CONSTRUCTION PLANS
FOR

SUITES OF AMERICA

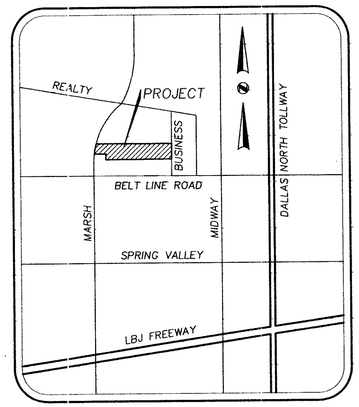
CITY OF ADDISON
DALLAS COUNTY, TEXAS

DEVELOPER:

BIGELOW DEVELOPMENT CORPORATION
4004 BELTLINE ROAD, SUITE 240, LOCK BOX #1
DALLAS, TEXAS 75244
(972) 503-8880

ENGINEER:

JONES & BOYD, INC.
16800 DALLAS PARKWAY, SUITE 240
DALLAS, TEXAS 75248
(214) 248-7676



LOCATION MAP
NOT TO SCALE

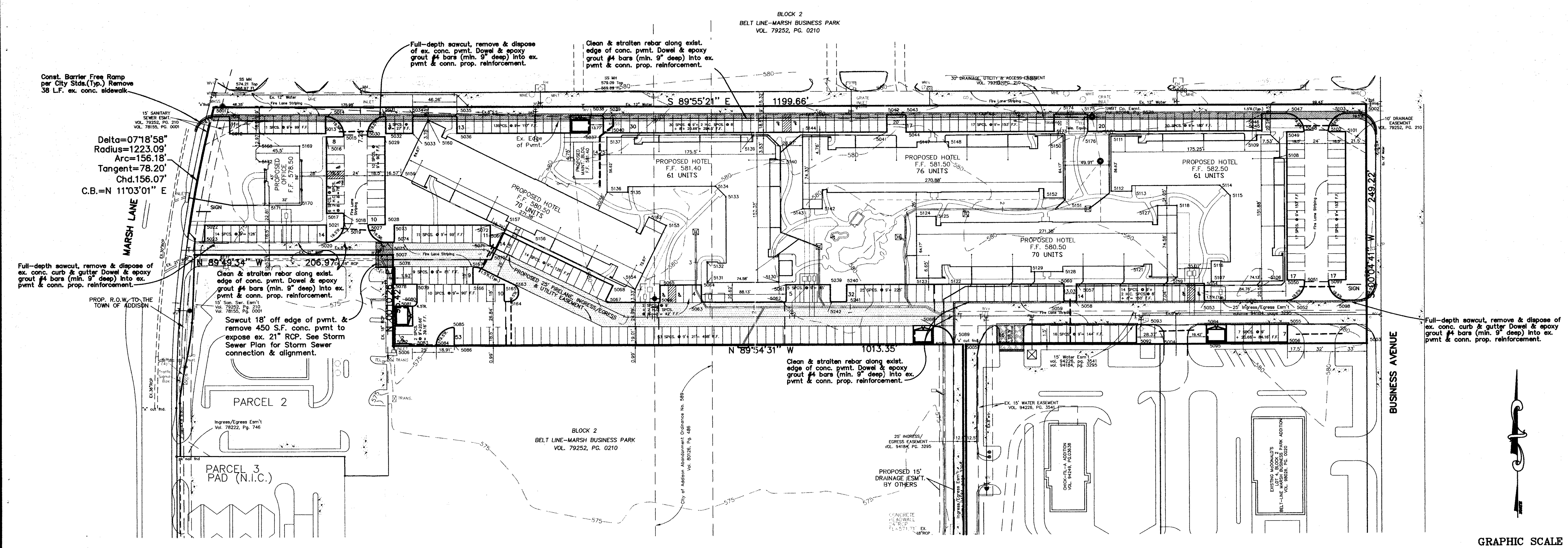
INDEX

STATE OF TEXAS
RICHARD W. AKIN
83863
LICENSED PROFESSIONAL ENGINEER
Richard W. Akin 5/20/99

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT THE ACTUAL CONSTRUCTION DETAILS AS CONTAINED IN THE RECORDS OF THE CONTRACTOR. ELEVATIONS SHOWN ON THIS PLAN WERE NOT FIELD VERIFIED.
JONES & BOYD, INC.
BY:
DATE: 2/11/00

Revised 5/26/99

BG403



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

COORDINATE POINT LIST

NO.	NORTH	EAST
5011	4992.0994	3815.5542
5012	4974.0975	3817.0300
5013	4973.9624	3917.0299
5014	4991.8043	3918.7432
5015	4972.4372	3935.7570
5016	4970.5237	3917.7544
5017	4891.5238	3917.6479
5018	4889.9995	3935.6459
5019	4880.5670	3935.6332
5020	4861.2899	3918.8952
5021	4879.0910	3917.2324
5022	4879.4765	3790.2330
5023	4862.2876	3788.6648
5027	4877.7606	3960.8123
5028	4879.4416	3978.6317
5029	4970.4415	3978.7544
5030	4972.4033	3960.7570
5031	4991.7592	3978.1164
5032	4973.8777	3979.7590
5033	4973.8399	4007.7590
5034	4991.8378	4009.2832
5035	4991.7794	4052.5446
5036	4973.7774	4054.0203
5037	4973.6423	4192.7659
5038	4991.5880	4194.2728
5039	4991.5735	4205.0446
5040	4973.5694	4206.5203
5041	4973.1731	4501.5201
5042	4991.1711	4503.0443
5043	4991.1481	4520.0443
5044	4973.1448	4521.5201
5045	4972.6465	4891.5197
5046	4990.6444	4893.0440
5047	4990.6134	4915.9869
5048	4973.0273	4935.3664
5049	4971.3851	4917.4609

NO.	NORTH	EAST
5050	4817.3851	4917.2508
5051	4815.3775	4935.2481
5052	4795.9041	4915.7170
5053	4796.0369	4832.4540
5054	4814.0393	4830.9827
5055	4770.3338	4919.0139
5056	4752.4116	4917.1652
5057	4814.2514	4697.9828
5058	4796.2538	4696.4541
5059	4796.2698	4686.4225
5060	4814.2722	4684.9512
5061	4814.7331	4395.9516
5062	4796.7356	4394.4229
5063	4796.8714	4309.2908
5064	4814.8737	4307.8195
5065	4814.9423	4264.8195
5066	4796.9447	4263.2908
5067	4797.9291	4209.4317
5068	4814.6459	4215.7273
5069	4870.6735	4101.7540
5070	4855.1815	4092.4670
5071	4856.9323	4088.9055
5072	4878.5713	4088.1288
5073	4878.8748	3988.1293
5074	4860.8794	3986.5746
5075	4860.8991	3980.0738
5076	4834.8780	3986.9957
5078	4816.8735	3988.4411
5079	4816.8035	4011.5070
5080	4798.3036	4011.4507
5081	4793.8734	3988.4372
5082	4754.7053	3988.3183
5083	4752.3356	4006.3112
5084	4752.3428	4031.3114
5085	4771.6568	4048.5916
5086	4753.2845	4050.2355

NO.	NORTH	EAST
5087	4752.4893	4548.8029
5088	4770.4868	4550.3347
5089	4751.3752	4569.7899
5091	4752.8932	4615.2402
5092	4752.6619	4760.2400
5093	4771.2107	4761.7690
5094	4770.9802	4831.5426
5095	4752.5451	4833.0194
5098	4795.8020	4979.7169
5099	4815.3286	4960.2480
5101	4971.3062	4978.4608
5102	4972.9782	4960.5583
5103	4990.5270	4979.9868
5106	4816.4831	4912.7866
5107	4816.4833	4838.4532
5108	4944.9831	4909.9119
5109	4968.3582	4886.5370
5111	4967.6086	4734.6620
5112	4910.9836	4734.6618
5113	4910.9835	4755.9118
5114	4916.5249	4847.5137
5115	4906.0636	4858.3285
5116	4837.7333	4838.4533
5118	4895.9755	4803.1360
5119	4821.1422	4803.1358
5121	4832.6839	4768.3859
5122	4821.1428	4561.2608
5123	4821.1429	4531.7608
5124	4885.8095	4531.7610
5125	4885.8095	4552.2610
5127	4895.9755	4782.6360
5128	4827.1425	4683.9900
5129	4827.1426	4650.9067
5130	4817.6912	4388.4312
5131	4817.4414	4313.8479
5132	4839.1914	4313.8480

NO.	NORTH	EAST
5133	4907.1682	4333.7231
5134	4917.7331	4323.1583
5135	4911.9416	4231.8065
5136	4911.9417	4210.0565
5137	4969.0667	4210.0566
5139	4969.8163	4361.9316
5140	4945.9412	4385.8066
5142	4894.1820	4433.8781
5143	4894.1820	4413.8781
5144	4968.5154	4413.8783
5147	4962.5150	4533.0241
5148	4962.5150	4565.6075
5150	4968.5146	4684.7533
5151	4904.34797	4684.7531
5152	4904.3480	4664.7531
5153	4877.4706	4271.8271
5154	4810.3132	4238.8133
5156	4868.2606	4134.5357
5157	4882.8558	4104.8458
5159	4930.0342	3995.2742
5160	4988.0677	4023.8029
5162	4886.1798	4253.5439
5163	4816.5363	4112.1451
5164	4798.5108	4107.9252
5165	4816.5273	4102.5065
5166	4816.6262	4069.9407
5167	4834.6099	4071.5468
5168	4961.0832	3847.7890
5169	4961.0832	3889.7032
5170	4902.0832	3889.7032
5171	4902.0832	3857.7032
5172	4945.0832	3847.7890
5173	4972.9381	4675.5199
5174	4990.9354	4677.5442
5175	4990.8936	4708.5442
5176	4972.8909	4710.5199

NO.	NORTH	EAST
5238	4752.4893	4548.8029
5239	4814.6598	4441.9515
5240	4814.6327	4458.9515
5241	4796.6351	4457.4228
5242	4796.6574	4443.4228

PROPERTY CORNERS

NO.	NORTH	EAST
5001	5001.6200	3800.3400
5002	5000.0000	5000.0000
5003	4750.7800	4999.6600
5004	4751.1200	4784.7300
5005	4751.4400	4582.7300
5006	4752.3963	3986.3113
5007	4847.8141	3986.6009

NOTES: 1. ALL POINTS AND DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. SEE SHEET PAVING DETAILS FOR TYPICAL SAWED DUMMY JOINT LAYOUT. SAWED JOINTS TO BE A MAXIMUM 18' SPACING

