY

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LEGEND

- B. BOLLARD
- EM ⊙ ELECTRIC METER
- PP ⊙ POWER POLE
- LS ⊙ LIGHT STANDARD
- WM ⊙ WATER METER
- WV ⊙ WATER VALVE
- ICV ⊙ IRRIGATION CONTROL VALVE
- FC ⊙ FIRE HYDRANT
- CS ⊙ CLEANOUT
- MH ⊙ MANHOLE
- TSC ⊙ TRAFFIC SIGNAL CONTROL
- TSP ⊙ TRAFFIC SIGNAL POLE
- TELE ⊙ TELEPHONE POLE
- FL ⊙ FLOOD LIGHT
- FP ⊙ FLAG POLE
- SIGN ⊙ TRAFFIC SIGN
- IRS W/1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL OVERHEAD UTILITY LINE
- 61.3 EXIST CONTOUR
- 612.39 EXIST SPOT ELEVATION
- 612.39 EXIST TOP OF CURB ELEVATION
- 611.89 EXIST GUTTER ELEVATION
- 400 PROPOSED CONTOUR
- TC 614.50 PROPOSED TOP OF CURB ELEVATION
- G 614.00 PROPOSED GUTTER ELEVATION
- EL 614.25 PROPOSED SPOT ELEVATION
- M.G. MATCH EXISTING GRADE
- TW 620.50 PROPOSED TOP OF WALL ELEVATION
- EL 614.00 PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION
- A 5% MAX RUNNING SLOPE
- B 2% MAX CROSS SLOPE



GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
 - 6.A. RCP C-76, CLASS III
 - 6.B. ADS N-12 (PRIVATE ONLY)
 - 6.C. HANCOR HI-Q (PRIVATE ONLY)
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. 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 FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

LOT 2, BLOCK A
WESTGROVE/BENT TREE
PLAZA ADDITION
(VOL. 2002096, PG. 25)

AKF3 ADDISON TECH LLC
(INST. NO. 201700312681)

MINIMIZE GRADING IN DRIP LINE OF
EXISTING TREES. COORDINATE WITH
LANDSCAPE ARCHITECT AS REQUIRED TO
PROVIDE POSITIVE DRAINAGE AWAY
FROM BUILDING.

BENT TREE GARDENS
PHASE 2
(VOL. 79193, PG. 2282)

BTP APARTMENTS I LLC
(INST. NO. 201600202167)

GRAYMARK ADDITION
(VOL. 83076, PG. 1978)

ABERFELDY PROPERTIES
(INST. NO. 201500011915)

PART OF LOTS 5 AND 19
CARROLL ESTATES
(VOL. 10, PG. 473)

STREITFELD FAMILY
LIMITED PARTNERSHIP
(INST. NO. 20070310677)

THE ATRIUM, A REPLANT
OF PART OF LOT 19,
CARROLL ESTATES
(VOL. 82006, PG. 361)

JP BENT TREE LIMITED
PARTNERSHIP
(INST. NO. 201100064451)

EXCEL PARKWAY

RECORD DRAWING

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ATTESTED BY:
SIGNATURE: *Cody R. Risinger*
ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

NO.	DATE	REVISION
11/10/2020	RECORD DRAWINGS	

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

GRADING PLAN
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C2.1

OFFICE BUILDING, 4595 EXCEL PARKWAY

BENT TREE GARDENS
PHASE 2
(VOL. 79193, PG. 2282)
BTP APARTMENTS I LLC
(INST. NO. 201600202167)

GRAYMARK ADDITION
(VOL. 83076, PG. 1978)
ABERFELDY PROPERTIES
(INST. NO. 201500011915)

EX 4
0.19
1.59

PART OF LOTS 5 AND 19
CARROLL ESTATES
(VOL. 10, PG. 473)

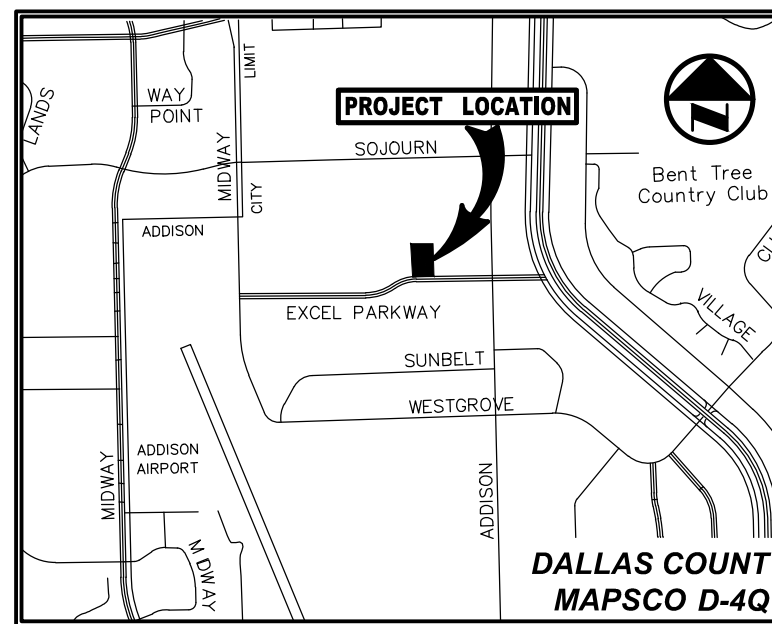
EX 2
0.29
2.42

THE ATRIUM, A REPLAT
OF PART OF LOT 19,
CARROLL ESTATES
(VOL. 82006, PG. 361)
JP BENT TREE LIMITED
PARTNERSHIP
(INST. NO. 201100064451)

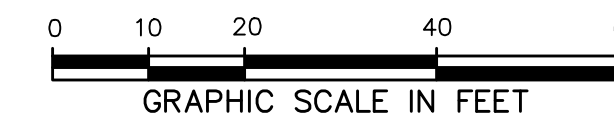
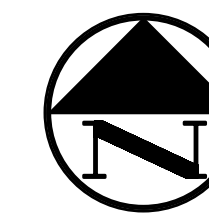
STREITFELD FAMILY
LIMITED PARTNERSHIP
(INST. NO. 20070310677)

LOT 2, BLOCK A
WESTGROVE/BENT TREE
PLAZA ADDITION
(VOL. 2002096, PG. 25)

AKF3 ADDISON TECH LLC
(INST. NO. 201700312681)



VICINITY MAP
(NOT TO SCALE)



LEGEND

- B_o BOLLARD
- EM_o ELECTRIC METER
- PP_o POWER POLE
- LS_o LIGHT STANDARD
- WM_o WATER METER
- WV_o WATER VALVE
- ICV_o IRRIGATION CONTROL VALVE
- FHC_o FIRE HYDRANT CLEANOUT
- MH_o MANHOLE
- TSC_o TRAFFIC SIGNAL CONTROL
- TSP_o TRAFFIC SIGNAL POLE
- TELE_o TELEPHONE BOX
- FL_o FLOOD LIGHT
- FP_o FLAG POLE
- SIGN_o TRAFFIC SIGN
- x — PROPERTY LINE
- 613 — FENCE
- 613 — EXISTING CONTOUR
- DRAINAGE FLOW DIRECTION
- — — DRAINAGE DIVIDE
- EX 8
1.00
7.99 EXISTING DRAINAGE AREA ID
- Q₁₀₀ IN CUBIC FEET PER SECOND

DRAINAGE AREA TABLE							COMMENTS
DRAINAGE AREA ID	AREA (acres)	C	T _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)		
EX 1	0.69	0.90	10	9.27	5.76	SURFACE DRAINS TO EX. WYE INLET	
EX 2	0.29	0.90	10	9.27	2.42	SURFACE DRAINS OFFSITE TO THE WEST.	
* EX 3	3.38	0.90	10	9.27	28.20	SURFACE DRAINS ONSITE TO THE WEST.	
* EX 4	0.19	0.90	10	9.27	1.59	SURFACE DRAINS ONSITE TO THE SOUTH.	

*OFFSITE DRAINAGE AREAS FROM "AS BUILT" DRAINAGE AREA MAP, SHEET 6 OF 11, DATED 12-15-1983

NO.	DATE	REVISION
1	11/10/2020	RECORD DRAWINGS

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

EXISTING DRAINAGE AREA MAP
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

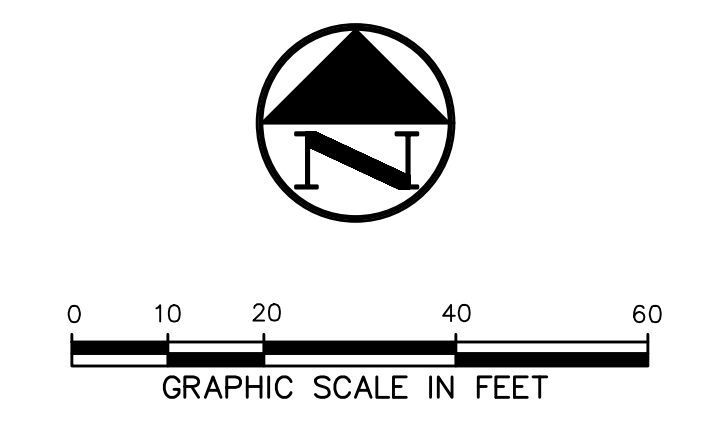
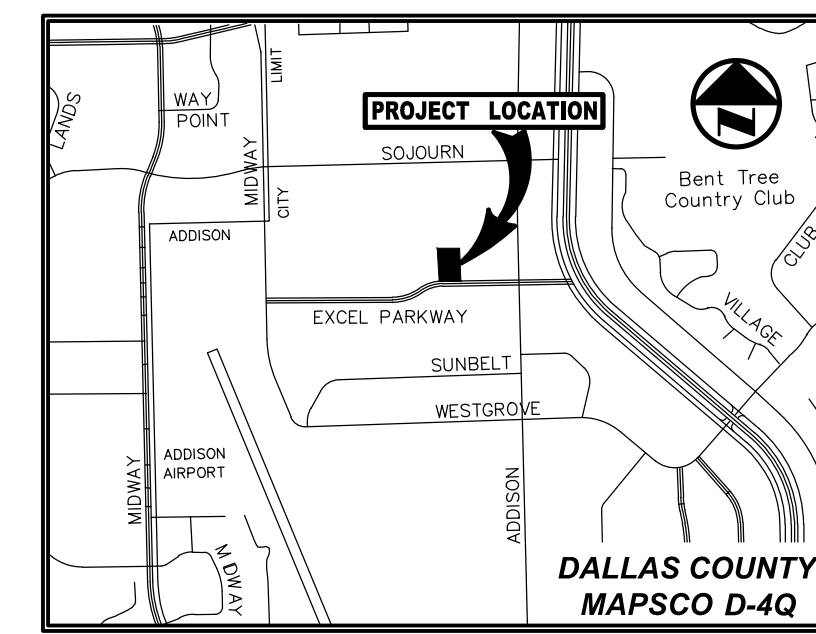
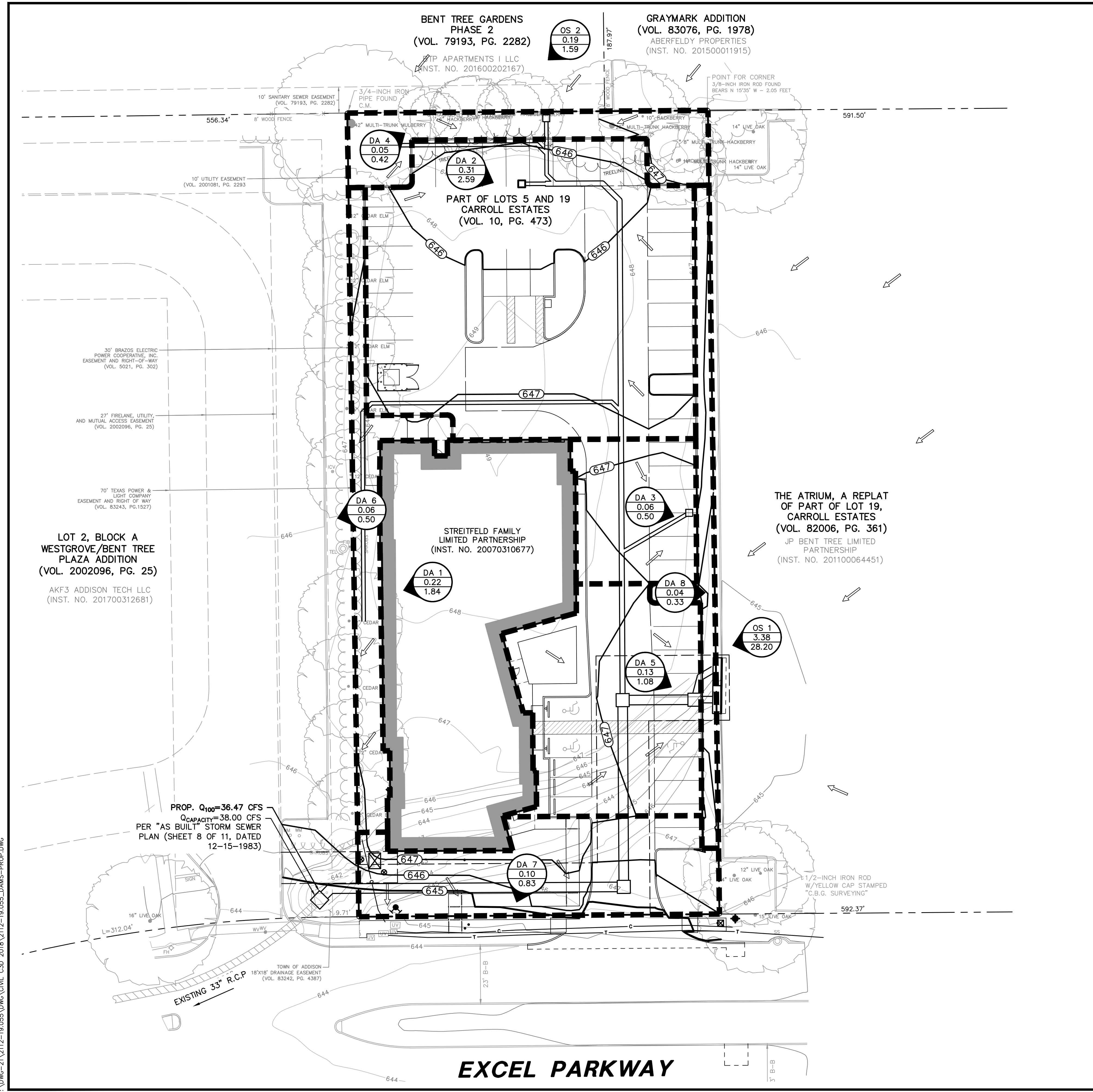
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CRR	CBA	FEB 2020	1"=20'			C3.1

RECORD DRAWING

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ATTESTED BY:
SIGNATURE: *Cody Risinger*
ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

EXCEL PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

- B₁ BOLLARD
- EM₁ ELECTRIC METER
- PP₁ POWER POLE
- LS₁ LIGHT STANDARD
- WM₁ WATER METER
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- — — — — PROPERTY LINE
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- 61.3 EXISTING CONTOUR
- 450 PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE DIVIDE
- DA 8
1.00
7.99 PROPOSED DRAINAGE AREA ID
AREA IN ACRES
Q₁₀₀ IN CUBIC FEET PER SECOND

DRAINAGE AREA TABLE						
DRAINAGE AREA ID	AREA (acres)	C	T _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	COMMENTS
DA 1	0.22	0.90	10	9.27	1.84	DRAINS TO PROP. ROOF DRAIN.
DA 2	0.31	0.90	10	9.27	2.59	SURFACE DRAINS TO PROP INLET.
DA 3	0.06	0.90	10	9.27	0.50	SURFACE DRAINS TO PROP INLET.
DA 4	0.05	0.90	10	9.27	0.42	SURFACE DRAINS TO PROP INLET.
DA 5	0.13	0.90	10	9.27	1.08	SURFACE DRAINS TO PROP. CURB INLET
DA 6	0.06	0.90	10	9.27	0.50	SURFACE DRAINS OFFSITE TO WEST.
DA 7	0.10	0.90	10	9.27	0.83	SURFACE DRAINS TO EXCEL PARKWAY CURB INLET.
DA 8	0.04	0.90	10	9.27	0.33	SURFACE DRAINS OFFSITE TO EAST.
* OS 1	3.38	0.90	10	9.27	28.20	SURFACE DRAINS ONSITE TO THE WEST.
* OS 2	0.19	0.90	10	9.27	1.59	SURFACE DRAINS ONSITE TO THE SOUTH.

