

SITework PLANS FOR

SOJOURN OFFICE CENTER

**LOT 1, BLOCK A, SOJOURN PLAZA ADDITION
ADDISON, TEXAS**

OWNER/DEVELOPER:

**WILCOX DEVELOPMENT SERVICES
5420 LBJ FREEWAY, STE 740
DALLAS, TEXAS 75240
(972)770-2188**

ARCHITECT:

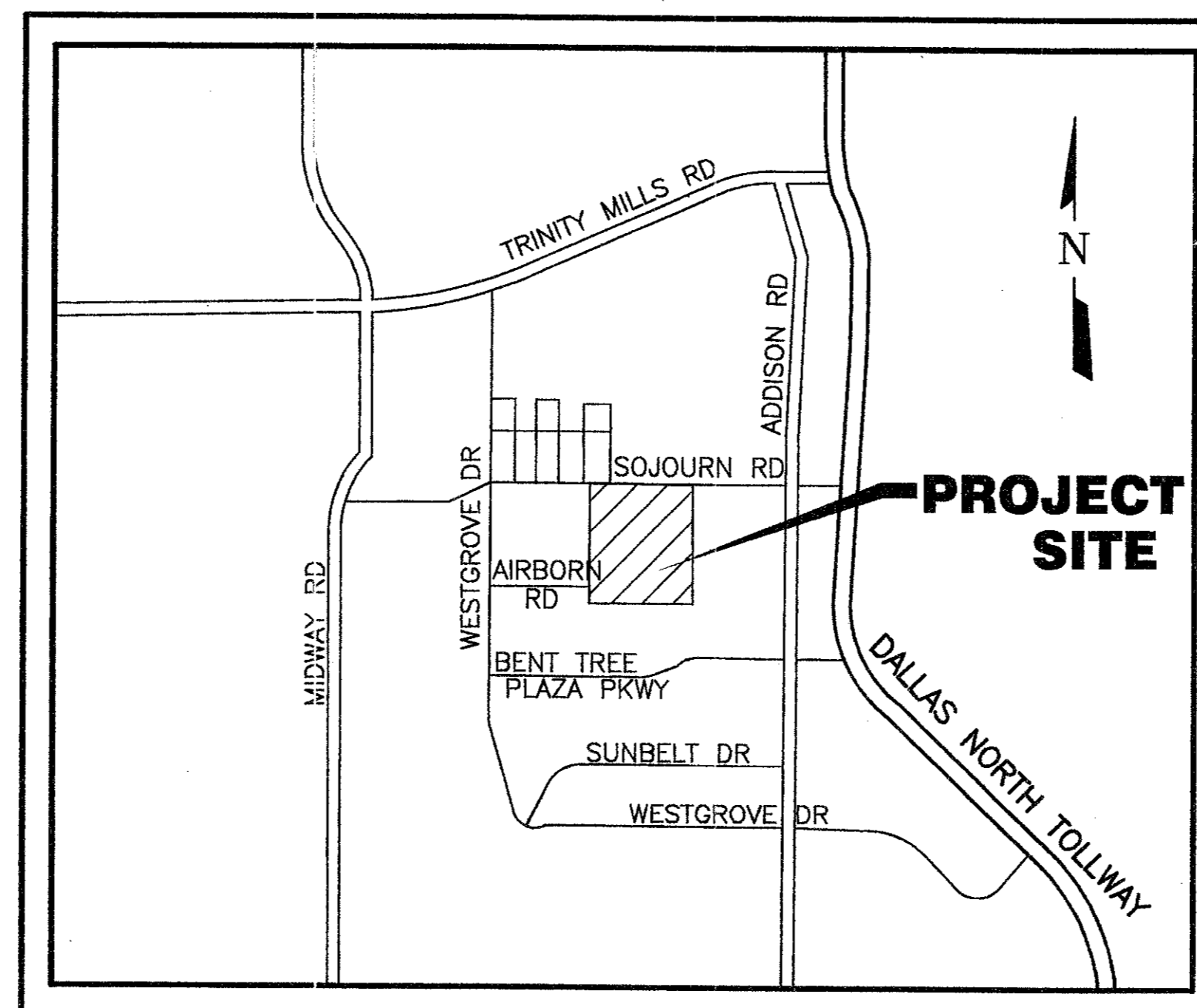
**OMNIPLAN
2711 N. HASKELL, STE 1340
DALLAS, TEXAS 75204
(214)826-7080**

CIVIL ENGINEER:

**FREESE AND NICHOLS, INC.
1341 W. MOCKINGBIRD, STE 230E
DALLAS, TEXAS 75247
(214)920-2500**

SHEET INDEX

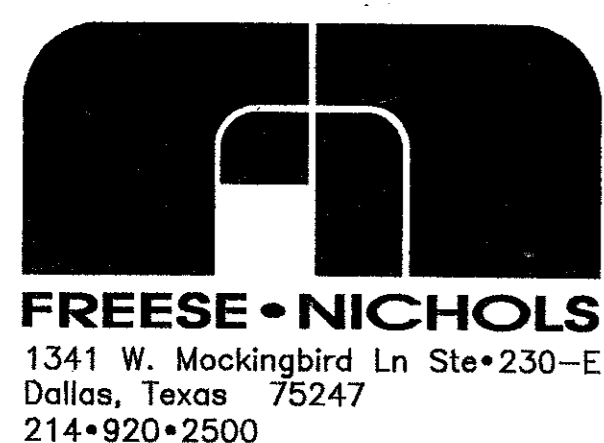
SEQ NO.	SHEET NO.	TITLE
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3	C-0b	FINAL PLAT
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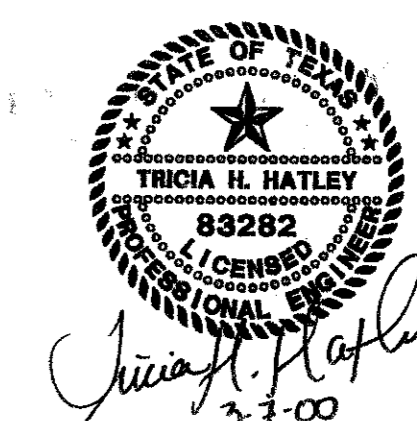
VICINITY MAP

N. T. S.

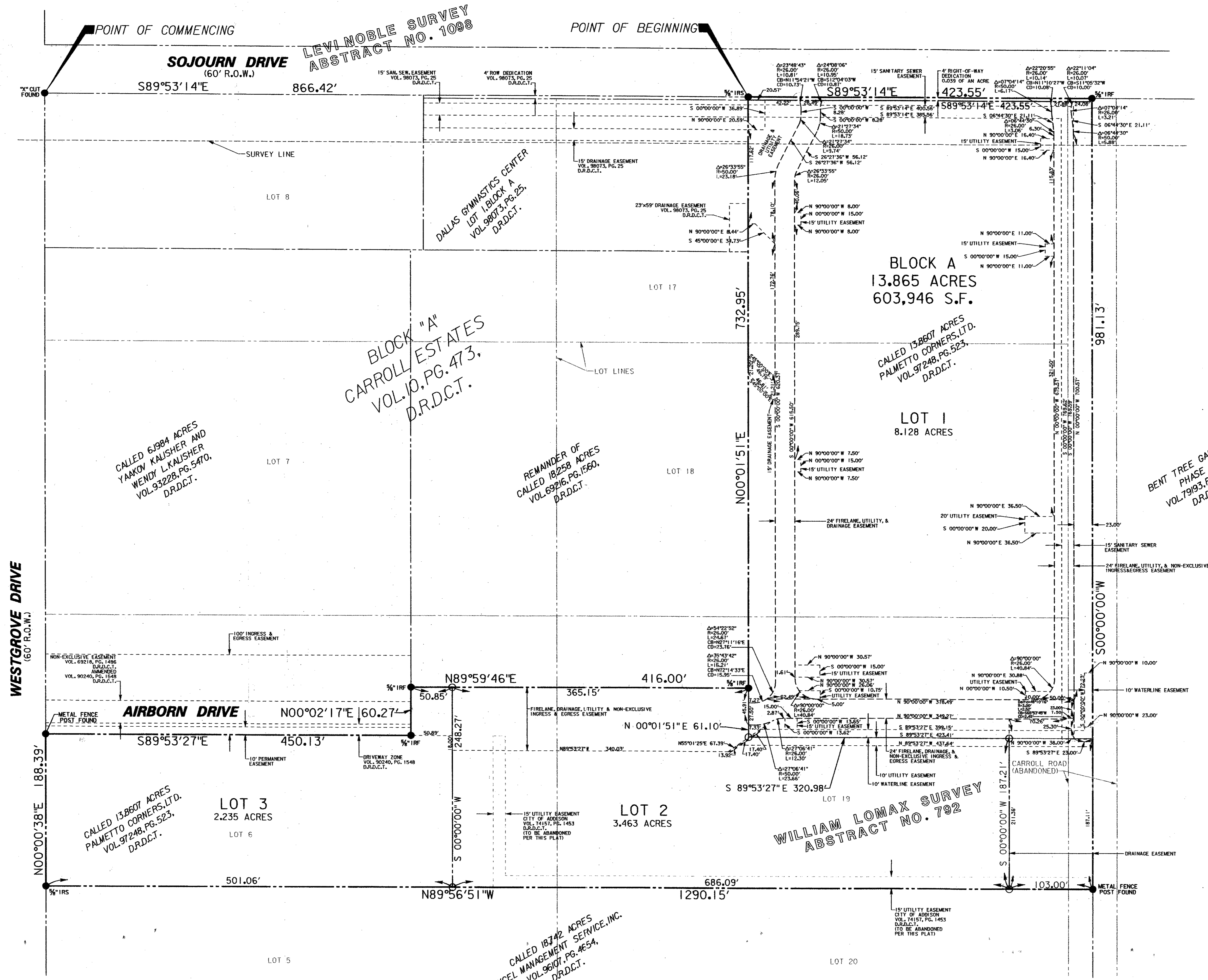
JULY, 1999



RECORD DRAWING
BASED ON THE INFORMATION
SUPPLIED BY THE CONTRACTOR
DATE: 3-5-00 TO: THH
THE SEAL APPEARING ON THIS DOCUMENT
WAS SIGNED, SEALED AND DATED BY
ENGINEER: TRICIA H. HATLEY
TEXAS REGISTRATION NO: 83282
DATE: OCT. 6, 1999



"AS-BUILTS"



LEVINOBLE SURVEY
ABSTRACT NO. 1098

POINT OF BEGINNING

POINT OF COMMENCING

SOJOURN DRIVE
(60' R.O.W.)

S89°53'14"E 866.42'

BLOCK A
13.865 ACRES
603,946 S.F.

BLOCK "A"
CARROLL ESTATES
VOL. 10, PG. 473,
D.R.D.C.T.

CALLED 6,984 ACRES
YAAKOV KAUSHER AND
WENDY L. KAUSHER
VOL. 93228, PG. 5470,
D.R.D.C.T.

REMAINDER OF
CALLED 18,258 ACRES
VOL. 69216, PG. 1560,
D.R.D.C.T.

CALLED 13,860 ACRES
PALMETTO CORNERS, LTD.
VOL. 97248, PG. 523,
D.R.D.C.T.

BENT TREE GARDENS,
PHASE II
VOL. 7993, PG. 2282,
D.R.D.C.T.

WESTGROVE DRIVE
(60' R.O.W.)

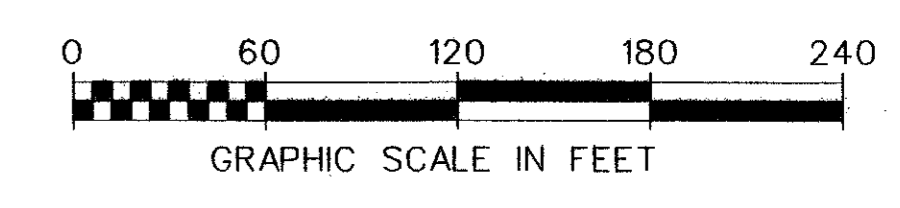
AIRBORN DRIVE

N00°00'38"E 188.39'

CALLED 13,860 ACRES
PALMETTO CORNERS, LTD.
VOL. 97248, PG. 523,
D.R.D.C.T.