PAVING LEGEND

(shaded)	6" – 3500 P.S.I. concrete pavement reinforced with #3 bars @ 18" O.C.B.W. on a 6" compacted subgrade to 95% Std. Proctor Density per ASTM D698 at –1 to +3% optimum moisture content.
All other onsite pavement	5" – 3500 P.S.I. concrete pavement reinforced with #3 bars @ 18" O.C.B.W. on a 6" compacted subgrade to 95% Std. Proctor Density per ASTM D698 at –1 to +3% optimum moisture content.
	Existing concrete pavement
	4" – 3000 P.S.I. concrete sidewalk reinforced with #3 bars @ 24" O.C.B.W. on a 6" compacted subgrade to 95% standard proctor density.
	Prop. Curb
	Expansion joint or Construction joint
	4" Sch. 40 PVC irrigation sleeves, Max 24" Below top of Pavement. Turn up and cap ends at finish grade.
P.P.	Power pole
Guy	Guy anchor

JONES ... BY: [signature] DATE: 2/1/00

BENCHMARK :

1. SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'
2. "X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/– NORTH OF BELTLINE ROAD. ELEVATION = 578.57'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
				1	ADDED MAINTENANCE BLDG & COORDINATES	RWA	5/25/99

5/27/99 RICHARD W AKIN 83863 LICENSED PROFESSIONAL ENGINEER

Jones & Boyd, Inc.
16800 Dallas Parkway, Suite 240
Dallas, Texas 75248
Tel: 972-248-7676
Fax: 972-248-1414
- Engineering
- Planning
- Landscape Architecture
- Surveying

PAVING & DIMENSION CONTROL PLAN

SUITES OF AMERICA

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PROJECT NO. BG403

SHEET NO. C1

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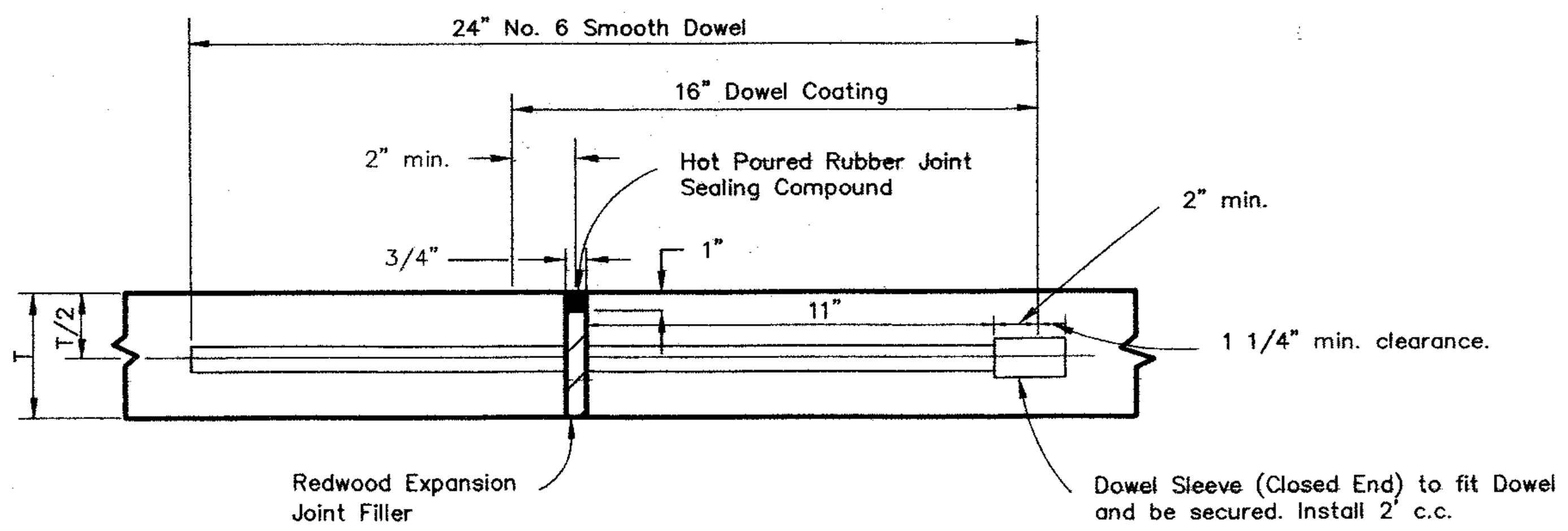
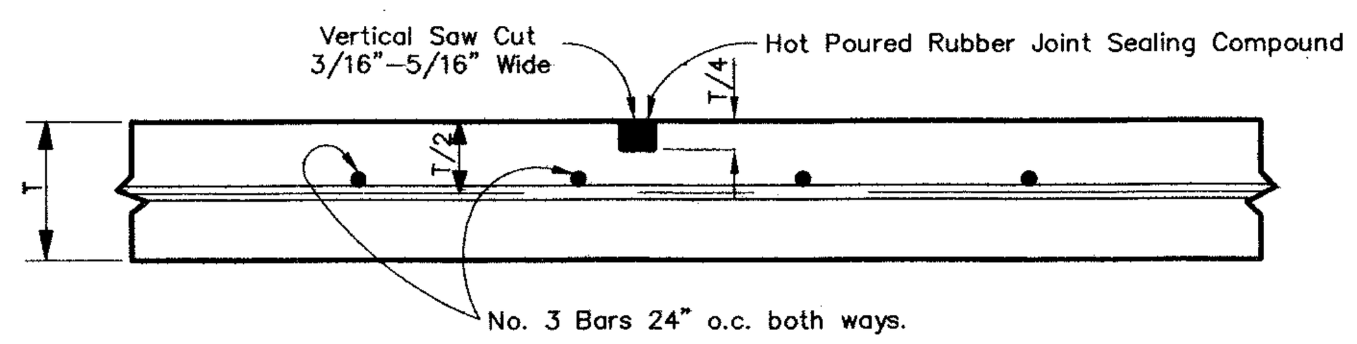
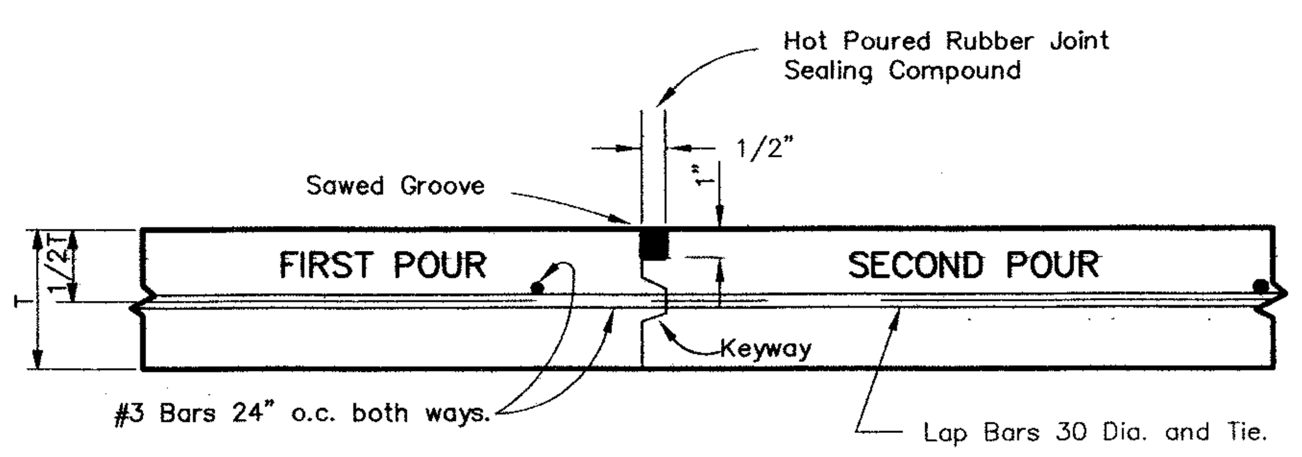


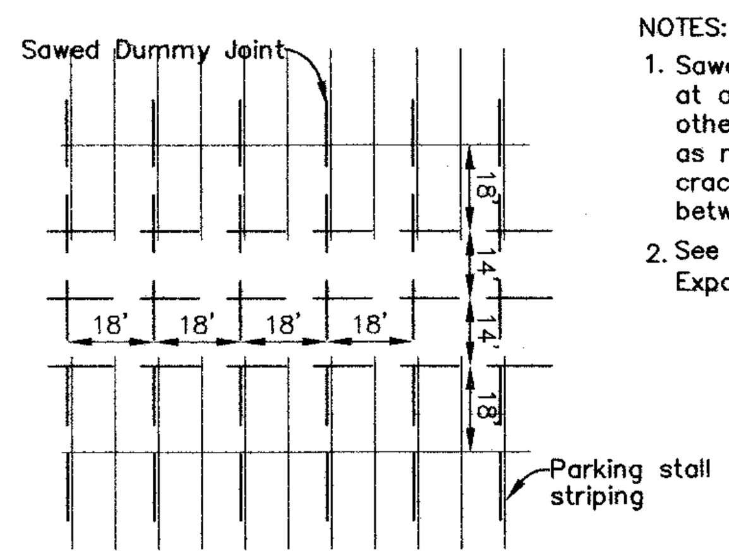
TRANSVERSE EXPANSION JOINT
N.T.S.
(ON-SITE)



SAWED DUMMY JOINT
N.T.S. (ON-SITE)

