

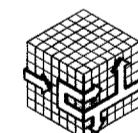
# CONSTRUCTION PLANS FOR NJ MALIN EXPANSION 5.485 ACRES CITY OF ADDISON, DALLAS COUNTY, TEXAS



**PREPARED FOR**

811 N. CENTRAL EXPRESSWAY, SUITE 229  
RICHARDSON, TEXAS 75081  
972-783-4084

**OWNER/DEVELOPER**

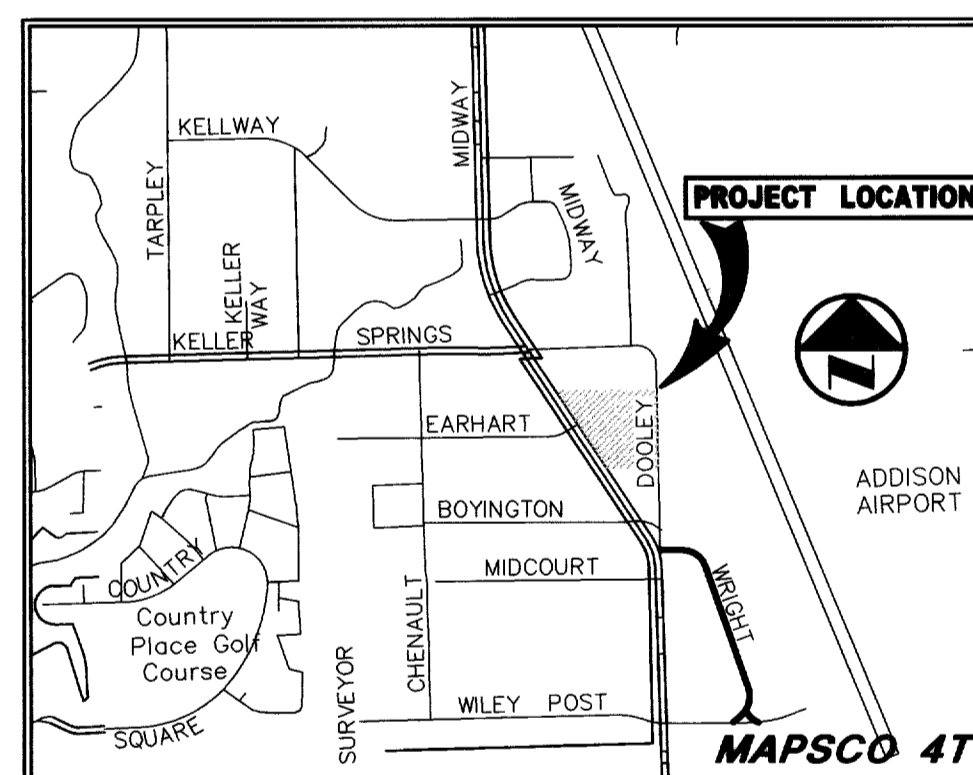


15870 MIDWAY ROAD  
ADDISON, TEXAS 75001  
972-458-2680

**PREPARED BY**



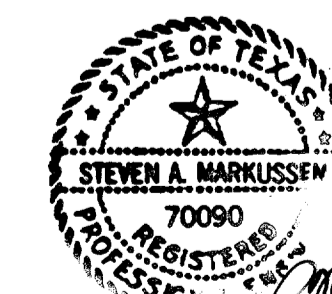
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031



**VICINITY MAP**

**DRAWING SHEET INDEX**

SHEET	DESCRIPTION
C1.0	DEMOLITION PLAN
C2.0	DIMENSIONAL CONTROL PLAN
C3.0	GRADING PLAN
C4.0	STORM SEWER PLAN
C5.0	WATER & SANITARY SEWER PLAN
C6.0	PAVING PLAN
C7.0	EROSION CONTROL PLAN



*Steven A. Markussew*  
11/18/02

**RECORD DRAWING**

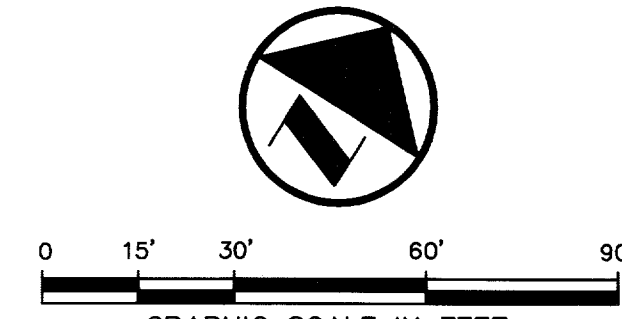
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: PHOENIX COMMERCIAL INC.  
DATE REVISED: 11/18/2002

*Steven A. Markussew*  
11/18/02

**BENCH MARK LIST:**  
 BM #1 ALUMINUM DISK SET IN CONCRETE STAMPED "ARP 2 ADS",  
 LOCATED ON THE ADDISON AIRPORT, APPROXIMATELY 400'  
 EAST OF THE CONTROL TOWER  
 ELEV=570.88

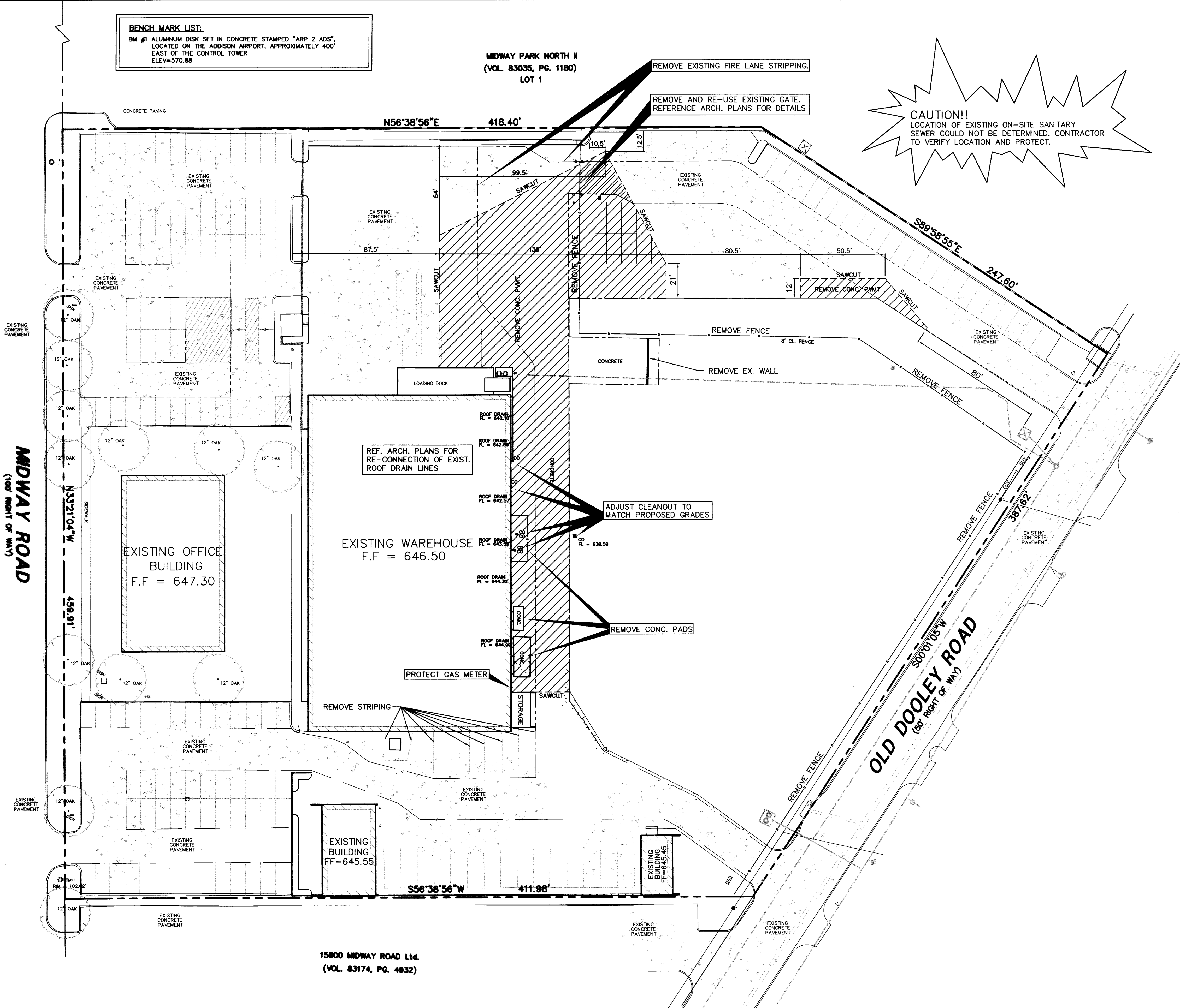
**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1



**LEGEND**

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- FULL DEPTH SAWCUT AND REMOVE EXISTING PAVEMENT

**CAUTION!!**  
 LOCATION OF EXISTING ON-SITE SANITARY  
 SEWER COULD NOT BE DETERMINED. CONTRACTOR  
 TO VERIFY LOCATION AND PROTECT.



**DEMOLITION NOTES**

1. REVIEW ALL GENERAL NOTES.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE SHADED AREA UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES THAT ARE SHADED 2 FEET FROM THE BACK OF CURB.
4. CONSULT THE DIMENSIONAL CONTROL PLAN, VERIFY THE PORTION OF EXISTING CONCRETE CURBS WHICH ARE TO REMAIN.
5. COORDINATE WITH TXU, SOUTHWESTERN BELL TELEPHONE, AND THE LOCAL CABLE COMPANY PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. ALL UTILITIES SHOULD BE CUT AND PLUGGED IN COORDINATION WITH THEIR RESPECTIVE UTILITY COMPANIES AND PRIOR TO THE DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR TO PLUG ALL EXPOSED ENDS AND ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.