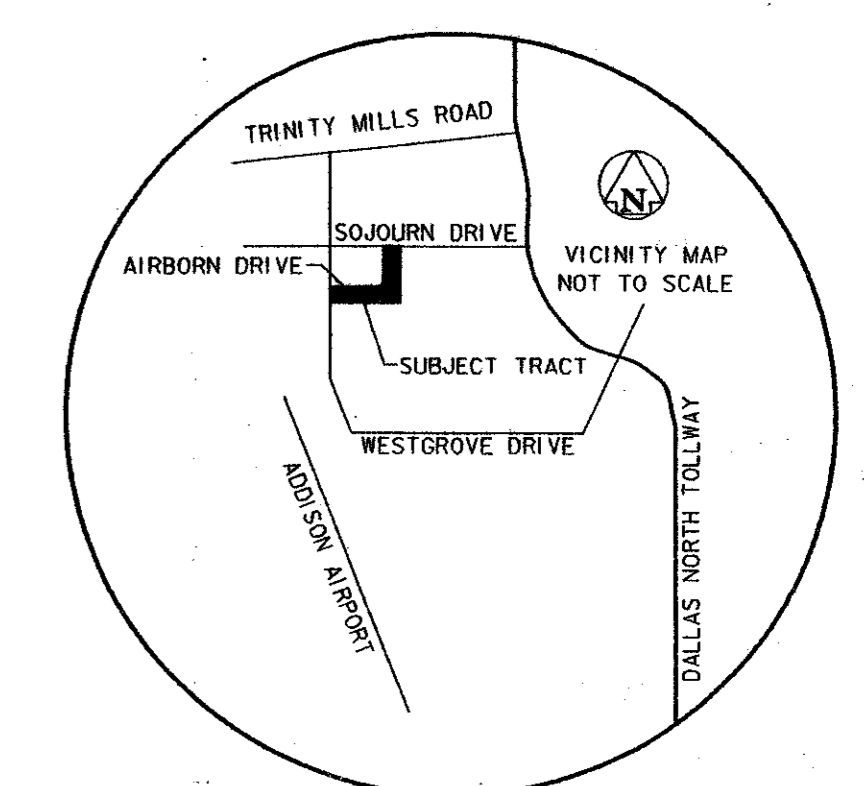
WILLIAM LOMAX SURVEY
ABSTRACT NO. 792

CALLED 18,742 ACRES
EXCEL MANAGEMENT SERVICE, INC.
VOL. 96107, PG. 454,
D.R.D.C.T.



ABBREVIATIONS

- R.O.W. = RIGHT-OF-WAY
- W/CAP = WITH CAP
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- DRDCT = DEED RECORDS DALLAS COUNTY, TEXAS
- S.F. = SQUARE FEET
- VOL. = VOLUME
- PG. = PAGE



FILED FOR RECORD IN
VOLUME 99116, PAGE, 00068

FINAL PLAT
LOTS 1, 2, & 3, BLOCK A
SOJOURN PLAZA ADDITION

AN ADDITION TO THE TOWN OF ADDISON, TEXAS
AND BEING SITUATED IN THE
LEVI NOBLES SURVEY, ABST. NO. 1098
AND THE
WILLIAM LOMAX SURVEY, ABST. NO. 792
DALLAS COUNTY, TEXAS

Garcia & Associates Engineering, Inc.
4809 HAWTHORN BLVD. SUITE 300
FORT WORTH, TEXAS 76133
(817) 484-1993

OWNER:
WILCOX INTERESTS, INC.
5420 LBJ FREEWAY, STE. 740
DALLAS, TEXAS 75240
(972) 770-2111

ENGINEER:
FREESE AND NICHOLS, INC.
1341 W. MOCKINGBIRD LANE, STE. 230-E
DALLAS, TEXAS 75247
(214) 920-2500

MAY 24, 1999

○ = 1/2" IRON RODS SET AT LOT CORNERS

FILED
99 JUN 15 PM 2:41
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WILCOX SOJOURN DEVELOPMENT, LTD., is the owner of a 13,865 acre tract of land situated in the Levi Nobles Survey, Abstract No. 1098 and the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being a portion of Lots 6, 17, 18, and 19, Block A of CARROLL ESTATES, an addition to the Town of Addison as described by plat recorded in Volume 473, Deed Records of Dallas County, Texas (DRDCT) and being a portion of Carroll Road (an abandoned right-of-way) and being all of that certain tract of land described as Tract I by deed recorded in Volume 97248, Page 523, DRDCT, said 13,865 acre tract of land being more particularly described as follows:

COMMENCING at an "X" cut found for the point of intersection of the southerly right-of-way line of Sojourn Drive (a 60-foot right-of-way) with the easterly right-of-way line of Westgrove Drive (a 60-foot right-of-way);

THENCE South 89°53'14" East along the southerly right-of-way line of said Sojourn Drive, a distance of 866.42 feet to a 3/4 inch iron rod set for the POINT OF BEGINNING and being the northernmost northwest corner of said Tract I;

THENCE South 89°53'14" East continuing along said southerly right-of-way line, a distance of 423.55 feet to a 3/4 inch iron rod found for the northeast corner of said Tract I, same being the northwest corner of BENT TREE GARDENS, PHASE II, an addition to the Town of Addison as described by plat recorded in Volume 79193, Page 2282, DRDCT;

THENCE South 00°00'00" West along the easterly line of said Tract I and the westerly line of said BENT TREE GARDENS, PHASE II, same being the centerline of Carroll Road (an abandoned right-of-way), a distance of 381.13 feet to a metal fence post found for the southeast corner of said Tract I, same being the northeast corner of a called 18,742 acre tract of land described to Excel Management Service, Inc. by deed recorded in Volume 96101, Page 4654, DRDCT;

THENCE North 89°56'51" West, along the southerly line of said Tract I and the northerly line of said called 18,742 acre tract of land, a distance of 1290.15 feet to a 3/4 inch iron rod set for the southwest corner of said Tract I, and the northwest corner of said 18,742 acre tract of land and also being in the easterly right-of-way line of aforementioned Westgrove Drive;

THENCE North 00°00'39" East along said easterly right-of-way line and a westerly line of said Tract I, a distance of 188.39 feet to a metal fence post found for the westernmost northwest corner of said Tract I, same being the southwest corner of a called 6,1984 acre tract of land described to Yaakov and Wendy L. Kallisher by deed recorded in Volume 93228, Page 5470, DRDCT;

THENCE South 89°53'27" East, along a northerly line of said Tract I and the southerly line of said Kallisher tract of land, same being the southerly line of a Driveway Zone recorded in Volume 90240, Page 1548, DRDCT, a distance of 450.13 feet to a 3/4 inch iron rod found for the southeast corner of said Kallisher tract of land;

THENCE North 00°02'17" East along the easterly line of said Kallisher tract of land and a westerly line of said Tract I, a distance of 60.27 feet to a 3/4 inch iron rod found for the southwest corner of that certain remainder tract of land of a called 18,258 acre tract described by deed in Volume 93216, Page 1560, DRDCT;

THENCE North 89°59'46" East, along the southerly line of said remainder tract of land and a northerly line of said Tract I, a distance of 416.00 feet to a 3/4 inch iron rod found for the southeast corner of said remainder tract of land;

THENCE North 00°01'51" East, along a westerly line of said Tract I, the easterly line of said remainder tract of land and the easterly line of DALLAS GYMNASTICS CENTER, Lot 1, Block A, an addition to the Town of Addison as described by plat recorded in Volume 98073, Page 25, DRDCT, a distance of 732.95 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 603,946 square feet or 13,865 acres of land

DEDICATION STATEMENT

That WILCOX DEVELOPMENT SERVICES, INC. ("Owner") does hereby adopt this plat designating the hereinafore property as SOJOURN PLAZA ADDITION, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever that streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of the said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement of any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse matter and any substance which would result in unsanitary conditions or obstruct the flow of water and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure on any structure of structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinary performed by the utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to mow and keep removed all parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

IN WITNESS THEREOF, I have hereunto set my hand this the 25th day of May, 1999.

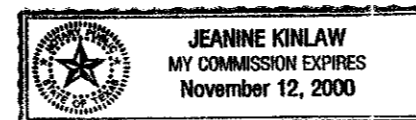
Wilcox Sojourn Development, Ltd.
a Texas limited partnership
By: Wilcox Interests, Inc.
a Texas corporation, General Partner

Signature of Steve Platt
By: Steve Platt
TITLE: Executive Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Steve Platt, known to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Wilcox Sojourn Development, Ltd. and that he executed the same as the act of said Wilcox Sojourn Development, Ltd. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of May, 1999.



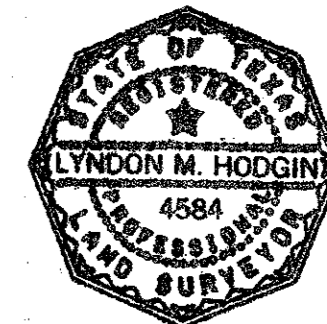
Signature of Jeanne Kirlaw
Notary Public in and for the State of Texas

My Commission Expires 11-12-00

SURVEYOR'S CERTIFICATE

I, Lyndon M. Hodgkin, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual ground survey of the property made under my supervision.

Signature of Lyndon M. Hodgkin
Lyndon M. Hodgkin
Registered Professional Land Surveyor
No. 254

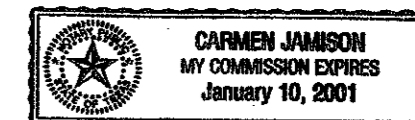


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lyndon M. Hodgkin, known to be the person and office whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Garcia & Associates Engineering, Inc. and that he executed the same as the act of said Garcia & Associates Engineering, Inc. for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of May, 1999.

Signature of Carmen Jamison
Carmen Jamison
Notary Public in and for the State of Texas



My Commission Expires Jan. 10, 2001

Approved by the Addison City Council on May 11th, 1999.