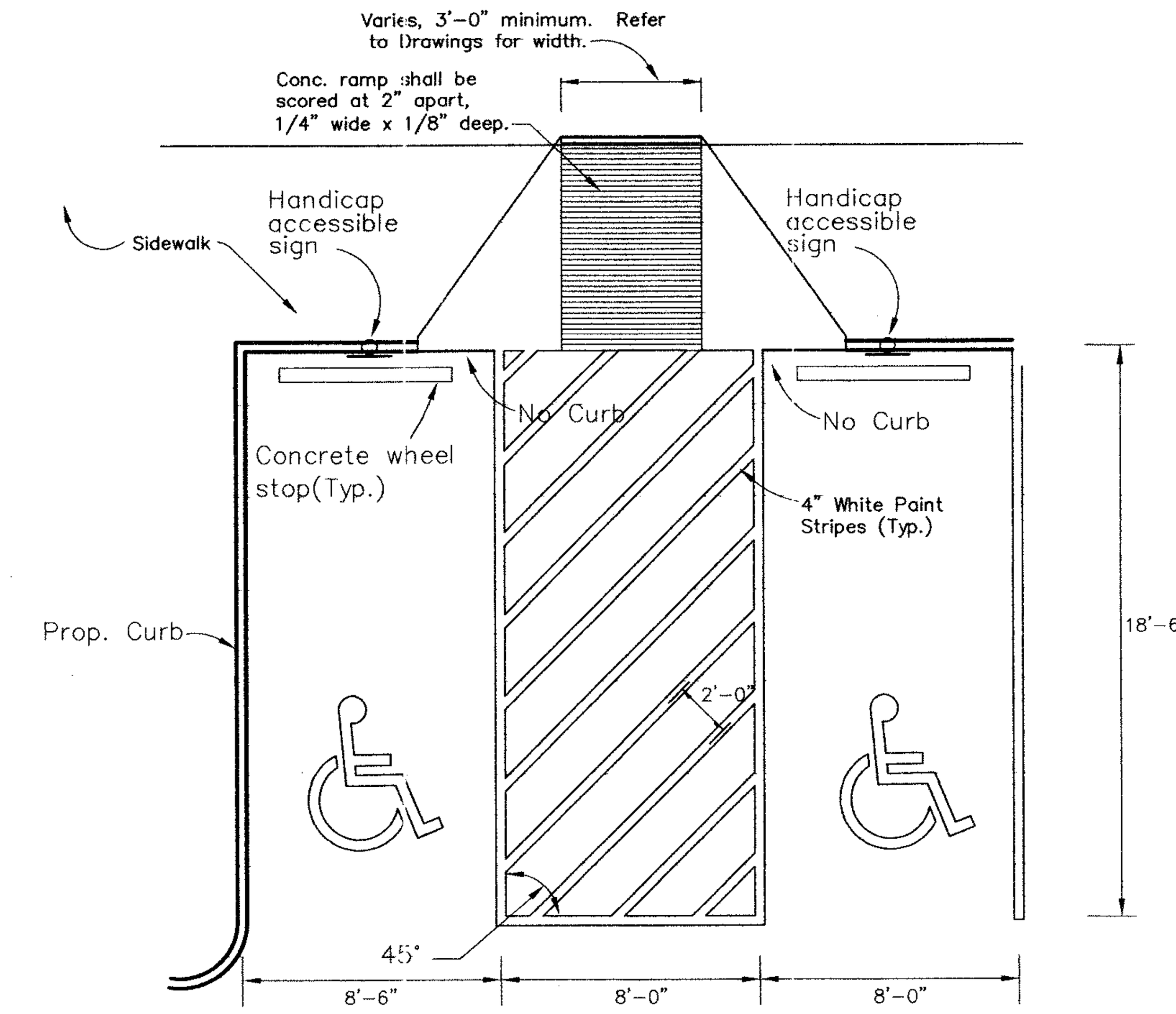


CONSTRUCTION JOINT
N.T.S. (ON-SITE)

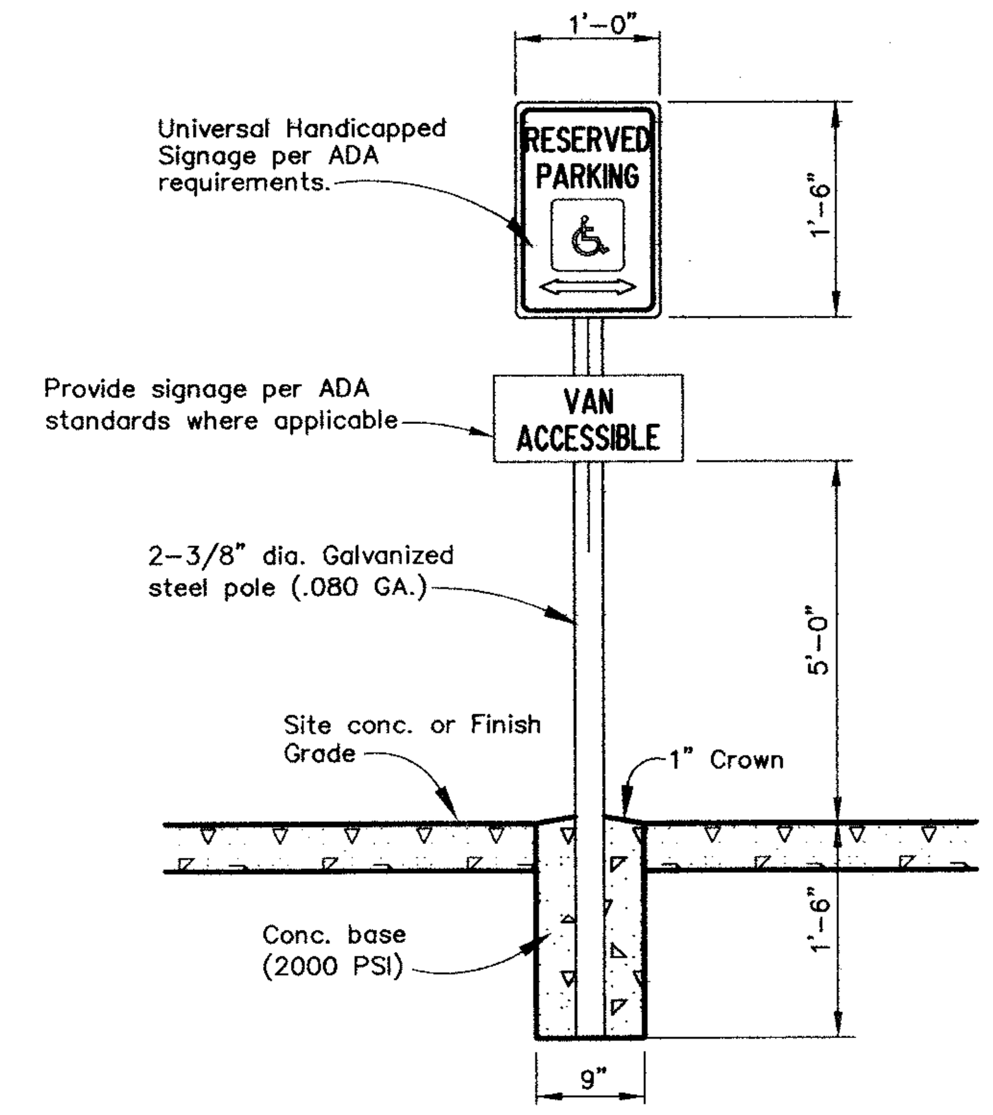


NOTES:
1. Sawed Dummy Joints required at all curb return points and other points at curb islands as necessary to prevent cracking. Maximum distance between joints shall be 18'.
2. See sh. 4 for Transverse Expansion Joint locations.

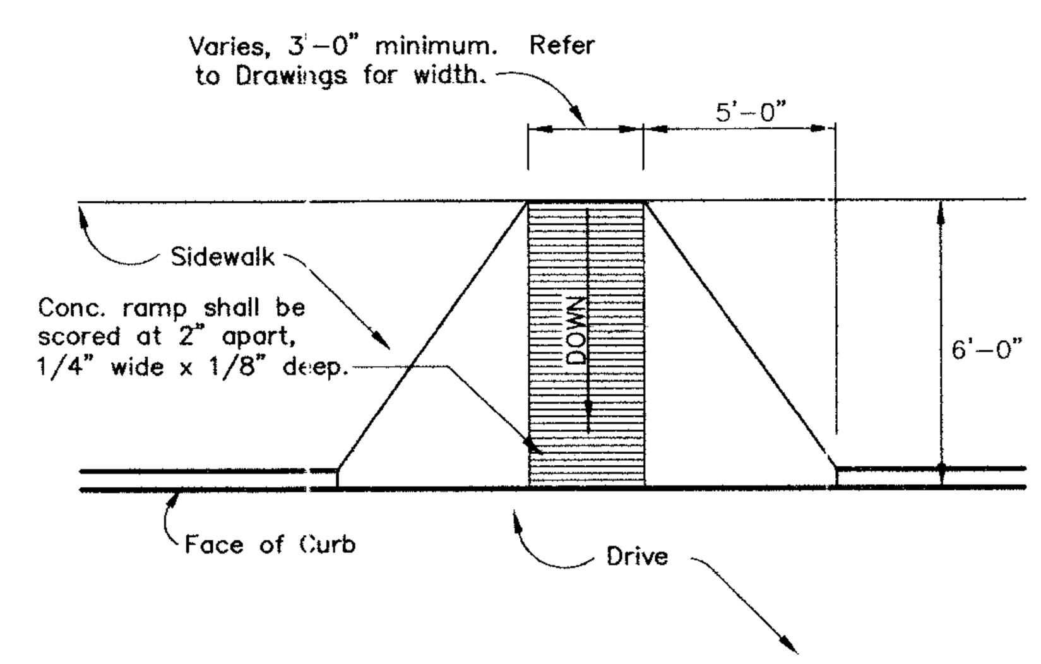
TYPICAL SAWED DUMMY JOINT LAYOUT
N.T.S.



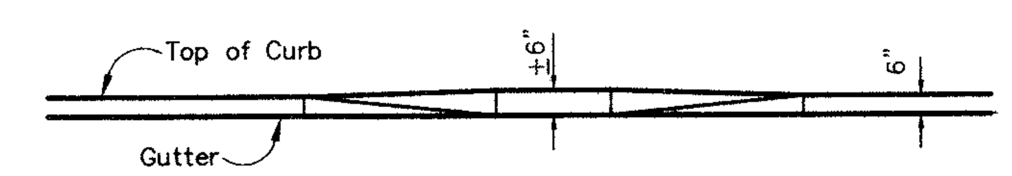
HANDICAP VAN & STANDARD PARKING
NTS



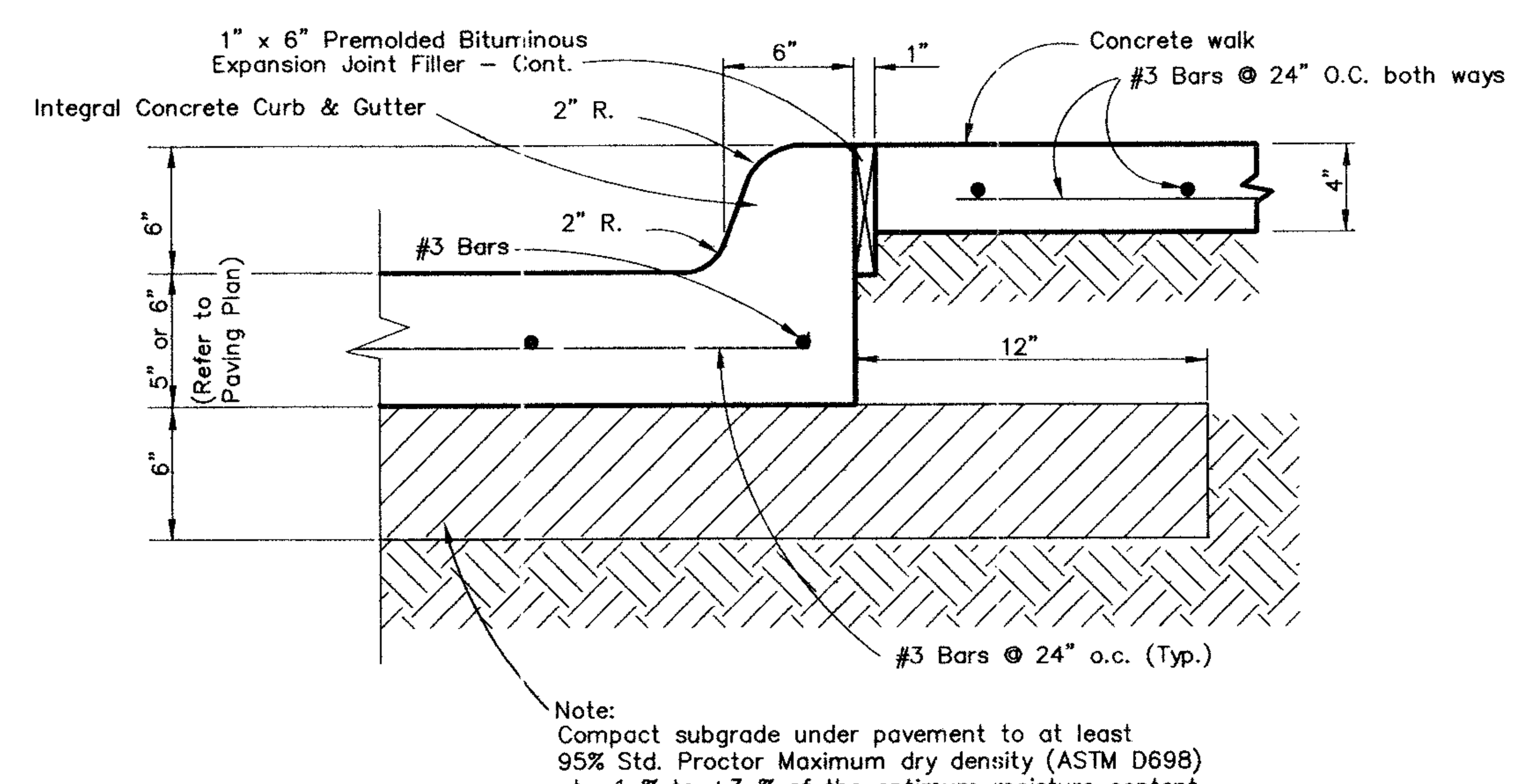
HANDICAP SIGNAGE DETAIL
N.T.S.