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 CONTRACTOR: PHOENIX COMMERCIAL INC.  
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NO.	DATE	REVISION
1	11/18/2002	RECORD DRAWING

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

**DEMOLITION PLAN**  
**NJ MALIN EXPANSION**  
**MIDWAY ROAD**  
**ADDISON, TEXAS**  
**CITY OF ADDISON, TEXAS**

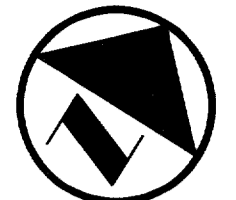
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 03, 2001	1"=30'			<b>C1.0</b>



M:\DWG-23\2306-01.074\C1.0 DEMOLITION PLAN.DWG

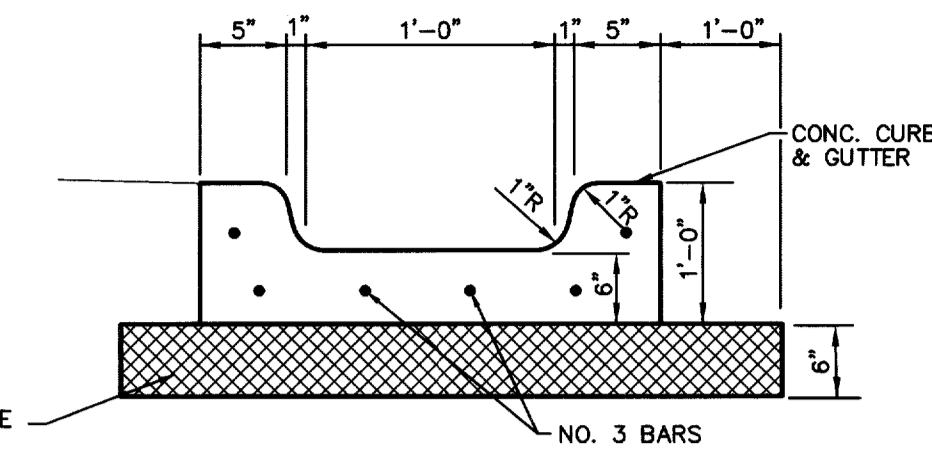
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**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1



**LEGEND**

- B. BOLLARD
- EM ELECTRIC METER
- FP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FR FIRE HYDRANT
- CO CLEANOUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- SIGN TRAFFIC SIGN
- PROPERTY LINE
- - - FENCE
- ▭ LIMITS OF NEW PVMT.

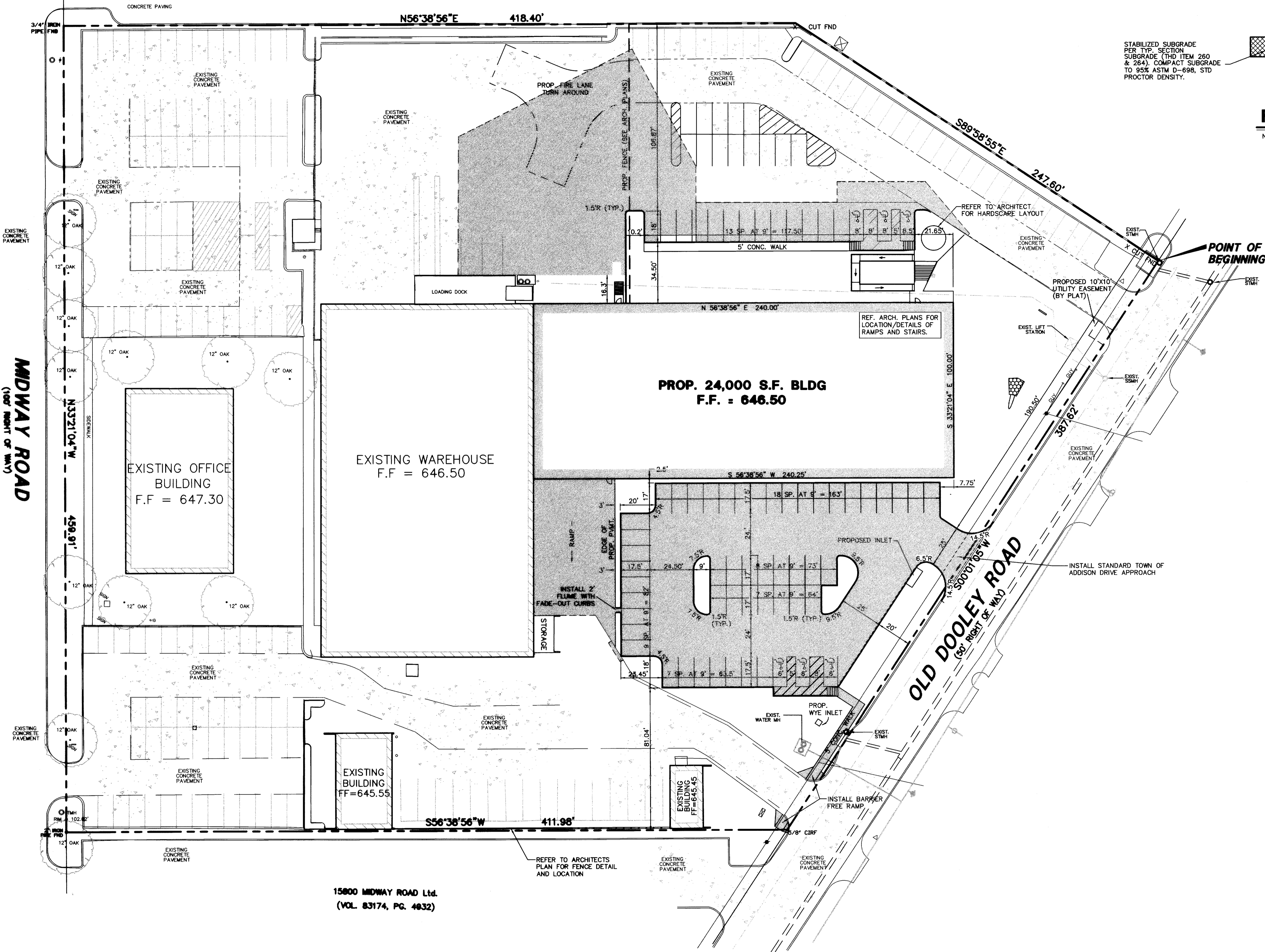


STABILIZED SUBGRADE  
 PER TYP. SECTION  
 SUBGRADE (TBD ITEM 260  
 & 264), COMPACT SUBGRADE  
 TO 95% ASTM D-698, STD  
 PROCTOR DENSITY.

**Flume Detail**

NOT TO SCALE

MIDWAY ROAD  
(TOP RIGHT OF WAY)



**GENERAL NOTES**

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT, AND TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS AND THE CITY STANDARDS FOR CONSTRUCTION AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATION PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5.
  - 5.1 PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
  - 5.2 PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
  - 5.3 MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES.
  - 5.4 MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE; ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE AND
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNEFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
12. CONTRACTOR IS TO ADJUST ALL EXISTING UTILITIES (MANHOLES, WATER VALVES, FIRE HYDRANTS, ETC.) TO MATCH PROPOSED GRADES.
13. CONTRACTOR IS TO REFER TO ARCHITECTS PLANS FOR THE LAYOUT, LOCATION, AND THE DESIGN DETAILS OF THE SCREEN WALLS, SITE MONUMENTS, AND DUMPSTERS.

**RECORD DRAWING**  
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 AND PROVIDED BY THE CONTRACTOR FOR  
 THIS PROJECT.  
 CONTRACTOR: PHOENIX COMMERCIAL INC.  
 DATE REVISED: 11/18/2002

*John Malin*  
 11/18/02

15800 MIDWAY ROAD Ltd.  
 (VOL. 83174, PG. 4032)

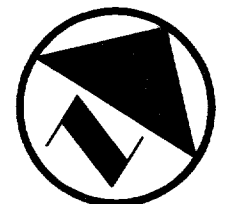
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<b>Pacheco Koch Consulting Engineers</b> 9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031						
<b>DIMENSIONAL CONTROL PLAN</b> <b>NJ MALIN EXPANSION</b> <b>MIDWAY ROAD</b> <b>ADDISON, TEXAS</b> <b>CITY OF ADDISON, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 03, 2001	1"=30'			<b>C2.0</b>



M:\DWG-22\2206-01.074\C2.0 DIMENSIONAL CONTROL PLAN.DWG

**BENCH MARK LIST:**  
 BM #1 ALUMINUM DISK SET IN CONCRETE STAMPED "ARP 2 ADS",  
 LOCATED ON THE ADDISON AIRPORT, APPROXIMATELY 400'  
 EAST OF THE CONTROL TOWER  
 ELEV=570.88