Signature of Master
Signature of City Secretary

FILED
99 JUN 15 PM 2:41
EARL BULLOCK
COUNTY CLERK
DALLAS COUNTY

FILED FOR RECORD IN
VOLUME 99116, PAGE 00068

FINAL PLAT
LOTS 1, 2, & 3, BLOCK A
SOJOURN PLAZA ADDITION
AN ADDITION TO THE TOWN OF ADDISON, TEXAS
AND BEING SITUATED IN THE
LEVI NOBLES SURVEY, ABST. NO. 1098
AND THE
WILLIAM LOMAX SURVEY, ABST. NO. 792
DALLAS COUNTY, TEXAS

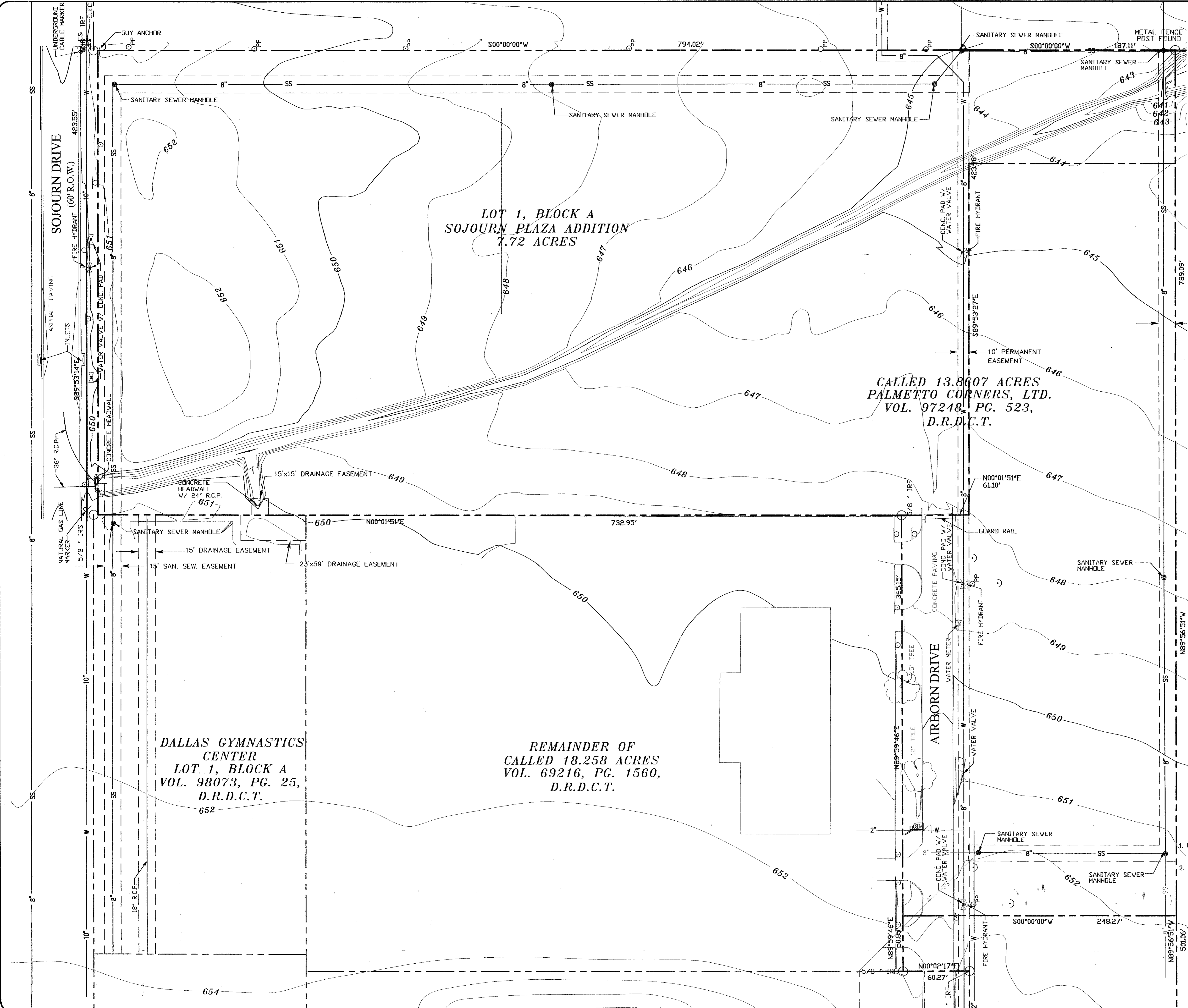


OWNER:
WILCOX INTERESTS, INC.
5420 LBJ FREEWAY, STE. 740
DALLAS, TEXAS 75240
(972)770-2111

ENGINEER:
FRESE AND NICHOLS, INC.
1341 W. MOCKINGBIRD LANE, STE. 230-E
DALLAS, TEXAS 75247
(214)920-2500

MAY 24, 1999

PAGE 2 OF 2



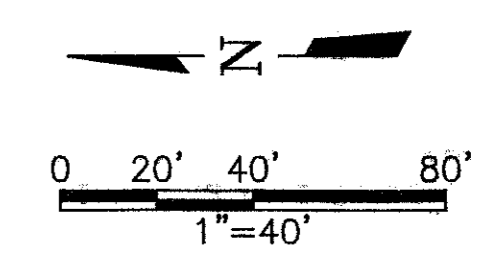
SOJOURN DRIVE
 SOJOURN DRIVE (60' R.O.W.)
 423.55'

LOT 1, BLOCK A
 SOJOURN PLAZA ADDITION
 7.72 ACRES

CALLED 13.8607 ACRES
 PALMETTO CORNERS, LTD.
 VOL. 97248, PG. 523,
 D.R.D.C.T.

REMAINDER OF
 CALLED 18.258 ACRES
 VOL. 69216, PG. 1560,
 D.R.D.C.T.

DALLAS GYMNASIUM
 CENTER
 LOT 1, BLOCK A
 VOL. 98073, PG. 25,
 D.R.D.C.T.



RECORD DRAWING
 BASED ON THE INFORMATION
 SUPPLIED BY THE CONTRACTOR
 DATE: 3-3-00 THH

THIS DRAWING IS THE PROPERTY OF FREESE & NICHOLS ENGINEERS, ARCHITECTS AND LAND SURVEYORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 ENGINEER: TRICIA H. HATLEY
 TEXAS REGISTRATION NO: 63282
 DATE: OCT. 6, 1998



BENCHMARK:
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

LEGEND

- EXISTING**
- PROPERTY LINE
 - SANITARY SEWER
 - WATER
 - STORM DRAIN
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - SIGN POST
 - TRAFFIC SIGN
 - ELEC. JUNCTION BOX
 - ELEC. GUY WIRE
 - GAS
 - BOUNDARY POINT
 - CURB INLET
 - TREES

NOTES

- UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE TOWN OF ADDISON AND GARCIA & ASSOCIATES.
- COORDINATES ARE BASED ON THE SURVEY PROVIDED BY GARCIA & ASSOCIATES, 6850 MANHATTAN BLVD., SUITE 300, FORT WORTH, TX. (817) 446-1800



OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS

SITWORK PLANS
EXISTING TOPOGRAPHIC & UTILITY MAP

NO. REVISION	BY	DATE	FRN JOB NO.	CONTRACTOR
1	MDW	4/30/99	206EX-Topo	206EX-Topo
			DESIGNED	MDW
			DRAWN	MDW
			CHECKED	THH

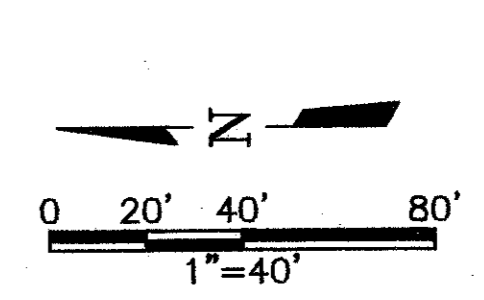
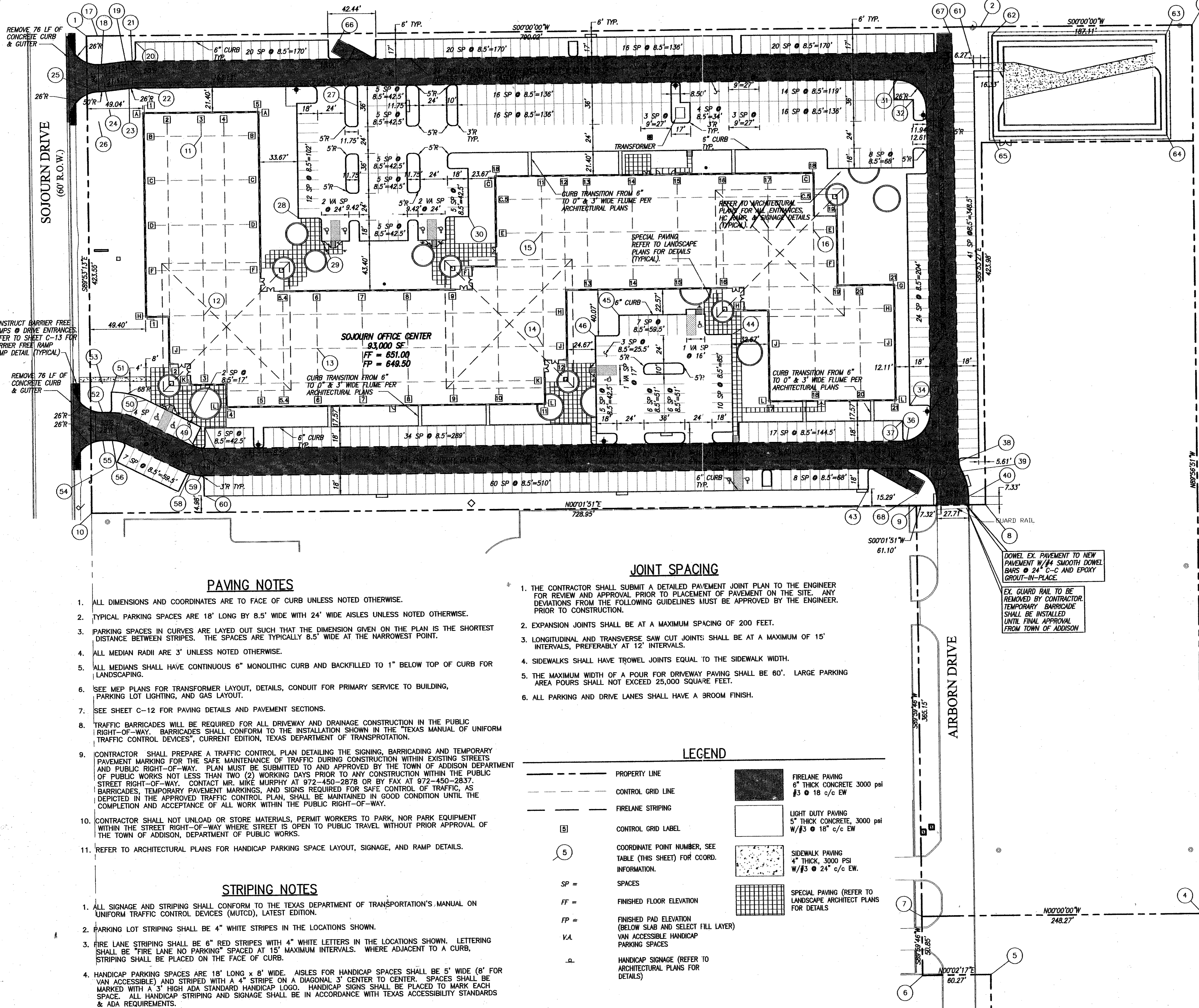
1. Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE

SHEET **C-1**

SEQ. 4 OF 16

"AS-BUILTS"



RECORD DRAWING
 BASED ON THE INFORMATION
 SUPPLIED BY THE CONTRACTOR
 DATE: 5-1-00
 10' TYP.