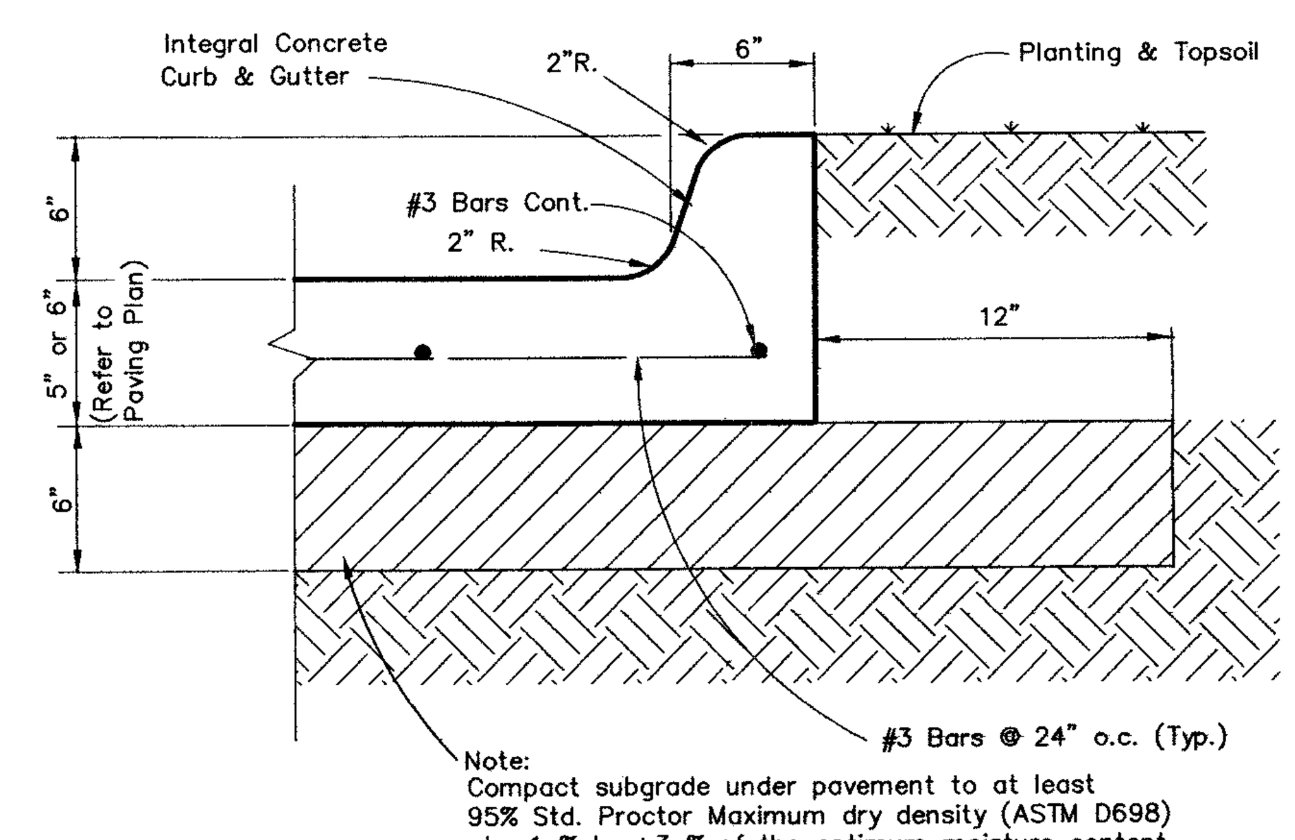
TYPICAL CURB RAMP – PLAN
(ON-SITE)
1"=5'



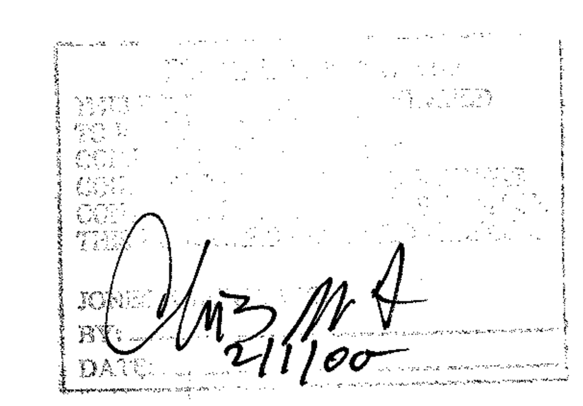
CURB RAMP – ELEVATION
(ON-SITE)
1"=5'



CURB DETAIL w/ WALK (ON-SITE)
N.T.S.



CURB DETAIL (ON-SITE)
N.T.S.



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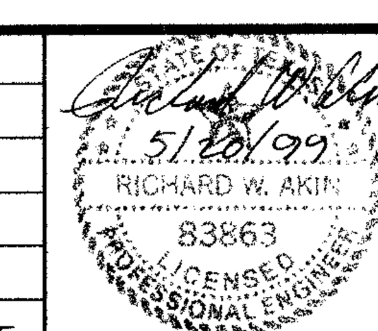

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• Engineering
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• Surveying

PAVING DETAILS
SUITES OF AMERICA
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PROJECT NO. BG403
SHEET NO. C2

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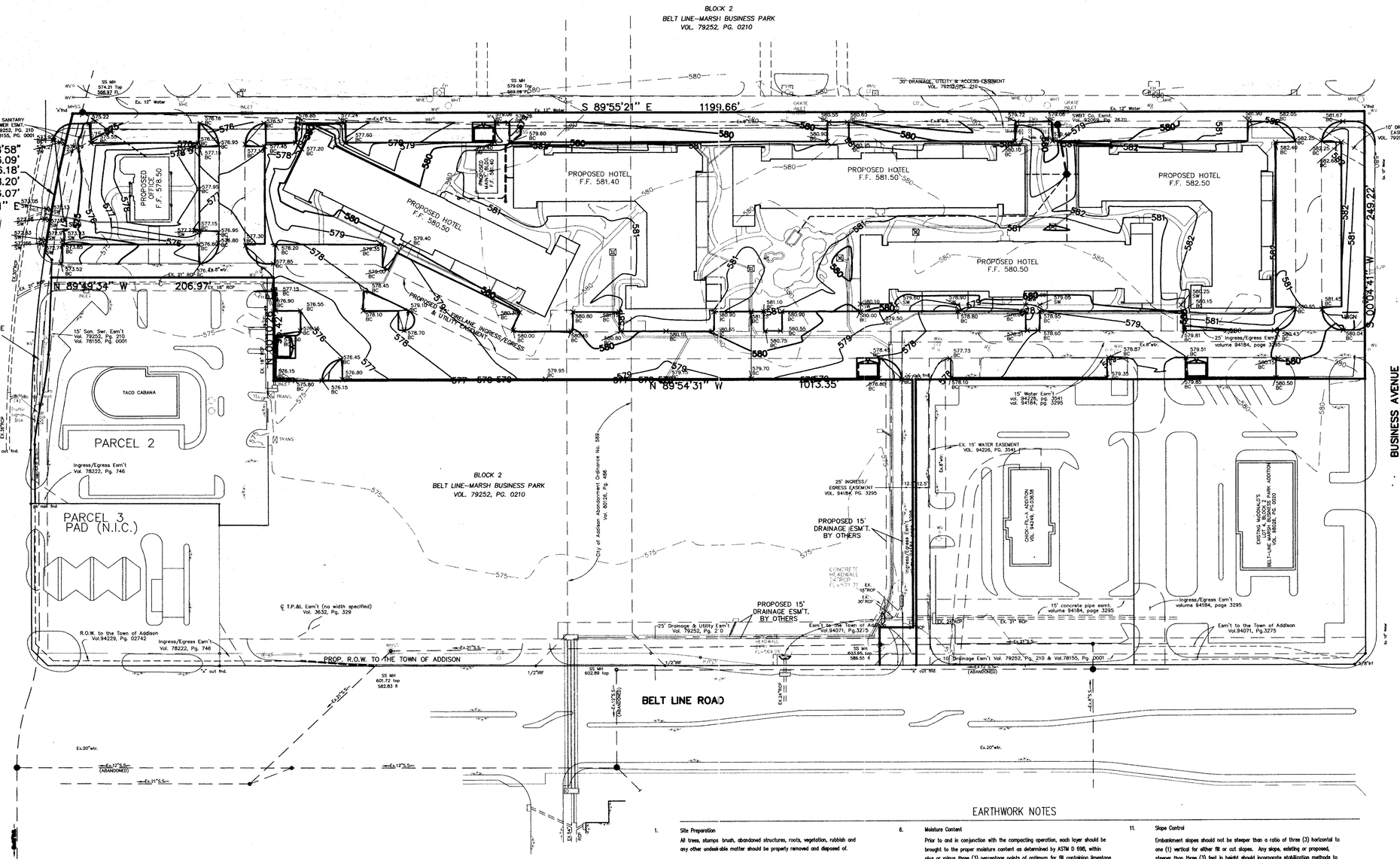

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RECORD DRAWING
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JONES & BOYD, INC.
BY: [signature]
DATE: 2/11/00

EARTHWORK NOTES

1. **Site Preparation**
All trees, stumps brush, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be properly removed and disposed of.

2. **Compacting Area to be Filled**
All areas to be filled should be disced or bladed until uniform and free from large clods, brought to a moisture content between optimum and five (5) percentage points above the optimum moisture value for clayey soils and between optimum to +3 percentage points for silty clay soils and soil containing limestone fragments and compacted to between 95 and 100 percent of optimum density in accordance with ASTM D 698.

3. **Fill Materials**
Off-site materials used for fill should be approved by the Soils Engineer. There should be no roots, vegetation or any other undesirable matter in the soil, and no rocks larger than six (6) inches in diameter.