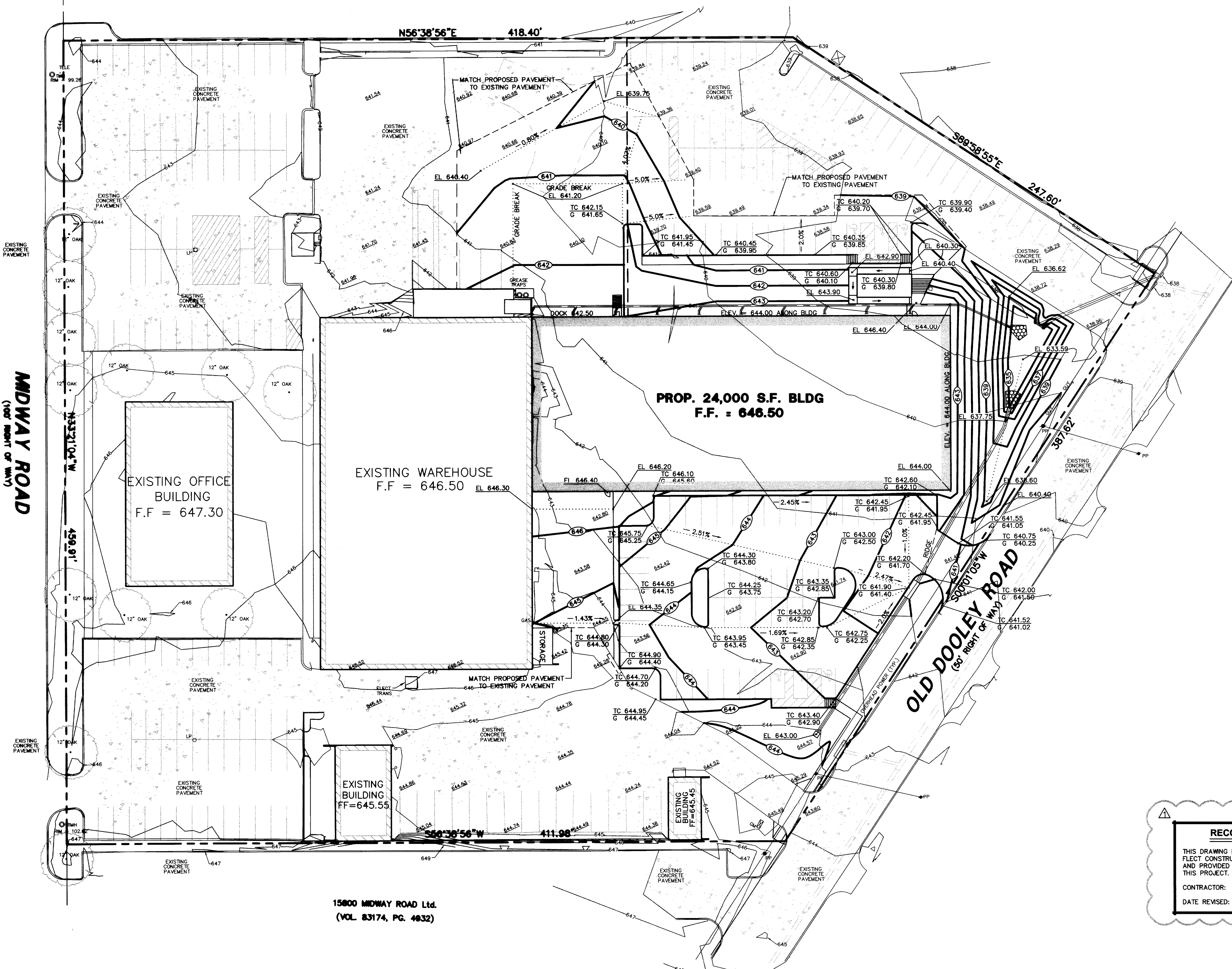
**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1



0 15' 30' 60' 90'  
 GRAPHIC SCALE IN FEET

**LEGEND**

- B. BOLLARD
- EM ⊙ ELECTRIC METER
- PP ⊙ POWER POLE
- LS ⊙ LIGHT STANDARD
- WM ⊙ WATER METER
- WV ⊙ WATER VALVE
- ICV ⊙ IRRIGATION CONTROL VALVE
- FR ⊙ FIRE HYDRANT
- CQ ⊙ CLEANOUT
- MH ⊙ MANHOLE
- GM ⊙ GAS METER
- TSC ⊙ TRAFFIC SIGNAL CONTROL
- TSP ⊙ TRAFFIC SIGNAL POLE
- TELE ⊙ TELEPHONE BOX
- TV ⊙ TV BOX
- FP ⊙ FLAG POLE
- SIGN ⊙ TRAFFIC SIGN
- PROPERTY LINE
- - - FENCE
- - - - - EXIST CONTOUR
- EL 612.39 EXIST SPOT ELEVATION
- - - - - EXIST TOP OF CURB ELEVATION
- - - - - EXIST GUTTER ELEVATION
- - - - - PROPOSED CONTOUR
- × TC 614.5 PROPOSED TOP OF CURB ELEVATION
- × G 614.0 PROPOSED GUTTER ELEVATION
- × EL 614.5 PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW DIRECTION

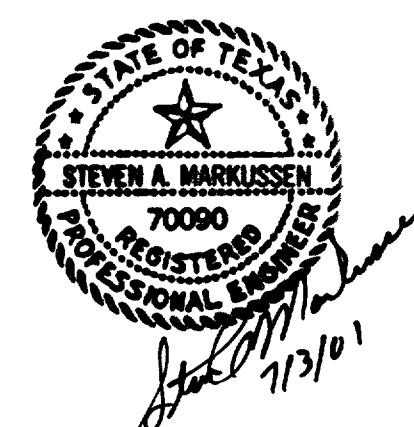


**GRADING AND DRAINAGE GENERAL NOTES**

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 A MAXIMUM OF 6" LIFTS.
3. ALL WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO STATE, LOCAL AND FEDERAL GUIDELINES.
5. UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
  - A. RCP C-76, CLASS III (WITHIN ALL PUBLIC RIGHT-OF-WAY)
  - B. ADS N-12
  - C. HANCOR HI-Q
 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & TOWN OF ADDISON SPECIFICATIONS.
6. UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PRE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN, OR APPROVED EQUAL.
7. FINAL PAVING, CURB AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
8. REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS.
9. ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE, BY ENGINEER, SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
10. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10, AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
11. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS. THE MANHOLE COVER SHALL BE PLACED NEAR THE OUTLET PIPE.
13. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 7.4.5, CLASS "A" UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
14. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.
15. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.

**RECORD DRAWING**  
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 CONTRACTOR: PHOENIX COMMERCIAL INC.  
 DATE REVISED: 11/18/2002

*Handwritten signature and date:*  
 [Signature] 11/18/02



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

**GRADING PLAN**  
**NJ MALIN EXPANSION**  
**MIDWAY ROAD**  
**ADDISON, TEXAS**  
**CITY OF ADDISON, TEXAS**

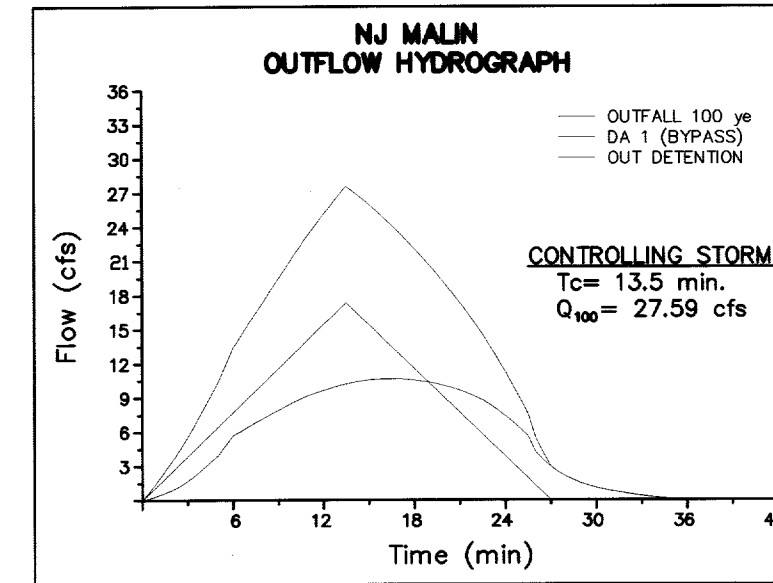
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CJE	JLM	JULY 03, 2001	1"=30'			<b>C3.0</b>

M:\2001-22\22001-01\01\C3.0 GRADING PLAN.DWG

15800 MIDWAY ROAD Ltd.  
 (VOL. 83174, PG. 4032)

**BENCH MARK LIST.**  
 BM #1 ALUMINUM DISK SET IN CONCRETE STAMPED "ARP 2 ADS",  
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**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1

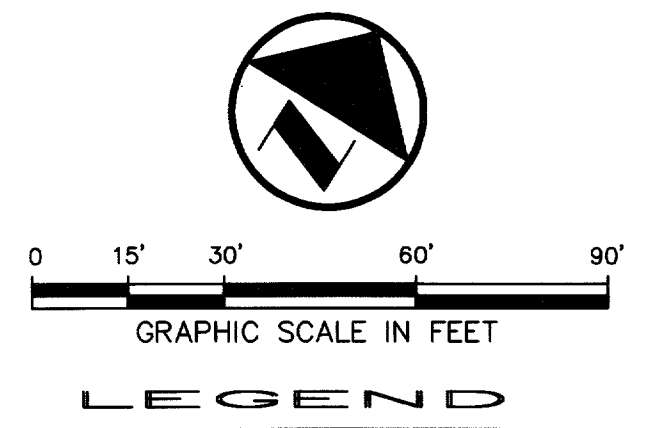


**EXISTING DRAINAGE CONDITIONS**

A = 5.09 Acres  
 $T_c = 14$  minutes  
 $i_{100} = 8.74$  in/hr  
 $C_{comp} = 0.69$   
 $Q_{100} = 27.39$  cfs - ALLOWABLE DISCHARGE

\*  $C_{comp} = (3.92 \times 0.8) + (1.17 \times 0.3)$   
 (3.92+1.17)

WHERE 3.92 ACRES = EXISTING DEVELOPED CONDITIONS  
 1.17 ACRES = EXISTING UNDEVELOPED CONDITIONS

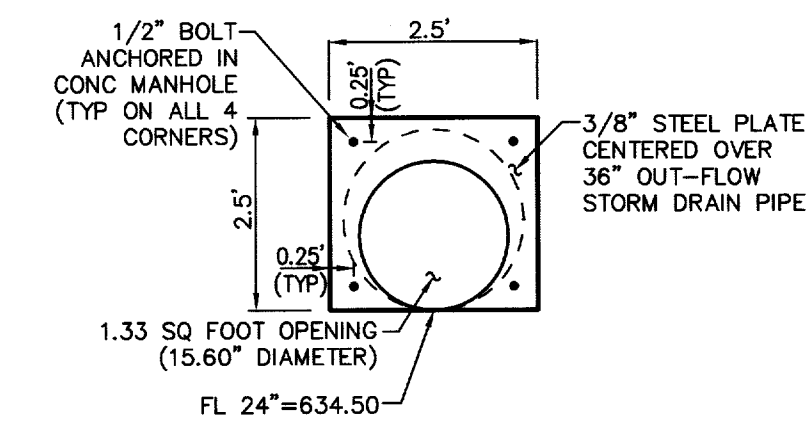


**LEGEND**

- 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
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- TS TRAFFIC SIGN
- PL PROPERTY LINE
- F FENCE
- E13 EXIST CONTOUR
- NEW IMPERVIOUS AREA (1.17 ACRES)
- 1/100 DRAINAGE AREA No. 0100 FLOW IN C.F.S.
- DRAINAGE AREA DIVIDE LINE