THE SEAL, SIGNATURE ON THE DRAWING
 ENGINEER: TRICIA H. HATLEY
 TEXAS REGISTRATION NO. 63282
 DATE: OCT. 6, 1989



BENCHMARK:
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN
 DR. AND ADDISON RD. ELEV. 641.95

PARKING TOTALS

CAR SPACES	467
VAN ACCESSIBLE SPACES	9
TOTAL SPACES	476

COORDINATE TABLE

CRD. #	NORTHING	EASTING	DESCRIPTION
1	5356.23	5239.51	PL CORNER
2	4566.21	5239.51	PL CORNER
3	4379.09	5239.51	PL CORNER
4	4379.09	4450.42	PL CORNER
5	4567.81	4399.53	PL CORNER
6	4628.08	4399.57	PL CORNER
7	4628.08	4450.42	PL CORNER
8	4567.01	4815.54	PL CORNER
9	4628.11	4815.57	PL CORNER
10	5357.06	4815.96	PL CORNER
11	5255.99	5149.78	COLUMN B3
12	5255.99	4959.78	COLUMN H3
13	5155.99	4959.78	COLUMN J6
14	4955.99	4959.77	COLUMN J11
15	4955.99	5059.77	COLUMN E11
16	4715.99	5059.77	COLUMN E18
17	5346.46	5239.46	26'R CENTER
18	5343.40	5213.64	26'R PT
19	5331.99	5216.17	50'R PT
20	5316.00	5216.51	50'R PC
21	5312.99	5233.51	PAVING CORNER
22	5316.12	5192.51	26'R PC
23	5319.17	5192.33	26'R PT
24	5340.14	5189.86	50'R PT
25	5346.29	5189.51	26'R PT AND 50'R PC
26	5346.44	5183.51	26'R CENTER
27	5117.24	5174.51	MIDPOINT OF MEDIAN
28	5170.99	5075.12	PAVING CORNER
29	5150.66	5054.51	PAVING CORNER
30	5020.99	5075.12	PAVING CORNER
31	4640.48	5192.51	26'R PT
32	4626.49	5174.51	PAVING CORNER
33	4814.55	5165.51	26'R PC
34	4832.55	4904.51	PAVING CORNER
35	4814.55	4898.88	26'R PT
36	4635.96	4873.29	26'R PC
37	4639.49	4890.88	PAVING CORNER
38	4590.32	4854.12	26'R PC
39	4587.69	4845.66	26'R PT AND 50'R PC
40	4562.20	4822.88	50'R PT
41	4609.60	4822.88	26'R PT
42	4635.90	4848.88	26'R PC
43	4670.77	4830.88	PAVING CORNER
44	4789.82	4967.88	PAVING CORNER
45	4888.66	4985.88	PAVING CORNER
46	4909.82	4967.88	PAVING CORNER
47	5255.99	4890.88	PAVING CORNER
48	5259.37	4873.09	26'R PT
49	5265.04	4874.48	26'R PC
50	5307.75	4915.78	68'R PT
51	5338.16	4922.96	68'R PC AND PAVING CORNER
52	5346.25	4904.96	26'R PT
53	5346.25	4930.96	26'R CENTER
54	5346.44	4854.96	26'R CENTER
55	5346.44	4880.96	26'R PT
56	5338.16	4880.96	26'R PT
57	5328.65	4879.16	26'R PC
58	5269.89	4850.83	50'R PT
59	5260.03	4849.04	50'R PC
60	5257.27	4830.89	PAVING CORNER
61	4572.55	5206.01	PAVING CORNER
62	4556.22	5231.51	POND CORNER
63	4401.93	5231.51	POND CORNER
64	4402.01	5141.42	POND CORNER
65	4556.22	5141.42	POND CORNER
66	5133.29	5233.15	PAVING CORNER
67	4592.64	5233.01	PAVING CORNER
68	4627.23	4827.18	PAVING CORNER

PAVING NOTES

- ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- TYPICAL PARKING SPACES ARE 18' LONG BY 8.5' WIDE WITH 24' WIDE AISLES UNLESS NOTED OTHERWISE.
- PARKING SPACES IN CURVES ARE LAYED OUT SUCH THAT THE DIMENSION GIVEN ON THE PLAN IS THE SHORTEST DISTANCE BETWEEN STRIPES. THE SPACES ARE TYPICALLY 8.5' WIDE AT THE NARROWEST POINT.
- ALL MEDIAN RADII ARE 3' UNLESS NOTED OTHERWISE.
- ALL MEDIANS SHALL HAVE CONTINUOUS 6" MONOLITHIC CURB AND BACKFILLED TO 1" BELOW TOP OF CURB FOR LANDSCAPING.
- SEE MEP PLANS FOR TRANSFORMER LAYOUT, DETAILS, CONDUIT FOR PRIMARY SERVICE TO BUILDING, PARKING LOT LIGHTING, AND GAS LAYOUT.
- SEE SHEET C-12 FOR PAVING DETAILS AND PAVEMENT SECTIONS.
- TRAFFIC BARRICADES WILL BE REQUIRED FOR ALL DRIVEWAY AND DRAINAGE CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION, TEXAS DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN DETAILING THE SIGNING, BARRICADING AND TEMPORARY PAVEMENT MARKING FOR THE SAFE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITHIN EXISTING STREETS AND PUBLIC RIGHT-OF-WAY. PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TOWN OF ADDISON DEPARTMENT OF PUBLIC WORKS NOT LESS THAN TWO (2) WORKING DAYS PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC STREET RIGHT-OF-WAY. CONTACT MR. MIKE MURPHY AT 972-450-2878 OR BY FAX AT 972-450-2837. BARRICADES, TEMPORARY PAVEMENT MARKINGS, AND SIGNS REQUIRED FOR SAFE CONTROL OF TRAFFIC, AS DEPICTED IN THE APPROVED TRAFFIC CONTROL PLAN, SHALL BE MAINTAINED IN GOOD CONDITION UNTIL THE COMPLETION AND ACCEPTANCE OF ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL NOT UNLOAD OR STORE MATERIALS, PERMIT WORKERS TO PARK, NOR PARK EQUIPMENT WITHIN THE STREET RIGHT-OF-WAY WHERE STREET IS OPEN TO PUBLIC TRAVEL WITHOUT PRIOR APPROVAL OF THE TOWN OF ADDISON, DEPARTMENT OF PUBLIC WORKS.
- REFER TO ARCHITECTURAL PLANS FOR HANDICAP PARKING SPACE LAYOUT, SIGNAGE, AND RAMP DETAILS.

STRIPING NOTES

- ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- PARKING LOT STRIPING SHALL BE 4" WHITE STRIPES IN THE LOCATIONS SHOWN.
- FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS IN THE LOCATIONS SHOWN. LETTERING SHALL BE "FIRE LANE NO PARKING" SPACED AT 15' MAXIMUM INTERVALS. WHERE ADJACENT TO A CURB, STRIPING SHALL BE PLACED ON THE FACE OF CURB.
- HANDICAP PARKING SPACES ARE 18' LONG x 8' WIDE. AISLES FOR HANDICAP SPACES SHALL BE 5' WIDE (6' FOR VAN ACCESSIBLE) AND STRIPED WITH A 4" STRIPE ON A DIAGONAL 3" CENTER TO CENTER. SPACES SHALL BE MARKED WITH A 3" HIGH ADA STANDARD HANDICAP LOGO. HANDICAP SIGNS SHALL BE PLACED TO MARK EACH SPACE. ALL HANDICAP STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS & ADA REQUIREMENTS.

JOINT SPACING

- THE CONTRACTOR SHALL SUBMIT A DETAILED PAVEMENT JOINT PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT ON THE SITE. ANY DEVIATIONS FROM THE FOLLOWING GUIDELINES MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- EXPANSION JOINTS SHALL BE AT A MAXIMUM SPACING OF 200 FEET.
- LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS: SHALL BE AT A MAXIMUM OF 15' INTERVALS, PREFERABLY AT 12' INTERVALS.
- SIDEWALKS SHALL HAVE TROWEL JOINTS EQUAL TO THE SIDEWALK WIDTH.
- THE MAXIMUM WIDTH OF A POUR FOR DRIVEWAY PAVING SHALL BE 60'. LARGE PARKING AREA POURS SHALL NOT EXCEED 25,000 SQUARE FEET.
- ALL PARKING AND DRIVE LANES SHALL HAVE A BROOM FINISH.

LEGEND

---	PROPERTY LINE		FIRELANE PAVING 6" THICK CONCRETE 3000 psi #3 @ 18" c/c EW
---	CONTROL GRID LINE		LIGHT DUTY PAVING 5" THICK CONCRETE, 3000 psi W/#3 @ 18" c/c EW
---	FIRELANE STRIPING		SIDEWALK PAVING 4" THICK, 3000 PSI W/#3 @ 24" c/c EW.
[]	CONTROL GRID LABEL		SPECIAL PAVING (REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS)
()	COORDINATE POINT NUMBER, SEE TABLE (THIS SHEET) FOR COORD. INFORMATION.		
SP =	SPACES		
FF =	FINISHED FLOOR ELEVATION		
FP =	FINISHED PAD ELEVATION (BELOW SLAB AND SELECT FILL LAYER)		
V.A.	VAN ACCESSIBLE HANDICAP PARKING SPACES		
⊙	HANDICAP SIGNAGE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)		

OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS
 SITEMARK PLANS
DIMENSIONAL CONTROL & PAVING PLAN

NO.	REVISION	DATE	BY	DATE	FILE	DESIGNED	DRAWN	REVIEWED	CHECKED
1	PER CONTRACTOR RT 1" AND 3"	4/20/99	MDW	8/23/99	206Dim-Pav	MDW	MDW	MDW	THH
2	REVISED 4' WRONG DIMENSIONS		MDW	10/06/99	7-25-99		GAH		

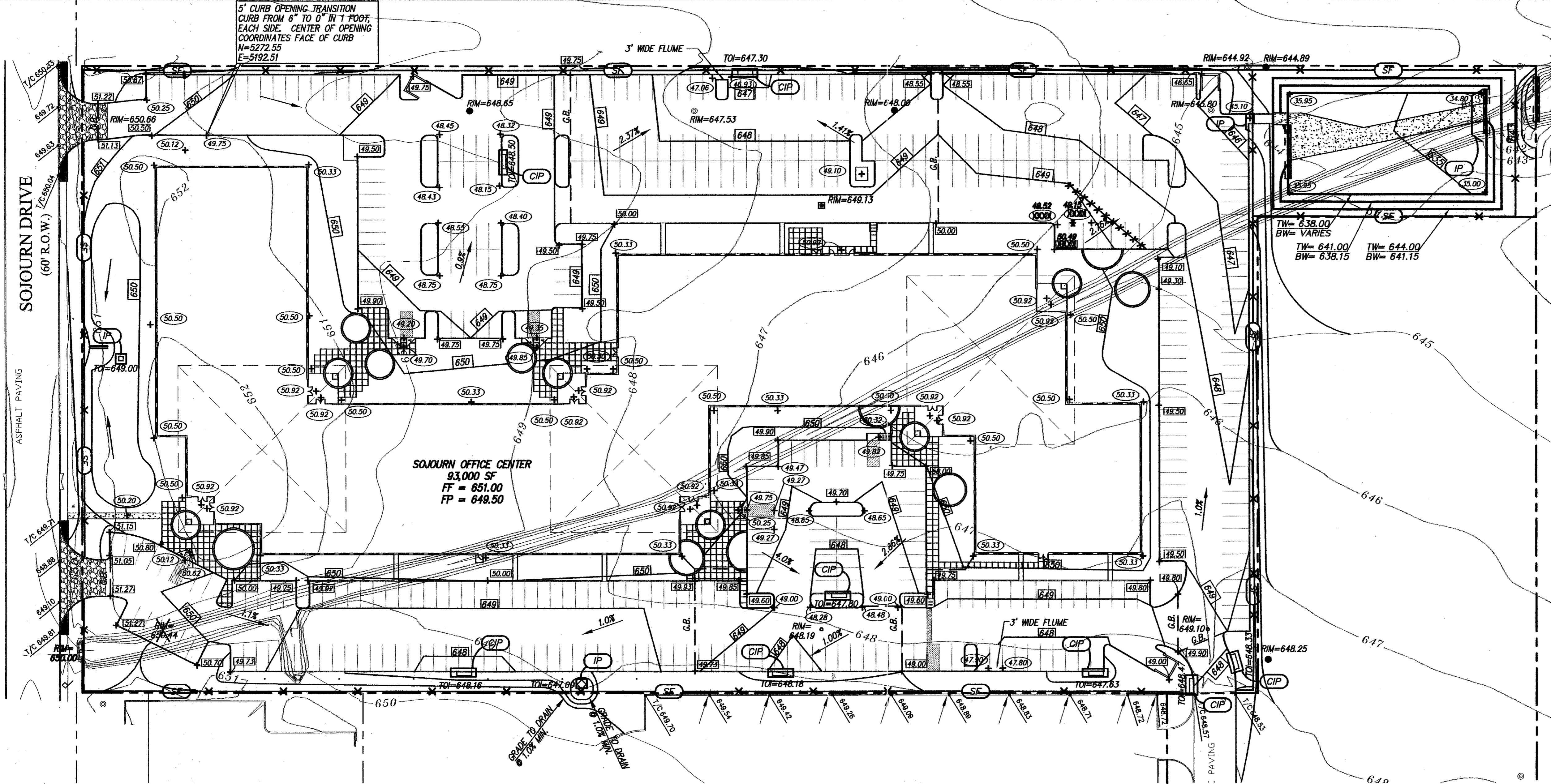
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SCALE: 1" = 40'