*OFFSITE DRAINAGE AREAS FROM "AS BUILT" DRAINAGE AREA MAP, SHEET 6 OF 11, DATED 12-15-1983

LOT 2, BLOCK A
WESTGROVE/BENT TREE
PLAZA ADDITION
(VOL. 2002096, PG. 25)
AKF3 ADDISON TECH LLC
(INST. NO. 201700312681)

THE ATRIUM, A REPLAT
OF PART OF LOT 19,
CARROLL ESTATES
(VOL. 82006, PG. 361)
JP BENT TREE LIMITED
PARTNERSHIP
(INST. NO. 201100064451)

STREITFELD FAMILY
LIMITED PARTNERSHIP
(INST. NO. 20070310677)

PROP. Q₁₀₀=36.47 CFS
Q_{CAPACITY}=38.00 CFS
PER "AS BUILT" STORM SEWER
PLAN (SHEET 8 OF 11, DATED
12-15-1983)

RECORD DRAWING

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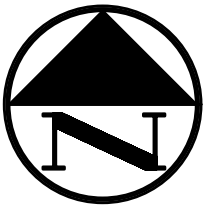
Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PROPOSED DRAINAGE AREA MAP
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C3.2

CARRANAGA 12:03 PM
M:\DWG-21\2112-19.055\DWG\CIVIL_CSD_2018\2112-19.055_DAMS-PROP.DWG

OFFICE BUILDING, 4595 EXCEL PARKWAY



LEGEND

- B BOLLARD
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- TSP TRAFFIC SIGNAL POLE
- TEL TELEPHONE BOX
- FL FLOOD LIGHT
- FP FLAG POLE
- SGN TRAFFIC SIGN
- IRS 1/2-INCH IRON ROD
- (C.M.) W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND CABLE LINE
- PROPOSED STORM LINE
- TOP OF INLET

REFER SHEET C2.1 FOR GRADING & DRAINAGE GENERAL NOTES

INLET COMPUTATIONS

DESIGN POINT NUMBER	CONTRIB DRNG AREA(S)	RUNOFF COEF	SIZE (AC)	TC (MIN)	RAIN INTENSITY (IN/HR)	Q (CFS)	INLET CAPACITY (CFS)
ST-2B	DA 2	0.9	0.31	10	9.27	2.59	8.64
ST-2A	DA 3	0.9	0.06	10	9.27	0.5	8.64
ST-2	DA 4	0.9	0.05	10	9.27	0.42	8.64
ST-1	DA 5	0.9	0.13	10	9.27	1.08	9.56
ST-1A	OS 1	0.9	3.38	10	9.27	28.2	34.05
ST-2C	OS 2	0.9	0.19	10	9.27	1.59	8.64

BENCH MARK LIST

- BM# 1 * * CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF EXCEL DRIVE, ±710 FEET WEST OF THE INTERSECTION OF ADDISON ROAD WITH EXCEL DRIVE AND ±66 FEET EAST OF AN UNKNOWN VAULT.
SURFACE COORDINATES
N: 7,043,340.18
E: 2,479,787.48
ELEV=644.67 FEET
- BM# 2 * * CUT ON THE BACK OF CURB ON THE WEST SIDE OF A PARKING LOT ±620 FEET WEST OF THE INTERSECTION OF ADDISON ROAD AND EXCEL DRIVE, ±230 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER OF THE SITE, AND ±10 FEET NORTH OF THE 3RD LIGHT STANDARD NORTH OF EXCEL DRIVE
SURFACE COORDINATES
N: 7,043,647.10
E: 2,479,845.87
ELEV=646.47 FEET

RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY:
SIGNATURE: *Cody Risinger*
ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

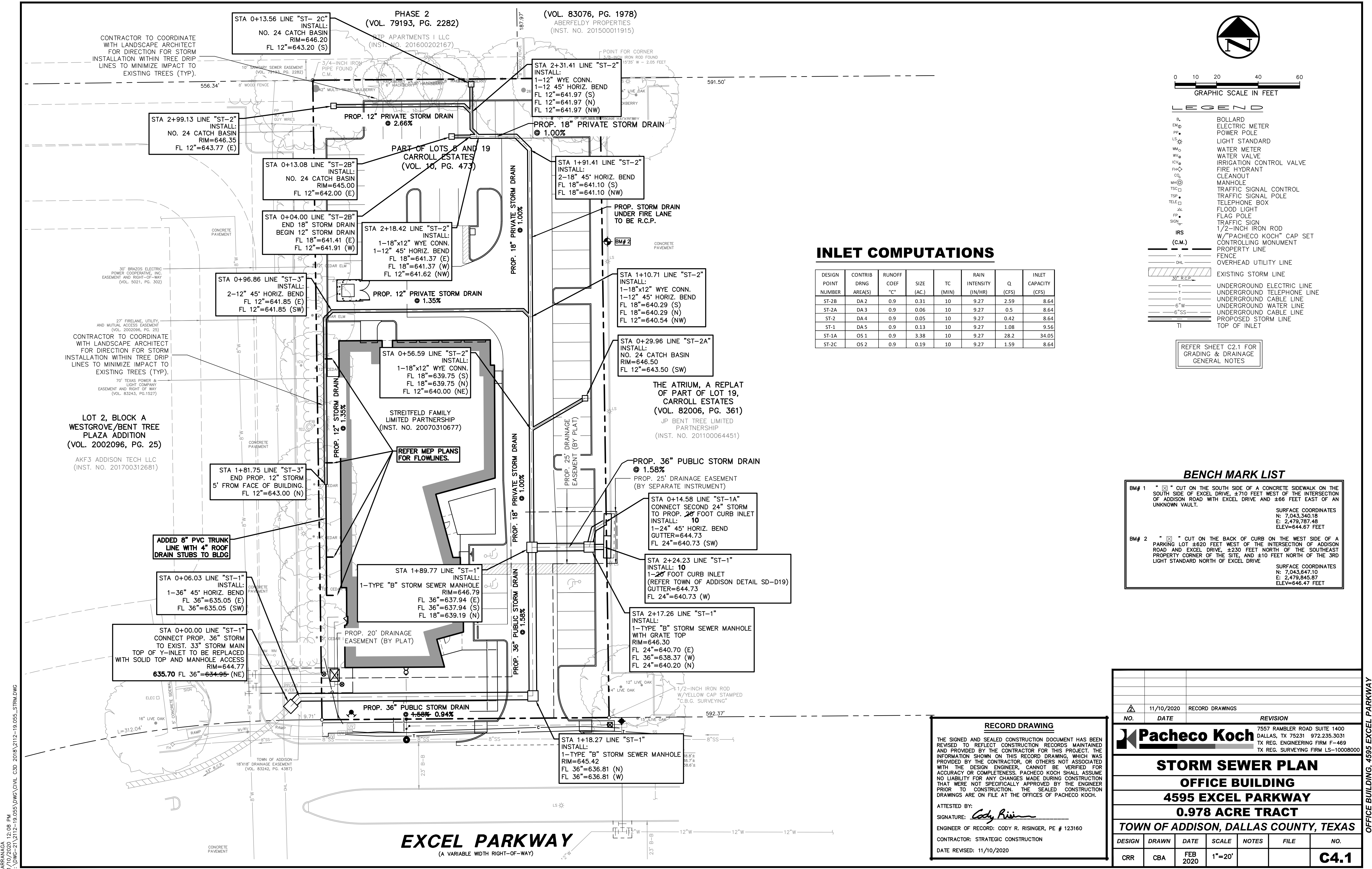
NO.	DATE	RECORD DRAWINGS	REVISION
	11/10/2020		

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

STORM SEWER PLAN
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

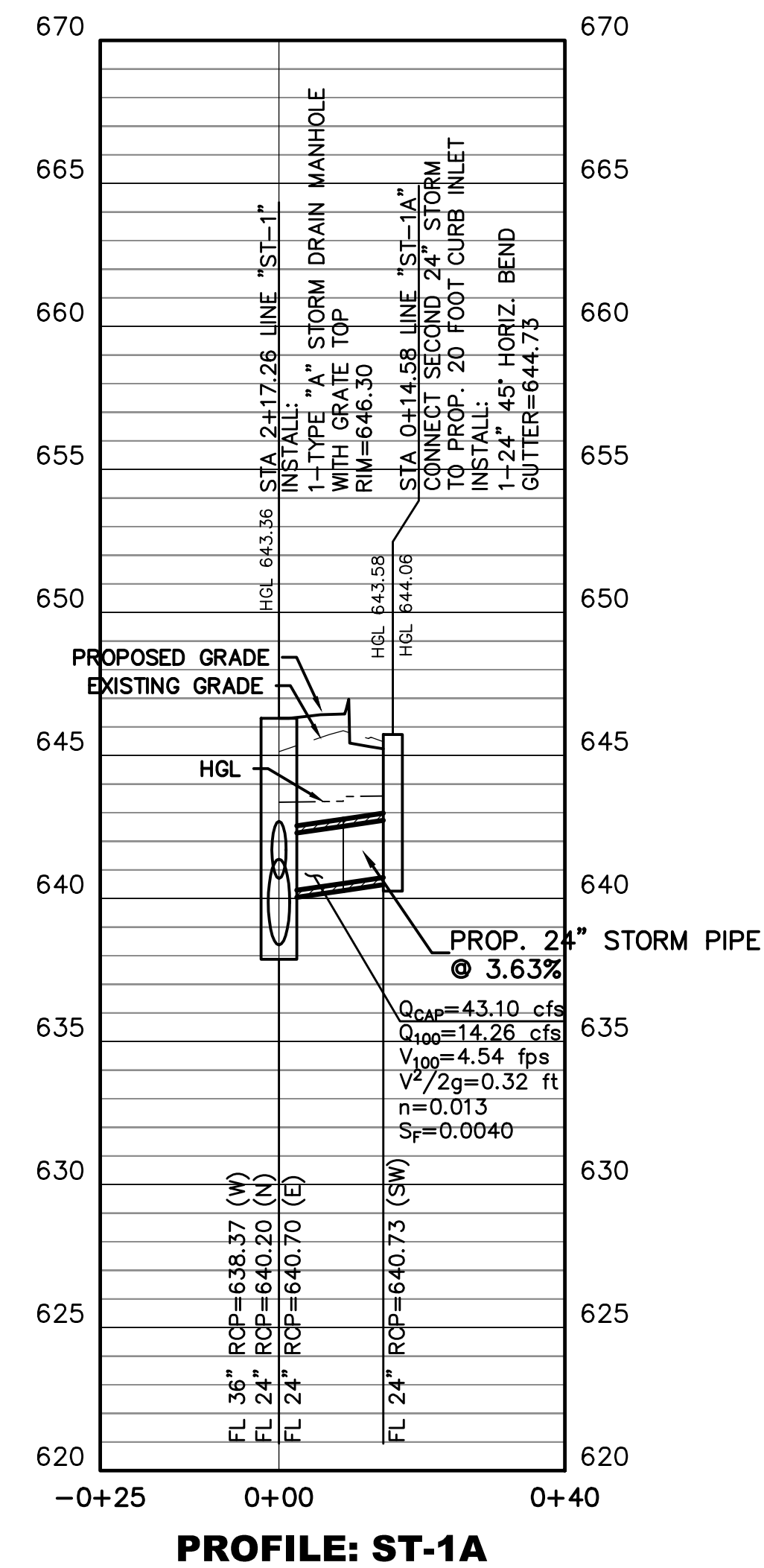
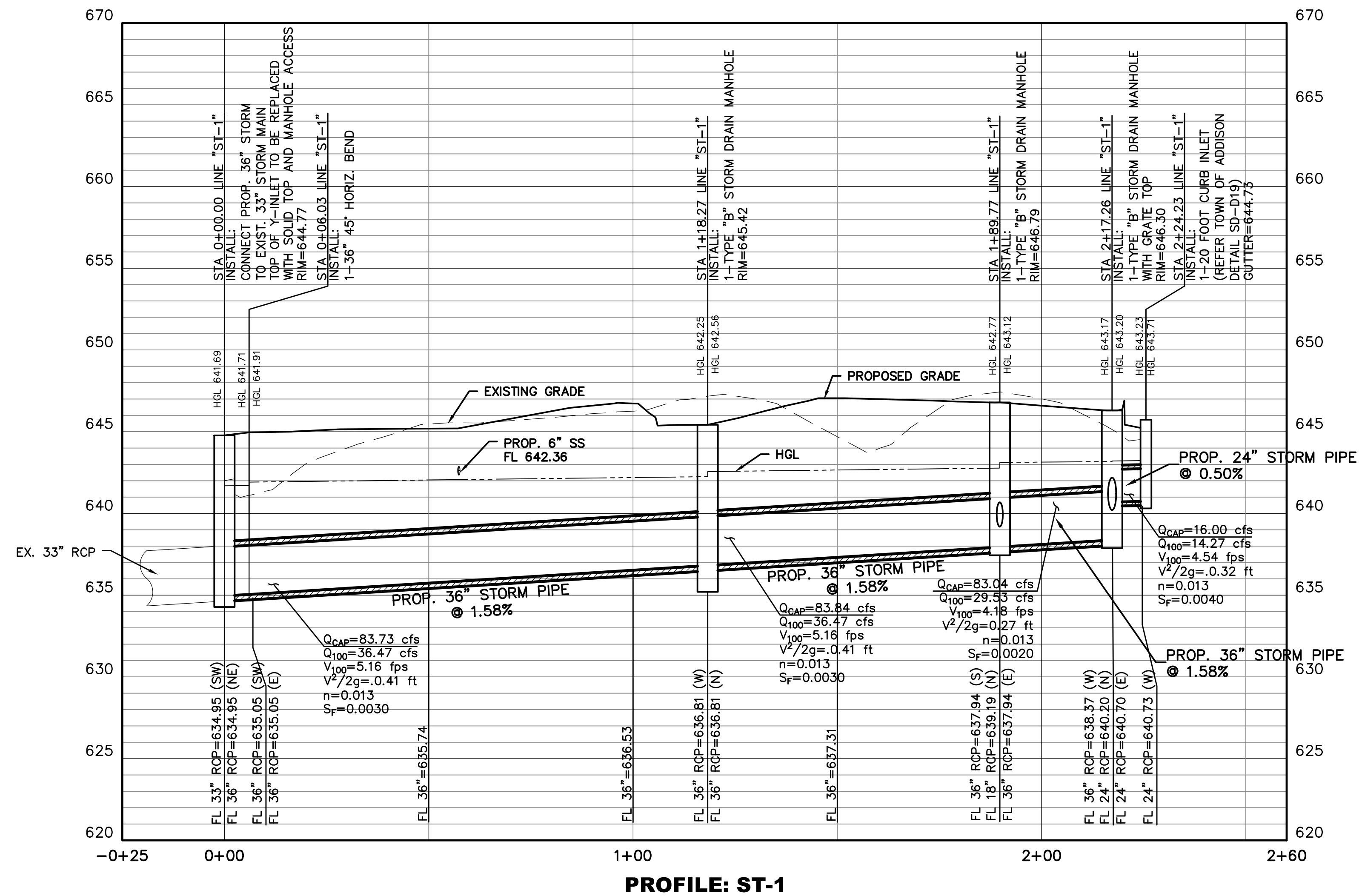
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C4.1

EXCEL PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)



CARRANAGA 12:08 PM
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OFFICE BUILDING, 4595 EXCEL PARKWAY



RECORD DRAWING

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ATTESTED BY:
SIGNATURE: *Cody Risner*
ENGINEER OF RECORD: CODY R. RISNER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

NO.	DATE	REVISION
1	11/10/2020	RECORD DRAWINGS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

STORM SEWER PROFILE
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20' V:1"=5'			C4.2

HYDRAULIC CALCULATIONS TABLE

1. DESIGNATES THE TYPE OF STORM PIPE CONNECTION (SOFFIT TO SOFFIT, CENTERLINE TO CENTERLINE, OR FLOWLINE TO FLOWLINE) OR THE ELEVATION DIFFERENCE ACROSS THE STRUCTURE AT THE UPSTREAM STATION.
2. THE STATION AT WHICH THE HYDRAULIC GRADE LINE INTERSECTS THE NORMAL DEPTH IN THE PIPE.
3. THE ELEVATION AT WHICH THE HYDRAULIC GRADE LINE INTERSECTS THE NORMAL DEPTH IN THE PIPE.
4. STARTING HGL PER STORM SEWER AS BUILT DATED 12-15-1983