**DRAINAGE AREA TABLE**

DRAINAGE AREA No.	AREA (acres)	C	Tc (minutes)	i100 (inch/hour)	Q100 (cfs)
1	2.75	0.8	13.5	7.95	17.37
2	0.65	0.8	10.0	8.74	3.85
3	0.21	0.8	10.0	8.74	1.47
4	0.56	0.8	10.0	8.74	3.92
5	1.04	0.8	10.0	8.74	7.27



**FLOW REDUCER PLATE**

**ORIFACE PLATE CALCS**

$Q = CA\sqrt{2gh} = 10.95$  cfs  
 $C = 0.65$  (discharge coefficient)  
 $A =$  AREA OPENING (sq ft)  
 $g = 32.2$  ft/sec  
 $h = 2.5$  (depth of water)  
 $A = 1.33$  SQUARE FOOT

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  - B. ADS N-12
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- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10, AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
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 CONTRACTOR: PHOENIX COMMERCIAL INC.  
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**STORM SEWER CALCULATIONS**

LINE / STATION	SIZE	Q100 (cfs)	C (cfs)	V (fps)	V <sup>2</sup> /2g	S <sub>f</sub>
LINE "ST-1" (0+00 - 0+72.31)	24"	10.95	18.65	3.49	0.19	0.002343
LINE "ST-2" (0+00 - 1+13.20)	21"	11.19	15.20	4.65	0.34	0.006796
LINE "ST-2" (1+24.21 - 2+18.01)	18"	7.27	10.92	4.11	0.26	0.004790
LINE "ST-3" (0+00 - 2+65.87)	12"	3.85	3.90	4.90	0.39	0.011678

MIDWAY ROAD (100' RIGHT OF WAY)

OLD DOOLEY ROAD (100' RIGHT OF WAY)

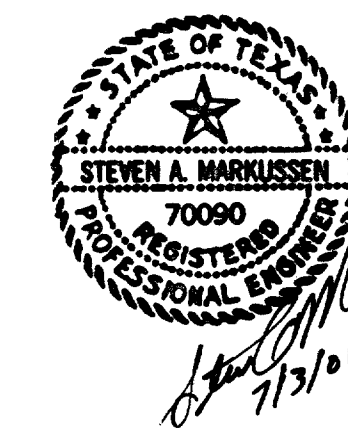
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Pacheco Koch Consulting Engineers  
 9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

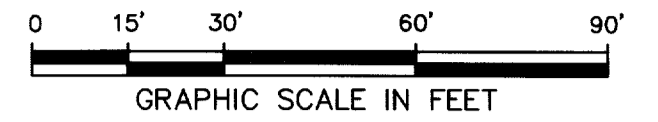
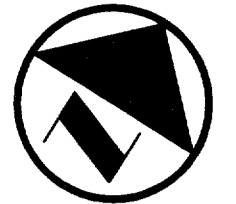
**STORM SEWER PLAN**  
**NJ MALIN EXPANSION**  
**MIDWAY ROAD**  
**ADDISON, TEXAS**  
**CITY OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 03, 2001	1"=30'			<b>C4.0</b>



**BENCH MARK LIST:**  
 BM #1 ALUMINUM DISK SET IN CONCRETE STAMPED "ARP 2 ADS",  
 LOCATED ON THE ADDISON AIRPORT, APPROXIMATELY 400'  
 EAST OF THE CONTROL TOWER  
 ELEV=570.88

**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1



**LEGEND**

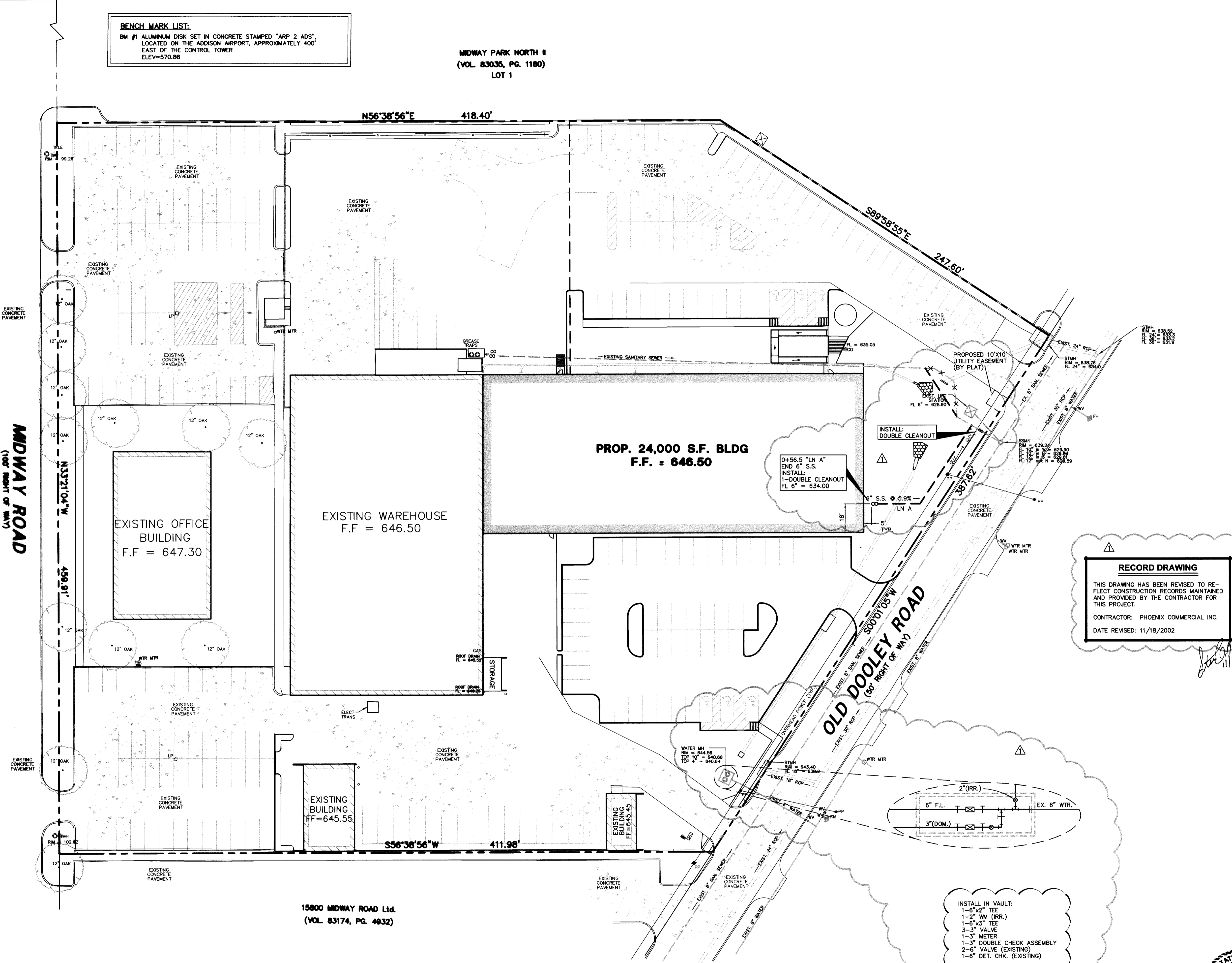
- B. BOLLARD
- EM ⊙ ELECTRIC METER
- PP ⊙ POWER POLE
- LS ⊙ LIGHT STANDARD
- WM ⊙ WATER METER
- WV ⊙ WATER VALVE
- ICV ⊙ IRRIGATION CONTROL VALVE
- FH ⊙ FIRE HYDRANT
- CO ⊙ CLEANOUT
- MH ⊙ MANHOLE
- GM ⊙ GAS METER
- TSC ⊙ TRAFFIC SIGNAL CONTROL
- TSP ⊙ TRAFFIC SIGNAL POLE
- TELE ⊙ TELEPHONE BOX
- TV ⊙ TV BOX
- FP ⊙ FLAG POLE
- SIGN ⊙ TRAFFIC SIGN
- PROPERTY LINE
- - - FENCE

**WATER AND SANITARY SEWER GENERAL NOTES**

1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
2. ALL WATER MAINS SHALL BE PVC C909, DR 18, CLASS 150.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS UNLESS OTHERWISE NOTED SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER MAINS AND SANITARY SEWERS 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 GUIDELINES SHALL APPLY:
  - (A) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
  - (B) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
  - (C) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
  - (D) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
  - (E) THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO BE INSTALLED PARALLEL TO AN EXISTING SEWER THAT SHOWS NO EVIDENCE OF LEAKAGE AND THE WATERLINE IS INSTALLED ABOVE THE SEWER A MINIMUM OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBPARAGRAPHS (A) OR (D) OF THIS PARAGRAPH.
  - (F) THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO CROSS OVER (BY TWO FEET OR MORE) EXISTING SEWER SHOWING NO EVIDENCE OF LEAKAGE. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBSECTION (C) OR (D).
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AN SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER CURB AND PAVING IS COMPLETED. CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OF ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO (2') 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 WILL BE MARKED ON THE CURB, WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS".
11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL MEETING NCTCOG ITEM 6.2.10 AND MECHANICALLY COMPACTED IN 8" LIFTS TO THE TOP OF THE SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
13. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE CONTRACTOR (UTILITY) SHALL POUR A CONCRETE BLOCK 24"x24"x6" AROUND ALL VALVE BOXES TOPS SO THE FINISHED GRADE IS LEVEL WITH THE FINISHED GRADE.
14. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.
15. USE RESTRAINING GLANDS ON ALL M.J. FITTINGS @ 90°, 45°, AND F.H. LEADS (MEGA LUG OR APPROVED EQUAL).
16. "GRADE-LOK" ON HYDRANT LEADS IS OPTIONAL.
17. ADJUST ALL EXISTING VALVES, MANHOLES, AND FIRE HYDRANTS TO FINISH GRADE.
18. WHERE SANITARY SEWER CONNECTS TO EXISTING MANHOLE - CORE AND SEAL MANHOLE WALL.