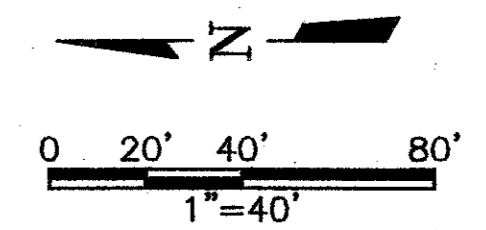
SHEET **C-2**

SEQ. 5 of 16

"AS-BUILTS"



5' CURB OPENING, TRANSITION CURB FROM 6" TO 0" IN 1 FOOT, EACH SIDE. CENTER OF OPENING COORDINATES FACE OF CURB
 N=5272.55
 E=5192.51



RECORD DRAWING
 MADE BY THE CONTRACTOR
 SUPPLIED BY THE CONTRACTOR
 DATE: 3-5-99 TO: THH



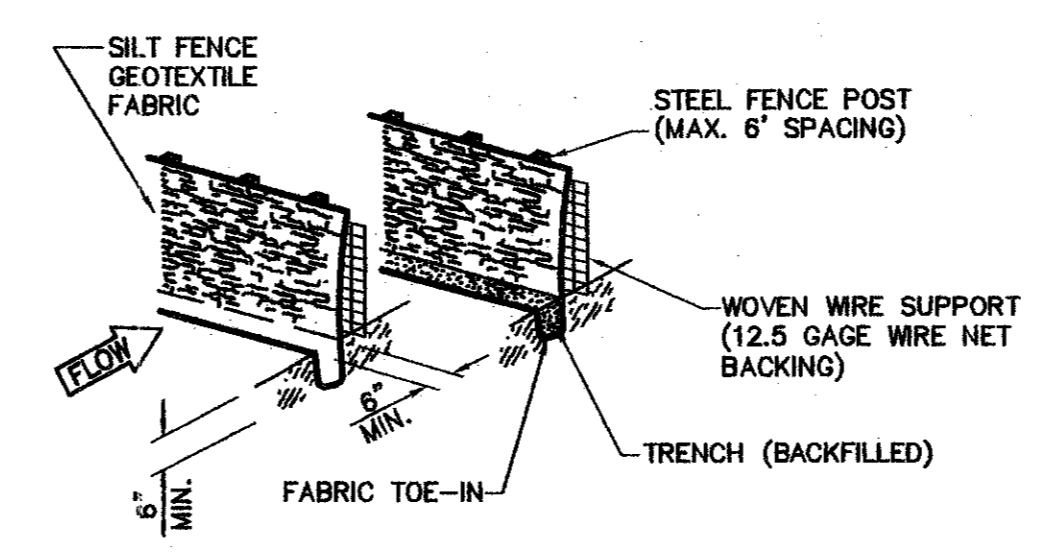
BENCHMARK:

SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

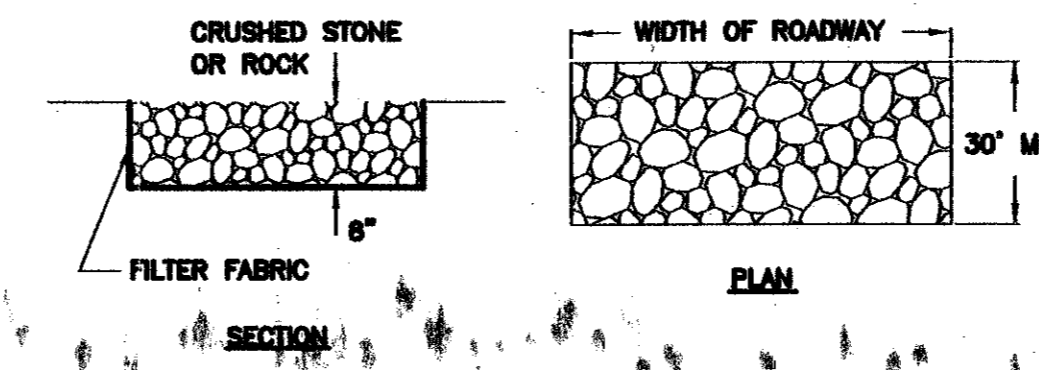
FRESE & NICHOLS
 1341 W. McLaughlin Lane, Suite 230-E
 Dallas, Texas 75247
 214-920-2500

GRADING & EROSION CONTROL NOTES:

- THE GRADES AROUND THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING AS SHOWN ON THE GRADING PLAN.
- THE TOP 6" OF THE SUBGRADE PAVEMENT SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR, AT OR ABOVE OPTIMUM MOISTURE. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- AREAS OF THE SITE WHICH WILL UNDERLIE FILL OR WITHIN THE BUILDINGS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 92 PERCENT AND A MAXIMUM OF 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-698, "STANDARD PROCTOR." THE MOISTURE CONTENT SHOULD RANGE FROM +1 TO +4 PERCENTAGE POINTS ABOVE OPTIMUM.
- ON-SITE SOILS, FREE OF ROCK OR CONCRETE GREATER THAN 4 INCHES IN ANY DIMENSION AND ANY UNSUITABLE MATERIAL, MAY BE USED AS GENERAL SITE FILL.
- FILL MATERIALS SHALL BE SPREAD IN LOOSE LIFTS, LESS THAN 9 INCHES THICK, AND UNIFORMLY COMPACTED AS NOTED ABOVE.
- EXISTING SITE TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND SALVAGED FOR USE AS TOPSOIL FOR FINAL GRADING. THE TOP 4 INCHES OF ALL LANDSCAPE AREAS, PARKWAYS AND ISLANDS SHALL RECEIVE TOPSOIL SALVAGED FROM ON-SITE COMPACTED TO 80 PERCENT OF ASTM D 698.
- ALL SODDING, GRASSING AND LANDSCAPING IN NON-PAVED AREAS SHALL BE AS SHOWN ON THE LANDSCAPE PLAN PROVIDED BY THE ARCHITECT.
- INTERIOR BUILDING FLOOR SLABS PLACED ON GRADE WITH A 1 FOOT CAP OF SELECT FILL, AND A 2 INCH SAND CUSHION. REFER TO STRUCTURAL PLANS AND SPECS FOR DETAILS.
- REFER TO SPECIFICATION SECTION 01568 FOR DETAILS OF EROSION CONTROL MEASURES REQUIRED BY THE CONTRACTOR.
- MUD & SILT FROM TIRES SHOULD NOT BE TRACKED ONTO ROADWAYS. A TEMPORARY WHEEL WASH STATION WILL BE REQUIRED IF NECESSARY TO MITIGATE SILT FROM GETTING ONTO THE ROADWAY.
- CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH EPA'S NPDES PROGRAM FOR CONTROL OF SILT AND EROSION. CONTRACTOR SHALL FILE A NOTICE OF INTENT (NOI) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH EPA'S NPDES REGULATIONS 40-CFR-122, 123 AND 124 CONCERNING EROSION AND SEDIMENT CONTROL.
- FRESE & NICHOLS WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN AND STORM WATER MANAGEMENT PLAN AS REQUIRED BY THE EPA. THE INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION MEASURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION [NOT] TO EPA AND THE OWNER UPON COMPLETION OF THE PROJECT.
- LOCATION SHOWN FOR SILT FENCES IS ONLY SCHEMATIC. LENGTH OF SILT FENCES AND LOCATIONS SHALL BE PER FINAL LOCATIONS ESTABLISHED IN THE FIELD.
- AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED. CURB INLET PROTECTION SHALL CONSIST OF PRE-MANUFACTURED SILT FENCE WITH STEEL BACKING FABRICATED TO FIT THROAT OPENING OF INLET.
- THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE LANDSCAPE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
- PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
- AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLANS.
- SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
- DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY.
- DURING CONSTRUCTION ANY PIPE OPENINGS SHALL BE TEMPORARILY PROTECTED WITH SILT FENCES, OR OTHER EROSION CONTROL DEVICES.



SILT FENCE DETAIL
 NOT TO SCALE



STABILIZED CONSTRUCTION ACCESS DETAIL
 NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
CONTOUR ELEV.	50.2	50.3
TOP OF CURB ELEV.	1/2 61.30	53.50
PAVEMENT OR GROUND ELEV.	61.30	64.35
TOP OF WALL ELEV.		TW=
BOTTOM OF WALL ELEV.		BW=
TOP OF INLET ELEV.		+TOI=
FLOW LINE ELEV.		F/L=
FLOW DIRECTION		---
GRADE BREAK (G.B.)		---
SILT FENCE		X X SF X X
INLET PROTECTION		IP
STABILIZED CONSTRUCTION ACCESS		[Pattern]

OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS
 SITEWORK PLANS
GRADING AND EROSION CONTROL PLAN

NO. REVISION	DATE	BY	DESIGNED	DRAWN	CHECKED
1	4/20/99	MDW	7-26-99	MDW	THH
2	8/5/99	MDW			
3	8/23/99	MDW			

VERIFY SCALE
 Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

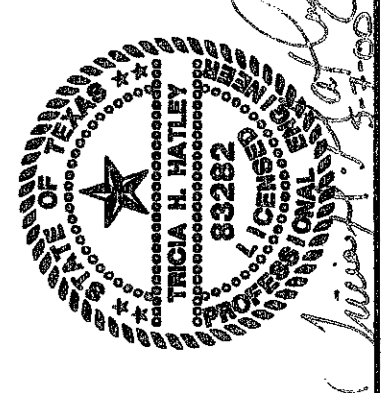
"AS-BUILTS"



0 50' 100' 200'
1"=100'

RECORD DRAWING
BASED ON THE INFORMATION
SUPPLIED BY THE CONTRACTOR
DATE: 3-4-99 TO: TH

THIS DRAWING IS THE PROPERTY
OF THE ENGINEER AND SHALL NOT BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN
WRITING FROM THE ENGINEER.
ENGINEER: TRICIA H. HATLEY
TEXAS REGISTRATION NO. 83282
DATE: OCT. 6, 1999



BENCHMARK:
SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN
DR. AND ADDISON RD. ELEV. 641.95