Line ST-	1																							
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type (1)	Connect or FL	Dwn HGL	Up HGL	Up HGL w/ Jump	Dwn FL	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station (2)	Partial Elevation (3)	
0+00.00	0+06.03	36.47	Pipe	36"	0.013	0.0158	Bend - 45°	Soffits	641.69	641.71	641.91	634.95	635.05	5.16	0.41	0.0030	83.81	1.38	N/A	N/A	N/A	N/A	N/A	
0+06.03	1+18.27	36.47	Pipe	36"	0.013	0.0158	Manhole - 90°	Soffits	641.91	642.25	642.56	635.05	636.81	5.16	0.41	0.0030	83.73	1.38	N/A	N/A	N/A	N/A	N/A	
1+18.27	1+89.77	36.47	Pipe	36"	0.013	0.0158	Manhole - 90°	Soffits	642.56	642.77	643.12	636.81	637.94	5.16	0.41	0.0030	83.73	1.38	N/A	N/A	N/A	N/A	N/A	
1+89.77	2+17.26	29.53	Pipe	36"	0.013	0.0158	Manhole - Through	Soffits	640.7	643.12	643.17	643.20	637.94	4.18	0.27	0.0020	83.73	1.23	N/A	N/A	N/A	N/A	N/A	
2+17.26	2+24.23	14.27	Pipe	24"	0.013	0.0050	Inlet	Soffits	640.73	643.20	643.23	643.71	640.70	4.54	0.32	0.0040	16.00	1.47	N/A	N/A	N/A	N/A	N/A	
Line ST-	1A	Connects to Line ST-	1	At Station	2+17.26	Junction Type	Manhole - 90°	N/A																
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type	Connect or FL	Dwn HGL (Auto Calc)	Up HGL	Up HGL w/ Jump	Dwn FL	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station	Partial Elevation	
0+00.00	0+08.99	14.26	Pipe	24"	0.013	0.0363	Bend - 45°	Soffits	643.36	643.40	643.56	640.20	640.53	4.54	0.32	0.0040	43.10	0.79	N/A	N/A	N/A	N/A	N/A	
0+08.99	0+14.58	14.26	Pipe	24"	0.013	0.0363	Inlet	Soffits	640.73	643.56	643.58	644.06	640.53	4.54	0.32	0.0040	43.10	0.79	N/A	N/A	N/A	N/A	N/A	
Line ST-	2	Connects to Line ST-	1	At Station	1+89.77	Junction Type	Manhole - Through	N/A																
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type	Connect or FL	Dwn HGL (Auto Calc)	Up HGL	Up HGL w/ Jump	Dwn FL	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station	Partial Elevation	
0+00.00	0+56.59	6.94	Pipe	18"	0.013	0.0100	Wye	Centerlines	643.01	643.25	643.29	639.19	639.76	3.93	0.24	0.0044	10.50	0.89	N/A	N/A	N/A	N/A	N/A	
0+56.59	1+10.71	6.44	Pipe	18"	0.013	0.0100	Wye	Centerlines	643.29	643.49	643.59	639.76	640.30	3.64	0.21	0.0038	10.50	0.85	N/A	N/A	N/A	N/A	N/A	
1+10.71	1+91.41	4.60	Pipe	18"	0.013	0.0100	Bend - 45°	Soffits	643.59	643.75	643.80	640.30	641.10	2.60	0.11	0.0019	10.50	0.69	N/A	N/A	N/A	N/A	N/A	
1+91.41	2+00.58	4.60	Pipe	18"	0.013	0.0100	Bend - 45°	Soffits	643.80	643.87	643.87	641.10	641.20	2.60	0.11	0.0019	10.50	0.69	N/A	N/A	N/A	N/A	N/A	
2+00.58	2+18.42	4.60	Pipe	18"	0.013	0.0100	Wye	Centerlines	643.87	643.90	643.91	641.20	641.37	2.60	0.11	0.0019	10.50	0.69	N/A	N/A	N/A	N/A	N/A	
2+18.42	2+23.42	2.01	Pipe	12"	0.013	0.0266	Bend - 45°	Soffits	643.91	643.92	643.97	641.62	641.76	2.56	0.10	0.0032	5.81	0.41	N/A	N/A	N/A	N/A	N/A	
2+23.42	2+31.41	2.01	Pipe	12"	0.013	0.0266	Wye	Centerlines	643.97	644.00	644.07	641.76	641.97	2.56	0.10	0.0032	5.81	0.41	N/A	N/A	N/A	N/A	N/A	
2+31.41	2+36.41	1.06	Pipe	12"	0.013	0.0266	Bend - 45°	Soffits	644.07	644.08	644.09	641.97	642.10	1.35	0.03	0.0009	5.81	0.29	N/A	N/A	N/A	N/A	N/A	
2+36.41	2+99.13	1.06	Pipe	12"	0.013	0.0266	Inlet	Soffits	643.77	644.09	644.15	644.51	642.10	1.35	0.03	0.0009	5.81	0.29	0.38	3.92	0.24	N/A	N/A	
Line ST-	2A	Connects to Line ST-	2	At Station	0+56.59	Junction Type	Wye	Centerlines																
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type	Connect or FL	Dwn HGL (Auto Calc)	Up HGL	Up HGL w/ Jump	Dwn FL (Auto Calc)	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station	Partial Elevation	
0+00.00	0+29.96	0.50	Pipe	12"	0.013	0.1168	Inlet	Soffits	643.50	643.49	643.64	644.51	640.01	643.51	0.64	0.01	0.0002	12.18	0.14	0.14	7.62	0.90	0+28.68	643.49
Line ST-	3	Connects to Line ST-	2	At Station	1+10.71	Junction Type	Wye	Centerlines																
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type	Connect or FL	Dwn HGL (Auto Calc)	Up HGL	Up HGL w/ Jump	Dwn FL (Auto Calc)	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station	Partial Elevation	
0+00.00	0+05.00	1.84	Pipe	12"	0.013	0.0135	Bend - 45°	Soffits	643.61	643.63	643.67	640.55	640.61	2.34	0.09	0.0027	4.14	0.47	N/A	N/A	N/A	N/A	N/A	N/A
0+05.00	0+96.86	1.84	Pipe	12"	0.013	0.0135	Bend - 45°	Soffits	643.67	643.91	643.96	640.61	641.85	2.34	0.09	0.0027	4.14	0.47	N/A	N/A	N/A	N/A	N/A	N/A
0+96.86	1+01.86	1.84	Pipe	12"	0.013	0.0135	Bend - 45°	Soffits	643.96	643.97	644.01	641.85	641.92	2.34	0.09	0.0027	4.14	0.47	N/A	N/A	N/A	N/A	N/A	N/A
1+01.86	1+81.75	1.84	Pipe	12"	0.013	0.0135	None	Soffits	643.00	644.01	644.23	644.23	641.92	2.34	0.09	0.0027	4.14	0.47	N/A	N/A	N/A	N/A	N/A	
Line ST-	2B	Connects to Line ST-	2	At Station	2+18.42	Junction Type	Wye	Centerlines																
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type	Connect or FL	Dwn HGL (Auto Calc)	Up HGL	Up HGL w/ Jump	Dwn FL (Auto Calc)	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station	Partial Elevation	
0+00.00	0+04.00	2.59	Pipe	18"	0.013	0.0100	Size Change	Soffits	643.98	643.98	643.98	641.37	641.41	1.47	0.03	0.0006	10.50	0.51	N/A	N/A	N/A	N/A	N/A	
0+04.00	0+13.08	2.59	Pipe	12"	0.013	0.0100	Inlet	Soffits	642.00	643.98	644.03	644.28	641.91	642.01	3.30	0.17	0.0053	3.56	0.63	N/A	N/A	N/A	N/A	
Line ST-	2C	Connects to Line ST-	2	At Station	2+31.41	Junction Type	Wye	Centerlines																
Downstream Station	Upstream Station	Q (cfs)	Pipe Type	Size Box (W x H) Pipe (")	'n" Value	Design Slope (ft/ft)	Upstream Junction Type	Connect or FL	Dwn HGL (Auto Calc)	Up HGL	Up HGL w/ Jump	Dwn FL (Auto Calc)	Up FL	V (fps)	V ² /2g (ft)	S _r	Q _{cap} (cfs)	D _n (ft)	D _p (ft)	V _p (fps)	V _p ² /2g (ft)	Partial Station	Partial Elevation	
0+00.00	0+13.56	1.04	Pipe	12"	0.013	0.0907	Inlet	Soffits	643.20	644.07	644.09	644.13	641.97	643.20	1.32	0.03	0.0009	10.73	0.21	0.89	1.41	0.03	N/A	N/A

RECORD DRAWING

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ATTESTED BY:
 SIGNATURE: *Cody Risinger*
 ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
 CONTRACTOR: STRATEGIC CONSTRUCTION
 DATE REVISED: 11/10/2020

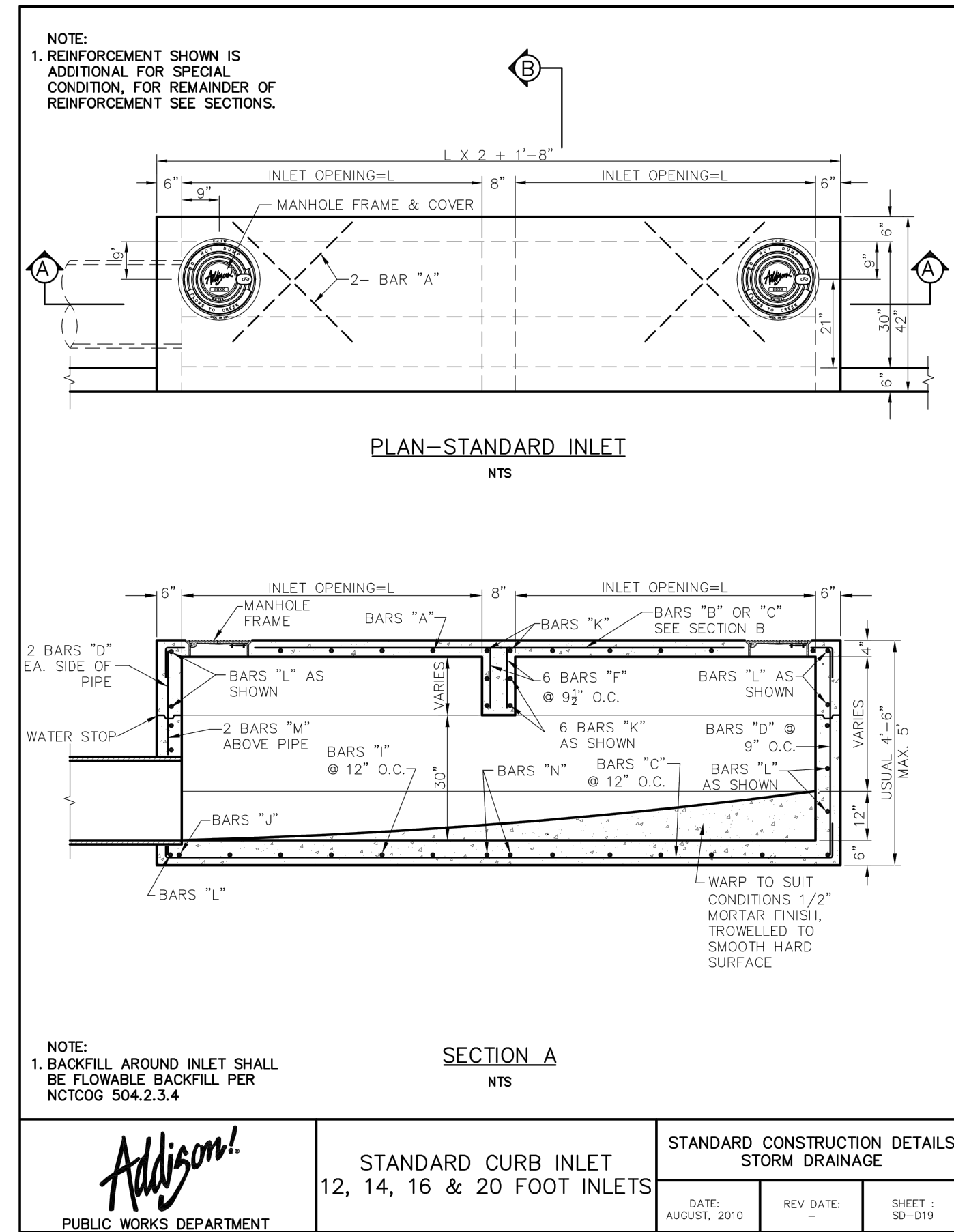
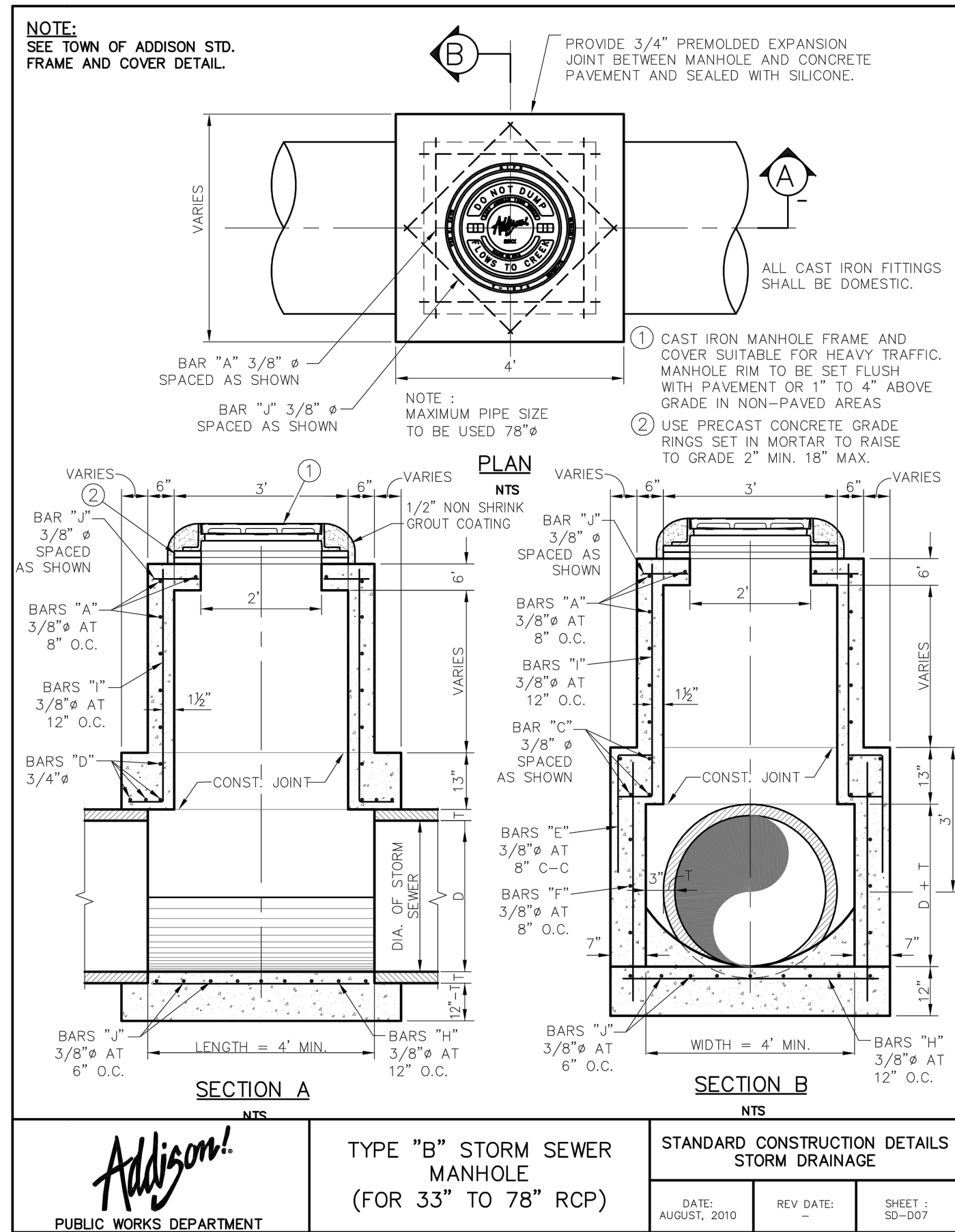
NO.	DATE	REVISION
1	11/10/2020	RECORD DRAWINGS


Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-1008000

HYDRAULIC CALCULATIONS
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20' V:1"=5'			C4.3

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ATTESTED BY:
SIGNATURE: *Cody R. Risinger*

ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

NO.	DATE	REVISION
1	11/10/2020	RECORD DRAWINGS

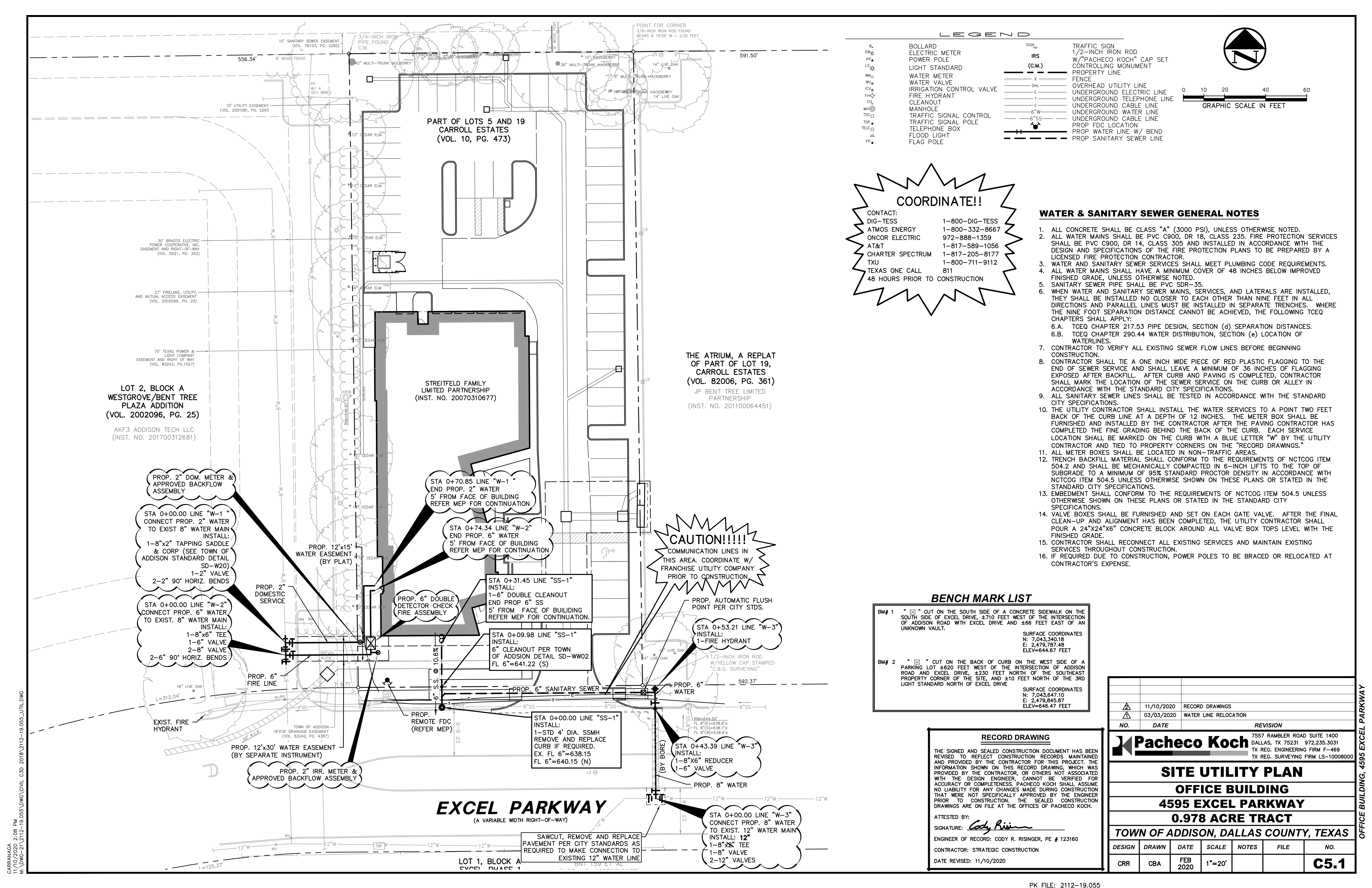
Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

TOWN STORM SEWER DETAILS
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	N.T.S.			C4.4

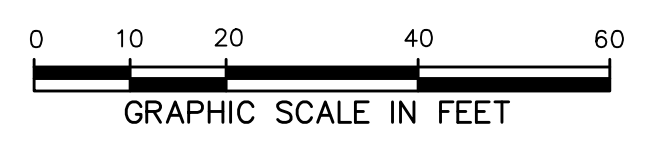
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OFFICE BUILDING, 4595 EXCEL PARKWAY



LEGEND

B	BOLLARD	IRS	TRAFFIC SIGN
EM	ELECTRIC METER	(C.M.)	1/2-INCH IRON ROD
PP	POWER POLE		W/PACHECO KOCH" CAP SET
LS	LIGHT STANDARD		CONTROLLING MONUMENT
WM	WATER METER		PROPERTY LINE
WV	WATER VALVE		FENCE
ICV	IRRIGATION CONTROL VALVE		OVERHEAD UTILITY LINE
FH	FIRE HYDRANT		UNDERGROUND ELECTRIC LINE
CO	CLEANOUT		UNDERGROUND TELEPHONE LINE
MH	MANHOLE		UNDERGROUND CABLE LINE
TSC	TRAFFIC SIGNAL CONTROL		UNDERGROUND WATER LINE
TSP	TRAFFIC SIGNAL POLE		UNDERGROUND CABLE LINE
TEL	TELEPHONE BOX		PROP FDC LOCATION
FL	FLOOD LIGHT		PROP WATER LINE W/ BEND
FP	FLAG POLE		PROP SANITARY SEWER LINE



COORDINATE!!

CONTACT:
 DIG-TESS 1-800-DIG-TESS
 ATMOS ENERGY 1-800-332-8667
 ONCOR ELECTRIC 972-888-1359
 AT&T 1-817-589-1056
 CHARTER SPECTRUM 1-817-205-8177
 TXU 1-800-711-9112
 TEXAS ONE CALL 811
 48 HOURS PRIOR TO CONSTRUCTION

- ### WATER & SANITARY SEWER GENERAL NOTES
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
 6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
 6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

CAUTION!!!!

COMMUNICATION LINES IN THIS AREA. COORDINATE W/ FRANCHISE UTILITY COMPANY PRIOR TO CONSTRUCTION

BENCH MARK LIST

BM# 1	CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF EXCEL DRIVE, ±710 FEET WEST OF THE INTERSECTION OF ADDISON ROAD WITH EXCEL DRIVE AND ±66 FEET EAST OF AN UNKNOWN VAULT.	SURFACE COORDINATES N: 7,043,340.18 E: 2,479,787.48 ELEV=644.67 FEET
BM# 2	CUT ON THE BACK OF CURB ON THE WEST SIDE OF A PARKING LOT ±620 FEET WEST OF THE INTERSECTION OF ADDISON ROAD AND EXCEL DRIVE, ±230 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER OF THE SITE, AND ±10 FEET NORTH OF THE 3RD LIGHT STANDARD NORTH OF EXCEL DRIVE	SURFACE COORDINATES N: 7,043,647.10 E: 2,479,845.87 ELEV=646.47 FEET

RECORD DRAWING

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ATTESTED BY:
 SIGNATURE: *Cody Rivin*
 ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
 CONTRACTOR: STRATEGIC CONSTRUCTION
 DATE REVISED: 11/10/2020

NO.	DATE	REVISION
11/10/2020		RECORD DRAWINGS
03/03/2020		WATER LINE RELOCATION

Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

SITE UTILITY PLAN

OFFICE BUILDING

4595 EXCEL PARKWAY

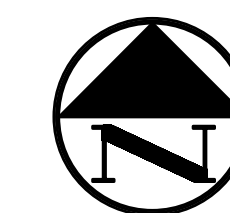
0.978 ACRE TRACT

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C5.1

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OFFICE BUILDING, 4595 EXCEL PARKWAY



LEGEND

B.	BOLLARD		4" REINFORCED CONCRETE (CLASS "A", 3000 PSI)
EM	ELECTRIC METER		PARKING, 5" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
PP	POWER POLE		FIRE LANE AND DRIVE AREAS, 6" REINFORCED CONCRETE PAVEMENT (CLASS "P1", 4000 PSI OR CLASS "P2", 4500 PSI)
LS	LIGHT STANDARD		DUMPSTER AREA, 7" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
WM	WATER METER		TOWN OF ADDISON COMMERCIAL DRIVEWAY
WV	WATER VALVE		MATCH EXISTING PAVEMENT THICKNESS
ICV	IRRIGATION CONTROL VALVE		
FH	FIRE HYDRANT		
CO	CLEANOUT		
MH	MANHOLE		
TSC	TRAFFIC SIGNAL CONTROL		
TSP	TRAFFIC SIGNAL POLE		
TELE	TELEPHONE BOX		
FL	FLOOD LIGHT		
FP	FLAG POLE		
SIG	TRAFFIC SIGN		
IRS	1/2-INCH IRON ROD		
(C.M.)	W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT		
x	FENCE		
—	FIRE LANE		
EJ	FIRE LANE EXPANSION JOINT		
SJ	FIRE LANE SAWED DUMMY JOINT		

FIRE LANE PAVING NOTES

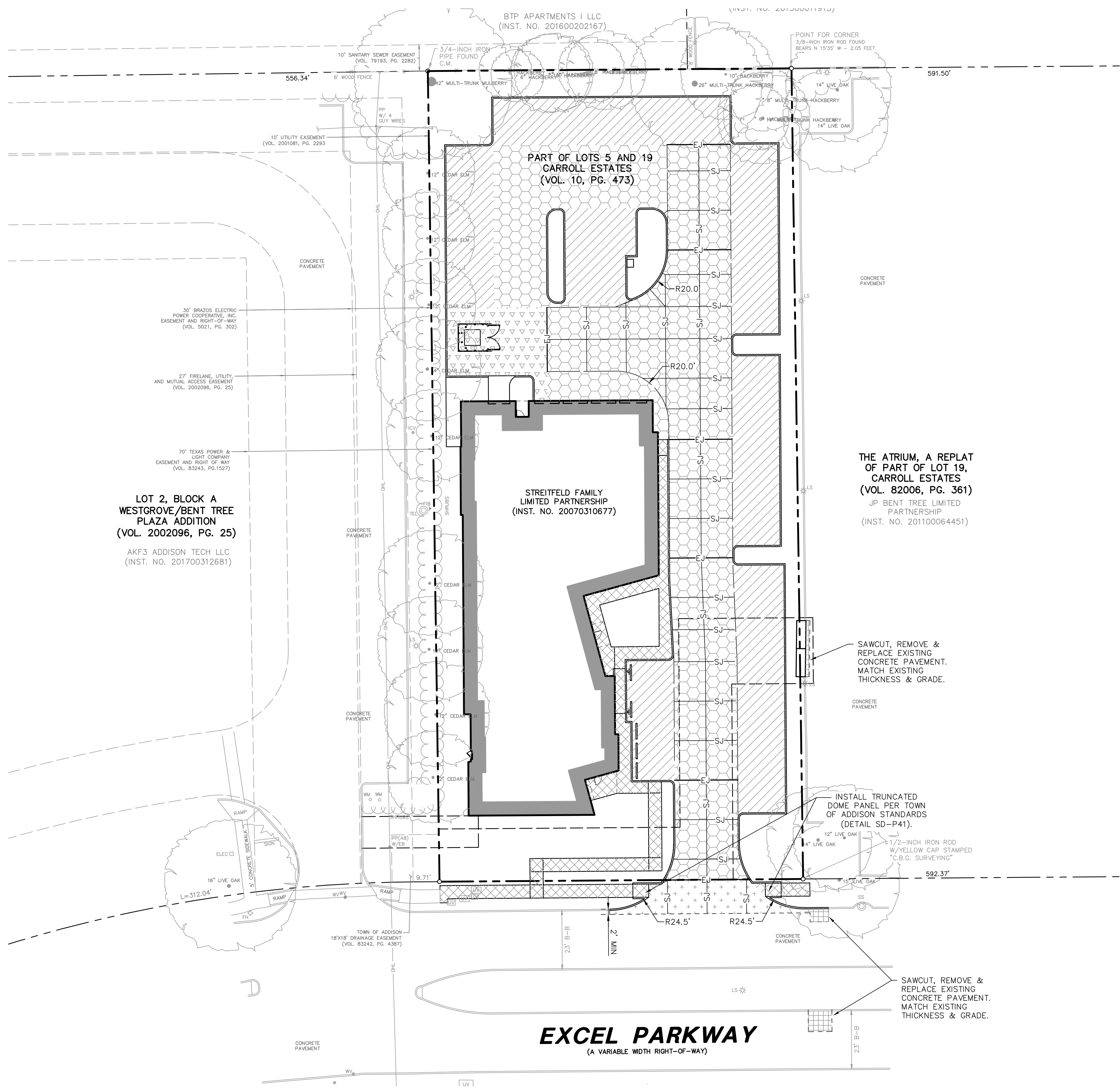
- 6" THICK CLASS 'P1' (4000 PSI) OR 'P2' (4500 PSI) CONCRETE PER NCTCOG ITEM 303.3.4.2(A) WITH #3 BARS 18" O.C.E.W. OR #4 BARS 24" O.C.E.W..
- SUBGRADE PER TOWN GENERAL PAVING NOTES, SD-P01.

PUBLIC SIDEWALK PAVING NOTES

- REFER TO TOWN STANDARD CONSTRUCTION DETAILS SD-P26 & SD-P37 FOR SIDEWALK PAVING IN THE RIGHT-OF-WAY.

PRIVATE PAVING GENERAL NOTES

- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL CONFORM TO NCTCOG ITEM 303.3.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
- SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
- ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS 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. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
- TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
- ALL PAVING 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 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
- BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
- ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
- INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.



THE ATRIUM, A REPLAT OF PART OF LOT 19, CARROLL ESTATES (VOL. 82006, PG. 361)
 JP BENT TREE LIMITED PARTNERSHIP
 (INST. NO. 201100064451)

LOT 2, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION (VOL. 2002096, PG. 25)
 AKF3 ADDISON TECH LLC
 (INST. NO. 201700312681)

EXCEL PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

RECORD DRAWING

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ATTESTED BY:
 SIGNATURE: *Cody Risner*
 ENGINEER OF RECORD: CODY R. RISNER, PE # 123160
 CONTRACTOR: STRATEGIC CONSTRUCTION
 DATE REVISED: 11/10/2020

NO.	DATE	REVISION
1	11/10/2020	RECORD DRAWINGS

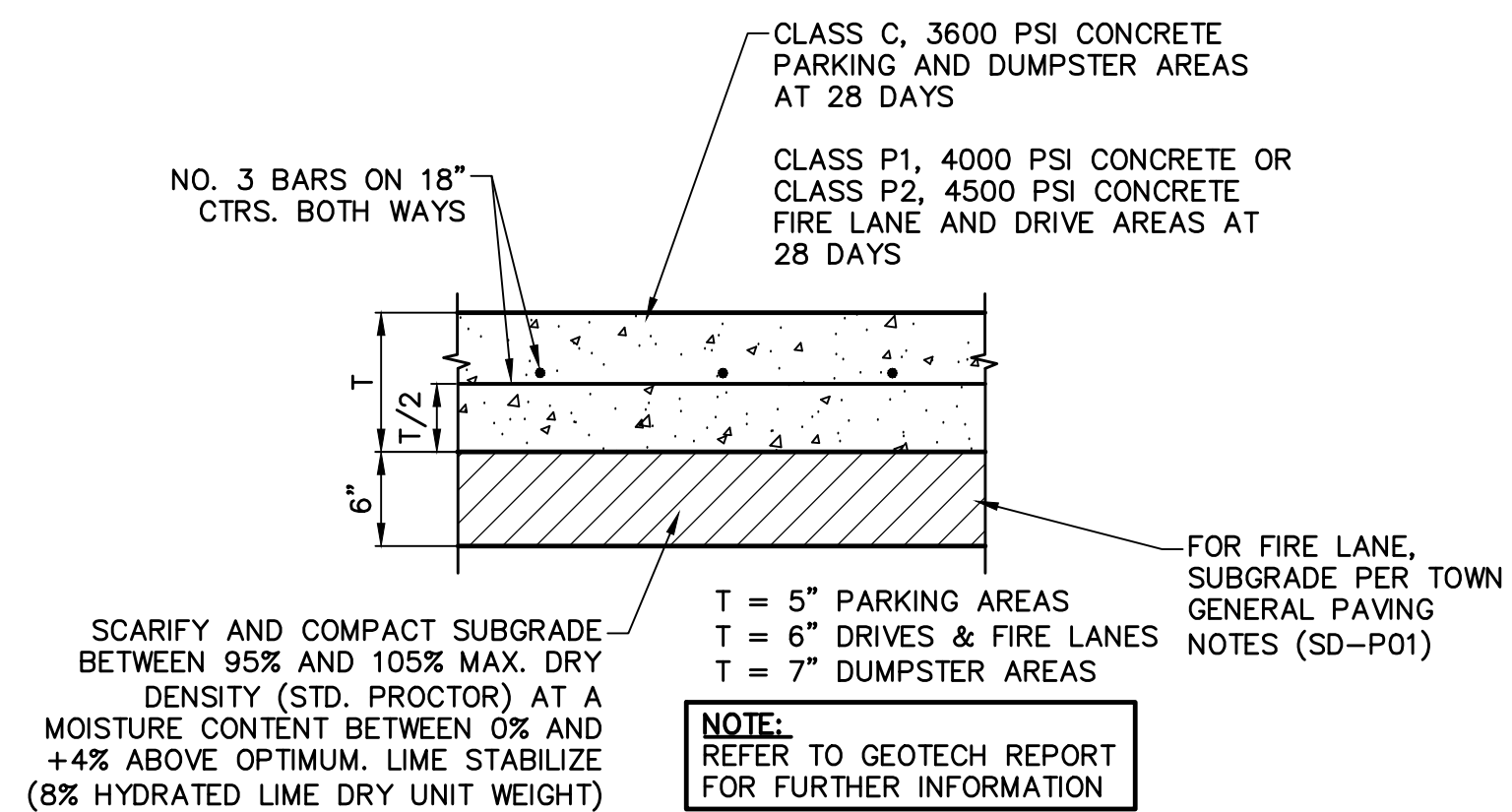
Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