**RECORD DRAWING**  
 THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
 CONTRACTOR: PHOENIX COMMERCIAL INC.  
 DATE REVISED: 11/18/2002

INSTALL IN VAULT:  
 1-6"x2" TEE  
 1-2" WM (RRR)  
 1-6"x3" TEE  
 3-3" VALVE  
 1-3" METER  
 1-3" DOUBLE CHECK ASSEMBLY  
 2-6" VALVE (EXISTING)  
 1-6" DET. CHK. (EXISTING)



15800 MIDWAY ROAD Ltd.  
 (VOL. 83174, PG. 4832)



NO.	DATE	REVISION
1	11/18/2002	RECORD DRAWING

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

**WATER & SANITARY SEWER PLAN**  
 NJ MALIN EXPANSION  
 MIDWAY ROAD  
 ADDISON, TEXAS  
 CITY OF ADDISON, TEXAS

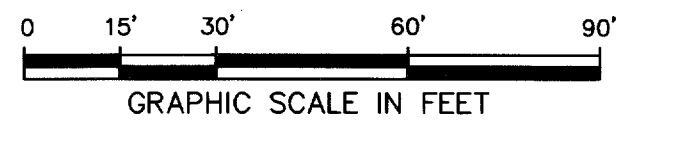
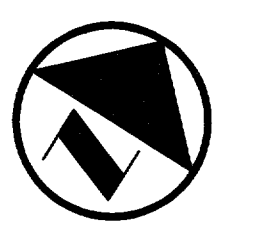
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CJE	JLM	JULY 03, 2001	1"=30'			<b>C5.0</b>

M:\DWG-20\2006-01\074\C5.0 WATER & SANITARY SEWER PLAN.DWG

**BENCH MARK LIST:**  
 BM #1 ALLUMINUM DISK SET IN CONCRETE STAMPED "ARP 2 ADS", LOCATED ON THE ADDISON AIRPORT, APPROXIMATELY 400' EAST OF THE CONTROL TOWER ELEV=570.86

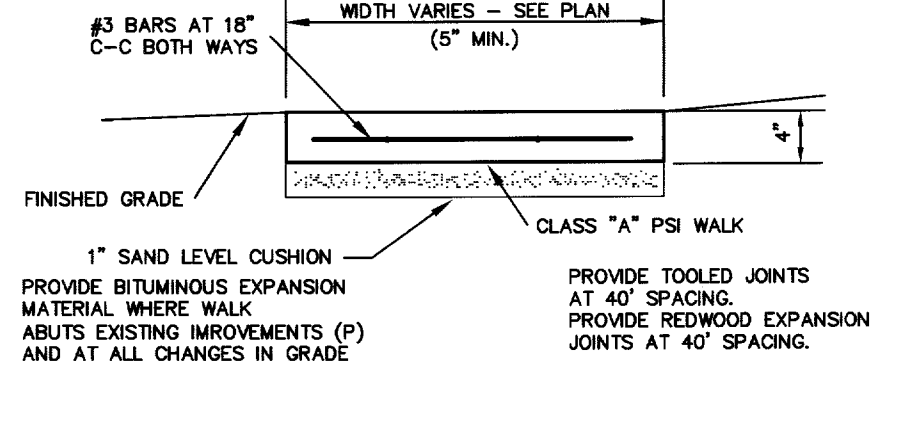
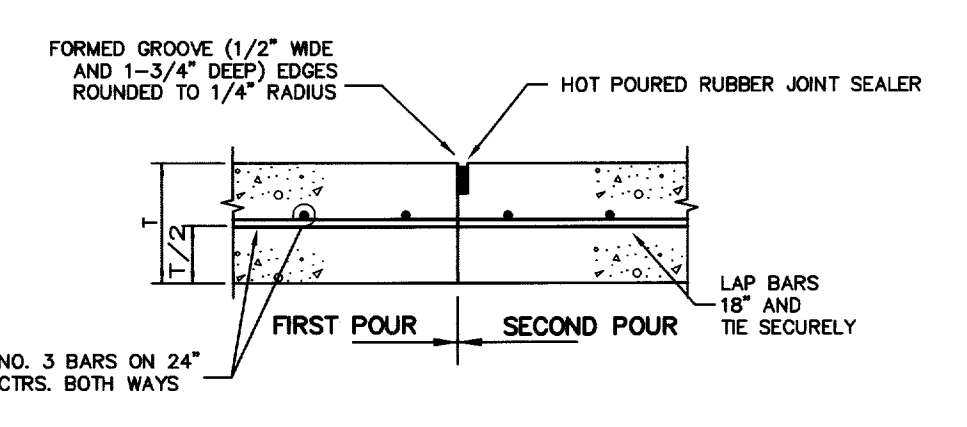
**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1

Plans and specifications for new construction or for the renovation, modification, or alteration of a building or facility that has an estimated construction cost of \$50,000 or more may be subject to the provisions of the Texas Accessibility Standards Architectural Barriers Act Article 9102. Plans and specifications should be submitted to the Texas Department of Licensing and Regulation for review and approval.  
 The T.D.L.R. contact number is 512.463.3211



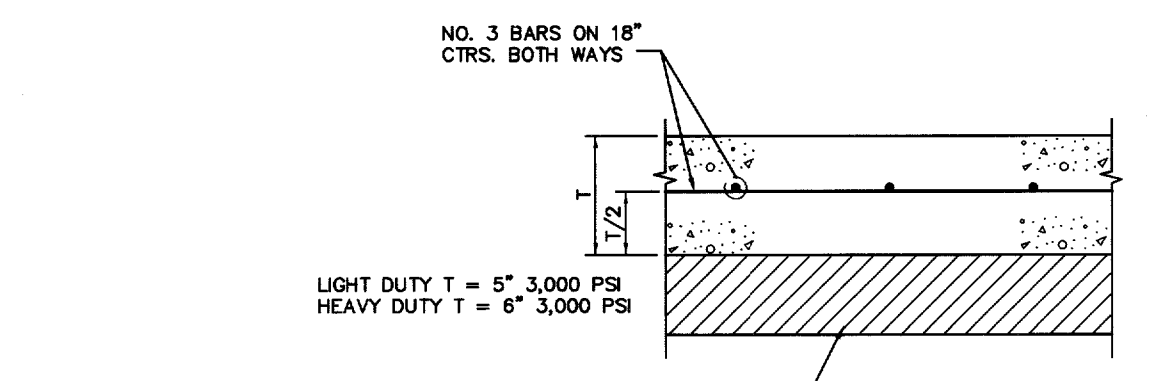
**LEGEND**

- 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
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- SIGN TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- FULL DEPTH SAWCUT AND REMOVE EXISTING P.W.M.
- HEAVY DUTY CONCRETE P.W.M.
- LIGHT DUTY CONCRETE P.W.M.
- ASPHALT P.W.M.



**10 CONSTRUCTION JOINT**  
 NOT TO SCALE

**9 Concrete Walk**  
 NOT TO SCALE



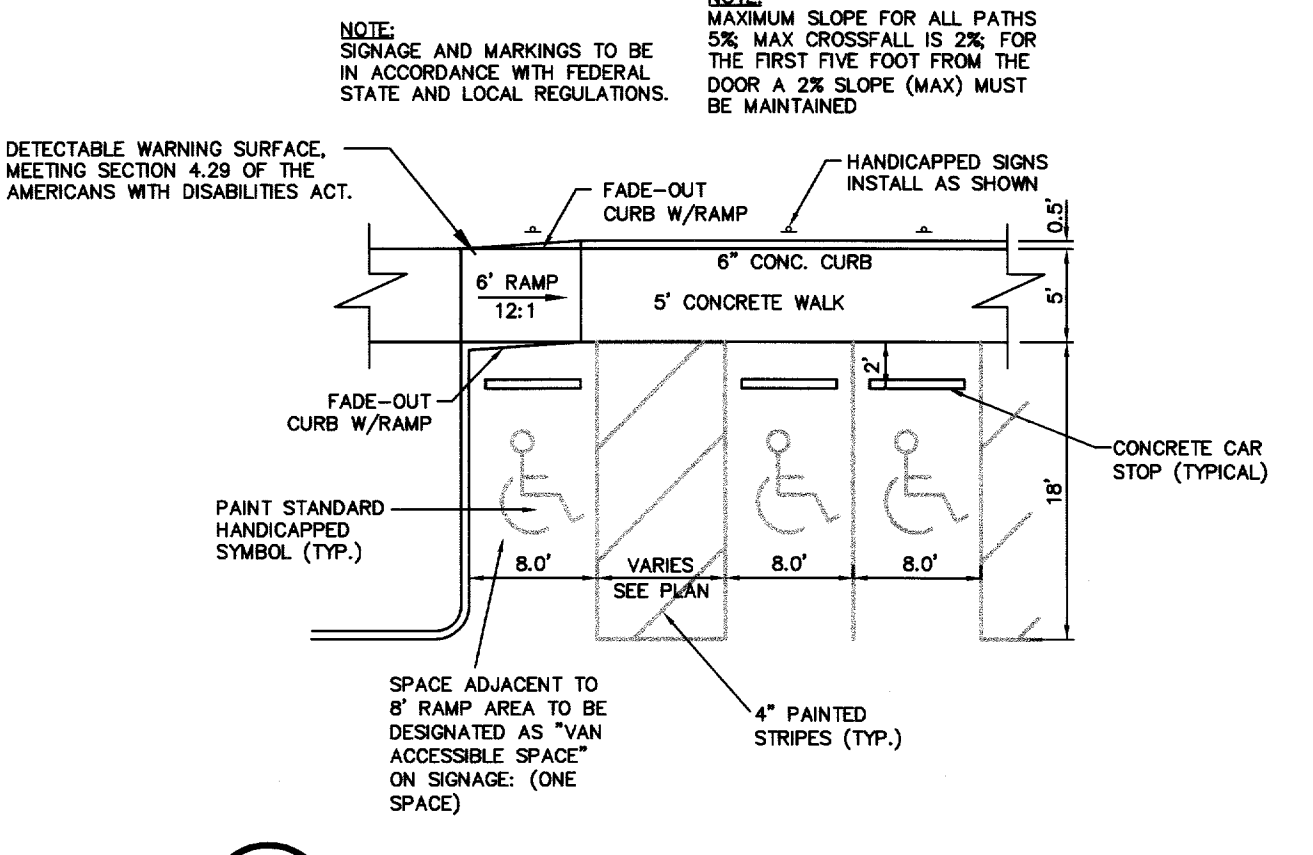
**8 Pavement Section**  
 NOT TO SCALE

**PAVING NOTES**

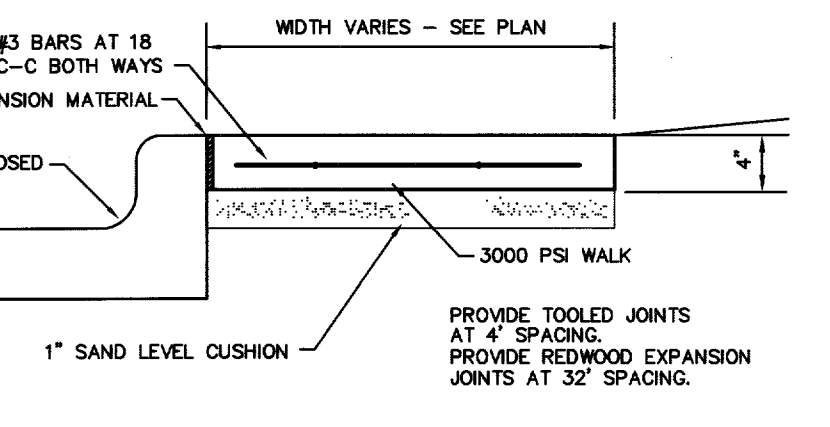
1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
3. UNLESS NOTED, ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS. REFER TO STRUCTURAL SPECIFICATION FOR FILL PLACED BENEATH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