4. **Depth of Mixing of Fill Layers**
The fill material should be placed in level, uniform layers, which, when compacted, should have a moisture content and density conforming to the stipulations called for herein. Each layer should be thoroughly mixed during the spreading to insure the uniformity of the layer. The fill thickness should not exceed 10-inch loose lifts.

5. **Rock**
There should be no rock incorporated within the fill which exceeds six (6) inches in its greatest dimension, and no large rocks will be permitted within twelve (12) inches of the finished subgrade.

6. **Moisture Content**
Prior to and in conjunction with the compacting operation, each layer should be brought to the proper moisture content as determined by ASTM D 698, within plus or minus three (3) percentage points of optimum for fill containing limestone rock pieces and between optimum and five percentage points above the optimum for clayey soils.

7. **Amount of compaction**
After each layer has been properly placed, mixed and spread, it should be thoroughly compacted to between 95 and 100 percent of Standard Proctor Density as determined by ASTM D 698.

8. **Compaction of Fill Layers**
Compaction equipment should be of such design that it will be able to compact the fill to the specified density. Compaction of each layer shall be continuous over its entire area.

9. **Density Tests**
Field Density tests should be made by the Soils Engineer or his representative. Density tests should be taken in the compacted material below the disturbed surface. After each layer of fill, compaction tests, as necessary, should be made by the Soils Engineer. If the materials fail to meet the density specified, the course should be reworked as necessary to obtain the specified compaction.

10. **Supervision**
Supervision by the Soils Engineer should be of such continuity during the grading operation that he can certify that all cut and filled areas were graded in accordance with the accepted specifications.

11. **Slope Control**
Embankment slopes should not be steeper than a ratio of three (3) horizontal to one (1) vertical for either fill or cut slopes. Any slope, existing or proposed, steeper than three (3) feet in height should incorporate stabilization methods to include erosion control, embankment stabilization and other slope control measures as required by the slope control specialist.

12. **Reports**
The Soils Engineer shall send one (1) copy of each test, inspection or evaluation report to the Engineer, Owner, City and Contractor.

13. The Owner's Engineer shall provide one-time, initial survey staking for each of the following:
A. Street and alley excavation, including rough cut stakes every 1000 feet and lot grading, including rough cut stakes at the center of each lot. Also included is verification that the Earthwork Contractor has graded the streets and alley within 0.1' and lots within 0.2' of the plan grades prior to utility construction. The Earthwork Contractor shall leave rough cut stakes in place until verified by the Engineer. Utility Contractor shall return street grades to within 0.1' of the Earthwork Contractor's rough grade prior to street paving.
B. Street paving construction, including sakes offset along the paving every 50 feet.
C. Pads FHA grading to be graded by Earthwork Contractor after street paving is complete, including two stakes set on each property line with grades to finish pad elevation and offset corner of pad.

LEGEND

IRF	IRON ROD FOUND
	POWER POLE
	CONCRETE LIGHT POLE BASE
RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT
FL	FLOWLINE
	DENOTES CONCRETE PAVEMENT
	CONCRETE HEADWALL
CI	CURB INLET
+TC 700.7	PROPOSED TOP OF CURB ELEVATION
+TP 700.8	PROPOSED TOP OF PAVEMENT ELEVATION

BENCHMARK :
1. SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'
2. "X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/- NORTH OF BELTLINE ROAD. ELEVATION = 578.57'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1	ADDED MAINTENANCE BLDG.	RWA	5/25/99

STATE OF TEXAS
RICHARD W. AKIN
83063
LICENSED PROFESSIONAL ENGINEER
5/26/99

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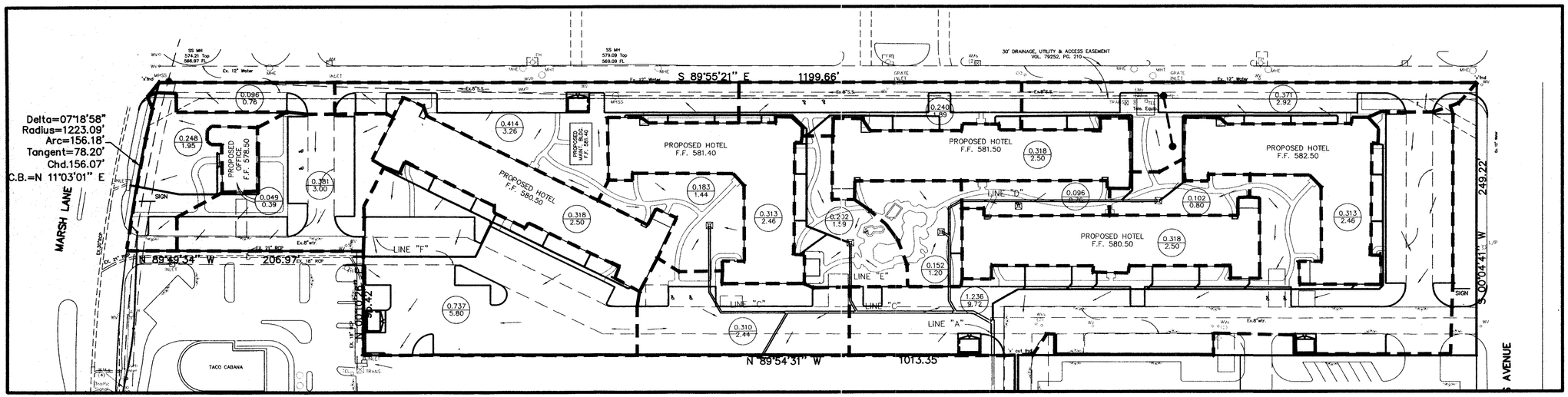
▪ Engineering ▪ Planning ▪ Landscape Architecture ▪ Surveying

GRADING PLAN
SUITES OF AMERICA
TOWN OF ADDISON,
DALLAS COUNTY, TEXAS

PROJECT NO. BG403
SHEET NO. C3



DRAINAGE AREA MAP

SCALE: 1" = 50'

Drainage Design Theory

Rational Method

Q = CIA
Q ~ Flow in c.f.s.
I ~ Intensity (8.74 in./hr. for Tc=10 Min.)
A ~ Area in Acres
C ~ Coefficient of runoff (0.90)

LEGEND

- 0.313 / 2.46 — DRAINAGE AREA IN ACRES / FLOW (c.f.s.)
- DRAINAGE AREA DIVIDE
- PROPOSED EASEMENT

UPSTREAM STATION	DNSTREAM STATION	DISTANCE "L"	AREA NO.	AREA "A" (ACRES)	RUNOFF COEF. "C"	INCREM. "CA"	ACCUM. "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	VELOCITY "V" (FPS)	"L" x "S"	Kj	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES
Line "A"																		
50.42	47.42	3		0	0.90	0.00	0.00	10.00	100	8.74	0.0	0.0000	21	0.00	0.00			
																1.00	0.46	0.00
47.42	32.24	15		1.658	0.90	1.49	1.49	10.00	100	8.74	13.0	0.0067	21	5.42	0.10			
																1.00	-0.17	0.46
32.24	29.24	3		0.00	0.90	0.00	1.49	10.05	100	8.73	13.0	0.0010	30	2.65	0.00			
																1.00	0.39	0.11
29.24	0.00	29		1.89	0.90	1.70	3.19	10.07	100	8.73	27.8	0.0046	30	5.67	0.13			
																1.00	-0.25	0.50

UPSTREAM STATION	DNSTREAM STATION	DISTANCE "L"	AREA NO.	AREA "A" (ACRES)	RUNOFF COEF. "C"	INCREM. "CA"	ACCUM. "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	VELOCITY "V" (FPS)	"L" x "S"	Kj	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES
Line "B"																		

LINE "B" NOT USED

UPSTREAM STATION	DNSTREAM STATION	DISTANCE "L"	AREA NO.	AREA "A" (ACRES)	RUNOFF COEF. "C"	INCREM. "CA"	ACCUM. "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	VELOCITY "V" (FPS)	"L" x "S"	Kj	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES
Line "C"																		
331.93	192.51	139		0.183	0.90	0.16	0.16	10.00	100	8.74	1.4	0.0002	18	0.81	0.03			
																1.00	0.00	0.01
192.51	189.51	3		0	0.90	0.00	0.16	12.85	100	8.10	1.3	0.0001	21	0.55	0.00			
																1.00	0.03	0.00
189.51	129.26	60		0.31	0.90	0.28	0.44	12.94	100	8.08	3.6	0.0005	21	1.49	0.03			
																1.00	-0.0	0.03
129.26	126.26	3		0	0.90	0.00	0.44	13.62	100	7.93	3.5	0.0002	24	1.12	0.00			
																1.00	0.09	0.02
126.26	39.39	87		0.67	0.90	0.60	1.05	13.66	100	7.92	8.3	0.0013	24	2.64	0.12			
																1.00	-0.0	0.11
39.39	36.39	3		0	0.90	0.00	1.05	14.21	100	7.80	8.2	0.0007	27	2.05	0.00			
																1.00	0.11	0.07
36.39	0	36		0.719	0.90	0.65	1.69	14.23	100	7.79	13.2	0.0018	27	3.32	0.07			
																1.00	-0.0	0.17

UPSTREAM STATION	DNSTREAM STATION	DISTANCE "L"	AREA NO.	AREA "A" (ACRES)	RUNOFF COEF. "C"	INCREM. "CA"	ACCUM. "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	VELOCITY "V" (FPS)	"L" x "S"	Kj	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES
Line "D"																		
287.86	256	32		0.259	0.90	0.23	0.23	10.00	100	8.74	2.0	0.0004	18	1.15	0.01			
																1.00	0.03	0.02
256	159.5	97	ROOF	0.159	0.90	0.14	0.38	10.46	100	8.64	3.2	0.0010	18	1.84	0.09			
																1.00	0.02	0.05
159.5	66.56	93		0.096	0.90	0.09	0.46	11.34	100	8.44	3.9	0.0014	18	2.21	0.13			
																1.00	-0.02	0.08
66.56	63.56	3		0	0.90	0.00	0.46	12.04	100	8.28	3.8	0.0006	21	1.59	0.00			
																1.00	0.03	0.04
63.56	53.38	10		0.152	0.90	0.14	0.60	12.07	100	8.28	5.0	0.0010	21	2.06	0.01			
																1.00	-0.03	0.07
53.38	0	53	ROOF	0.053	0.90	0.05	0.65	12.15	100	8.26	5.3	0.0011	21	2.22	0.06			
																1.00	-0.04	0.08

UPSTREAM STATION	DNSTREAM STATION	DISTANCE "L"	AREA NO.	AREA "A" (ACRES)	RUNOFF COEF. "C"	INCREM. "CA"	ACCUM. "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	VELOCITY "V" (FPS)	"L" x "S"	Kj	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES
Line "E"																		
65.05	0	65		0.674	0.90	0.61	0.61	10.00	100	8.74	5.3	0.0011	21	2.20	0.07			
																1.00	-0.04	0.08