LEGEND

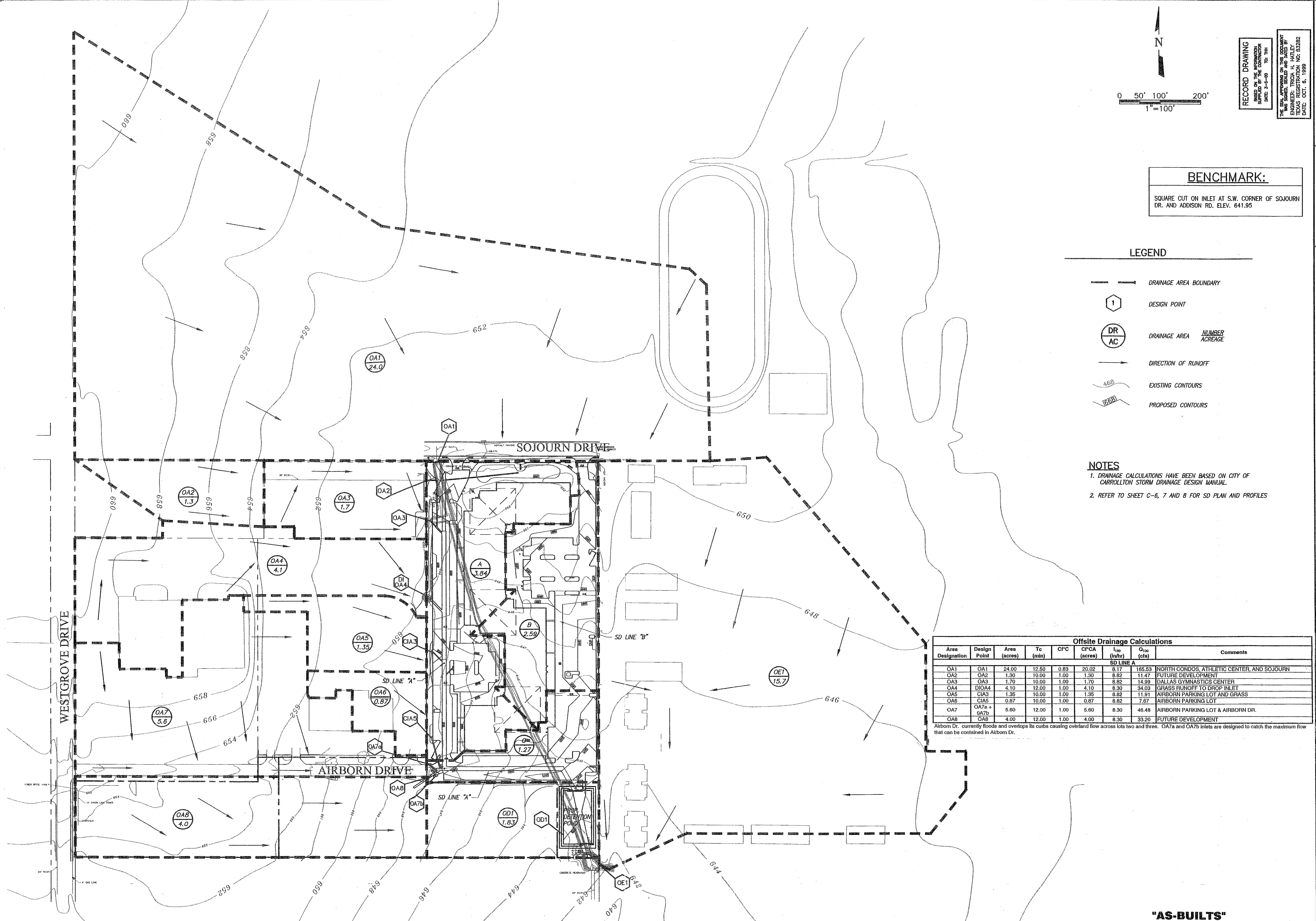
- DRAINAGE AREA BOUNDARY
- DESIGN POINT
- DRAINAGE AREA NUMBER
ACREAGE
- DIRECTION OF RUNOFF
- EXISTING CONTOURS
- PROPOSED CONTOURS

NOTES

1. DRAINAGE CALCULATIONS HAVE BEEN BASED ON CITY OF CARROLLTON STORM DRAINAGE DESIGN MANUAL.
2. REFER TO SHEET C-6, 7 AND 8 FOR SD PLAN AND PROFILES

Offsite Drainage Calculations								Comments
Area Designation	Design Point	Area (acres)	Tc (min)	C/F	C/FCA (acres)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	
SD LINE A								
OA1	OA1	24.00	12.50	0.83	20.02	8.17	165.53	NORTH CONDOS, ATHLETIC CENTER, AND SOJOURN
OA2	OA2	1.30	10.00	1.00	1.30	8.82	11.47	FUTURE DEVELOPMENT
OA3	OA3	1.70	10.00	1.00	1.70	8.82	14.39	DALLAS GYMNASIUMS CENTER
OA4	DIOA4	4.10	12.00	1.00	4.10	8.30	34.03	GRASS RUNOFF TO DROP INLET
OA5	CIA5	1.35	10.00	1.00	1.35	8.82	11.91	AIRBORN PARKING LOT AND GRASS
OA6	CIA5	0.87	10.00	1.00	0.87	8.82	7.67	AIRBORN PARKING LOT
OA7	OA7a + OA7b	5.60	12.00	1.00	5.60	8.30	46.48	AIRBORN PARKING LOT & AIRBORN DR.
OA8	OA8	4.00	12.00	1.00	4.00	8.30	33.20	FUTURE DEVELOPMENT

Airborn Dr. currently floods and overtops its curbs causing overland flow across lots two and three. OA7a and OA7b inlets are designed to catch the maximum flow that can be contained in Airborn Dr.



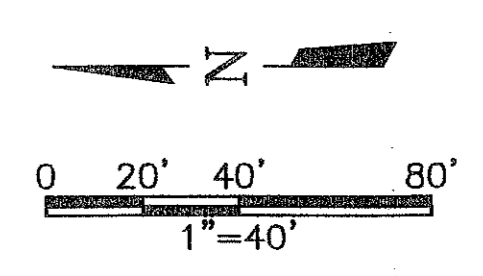
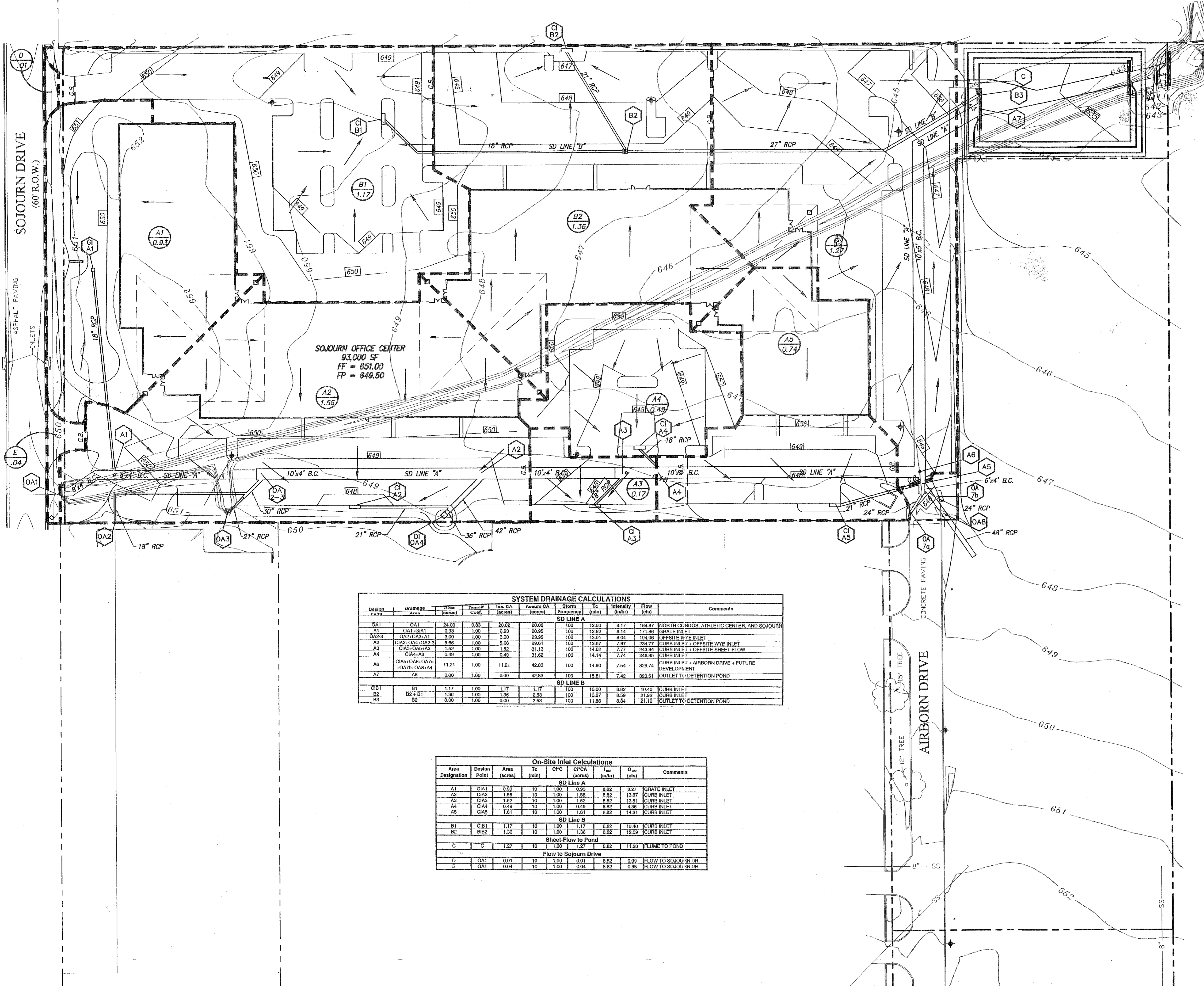
FREESE-NICHOLS
1341 W. Montfort Blvd., Suite 230-E
75247
214-520-2500

OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
ADDISON, TEXAS
SITWORK PLANS
OFFSITE DRAINAGE AREA MAP

NO. REVISION	DATE	BY	DESIGNED	MDW	SAH	THH
1	4/30/99	MDW	MDW	MDW	SAH	THH
PER CONTRACTOR RFI "1" AND "3"						
FILE: 01MPS2006						
DATE: 7-28-99						
DRAWN: SAH						
REVISION: SAH						
CHECKED: THH						

SHEET **C-4**
SEQ. 7 of 16

"AS-BUILTS"



RECORD DRAWING
 BASED ON THE INFORMATION
 CONTAINED HEREIN THE DESIGNER
 DATE: 7-26-99
 NO. THH

THE SEAL APPEARING ON THIS DOCUMENT
 WAS SIGNED, SEALED AND DATED BY
 ENGINEER: TRICK H. HATLEY
 LICENSE NO. 100000000000
 DATE: OCT. 6, 1988



LEGEND

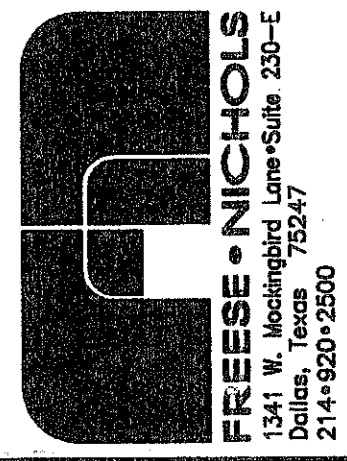
- DRAINAGE AREA BOUNDARY
- DESIGN POINT
- DRAINAGE AREA NUMBER ACREAGE
- DIRECTION OF RUNOFF
- EXISTING CONTOURS
- PROPOSED CONTOURS

NOTES

1. DRAINAGE CALCULATIONS HAVE BEEN BASED ON CITY OF CARROLLTON STORM DRAINAGE DESIGN MANUAL.
2. REFER TO SHEET C-6, C-7 AND C-8 FOR SD PLAN AND PROFILES