PAVING PLAN
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

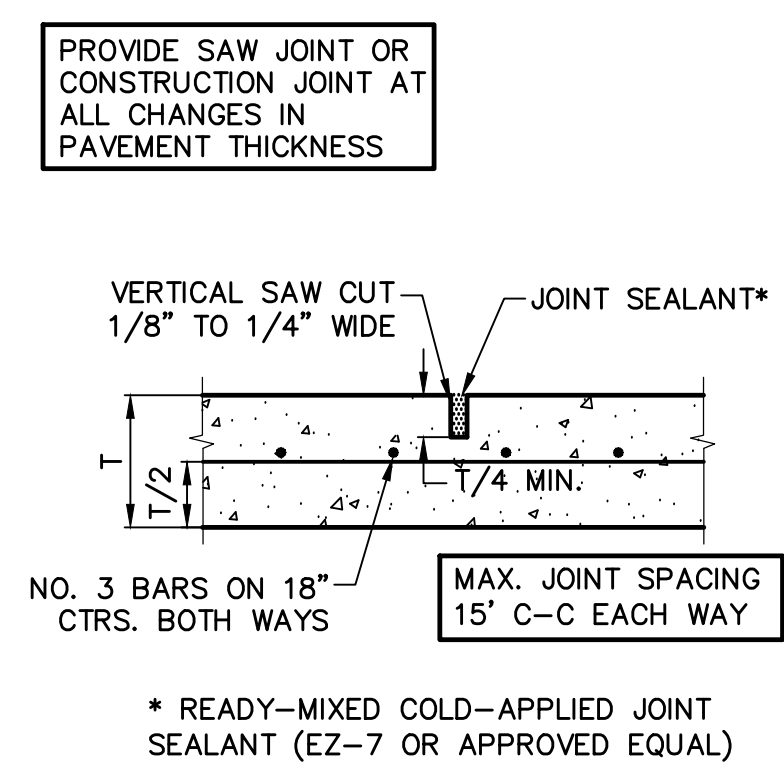
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C6.1

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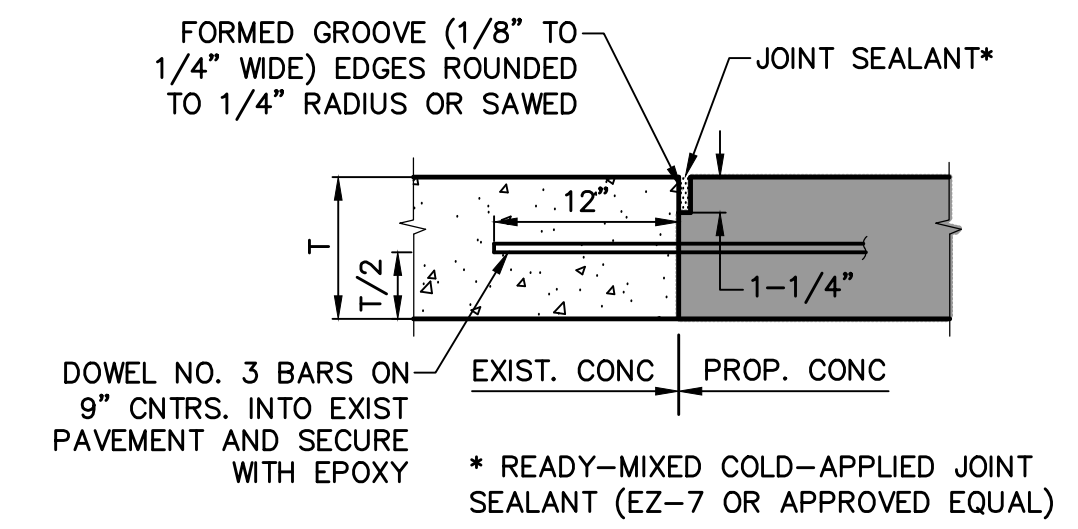
OFFICE BUILDING, 4595 EXCEL PARKWAY



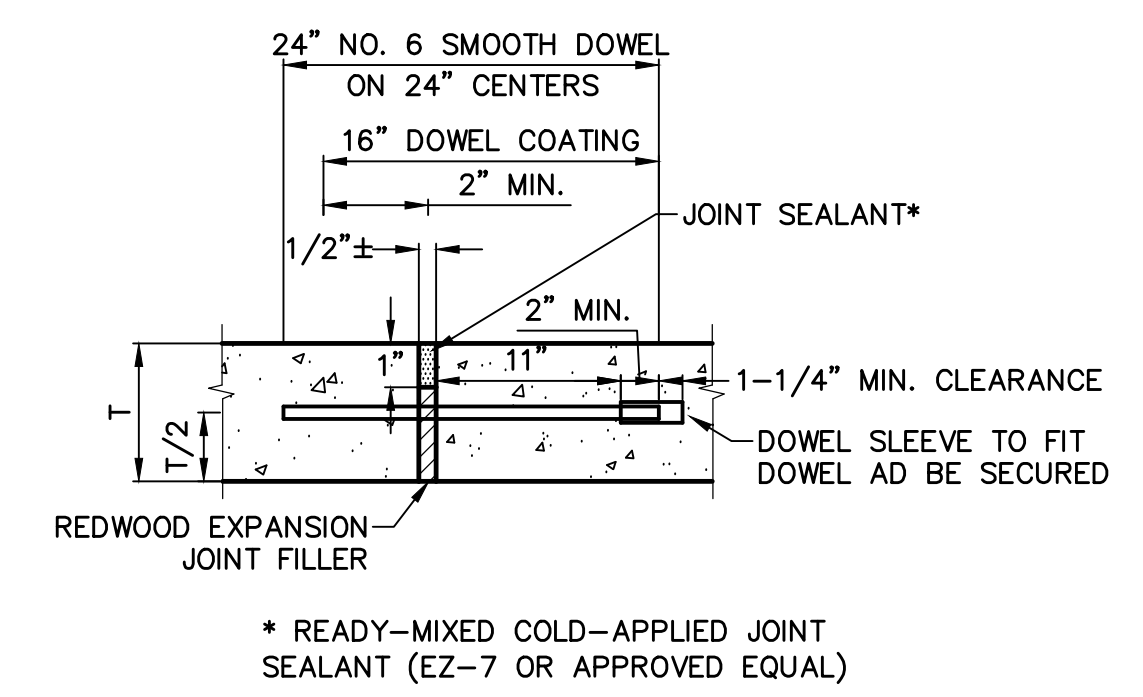
1 CONCRETE PAVEMENT SECTION
NOT TO SCALE