**RECORD DRAWING**  
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 CONTRACTOR: PHOENIX COMMERCIAL INC.  
 DATE REVISED: 11/18/2002

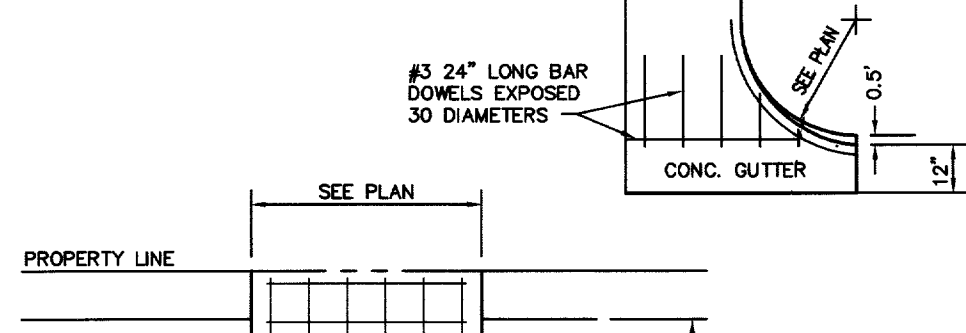
*Steve Malin*  
 11/18/02



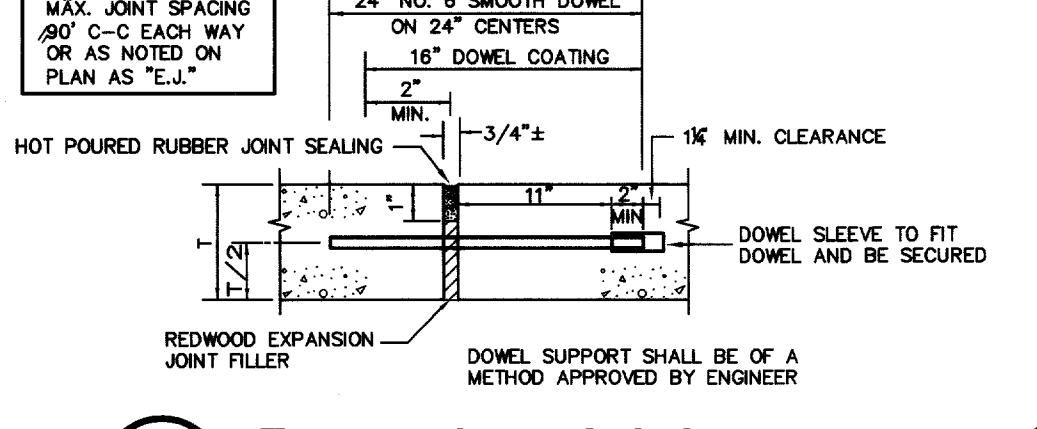
**7 Handicap Parking Detail**  
 NOT TO SCALE



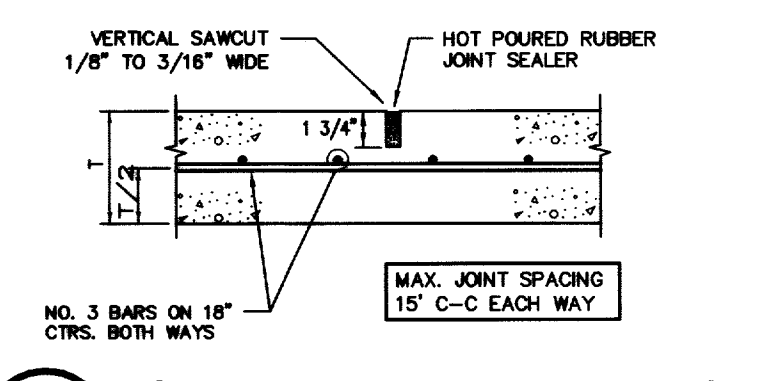
**6 Curb Walk**  
 NOT TO SCALE



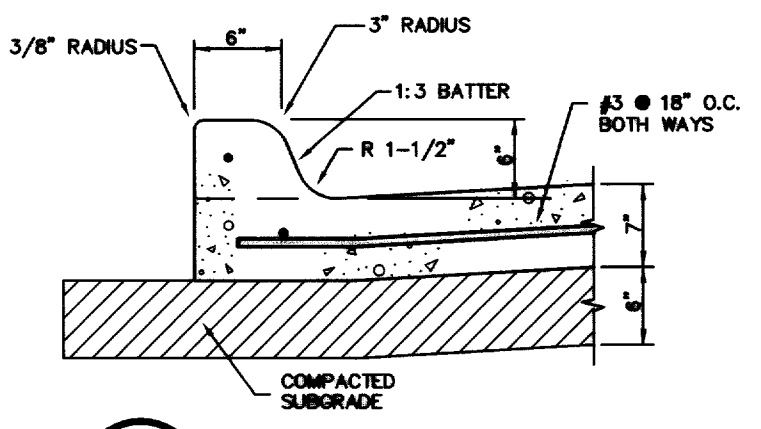
**5 Driveway Approach**  
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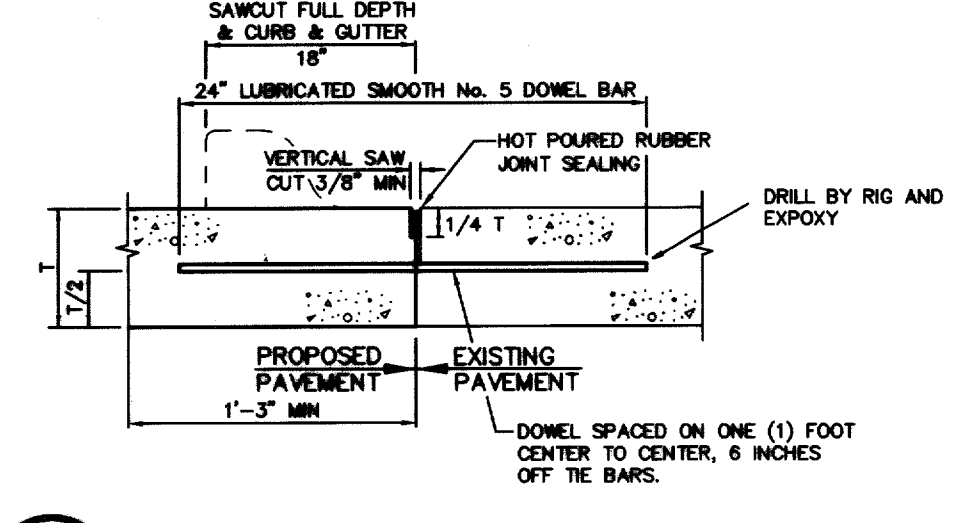
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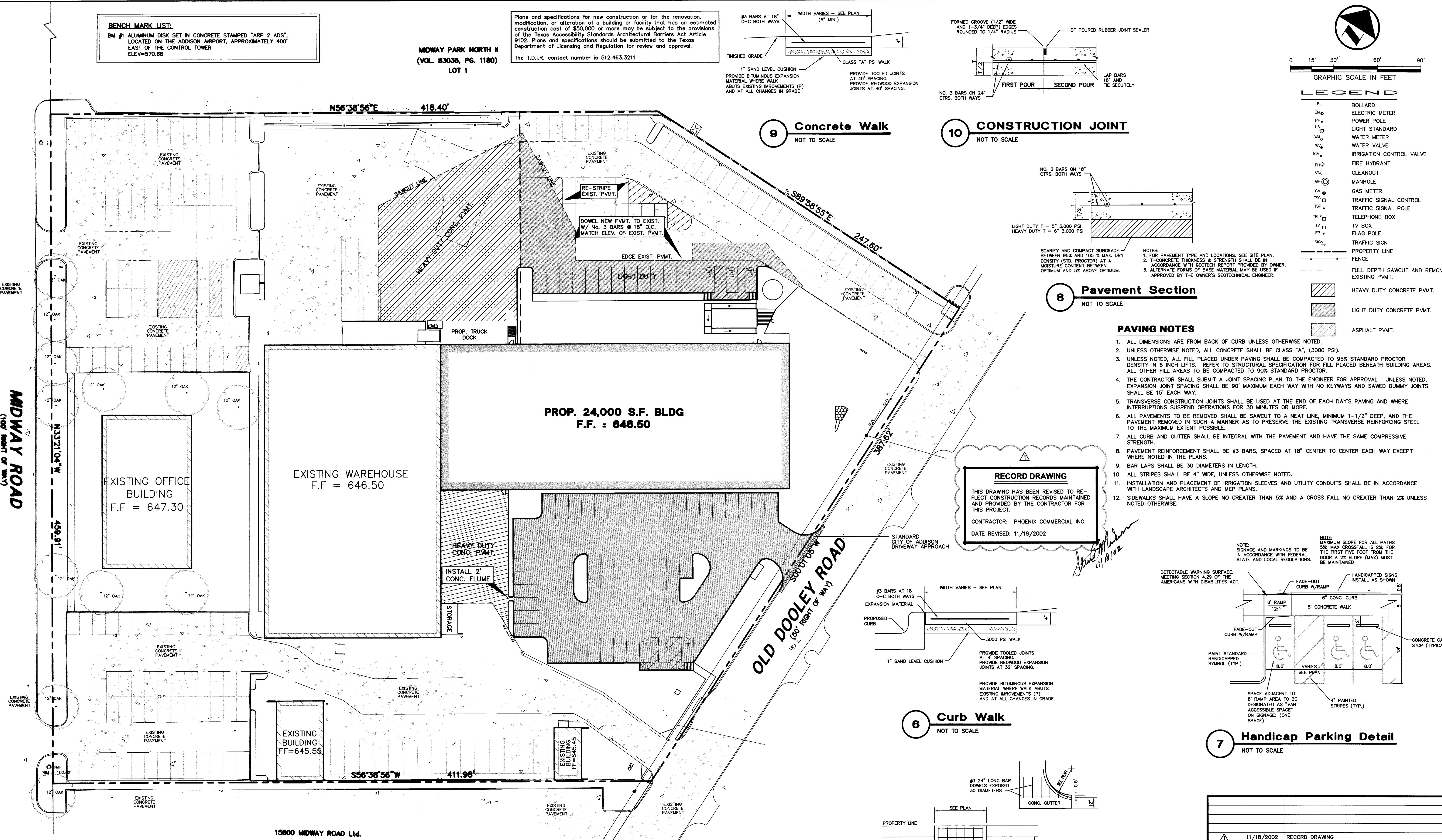
**3 Sawed Dummy Joint**  
 NOT TO SCALE