SYSTEM DRAINAGE CALCULATIONS										
Design Point	Drainage Area	Area (acres)	Runoff Coef.	Inc. CA (acres)	Accum. CA (acres)	Storm Frequency	Tc (min)	Intensity (in/hr)	Flow (cfs)	Comments
SD LINE A										
OA1	OA1	24.00	0.83	20.02	20.02	100	12.90	8.17	164.87	NORTH CONDOCS, ATHLETIC CENTER, AND SOJOURN
A1	OA1+GIA1	0.93	1.00	0.93	20.95	100	12.82	8.14	171.86	GRATE INLET
OA2-3	OA2+OA3+OA1	3.00	1.00	3.00	23.95	100	13.01	8.04	194.06	OFFSITE W/VE INLET
A2	CIA2+OA1+OA2-3	4.69	1.00	4.69	28.64	100	13.87	7.87	234.77	CURB INLET + OFFSITE W/VE INLET
A3	CIA3+OA5+OA2	1.52	1.00	1.52	31.15	100	14.02	7.77	243.84	CURB INLET + OFFSITE SHEET FLOW
A4	CIA4+OA3	0.49	1.00	0.49	31.62	100	14.14	7.74	246.85	CURB INLET
A6	CIA5+OA6+OA7a+OA7b+OA8+OA4	11.21	1.00	11.21	42.83	100	14.90	7.54	325.74	CURB INLET + AIRBORNE DRIVE + FUTURE DEVELOPMENT
A7	A6	0.00	1.00	0.00	42.83	100	15.81	7.42	320.51	OUTLET TO DETENTION POND
SD LINE B										
B1	B1	1.17	1.00	1.17	1.17	100	10.00	8.82	10.40	CURB INLET
B2	B2 + B1	1.36	1.00	1.36	2.53	100	10.87	8.59	21.92	CURB INLET
B3	B2	0.00	1.00	0.00	2.53	100	11.82	8.94	21.19	OUTLET TO DETENTION POND

On-Site Inlet Calculations						
Area Designation	Design Point	Area (acres)	Tc (min)	CFC	CFCa (acres)	Q ₁₀₀ (cfs)
SD Line A						
A1	GIA1	0.93	10	1.00	0.93	8.82
A2	GIA2	1.96	10	1.00	1.96	13.87
A3	CIA3	1.52	10	1.00	1.52	13.51
A4	CIA4	0.49	10	1.00	0.49	8.82
A5	CIA5	1.61	10	1.00	1.61	14.31
SD Line B						
B1	CIB1	1.17	10	1.00	1.17	8.82
B2	BIB2	1.36	10	1.00	1.36	12.09
Sheet-Flow to Pond						
C	C	1.27	10	1.00	1.27	8.82
Flow to Sojourn Drive						
D	OA1	0.01	10	1.00	0.01	8.82
E	OA1	0.04	10	1.00	0.04	8.82



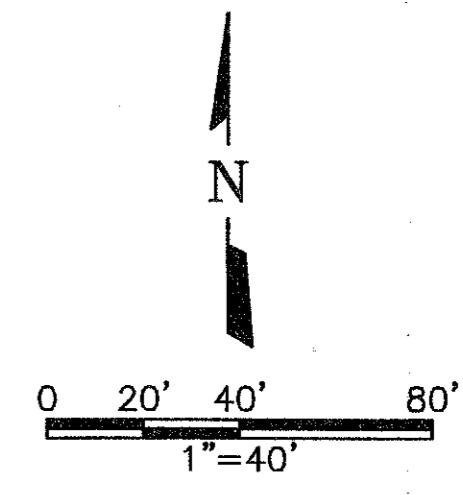
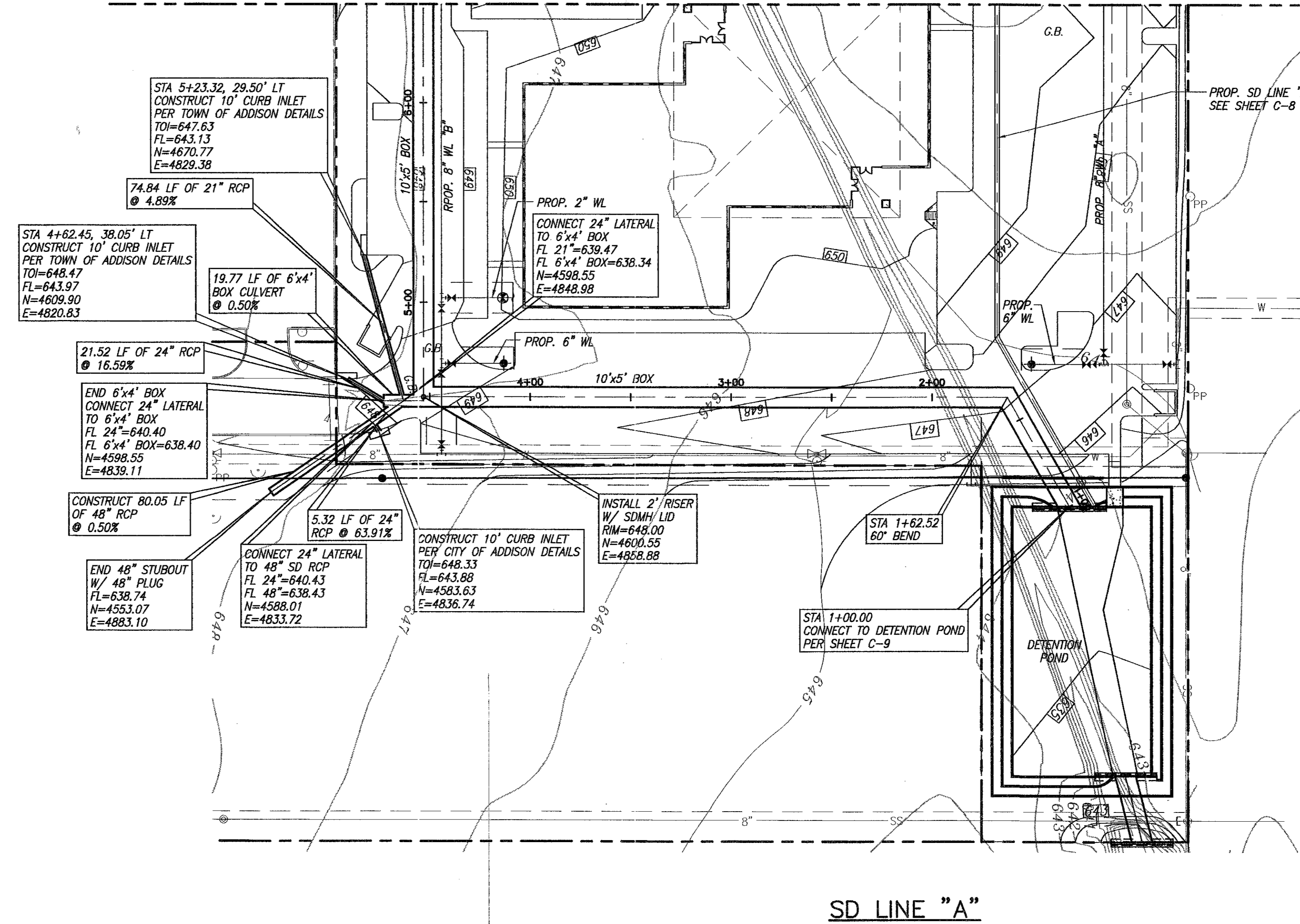
OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS

SITWORK PLANS
ONSITE DRAINAGE AREA MAP

NO. REVISION	DATE	BY	FILE	DATE	DESIGNED	DRAWN	CHECKED	THH
1	4/30/99	MDW	206Dannap	7-26-99	MDW	SDH		
2	6/2/99	MDW						

"AS-BUILTS"

MATCHLINE STA 6+50 (SEE SHEET C-7)



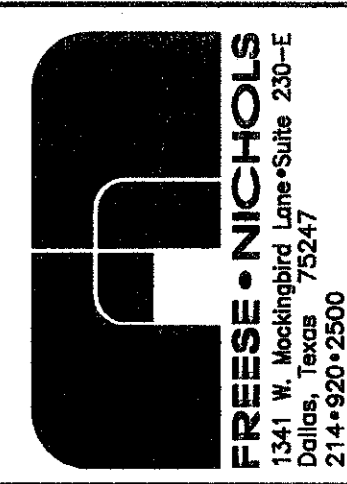
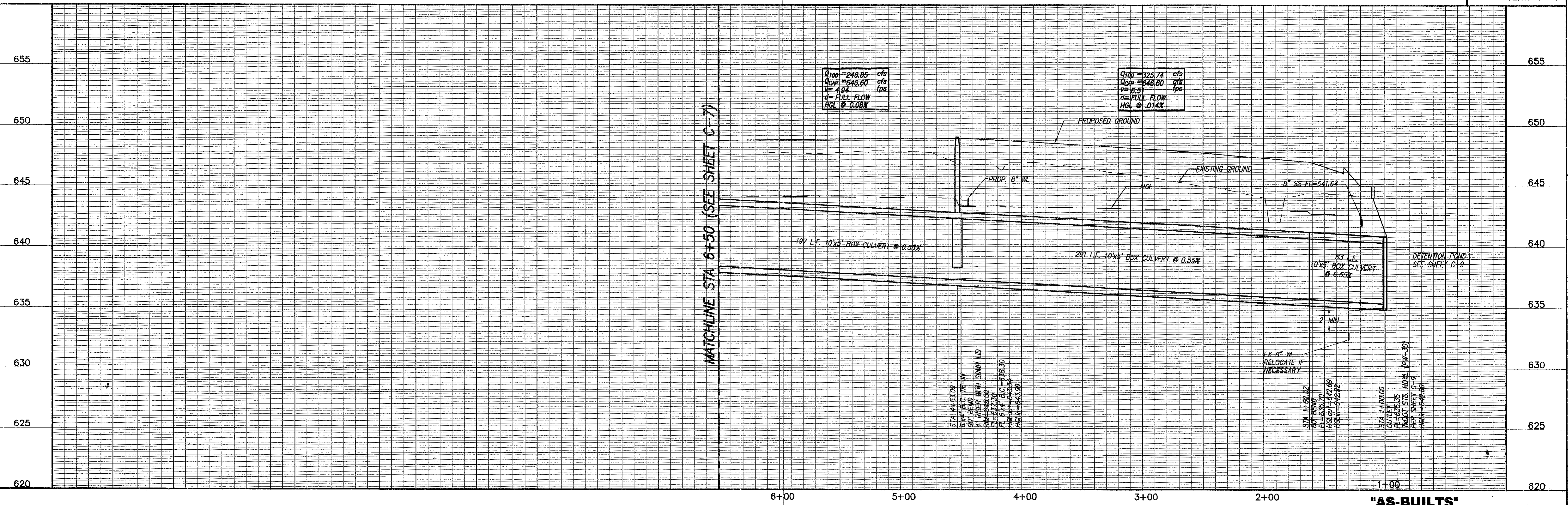
RECORD DRAWING
 BASED ON THE INFORMATION
 SUPPLIED BY THE CONTRACTOR
 DATE: 3-3-00 TO: THH



BENCHMARK:
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN
 DR. AND ADDISON RD. ELEV. 641.95

- NOTES**
- BOX CULVERTS SHALL BE CONSTRUCTED PER T&DOT STANDARD SC-NA USING 3000 PSI CONCRETE.
 - STORM DRAIN PIPES SHALL BE CLASS III, C-76 RCP UNLESS OTHERWISE NOTED.
 - STORM DRAIN MANHOLE RISERS SHALL BE CONSTRUCTED USING C-47B PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
 - REFER TO UTILITY PLAN (SHEET C-10) FOR PROPOSED WATER & SEWER LAYOUT.
 - INLETS & CONCRETE COLLARS SHALL BE CONSTRUCTED PER TOWN OF ADDISON DETAILS.

SCALES: HOR. 1"=40'
 VERT. 1"=4'



OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS

SITWORK PLANS
STORM DRAIN P & P LINE "A"
 STA. 1+00 TO STA. 6+50

NO. REVISION	DATE	BY	DESIGNED	DRAWN	CHECKED	THH
1	4/30/99	MW				
2	6/3/99	MW				

PER CONTRACTOR RT "1" AND "B" SDP BEND
 4" RISER WITH SDMH LID
 RIM=646.00
 FL 6" RCP=646.30
 FL 6" RCP=642.34
 HGL=643.99

STA 1+62.52
 60" BEND
 RIM=642.70
 FL 6" RCP=642.69
 HGL=642.92

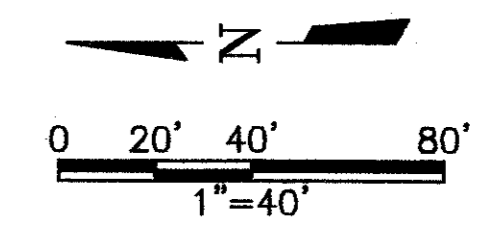
STA 1+00.00
 CULVERT 25'
 TYPICAL STA. HOWL (P.W.-30)
 PER SHEET C-9
 HGL=642.60

EX 8" W. RELOCATE IF NECESSARY

VERIFICATION SCALE: Bar is one inch on original drawing, if not one inch on this sheet, adjust scale.