UPSTREAM STATION	DNSTREAM STATION	DISTANCE "L"	AREA NO.	AREA "A" (ACRES)	RUNOFF COEF. "C"	INCREM. "CA"	ACCUM. "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	VELOCITY "V" (FPS)	"L" x "S"	Kj	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES
Line "F"																		

LINE "F" NOT USED

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT THE ACTUAL CONSTRUCTION DETAILS AS CONTAINED IN THE RECORDS OF THE CONTRACTOR. ELEVATIONS SHOWN ON THIS PLAN WERE NOT FIELD VERIFIED.
JONES & BOYD, INC.
BY:
DATE: 2/1/00

BENCHMARK :

1. **SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'**
2. **"X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/- NORTH OF BELTLINE ROAD. ELEVATION = 578.57'**

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1	ADDED MAINTENANCE BLDG.	RWA	5/25/99

5/26/99
RICHARD W. AKIN
83563
LICENSED PROFESSIONAL ENGINEER

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• Engineering • Planning • Landscape Architecture • Surveying

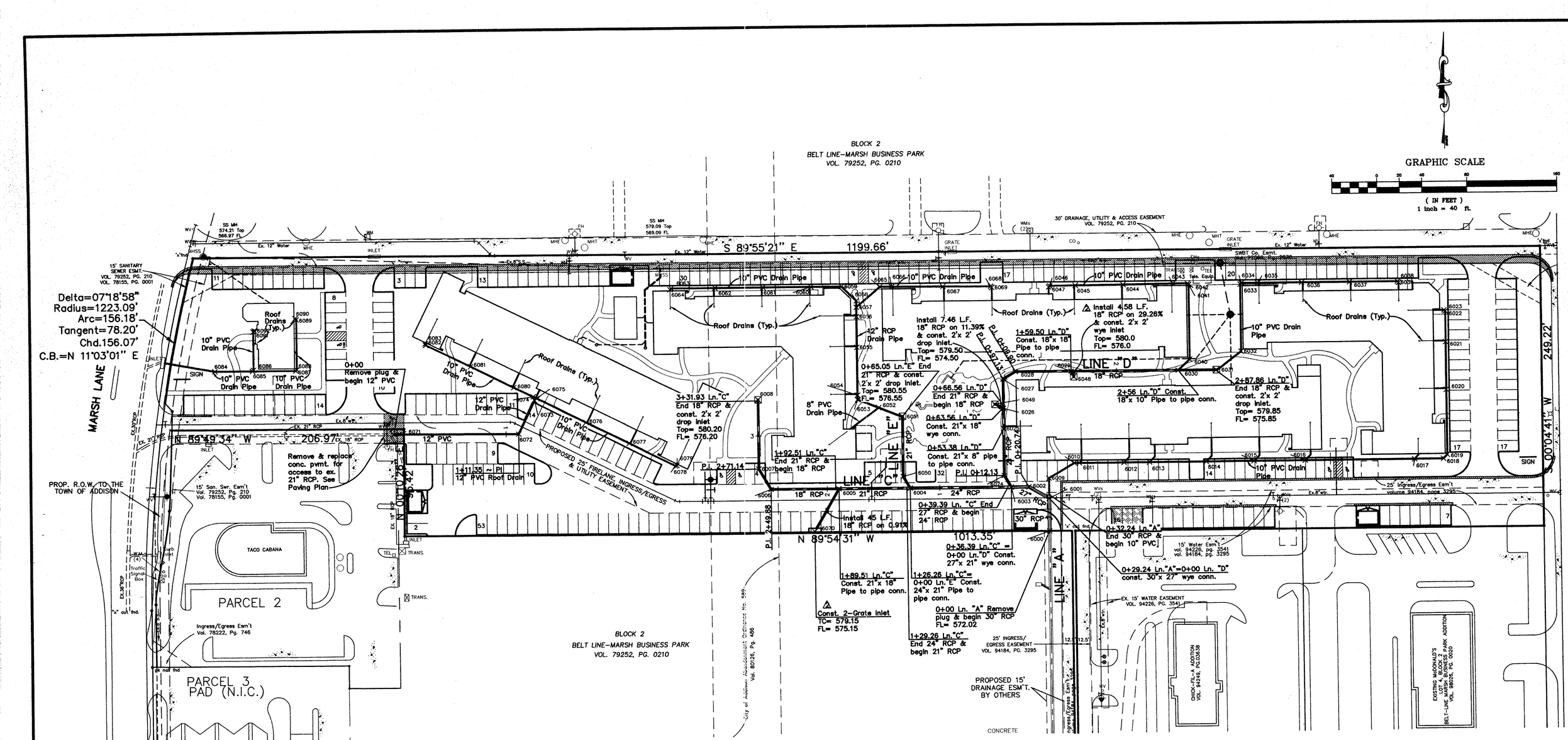
DRAINAGE PLAN

SUITES OF AMERICA

TOWN OF ADDISON,
DALLAS COUNTY, TEXAS

PROJECT NO. BG403

SHEET NO. C4



STORM SEWER COORDINATE POINTS

POINT #	NORTHING	EASTING
6000	4751.47055491	4559.86852258
6001	4780.71348213	4559.86852258
6002	4791.11180722	4541.92552166
6003	4791.13289606	4526.27646331
6004	4791.25403065	4436.40182774
6005	4791.33927749	4373.15184252
6006	4791.42063596	4312.78717592
6007	4809.84526783	4302.16625824
6008	4870.62893047	4302.24818141
6009	4798.89215012	4559.86852258
6010	4811.99117177	4582.59204411
6011	4811.99115978	4587.09415707
6012	4811.99105397	4626.84760280
6013	4811.99099340	4649.60631399
6014	4811.99085879	4700.18093614
6015	4811.99074545	4742.76426947
6016	4811.99062423	4788.30593614
6017	4811.99036542	4885.54376020
6018	4811.99029888	4911.29376020
6019	4815.48308391	4914.78656582
6020	4872.81663017	4914.78671842
6021	4915.39996350	4914.78683176
6022	4942.88787422	4914.78690493
6023	4943.88787688	4913.78690759
6024	4801.64159453	4520.22070204
6025	4842.89252300	4520.27629933
6026	4860.51816471	4520.30005487
6027	4886.64179796	4520.33526385
6028	4893.02165690	4531.40272110
6029	4892.95480954	4581.00073896
6030	4892.82629032	4676.35677399
6031	4892.78046773	4710.35527009
6032	4908.98356866	4732.66181469
6033	4969.10856866	4732.66197472
6034	4970.10856600	4733.66197738
6035	4970.10852670	4748.42630143
6036	4970.10842271	4787.49531071
6037	4970.10830937	4830.07864404
6038	4970.10819598	4872.68118054
6039	4969.10819332	4873.68117788
6040	4902.34796193	4686.75313378
6041	4969.51462859	4686.75331255
6042	4970.50686370	4685.75334536
6043	4970.40591664	4672.75328475
6044	4970.06166288	4628.41995050
6045	4969.73099808	4585.83661629
6046	4969.55427390	4563.07790463
6047	4968.54650901	4562.07793212
6048	4887.98728094	4583.28648189
6049	4864.25150849	4512.84609719
6050	4801.76272912	4430.34376646
6051	4854.68537748	4430.41509470
6052	4862.49656808	4409.36581691
6053	4869.77476552	4390.68136802
6054	4873.77476552	4390.68137866
6055	4916.35809886	4390.68149200
6056	4943.84600957	4390.68156517
6057	4952.30359750	4390.68158768
6058	4958.23644231	4390.68160347
6059	4971.06625341	4377.85186066
6060	4971.06632601	4350.57584078
6061	4971.06643940	4307.97330428
6062	4971.06655274	4265.38997095
6063	4971.06665673	4226.32096167
6064	4970.06665939	4225.32095901
6065	4970.51536021	4411.87831521
6066	4970.43189412	4422.37834656
6067	4970.06987760	4467.92001227
6068	4969.73137725	4510.50334470
6069	4968.72342838	4511.50331044
6070	4753.30868284	4351.16068385
6071	4842.90965676	3977.62829375
6072	4842.57172410	4088.97557768
6073	4871.87573141	4103.38109114
6074	4875.22220824	4102.24043657
6075	4873.67813265	4105.38142855
6076	4852.24873607	4148.97317094
6077	4833.46248314	4187.18897332
6078	4813.37111870	4228.05928176
6079	4813.82738052	4229.39785249
6080	4883.71846701	4084.95716305
6081	4902.50471995	4046.74176068
6082	4922.06301067	4006.95586232
6083	4923.40160140	4006.49960050
6084	4900.08318325	3818.53941951
6085	4900.08318325	3852.21913438
6086	4901.08318325	3853.21913438
6087	4900.08318325	3890.70317172
6088	4901.08318325	3891.70317172
6089	4946.09669068	3891.70317172
6090	4947.09669068	3890.70317172
6091	4935.45538542	3853.21913438
6092	4936.45538542	3854.21913438

BENCHMARK :

1. SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'
2. "X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/– NORTH OF BELTLINE ROAD. ELEVATION = 578.57'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	as–builts – inlets	CBM	2/1/00
1	ADDED COORDINATES	RWA	5/22/99

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1	ADDED MAINTENANCE BLDG.	RWA	5/25/99

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT AS-BUILT CONSTRUCTION DETAILS AS CONSTRUCTED BY THE RECORDS OF THE CONTRACTOR. ELEVATIONS SHOWN ON THIS DRAWING WERE NOT FIELD VERIFIED.
JONES & BOYD, INC.
BY:
DATE: 2/1/00