**2 Integral Curb**  
 NOT TO SCALE



**1 Pavement Connection**  
 NOT TO SCALE



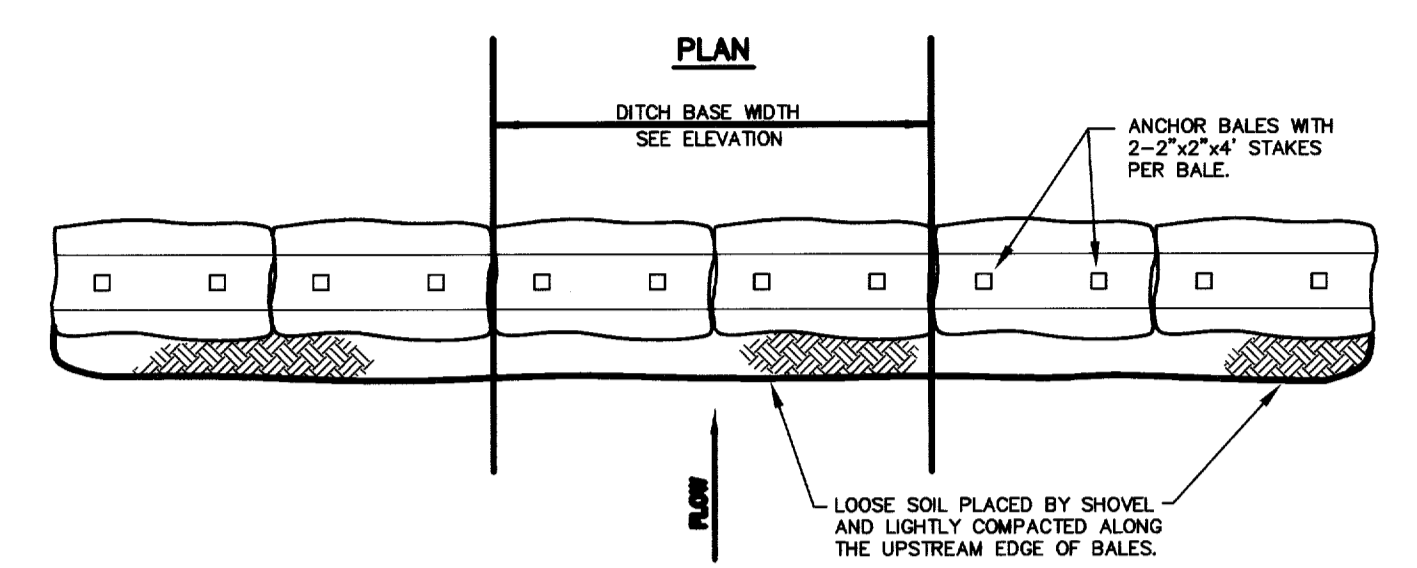
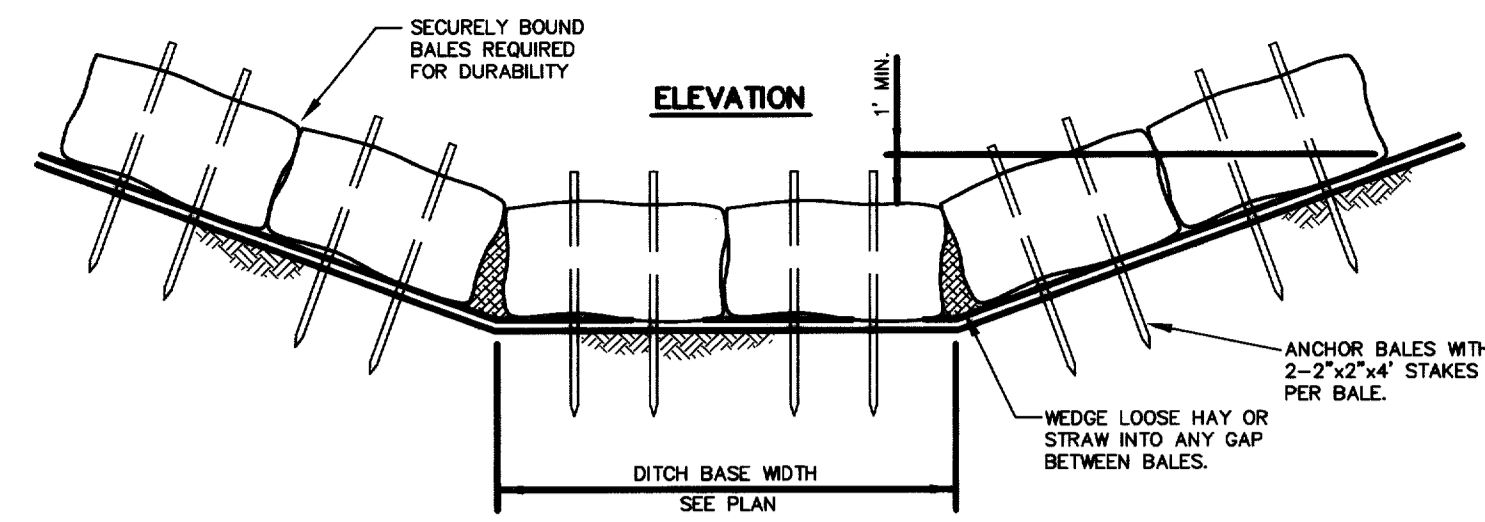
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11/18/2002	RECORD DRAWING	
<b>Pacheco Koch Consulting Engineers</b>		
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031		
<b>PAVING PLAN</b>		
<b>NJ MALIN EXPANSION</b>		
<b>MIDWAY ROAD</b>		
<b>ADDISON, TEXAS</b>		
<b>CITY OF ADDISON, TEXAS</b>		
DESIGN	DRAWN	DATE
CJE	JLM	JULY 03, 2001
SCALE	NOTES	FILE
1"=30'		
NO.	<b>C6.0</b>	



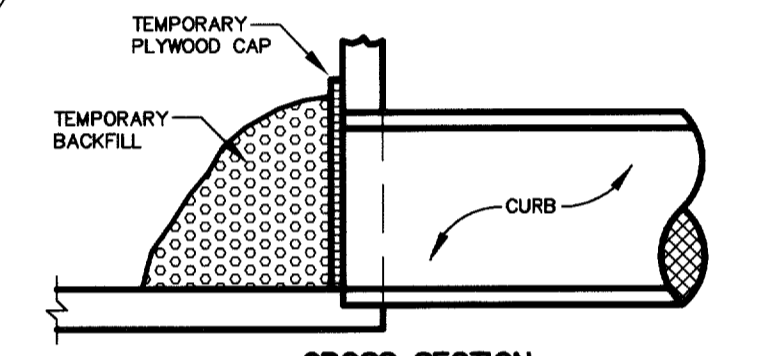
M:\DWG-24\888-01\874\010 PAVING PLANNING

**BENCHMARK LIST.**  
 BM #1 ALUMINUM DISK SET IN CONCRETE STAMPED "RP 2 ADS",  
 LOCATED ON THE ADDISON AIRPORT, APPROXIMATELY 400'  
 EAST OF THE CONTROL TOWER  
 ELEV=570.86

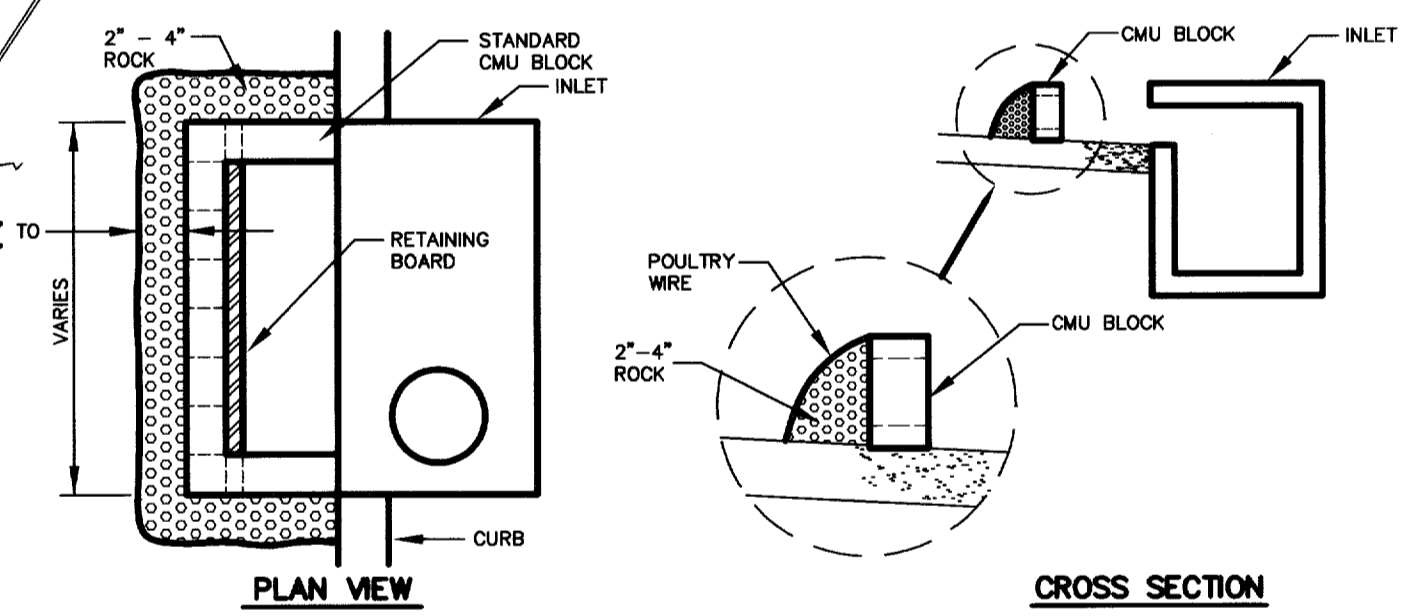
**MIDWAY PARK NORTH II**  
 (VOL. 83035, PG. 1180)  
 LOT 1