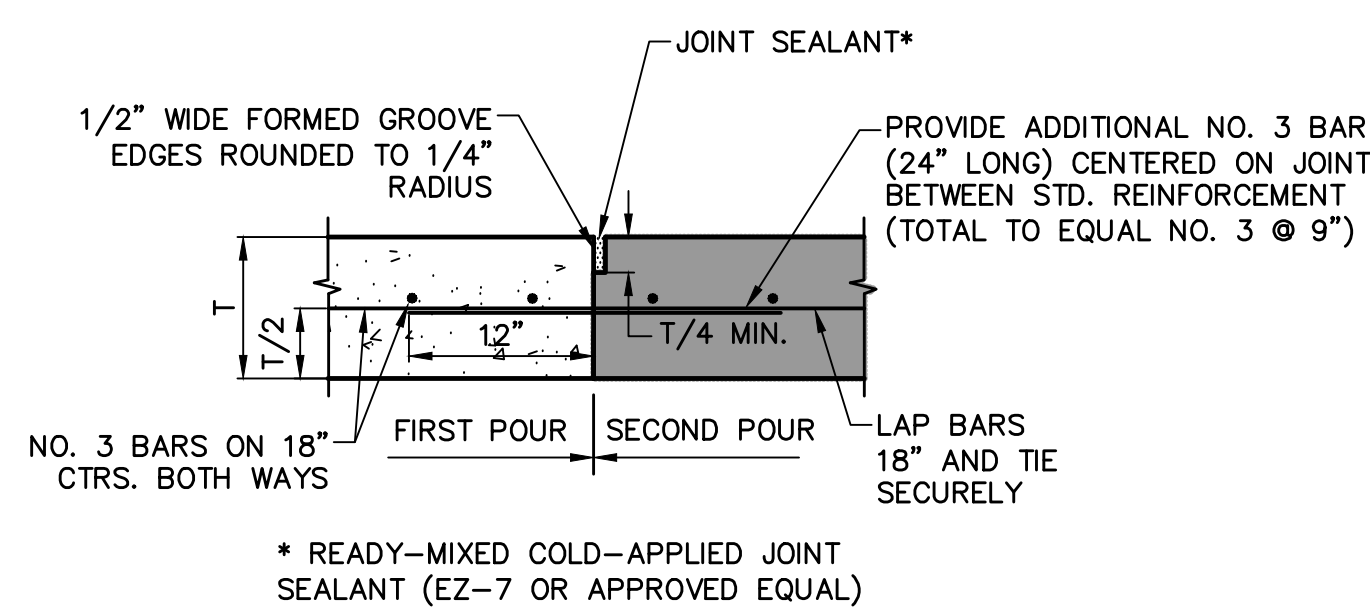
2 SAWED DUMMY JOINT
NOT TO SCALE



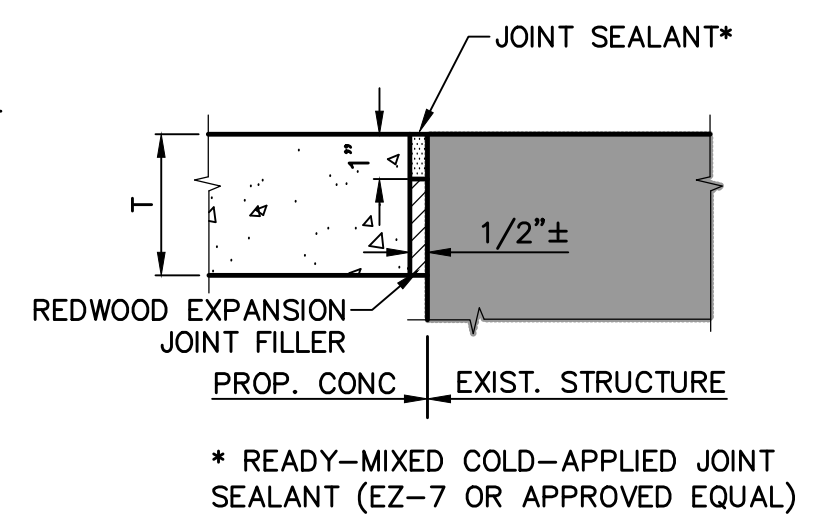
3 PAVEMENT CONNECTION
NOT TO SCALE



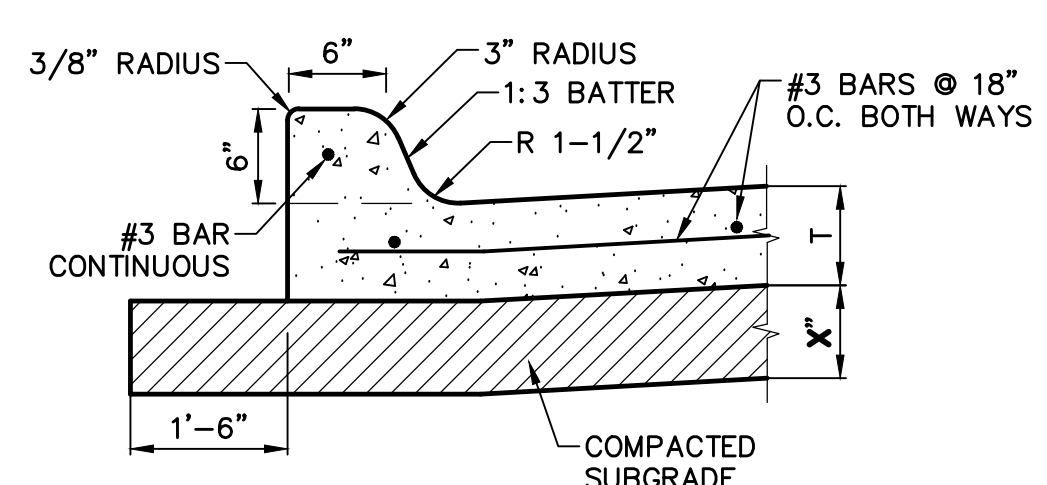
4 EXPANSION JOINT
NOT TO SCALE



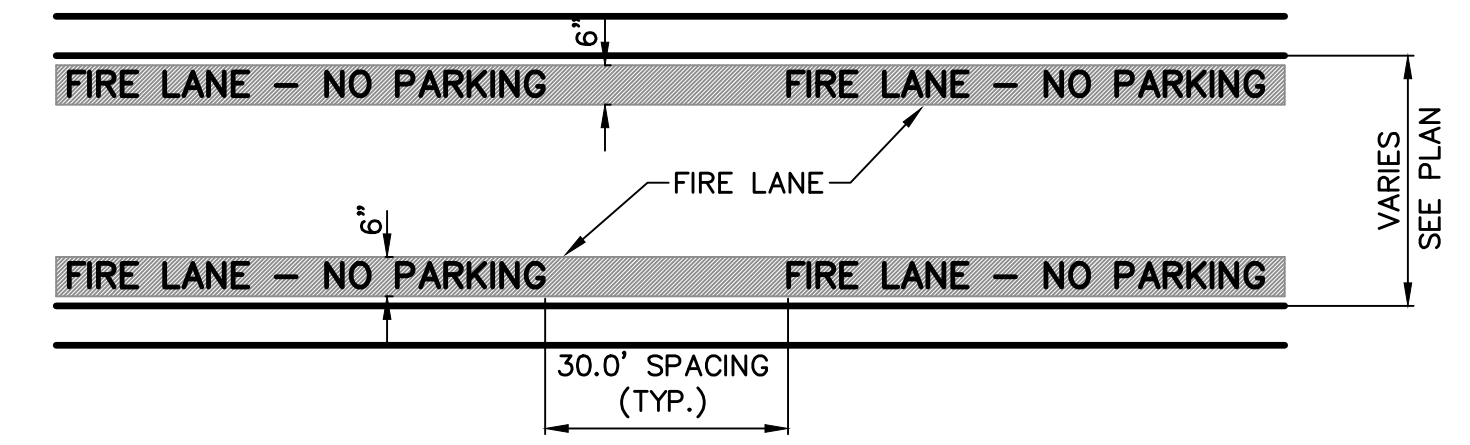
5 CONSTRUCTION JOINT
NOT TO SCALE



6 ISOLATION JOINT
NOT TO SCALE



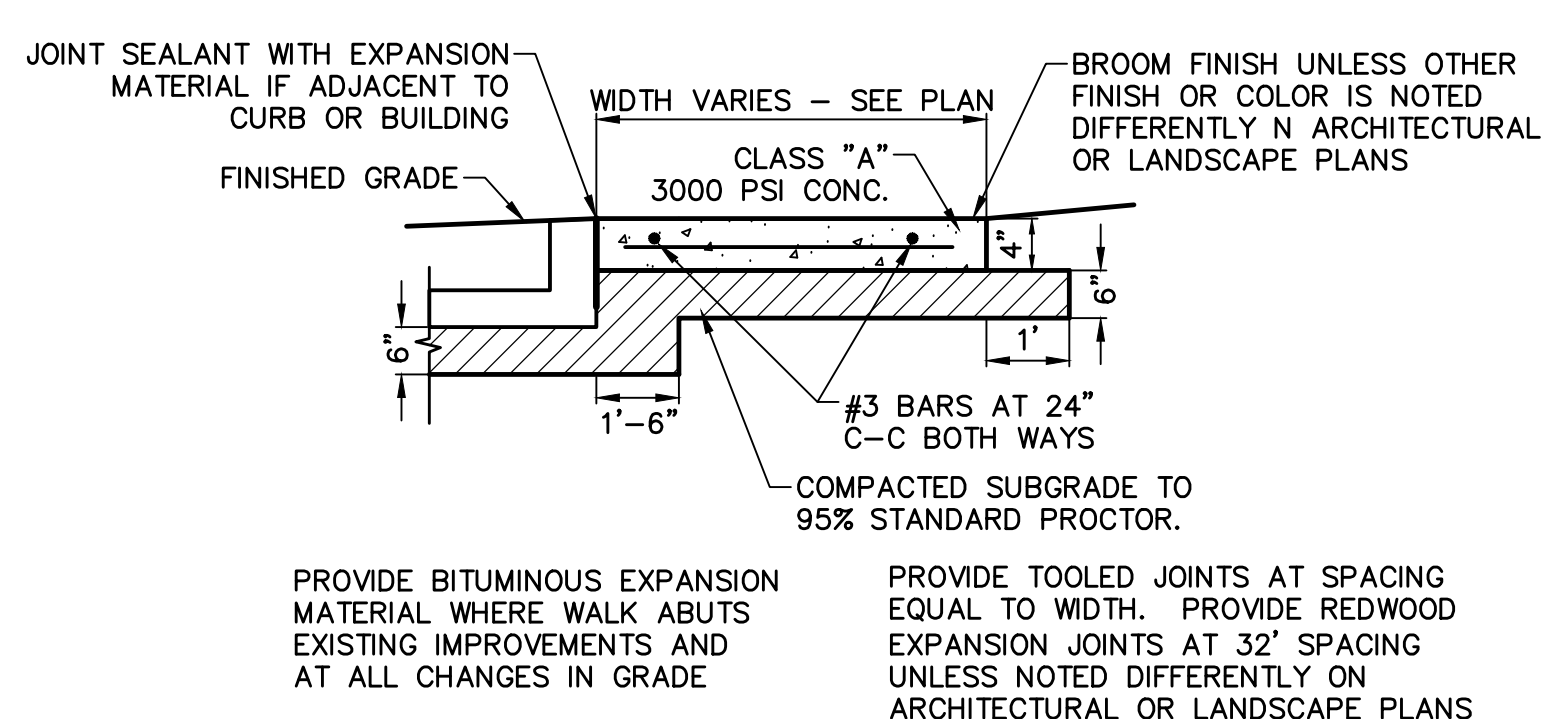
7 INTEGRAL CURB
NOT TO SCALE



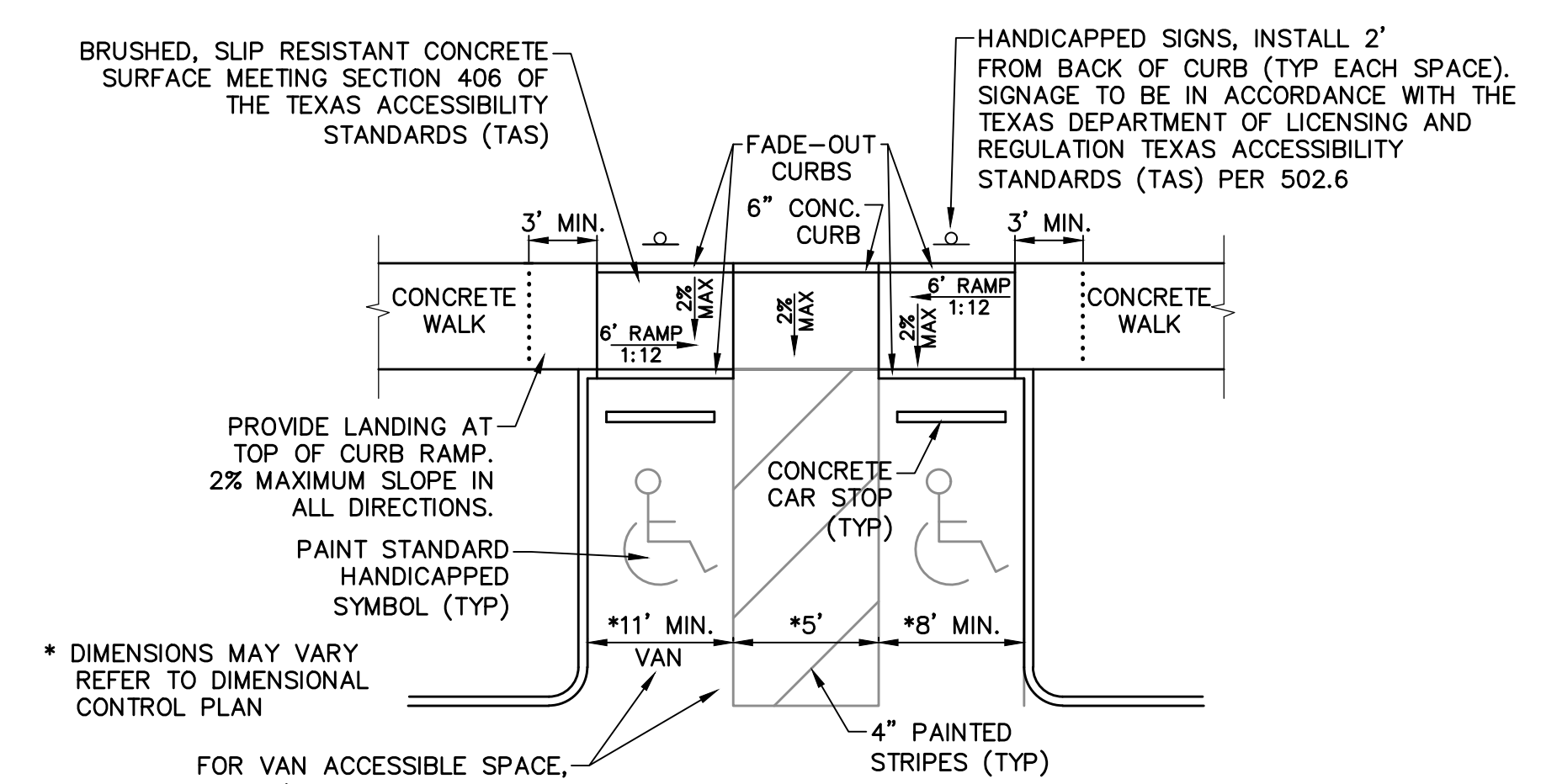
GENERAL NOTE:
A. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.

STRIPING DETAIL NOTE:
A. PAINT:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
A. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
B. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.
B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIES AND SPACED AS DETAILED ON THIS SHEET.

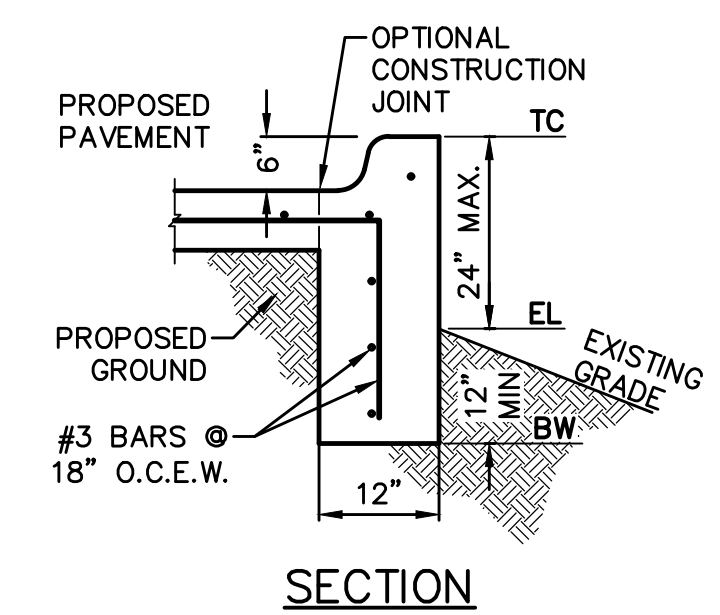
8 FIRE LANE STRIPING
NOT TO SCALE



9 CONCRETE WALK PRIVATE
NOT TO SCALE



10 90° HANDICAP PARKING & TWO-WAY CURB RAMP
NOT TO SCALE (PRIVATE ONLY)



11 CURB W/WALL
NOT TO SCALE

RECORD DRAWING

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ATTESTED BY:
Cody Risner
ENGINEER OF RECORD: CODY R. RISNER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

NO.	DATE	REVISION
11/10/2020	RECORD DRAWINGS	
Pacheco Koch		
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
PRIVATE PAVING DETAILS		
OFFICE BUILDING		
4595 EXCEL PARKWAY		
0.978 ACRE TRACT		
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		
DESIGN	DRAWN	DATE
CRR	CBA	FEB 2020
SCALE	NOTES	FILE
NO.	C6.2	

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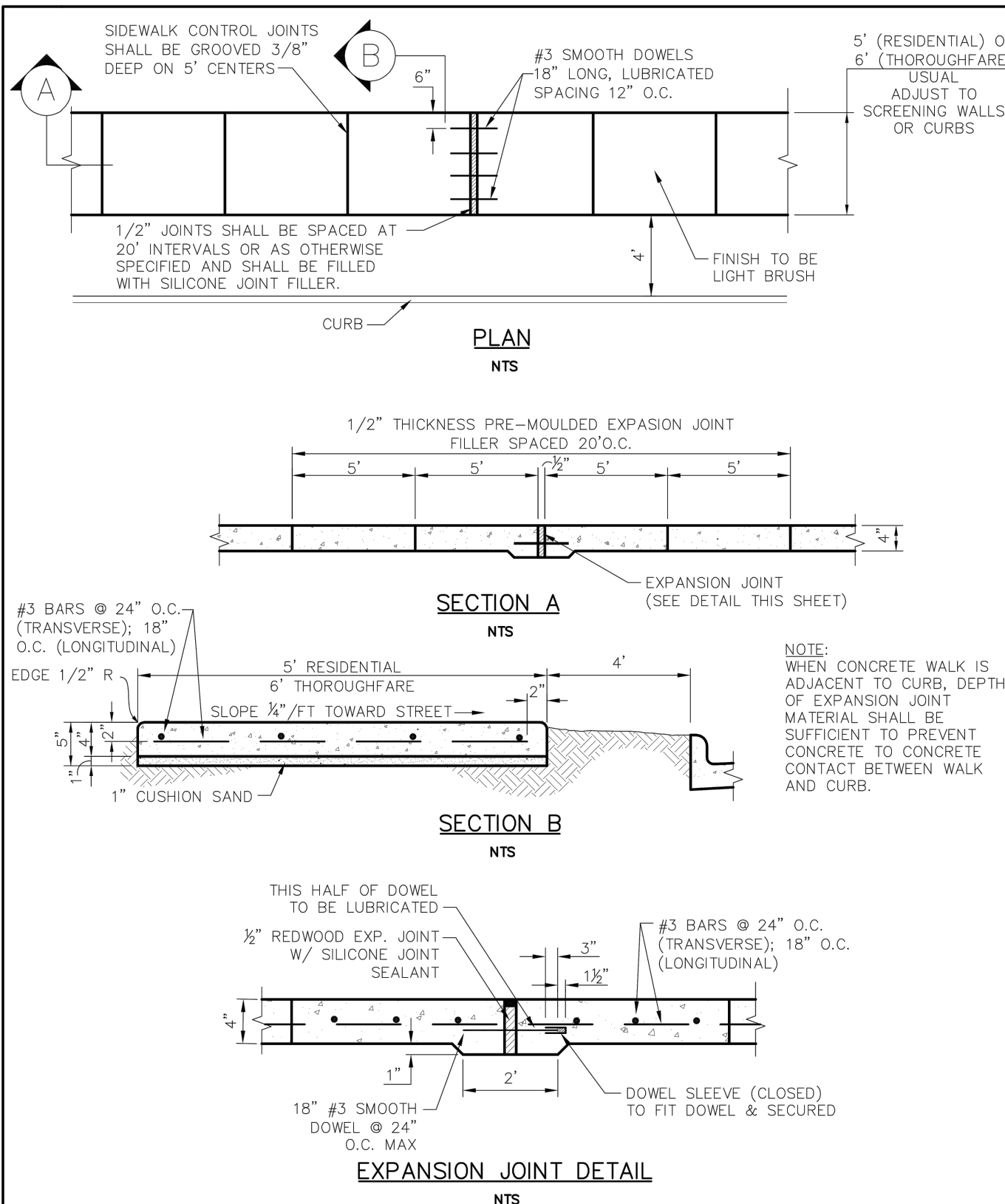
OFFICE BUILDING, 4595 EXCEL PARKWAY

PAVING — GENERAL NOTES

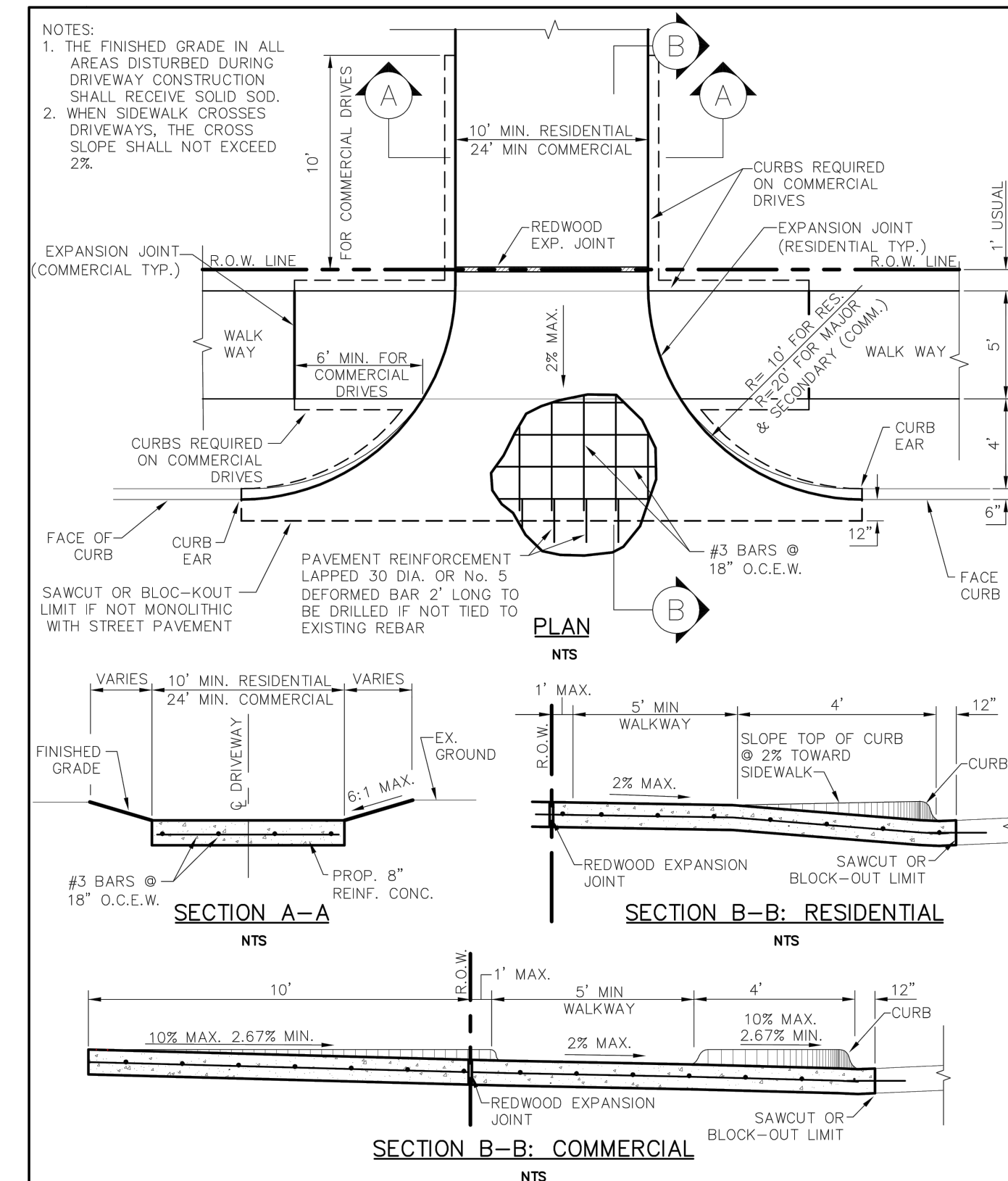
- GENERAL: PAVEMENT THICKNESS IS AS SHOWN IN ITEM 7. SUBGRADE DESIGN SHALL CONFORM TO TOWN OF ADDISON PUBLIC WORKS REQUIREMENTS IN ITEM 3, AND SHALL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
- REINFORCED CONCRETE PAVEMENT:
 - CONCRETE STRENGTH SHALL BE AS SHOWN IN ITEM 7 (NCTCOG LATEST EDITION).
 - ALL CURBS SHALL BE INTEGRAL WITH PAVEMENT AND SHALL BE OF THE SAME STRENGTH AS CONCRETE PAVEMENT.
 - DETAIL AND ARRANGEMENT OF PAVEMENT JOINTS, ALL TYPES, SHALL BE AS SHOWN ON THE TOWN STANDARD CONSTRUCTION DETAILS.
 - BAR LAPS SHALL BE THIRTY DIAMETERS.
 - REINFORCING STEEL SHALL BE #3 REBAR (3/8") ON 18" CENTERS FOR 8" OR LESS. #4 FOR 10" OR ABOVE.
- SUBGRADE: SUBGRADE UNDER ALL PAVEMENT SHALL BE 6" THICK AND SHALL BE STABILIZED WITH AT LEAST 30 LBS. PER SQ. YD. HYDRATED LIME, COMPACTED TO A DENSITY NOT LESS THAN 95 PERCENT. LABORATORY TESTS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL. TO DETERMINE AMOUNT OF LIME REQUIRED, LABORATORY TEST MAY BE WAIVED PROVIDED AT LEAST 36 LBS. OF LIME PER SQ. YD. IS USED. SEE NCTCOG ITEM 301.2 "LIME TREATMENT", FLEXIBLE BASE (CRUSHED STONE/CONCRETE) PER NCTCOG ITEM 301.5 MAY BE SUBSTITUTED FOR LIME TREATMENT WITH THE APPROVAL OF THE TOWN ENGINEER.
- REBAR SHALL BE SUPPORTED BY BAR CHAIRS OR OTHER DEVICES APPROVED BY TOWN ENGINEER.
- NO TRAFFIC ON FINISHED SUBGRADE SHALL BE PERMITTED AFTER REINFORCING STEEL IS INSTALLED ABOVE SUBGRADE. NO TRAFFIC SHALL BE PERMITTED BEFORE OR DURING THE PLACING OF CONCRETE.
- CROSS SLOPE OF STRAIGHT CROWN STREETS SHALL BE 1/4" PER FOOT UNLESS APPROVED BY THE TOWN ENGINEER.
- PAVEMENT THICKNESS AND STRENGTHS SHALL BE AS FOLLOWS:

MAJOR ARTERIAL	10" CLASS "P1" OR "P2."
MINOR ARTERIAL	8" CLASS "P1" OR "P2."
COMMERCIAL/INDUSTRIAL COLLECTOR	8" CLASS "P1" OR "P2."
RESIDENTIAL COLLECTOR	8" CLASS "P1" OR "P2."
RESIDENTIAL LOCAL	8" CLASS "P1" OR "P2."
SIDEWALK AND DRIVE	4" CLASS "A"
DRIVE APPROACH	8" CLASS "P2"
ALLEY	6" CLASS "P1" OR "P2."
- CONCRETE MIX DESIGN SHALL BE AS DEFINED BY NCTCOG 303.3.
- ALL MEDIANS AND PARKWAYS SHALL BE PROVIDED WITH BERMUDA GROUND COVER.
- ONCE A CURB ABUTTING A THOROUGHFARE HAS BEEN SAWCUT AND REMOVED, THE CONTRACTOR MUST REPLACE THE CONCRETE WITH A NEW POUR (I.E. DRIVEWAY) WITHIN 14 CALENDAR DAYS. LIQUIDATED DAMAGES WILL BE ASSESSED AT \$500 PER DAY FOR EACH CALENDAR DAY IN EXCESS OF 14 CALENDAR DAYS. PAYMENT SHALL BE MADE PRIOR TO ACCEPTANCE OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
 - CONCRETE FOR ALLEY RETURNS AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS IDENTICAL TO THAT SPECIFIED FOR THE STREET PAVEMENT OR BASE WHEN BUILT AS COMPONENTS OF A CONCRETE PAVING PROJECT. WHEN BUILT SEPARATELY, THE STRENGTH SHALL BE AS SPECIFIED ON THE CONSTRUCTION PLAN.
 - SPACING AND CONSTRUCTION OF JOINTS SHALL CONFORM TO PARABOLIC STREET PAVEMENT.