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STORM SEWER PLAN

SUITES OF AMERICA

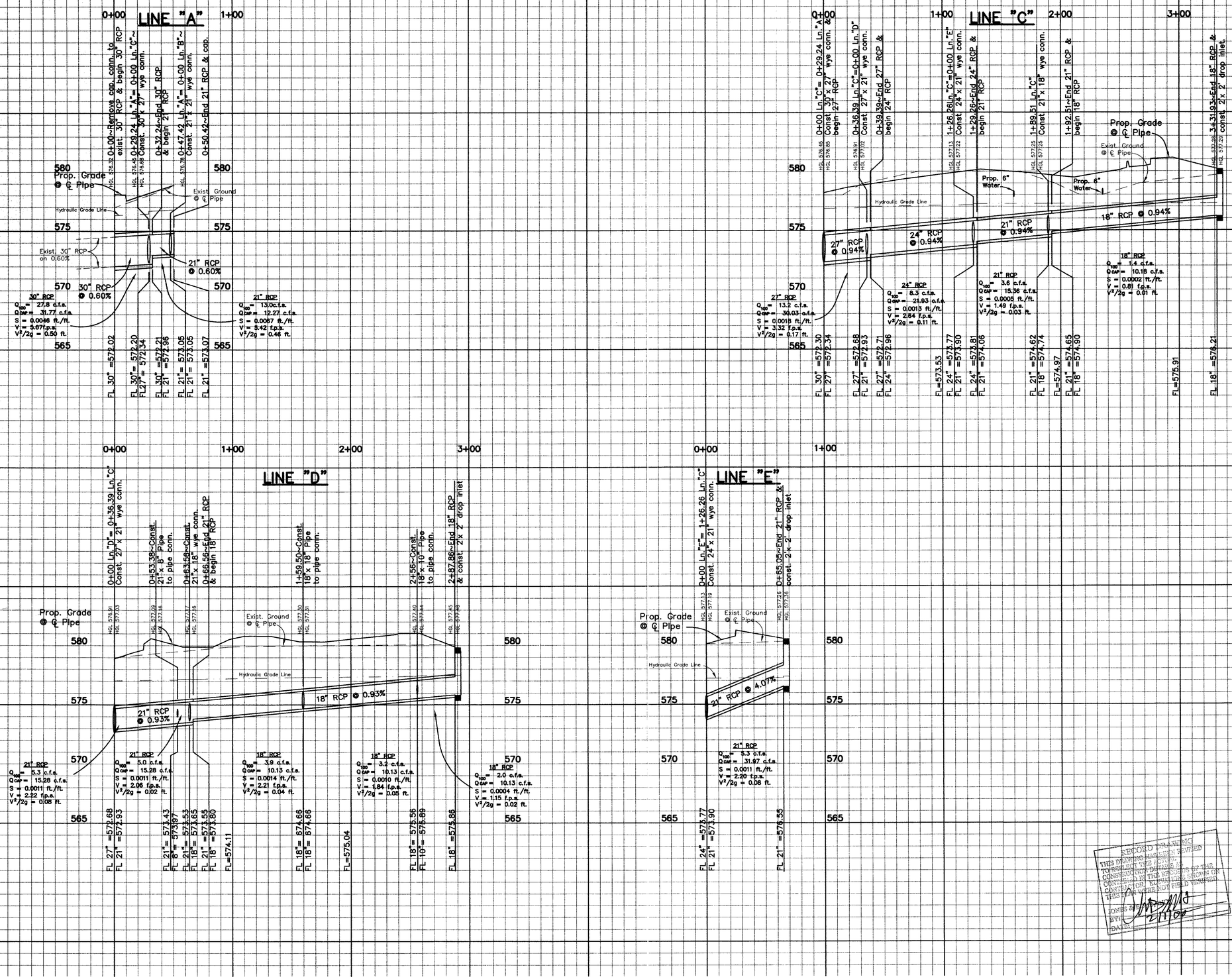
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PROJECT NO. BG403

SHEET NO. C5

LEGEND

- Exist. Water Line and Valve
- Exist. Fire Hydrant
- Exist. Sewer Line
- Exist. Manhole
- Exist. Storm Sewer
- Prop. Water Line and Valve
- Prop. Fire Hydrant
- Prop Sewer Line
- Prop. Manhole
- Prop. Cleanout
- Prop. Storm Sewer



RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT THE ACTUAL CONSTRUCTION DETAILS OF THE CONSTRUCTION IN THE FIELD. CONSTRUCTION TERMINATIONS SHOWN ON THIS DRAWING WERE NOT FIELD VERIFIED
JONES & BOYD, INC.
BY:
DATE: 2/11/00

NOTE:
PVC PIPE OF CLASS 150 OR BETTER MAY BE USED IN PLACE OF RCP FOR STORM SEWER.

BENCHMARK :

1. SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'
2. "X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/- NORTH OF BELTLINE ROAD. ELEVATION = 578.57'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

RICHARD W. AKIN 83863 LICENSED PROFESSIONAL ENGINEER 5/26/99

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STORM SEWER PROFILES

SUITES OF AMERICA

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PROJECT NO. BG403

SHEET NO. C6

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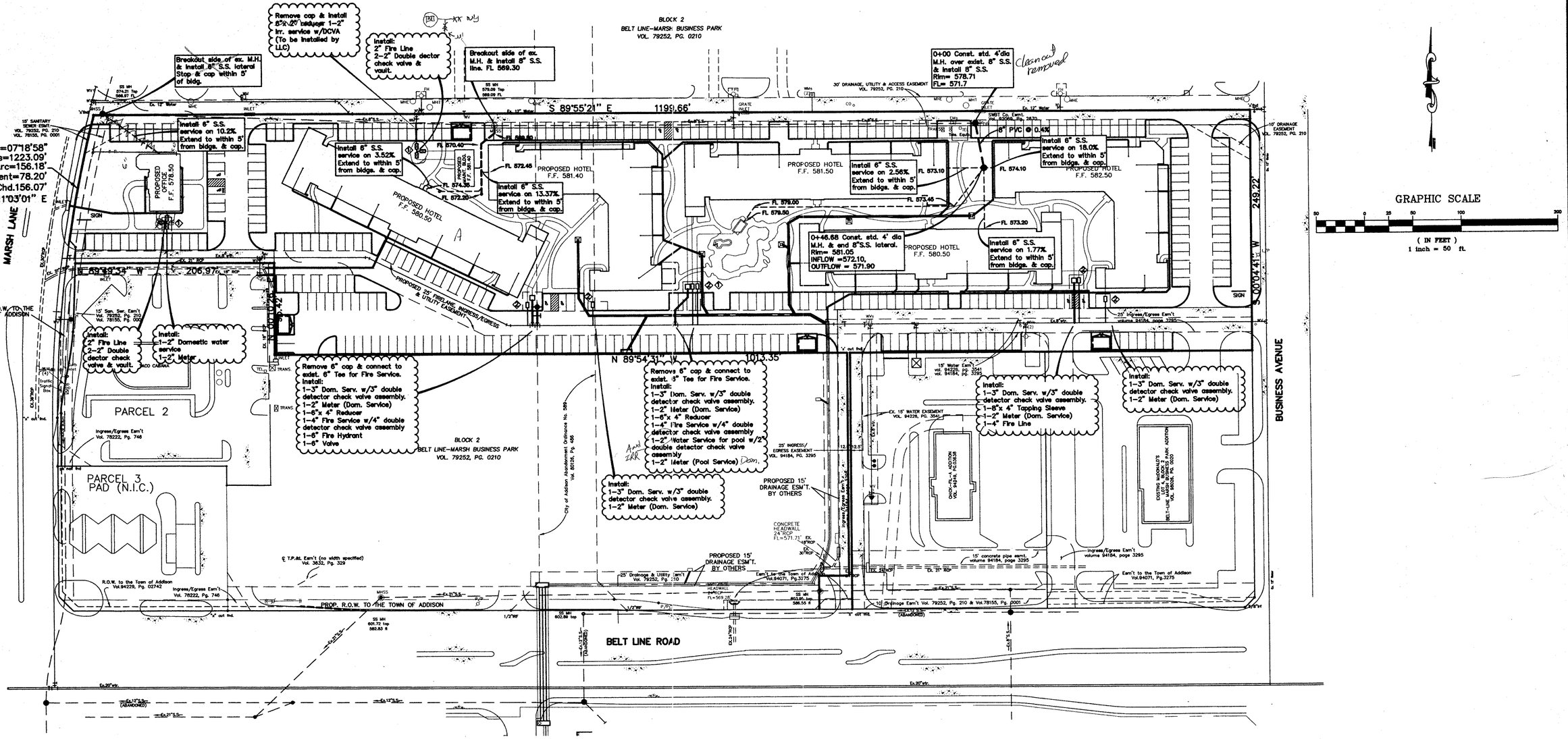

GENERAL NOTES

1. All water main pipe fittings will be in accordance with "Standard Specifications for Public Works Construction" as modified by the City of Addison Special Provisions.
2. All water mains shall have a minimum cover as follows; 6" – 42", 8" – 48",12" – 54" or as required to clear utilities.
3. All water services will consist of a minimum 2" compression fitting corporate stop(AWWA C–800), 2" minimum type "K" copper tubing, 2" minimum compression fitting angle stop, and meter box, unless otherwise shown on the plans. Angle stops will be located within the meter box and facing toward the building per City of Addison Standard Construction Details.
4. All ductile iron fittings shall be of mechanical joint type or slip joint type and shall be Class D or Class 250 on sizes 12" or smaller in accordance with AWWA Specification C–110–64 and Specification C–111–64.
5. Water taps of 2" or less on existing mains will be made by the City forces. Sanitary sewer taps of 4" on existing mains will be made by City forces.
6. Fire hydrants shall be approved by the City Engineer.
7. Fire Sprinkler line shall be sized and installed by a state licensed fire sprinkler contractor.
8. Fire hydrants shall be placed 2.5 feet from the back of curb as shown on the plan.
9. Fire hydrant bonnets and caps will be painted to conform to the State Insurance color coding. Paint used for painting City fire hydrants will meet City Specifications.
10. Gate valves will be resilient seat conforming to AWWA C–509 and City of Addison Special Provisions.
11. Valves will be in the closed position on stub outs installed for future service.
12. SDR 35 PVC pipe shall be used for sanitary sewer.
13. Contractor shall verify location and elevation of all existing utilities and notify the Engineer of any discrepancies.
14. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor after placing of permanent pavement.
15. Unless otherwise noted, all materials and construction will conform to the "Standard Specifications for Public Works Construction for North Central Texas", with Amendments and the City of Addison Special Provisions.
16. In the event an item is not covered in the Specifications, the City Engineer's decision will apply.
17. Any water or sanitary sewer service located outside of a street, alley, or easement shall be installed by a plumber and be inspected by Code Enforcement. All installation shall be in accordance with City Code Enforcement regulations.
18. Concrete encasement at utility crossings shall be 9 feet on either side of the lowest crossing pipe.
19. Trench excavation for trenches 5 feet or more in depth shall be in accordance with all provisions of Part 1926, Subpart P – "Excavations, Trenching, and Shoring of the Occupational Safety and Health's Standards and Interpretations. It shall be the responsibility of the Contractor to conform to the above provisions.
20. A blue Stimsonite, Fire–Lite reflector or approved equal shall be placed in the center of the fire lane opposite fire hydrants.
21. All sanitary sewer manholes shall be constructed so the top of the cone is 6 inches below the top of the manhole elevation on the profiles. Manholes shall be adjusted to finish pavement grade, with approved adjustment rings, at the time of paving.
22. All water & sewer services & fire lines to building are shown to within 5' of the buildings. Limits of Site work Utility Contractor's work shall be to 5' of the buildings. Meter box location where adjacent to buildings shall be coordinated with General Contractor.
23. Fire line shall be sized & installed by a licensed Fire Protection Contractor.
24. All water mains 12–inch in diameter and under shall be ductile iron or AWWA C900 PVC, mechanical joint, or a joint of the type which provides a recession in the bell for the employment of a single rubber gasket to be placed before the insertion of the succeeding spigot. Joint material for PVC shall conform to ASTM F477. Tracer wire shall be installed over all PVC mains.