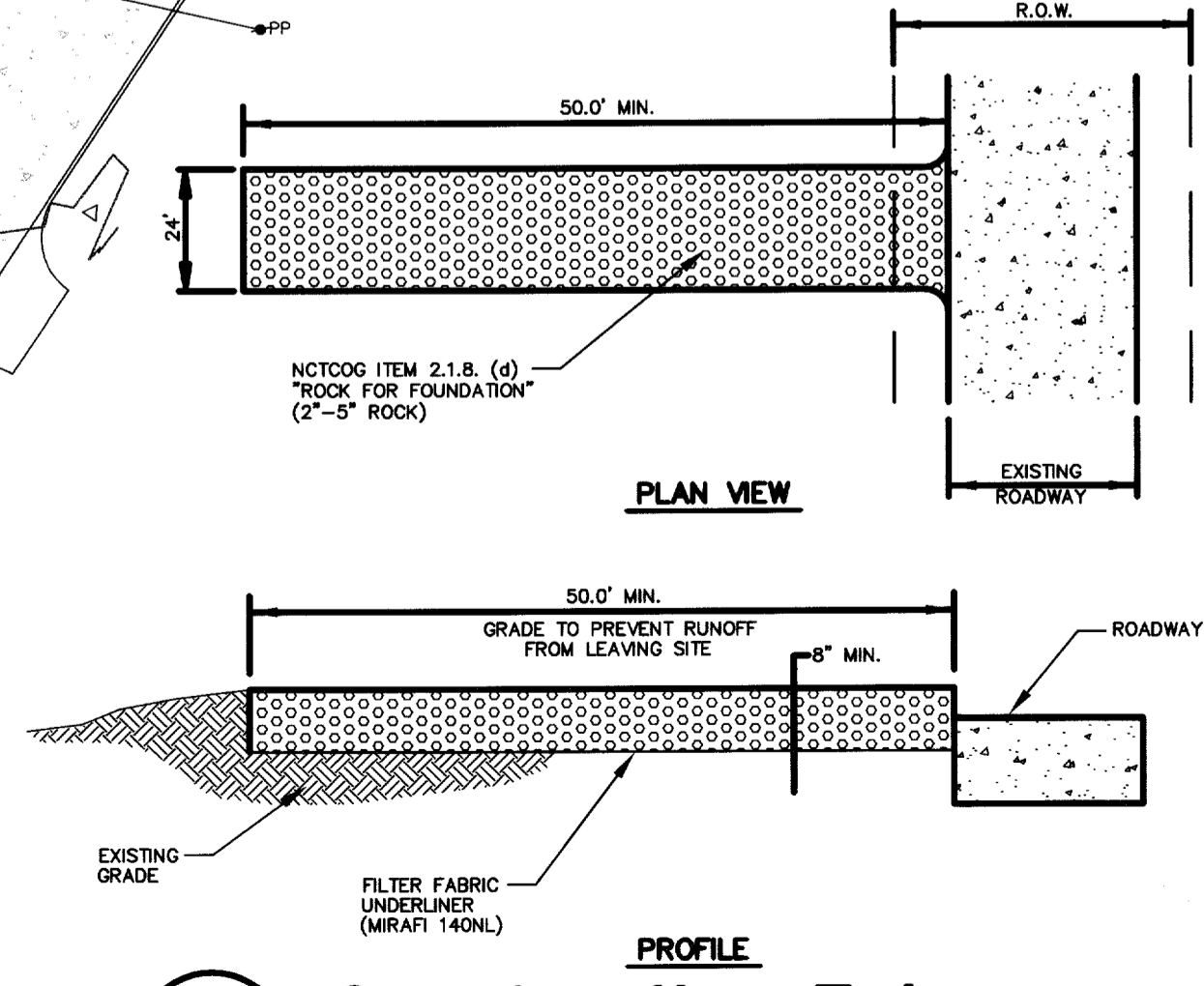
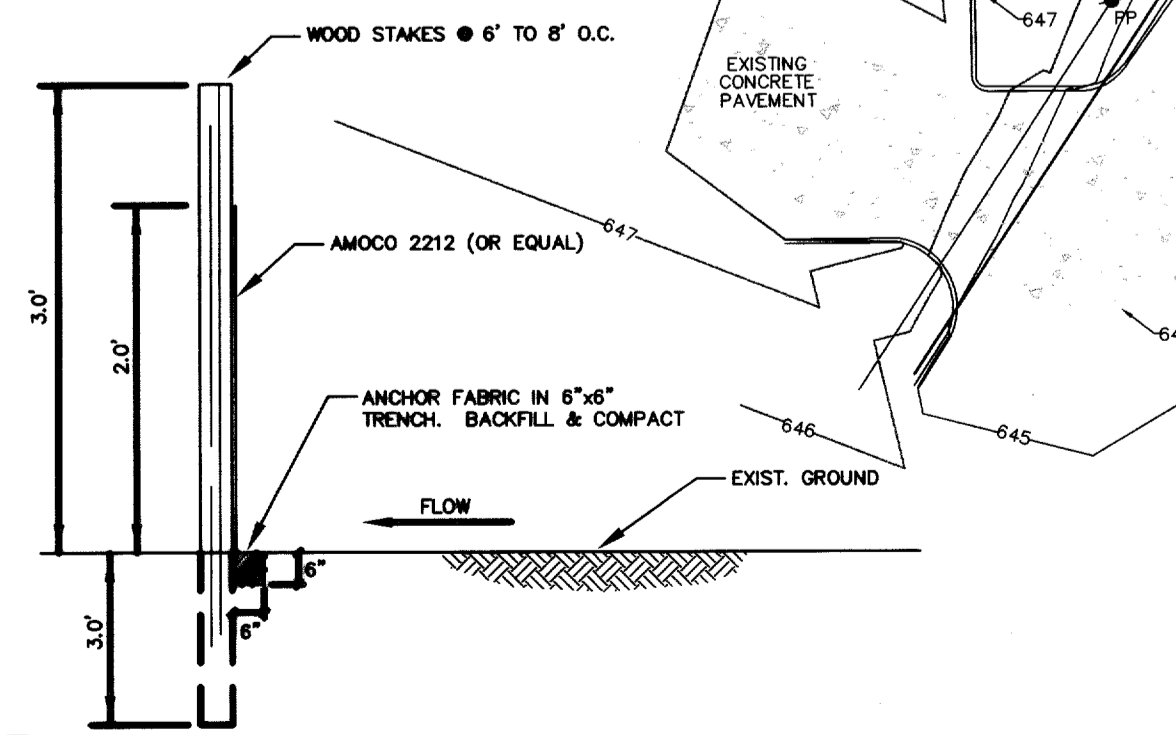
**2 Hay or Straw Check Dam**  
 NOT TO SCALE



**2 Curb-Inlet-Protection-A**  
 NOT TO SCALE



**1 Curb Inlet Protection**  
 NOT TO SCALE



**RECORD DRAWING**

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CONTRACTOR: PHOENIX COMMERCIAL INC.

DATE REVISED: 11/18/2002

**POLLUTION CONTROL GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM
- THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
  - CLEARING AND GRUBBING
  - ROUGH GRADING
  - FINAL GRADING
  - UTILITY INSTALLATION
  - PAVEMENT INSTALLATION
  - BUILDING CONSTRUCTION
- THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 1.5 ACRES.
- THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.80.
- THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE TOWN OF ADDISON, TEXAS.
- THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
- 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.
- THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
- ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED FOR A MINIMUM OF 21 DAYS MUST BE STABILIZED BY THE CONTRACTOR TO CONTROL EROSION.
- THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
- THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
- A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
- 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.
- ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SOODED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
- A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
- A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON SITE.
- 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.
- TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LINE STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LINE SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
- VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENFORCING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
- STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES.
- CONTRACTOR IS TO USE DETENTION AREA AS TEMPORARY SILT BASINS DURING CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE CONSTRUCTION ENTRANCE IF EXISTING PAVED ENTRANCE ARE NOT TO BE UTILIZED. SEE DETAILS IF REQUIRED.

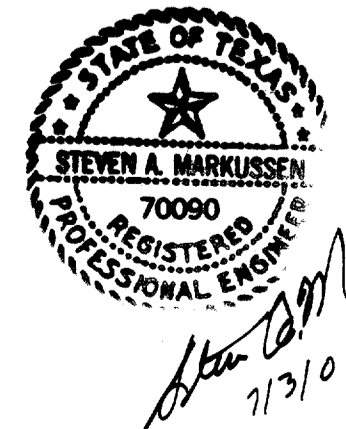
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**Pacheco Koch Consulting Engineers**  
 9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

**EROSION CONTROL PLAN**  
**NJ MALIN EXPANSION**  
**MIDWAY ROAD**  
**ADDISON, TEXAS**

**CITY OF ADDISON, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	JLM	JULY 03, 2001	1"=30'			<b>C7.0</b>



PK FILE: 2206-01.074