 PUBLIC WORKS DEPARTMENT	PAVING GENERAL NOTES	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: AUGUST, 2010	REV. DATE:	SHEET: 50-P01



 PUBLIC WORKS DEPARTMENT	CONCRETE SIDEWALK	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: AUGUST, 2010	REV. DATE:	SHEET: 50-P02



 PUBLIC WORKS DEPARTMENT	DRIVEWAY RETURN DETAILS	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: AUGUST, 2010	REV. DATE:	SHEET: 50-P03

GENERAL NOTES FOR PEDESTRIAN FACILITIES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMP SHALL BE A MINIMUM OF 4'x4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
- CURB RAMP WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS SUBSTANTIALLY OBSTRUCTED, OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC §68.102.
- CURB RAMP SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE TOWN ENGINEER.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMP. PROVIDE CURB RAMP WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.
- BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- ALL BARRIER FREE RAMPS MUST PASS AN INDEPENDENT INSPECTION. A LETTER OF COMPLIANCE ACCEPTANCE IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON.
- STREETS ON STEEP GRADE WILL REQUIRE LOWER TRANSITION ON UPGRADE SIDE.
- MAXIMUM SLOPE ON RAMP PORTION SHALL NOT EXCEED 1% PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED 1/4".

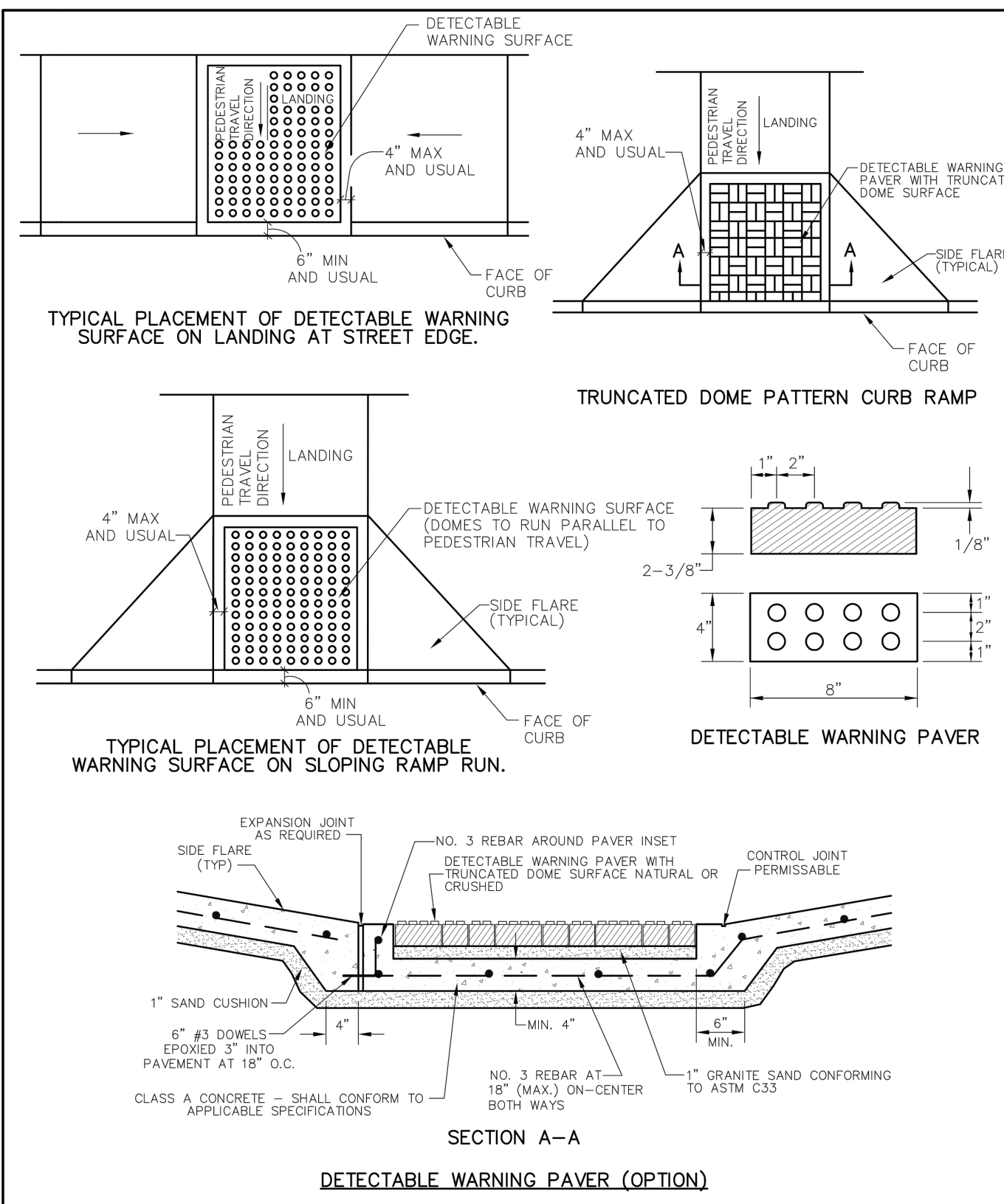
GENERAL NOTES FOR DETECTABLE WARNINGS

- CURB RAMP MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSIST OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH THE ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK RED COLORED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE AND GREEN COLORED DETECTABLE WARNING SURFACE ADJACENT TO DARK RED COLORED BRICK PAVERS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 8" FROM THE EXTENSION OF THE FACE OF CURB AND SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

GENERAL NOTES FOR DETECTABLE WARNING PAVER UNITS

- DETECTABLE WARNING PAVER UNITS SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM C-936, C-33, AND BE LAID IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
- LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.

 PUBLIC WORKS DEPARTMENT	PEDESTRIAN FACILITIES GENERAL NOTES	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: AUGUST, 2010	REV. DATE:	SHEET: 50-P37



 PUBLIC WORKS DEPARTMENT	DETECTABLE WARNING PAVER	STANDARD CONSTRUCTION DETAILS PAVING		
		DATE: AUGUST, 2010	REV. DATE:	SHEET: 50-P41

RECORD DRAWING

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ATTESTED BY:
SIGNATURE: *Cody R. Risinger*
ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

NO.	11/10/2020	RECORD DRAWINGS
NO.	DATE	REVISION
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
TOWN PAVING DETAILS		
OFFICE BUILDING		
4595 EXCEL PARKWAY		
0.978 ACRE TRACT		
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		
DESIGN	DRAWN	DATE
CRR	CBA	FEB 2020
SCALE	NOTES	FILE
N.T.S.		
NO.		
C6.3		

BENT TREE GARDENS PHASE 2 (VOL. 79193, PG. 2282)
 GRAYMARK ADDITION (VOL. 83076, PG. 1978)
 ABERFELDY PROPERTIES (INST. NO. 201500011915)

BTP APARTMENTS I LLC (INST. NO. 201600202167)

PART OF LOTS AND 19 CARROLL ESTATES (VOL. 10, PG. 473)

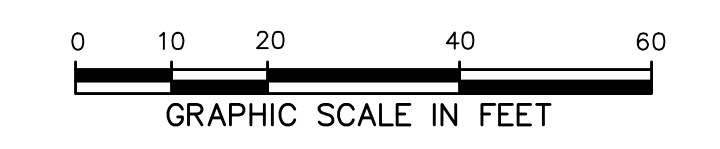
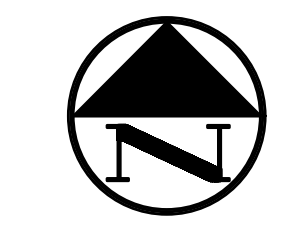
STREITFELD FAMILY LIMITED PARTNERSHIP (INST. NO. 20070310677)

THE AT OF PA CARR (VOL. 8 JP BEN P F (INST. NO. 201500011915))

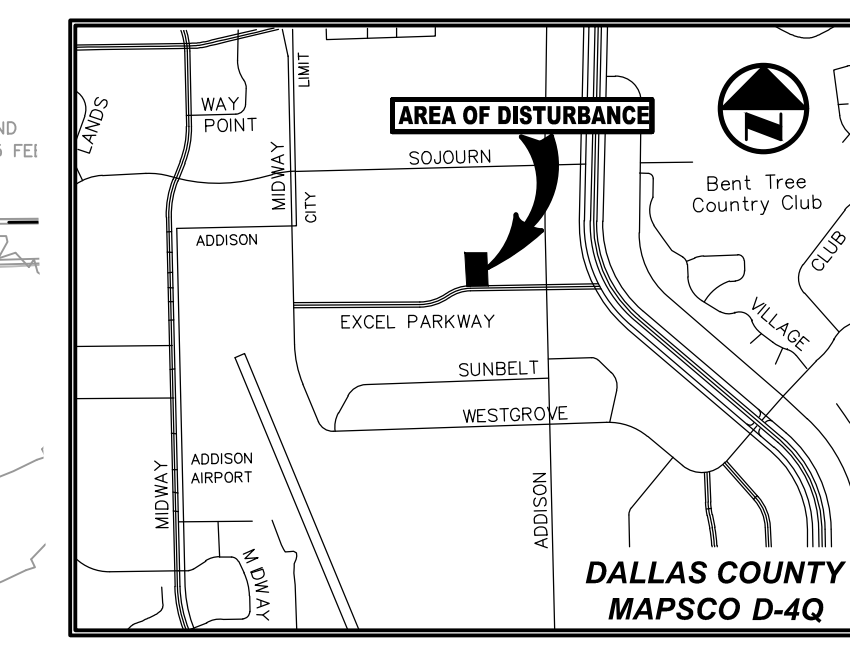
EXCEL PARKWAY
 (A VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

- BL BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FKH FIRE HYDRANT
- CH CLEANOUT
- MH MANHOLE
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- FL FLOOD LIGHT
- FP FLAG POLE
- TS TRAFFIC SIGN
- IR 1/2-INCH IRON ROD
- W/PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OH OVERHEAD UTILITY LINE
- 61.3 EXIST CONTOUR
- 450 PROPOSED CONTOUR



- PROPOSED DRAINAGE FLOW DIRECTION
- ▨ PROPOSED CONSTRUCTION ENTRANCE REFER TOWN OF ADDISON STANDARDS (DETAIL SD-EC03)
- ☪ INLET PROTECTION (REFER DETAIL 2, THIS SHEET)
- SILT FENCE (LIMITS OF DISTURBED AREA) REFER TOWN OF ADDISON STANDARDS (DETAIL SD-EC02)



VICINITY MAP
 (NOT TO SCALE)

POLLUTION CONTROL GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
 - 2.A. CLEARING AND GRUBBING
 - 2.B. ROUGH GRADING
 - 2.C. FINAL GRADING
 - 2.D. UTILITY INSTALLATION
 - 2.E. PAVEMENT INSTALLATION
 - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 0.978 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.9.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE TOWN OF ADDISON, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
 - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
 - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
 - 22.C. STRUCTURAL CONTROL MEASURES.
 - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
 - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PVIOUS SURFACE.

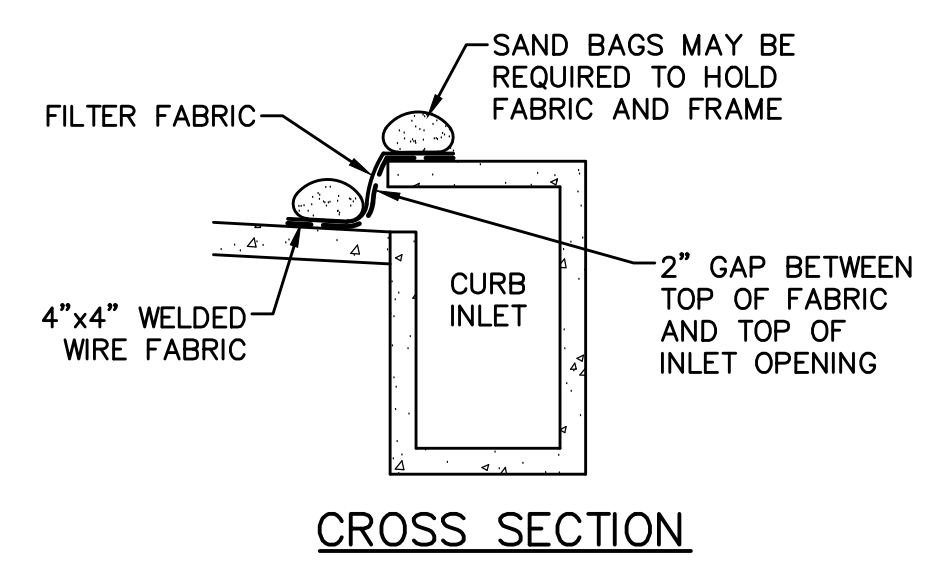
NOTE:
 CONTRACTOR TO PROVIDE INLET PROTECTION FOR THE NEXT CURB INLETS DOWNSTREAM OF THE SITE, ON BOTH SIDES OF EXCEL.