BENCHMARK :

1. SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'
2. "X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/– NORTH OF BELTLINE ROAD. ELEVATION = 578.57'

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT AS-BUILT CONDITIONS AS PROVIDED BY THE CONTRACTOR. ELEVATIONS SHOWN ON UTILITIES NOT FIELD VERIFIED.
JONES & BOYD, INC.
BY:
DATE: 2/11/00

WATER METER TABLE

I.D. NO.	QUANTITY	SERVICE SIZE	METER SIZE	DOMESTIC	IRRIGATION	SAN. SWR.
1	2	2"	2"	X		6"
2	5	3"	2"	X		6"
3	1	2"	2"		X	N/A

Note:
All Fire Service Lines to buildings are 4" unless otherwise noted on the plan.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1	ADDED 2" FIRE LINE TO MAINT. BLDG. AND OFFICE BLDG.	SWY	11/9/99	1	ADDED MAINTENANCE BLDG.	RWA	5/25/99

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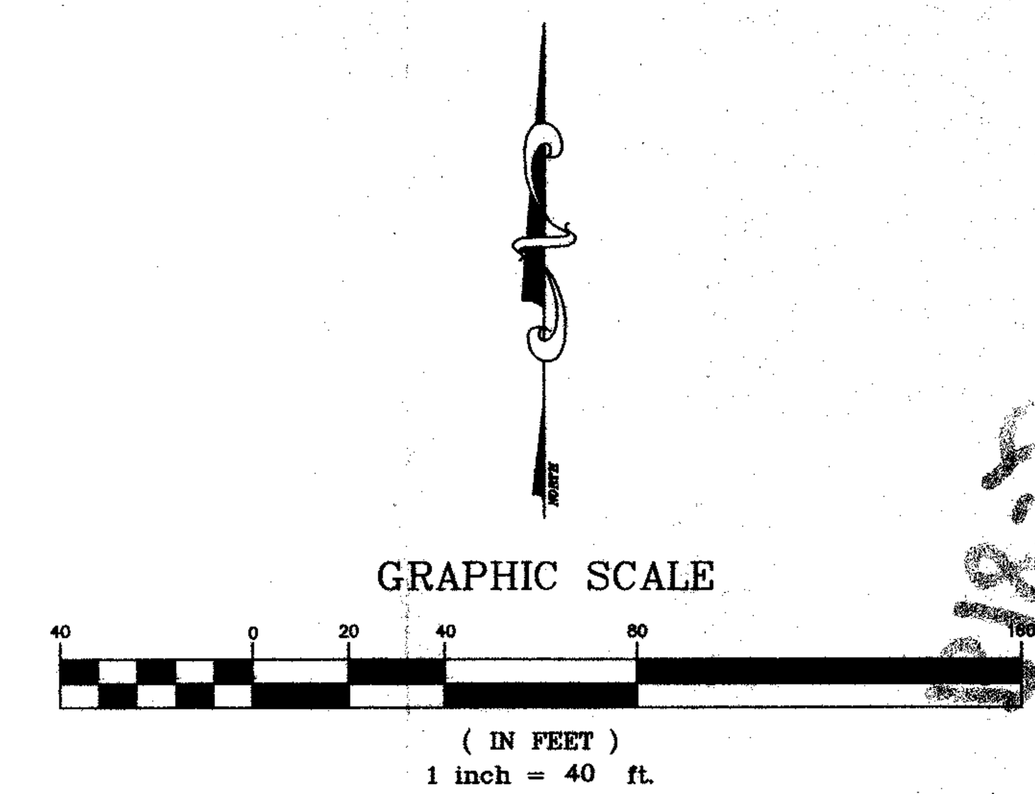
WATER & SANITARY SEWER PLAN

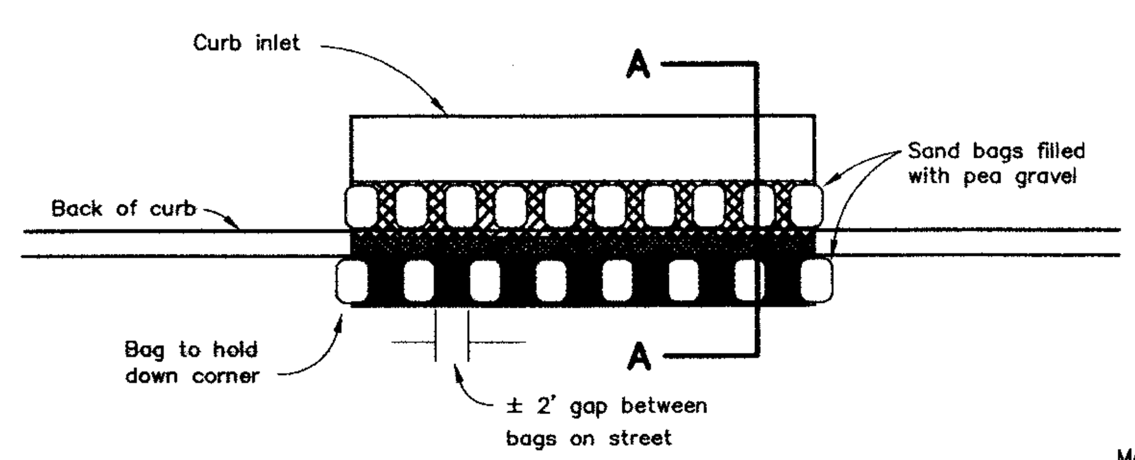
SUITES OF AMERICA

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

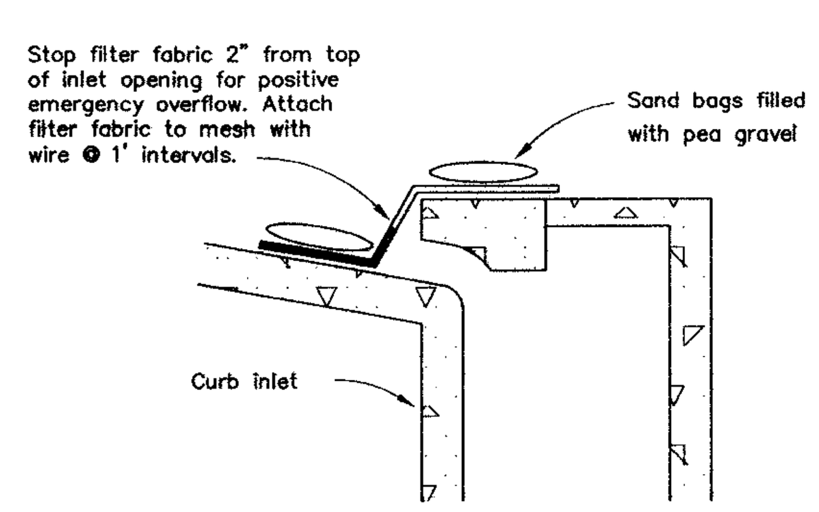
PROJECT NO. BG403

SHEET NO. C7

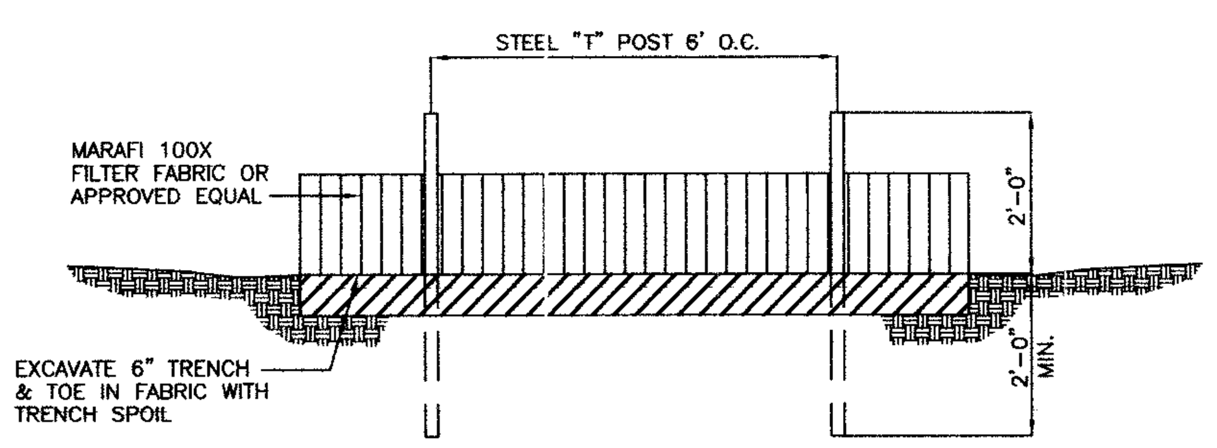




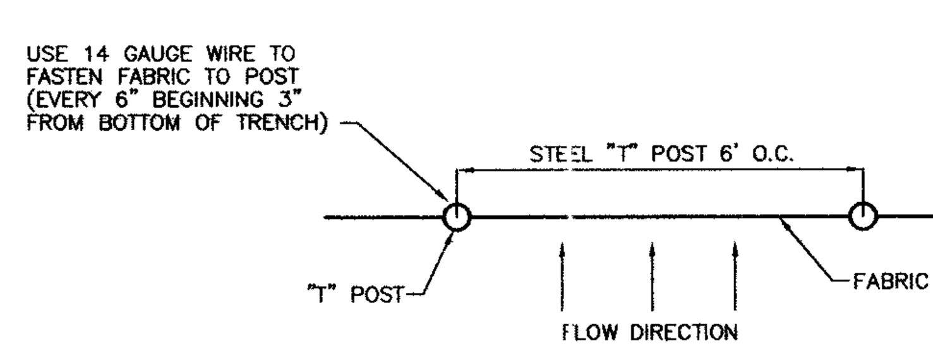
INLET EROSION PROTECTION PLAN VIEW
NTS



SECTION A–A
NTS



ELEVATION
N.T.S.



PLAN VIEW SILT FENCE DETAIL
N.T.S.

SILT FENCE
GENERAL NOTES:

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench should be a minimum of six inches deep and four inches wide to allow for the silt fence to be laid in the ground and backfilled.
4. Silt fence should be securely fastened to each support post.
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when it has served its usefulness, so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be disposed of in an approved site in a manner that will not contribute to additional siltation.
8. Accumulated silt shall be removed when it reaches a depth of six inches and disposed of in an approved spoil site or as in No. 7 above.
9. At point of surface flow concentration reinforce silt fence with wire mesh backing on downstream side of fence.
10. Filter fabric is to be Marafi 100X or approved equal. (Marafi, Inc.: 800–438–1855)

RECORD DRAWING

2/1/00

LEGEND

Silt Fence

Inlet w/ Erosion protection

BENCHMARK :

1. SQUARE CUT ON TOP OF CURB INLET AT NORTHEAST CORNER OF INTERSECTION OF BUSINESS AVE. AND BELTLINE ROAD. ELEVATION = 577.59'
2. "X" AT INLET ON TOP OF CURB WEST SIDE OF BUSINESS AVE. 200' +/– NORTH OF BELTLINE ROAD. ELEVATION = 578.57'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

STATE OF TEXAS
5/20/99
RICHARD W. AKIN
83863
LICENSED PROFESSIONAL ENGINEER

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EROSION CONTROL PLAN	PROJECT NO.
SUITES OF AMERICA	BG403
CITY OF ADDISON, DALLAS COUNTY, TEXAS	SHEET NO. C8

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