NOTE:
 CONTRACTOR TO REFER TO TOWN OF ADDISON EROSION CONTROL DETAILS SHEETS (SD-EC01)

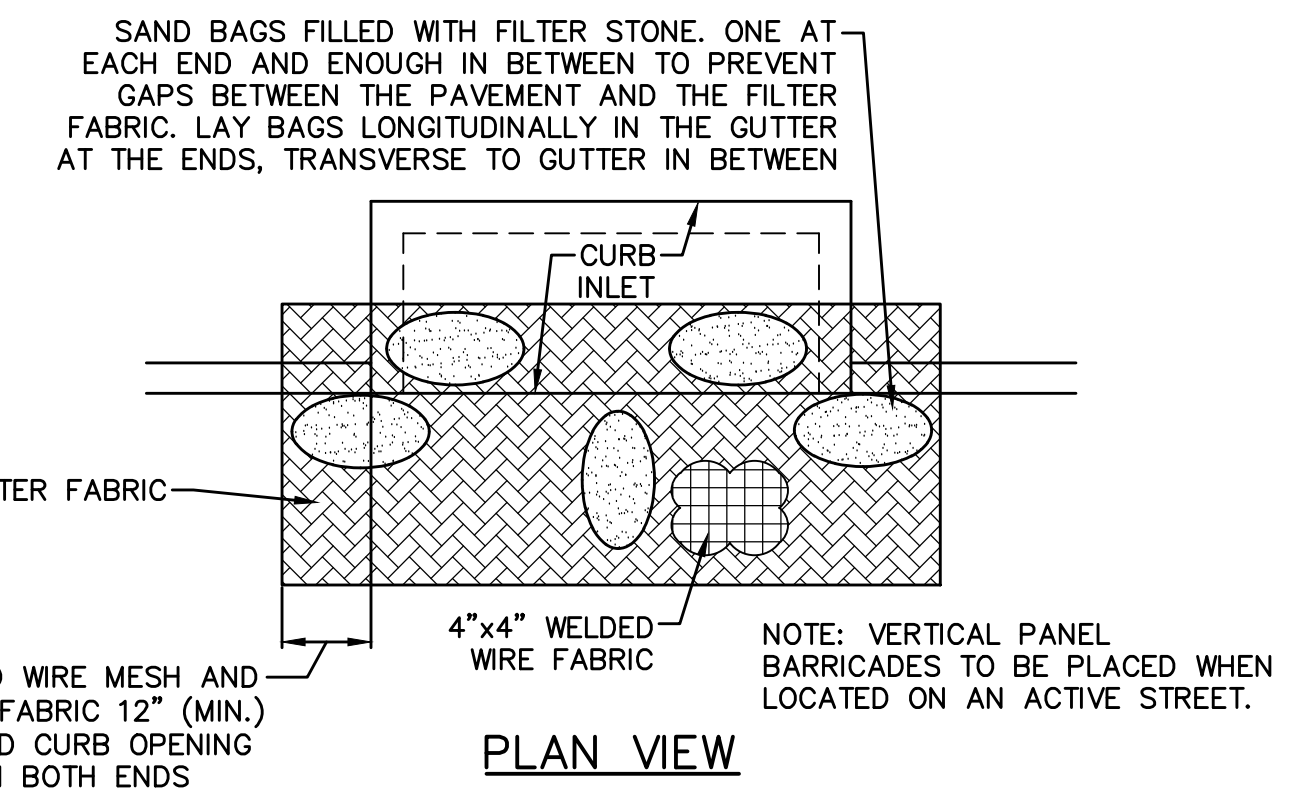
RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY:
 SIGNATURE: *Cody Risner*
 ENGINEER OF RECORD: CODY R. RISNER, PE # 123160
 CONTRACTOR: STRATEGIC CONSTRUCTION
 DATE REVISED: 11/10/2020



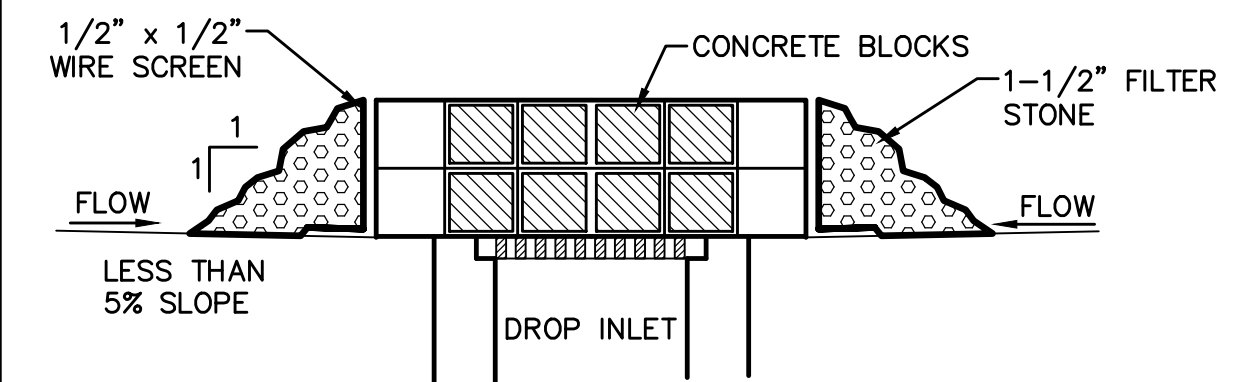
CROSS SECTION



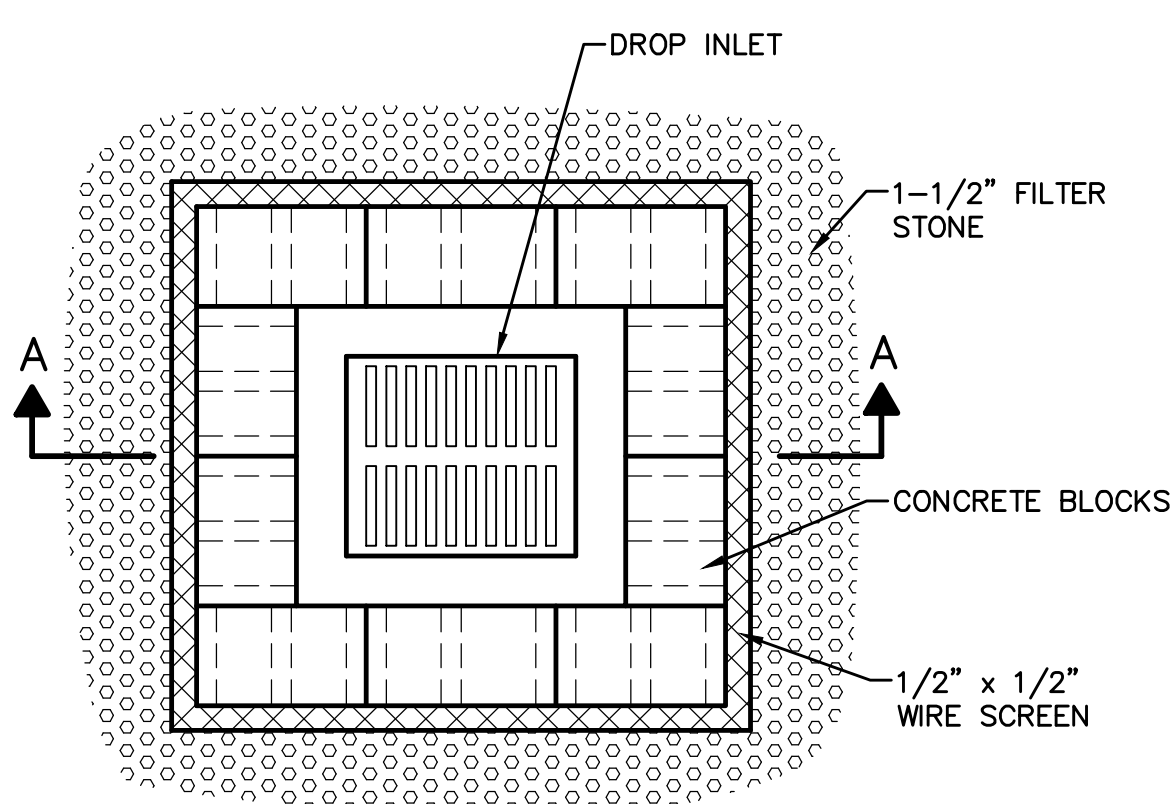
PLAN VIEW

1 CURB INLET PROTECTION

NOT TO SCALE



SECTION A-A



PLAN VIEW

2 DROP INLET PROTECTION

NOT TO SCALE

NO.	DATE	RECORD DRAWINGS	REVISION
1	11/10/2020	RECORD DRAWINGS	

Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

EROSION CONTROL PLAN
OFFICE BUILDING
4595 EXCEL PARKWAY
0.978 ACRE TRACT
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C7.1

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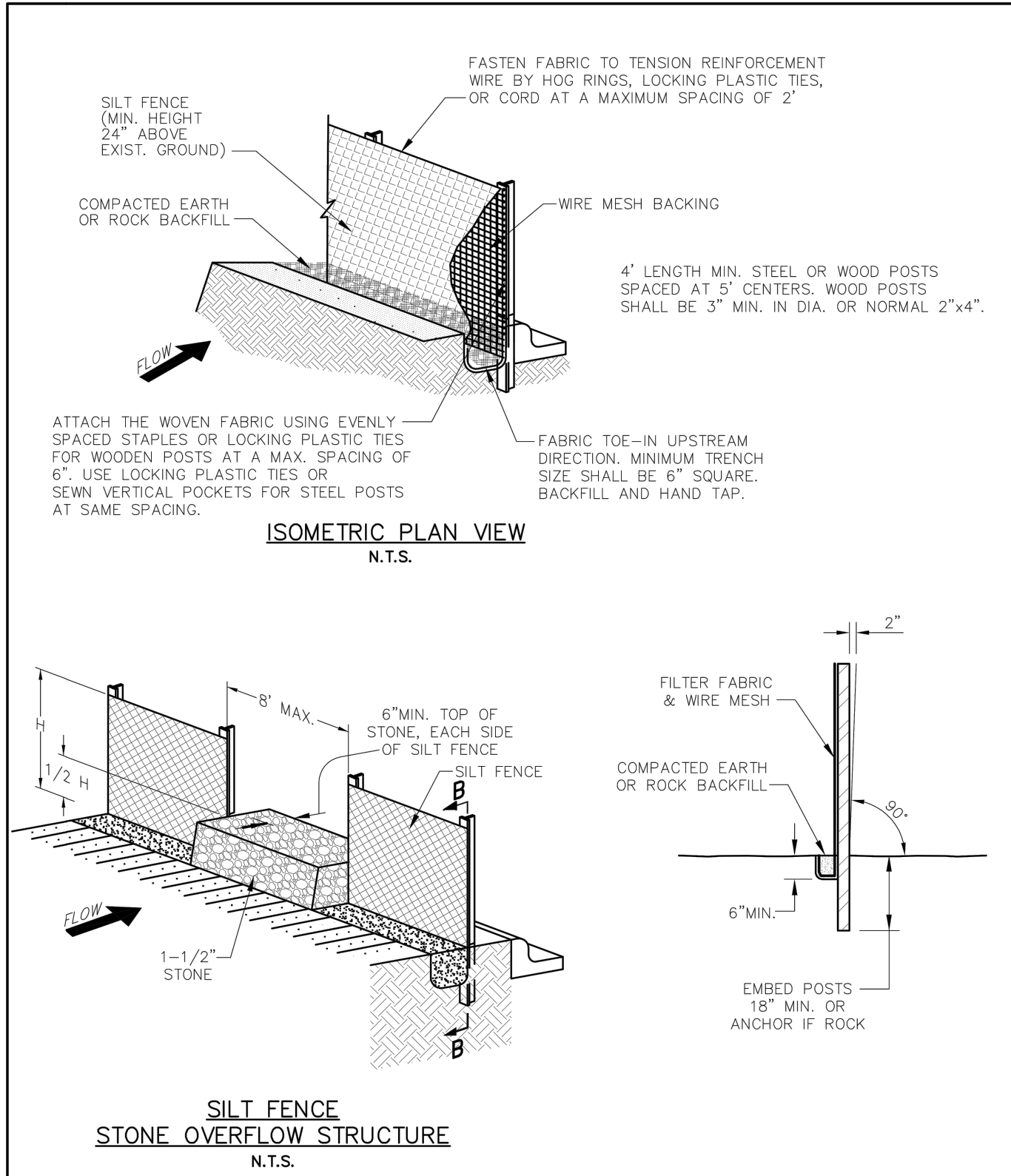
EROSION CONTROL PLAN NOTES

- ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TXR 150000 ISSUED AND DATED MARCH 5, 2003.
- THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
- ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA AND TCEQ.
- QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. AS AN ALTERNATIVE, AN INSPECTION CAN BE CONDUCTED ONCE EVERY SEVEN (7) CALENDAR DAYS ON A DEFINED DAY. A DECISION ON WHICH METHOD TO USE MUST BE DECIDED BEFORE WORK BEGINS AND MUST BE FOLLOWED THROUGHOUT THE PROJECT.
- MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
- IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
- EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
- ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES OR 25%.
- THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
- AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUND COVER IN ALL STREET PARKWAYS, LOT AND ALL OTHER DISTURBED AREAS. SOODING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFIED BY SECTION 202.6 OF THE OCTOBER 2004 OR LATEST EDITION OF NCTCOG STANDARD SPECIFICATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
- A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE EROSION CONTROL PLAN.
- CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO LANDFILL BY THE CONTRACTOR.
- ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

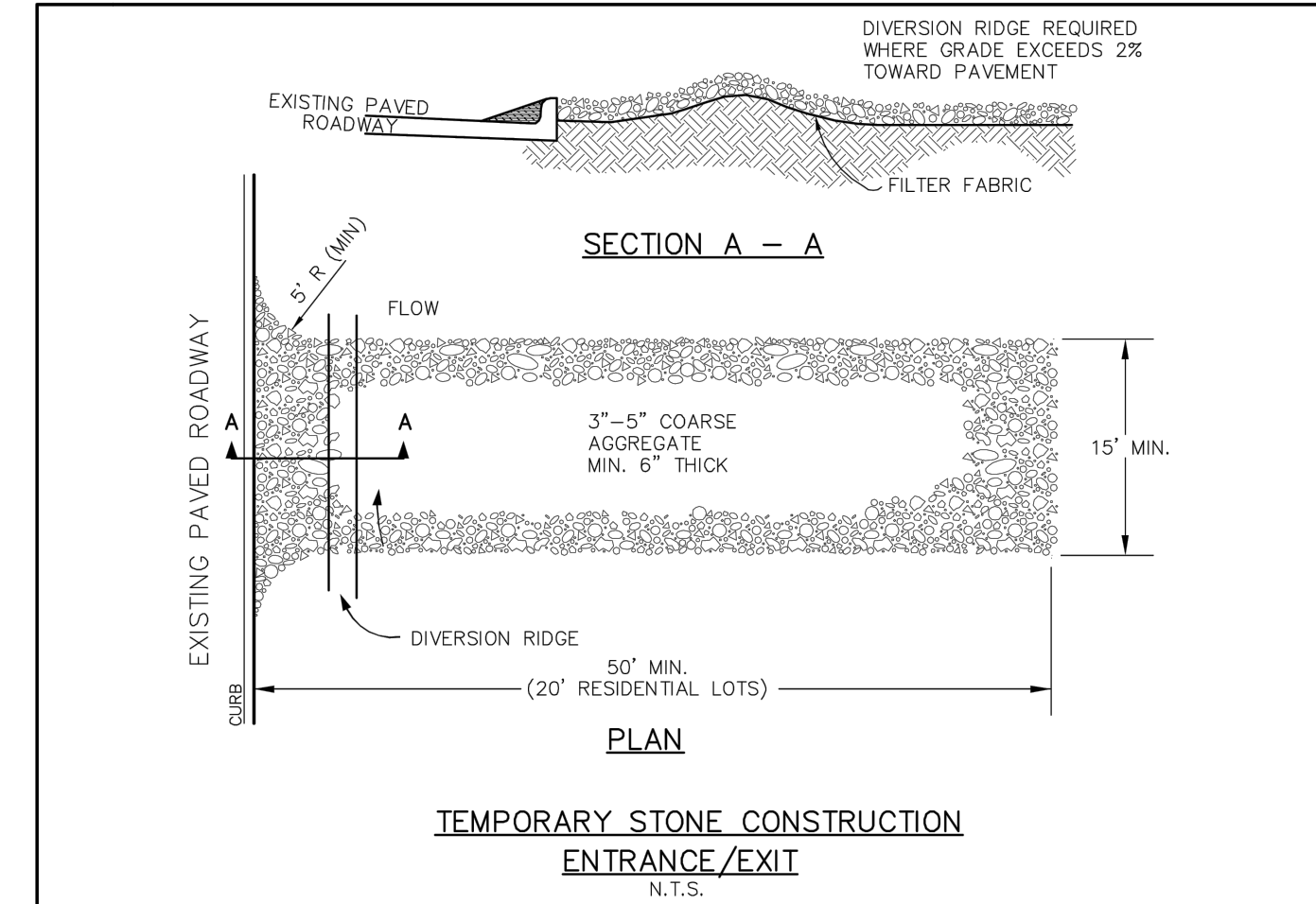
SILT FENCE NOTES

- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
- THE TOP 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 (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- 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 WITH COMPACTED MATERIAL.
- SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

 PUBLIC WORKS DEPARTMENT	EROSION CONTROL & SILT FENCE NOTES	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE:	SHEET: 30-EC01

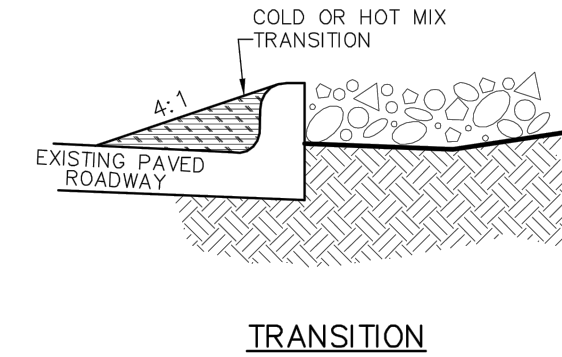


 PUBLIC WORKS DEPARTMENT	SILT FENCE DETAIL	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE:	SHEET: 30-EC02



STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.




 PUBLIC WORKS DEPARTMENT	TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT	STANDARD CONSTRUCTION DETAILS EROSION CONTROL		
		DATE: AUGUST, 2010	REV DATE:	SHEET: 30-EC03

RECORD DRAWING

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SIGNATURE: *Cody R. Risinger*
ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

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TOWN EROSION CONTROL DETAILS

OFFICE BUILDING

4595 EXCEL PARKWAY

0.978 ACRE TRACT

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	N.T.S.			C7.2

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OFFICE BUILDING, 4595 EXCEL PARKWAY