SHEET **C-6**

SEQ. 9 OF 16



BENCHMARK:
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

RECORD DRAWING
 DATE: 3-4-00 TO: THH
 THE SEAL APPEARING ON THIS DOCUMENT IS VALID ONLY IF THE EXAMINER'S NAME AND DATE OF EXAMINATION ARE CORRECTLY REPRODUCED IN TEXAS REGISTRATION NO. 63282 DATE: OCT. 6, 1989

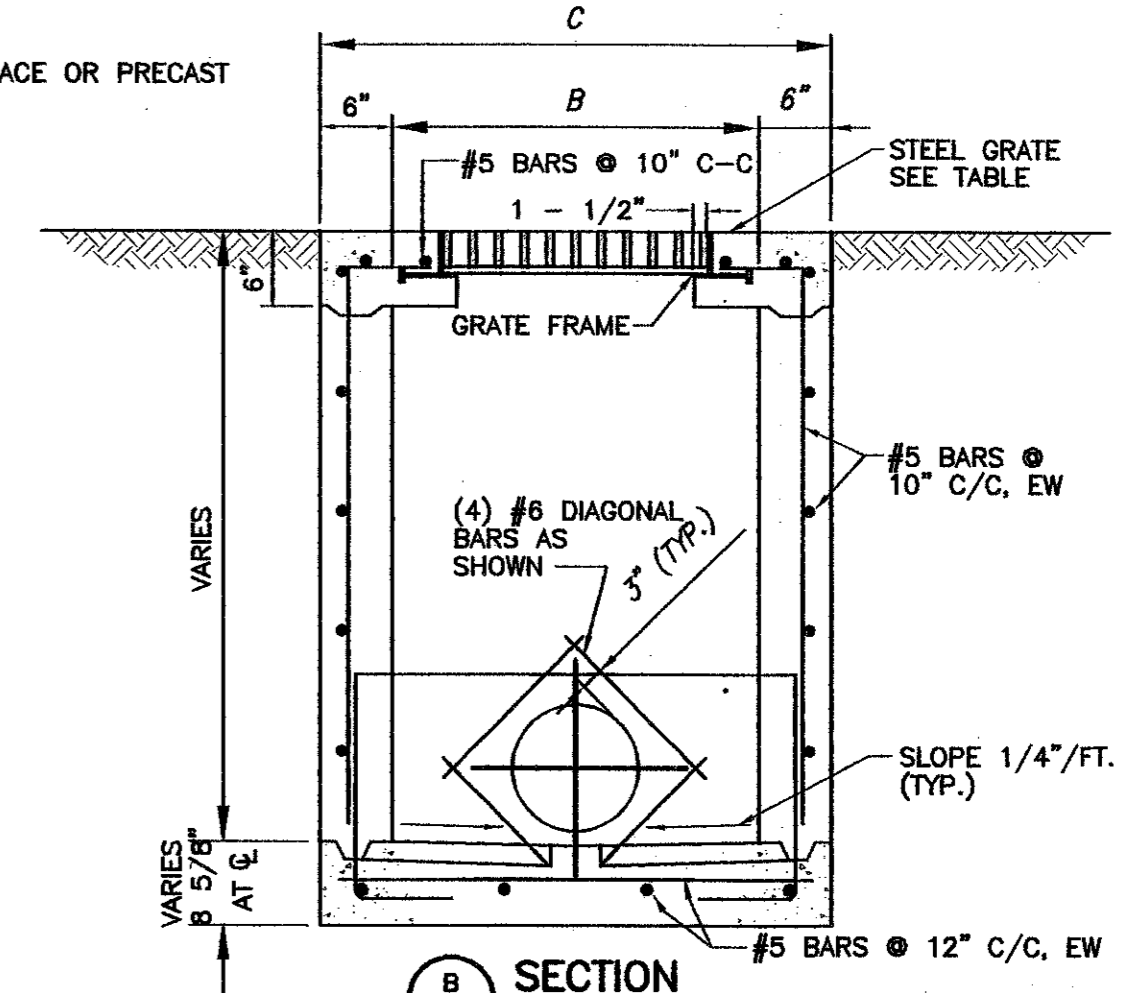
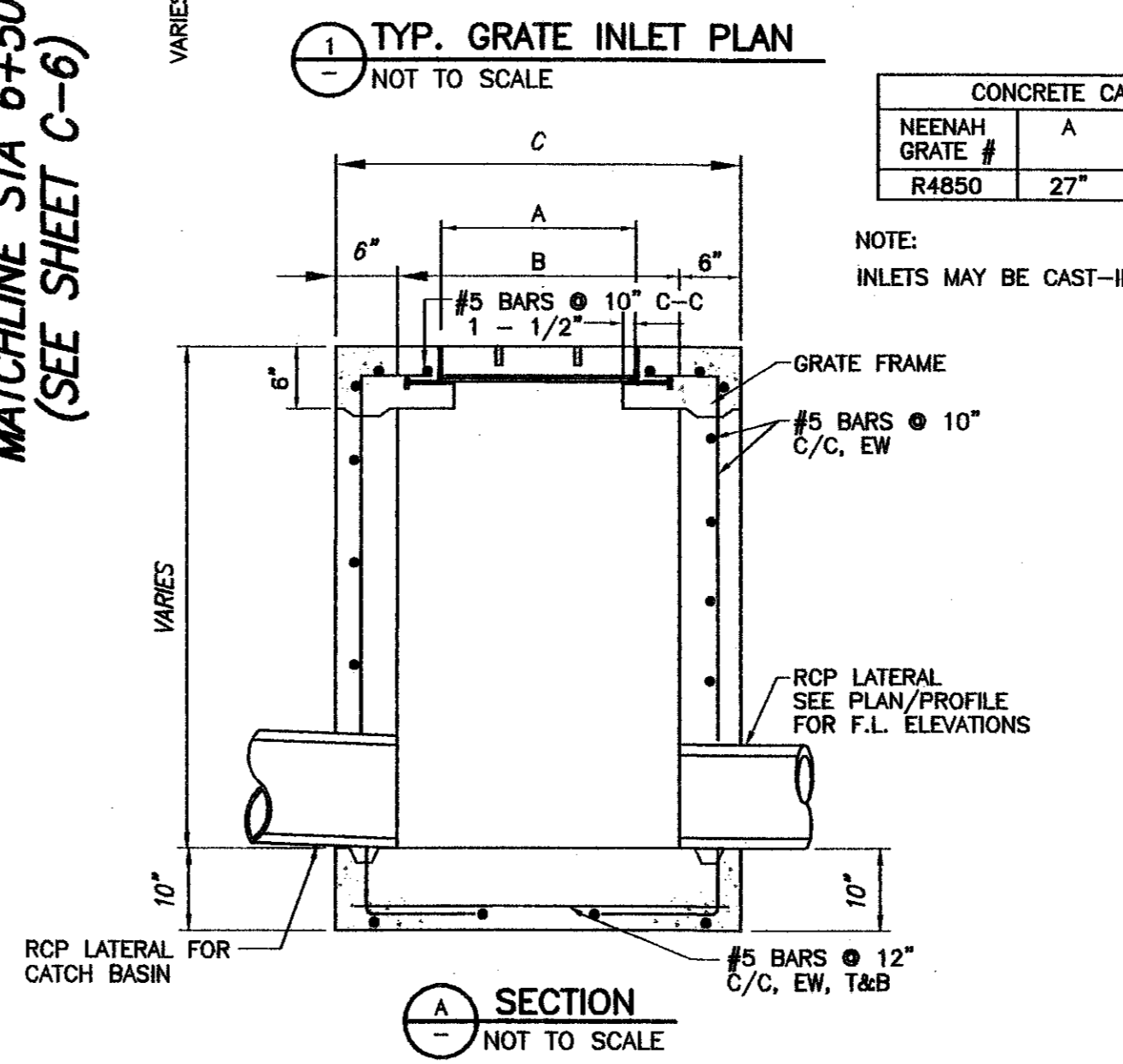
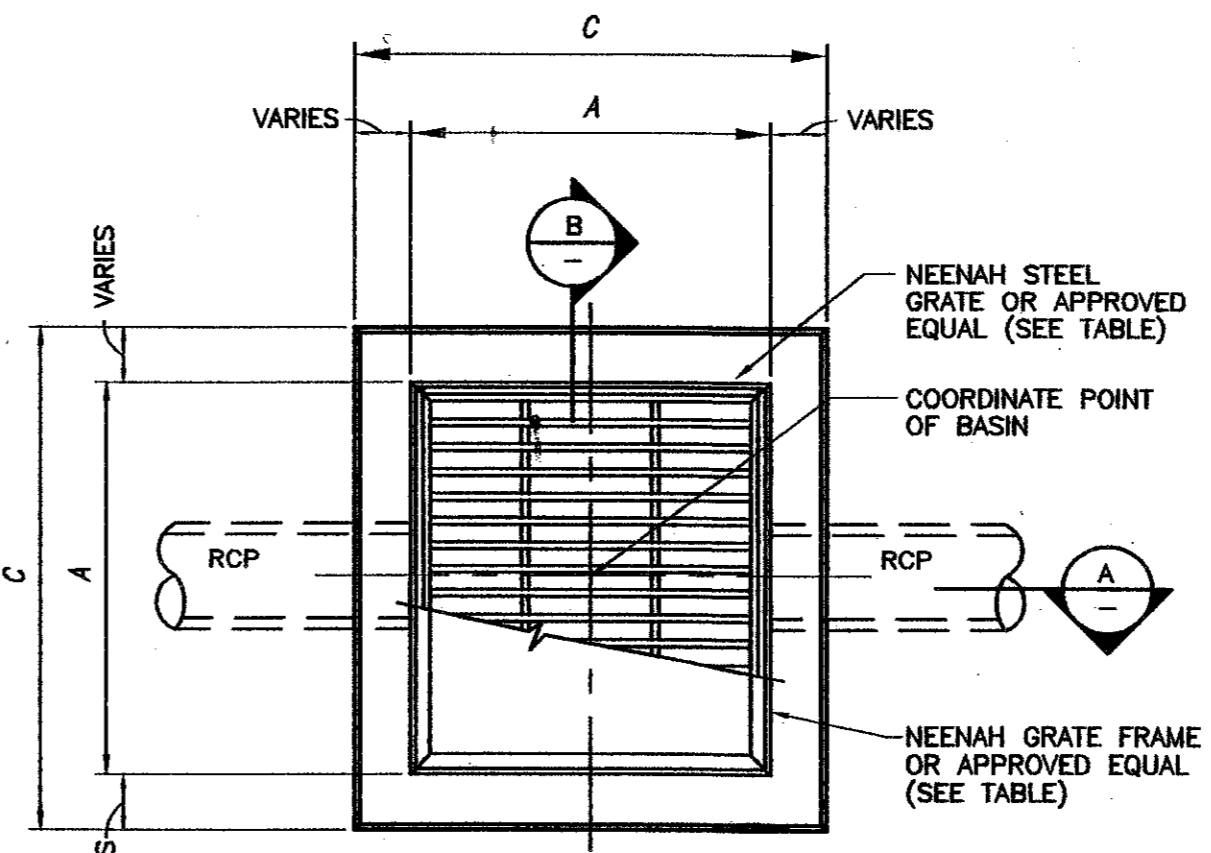


NOTES

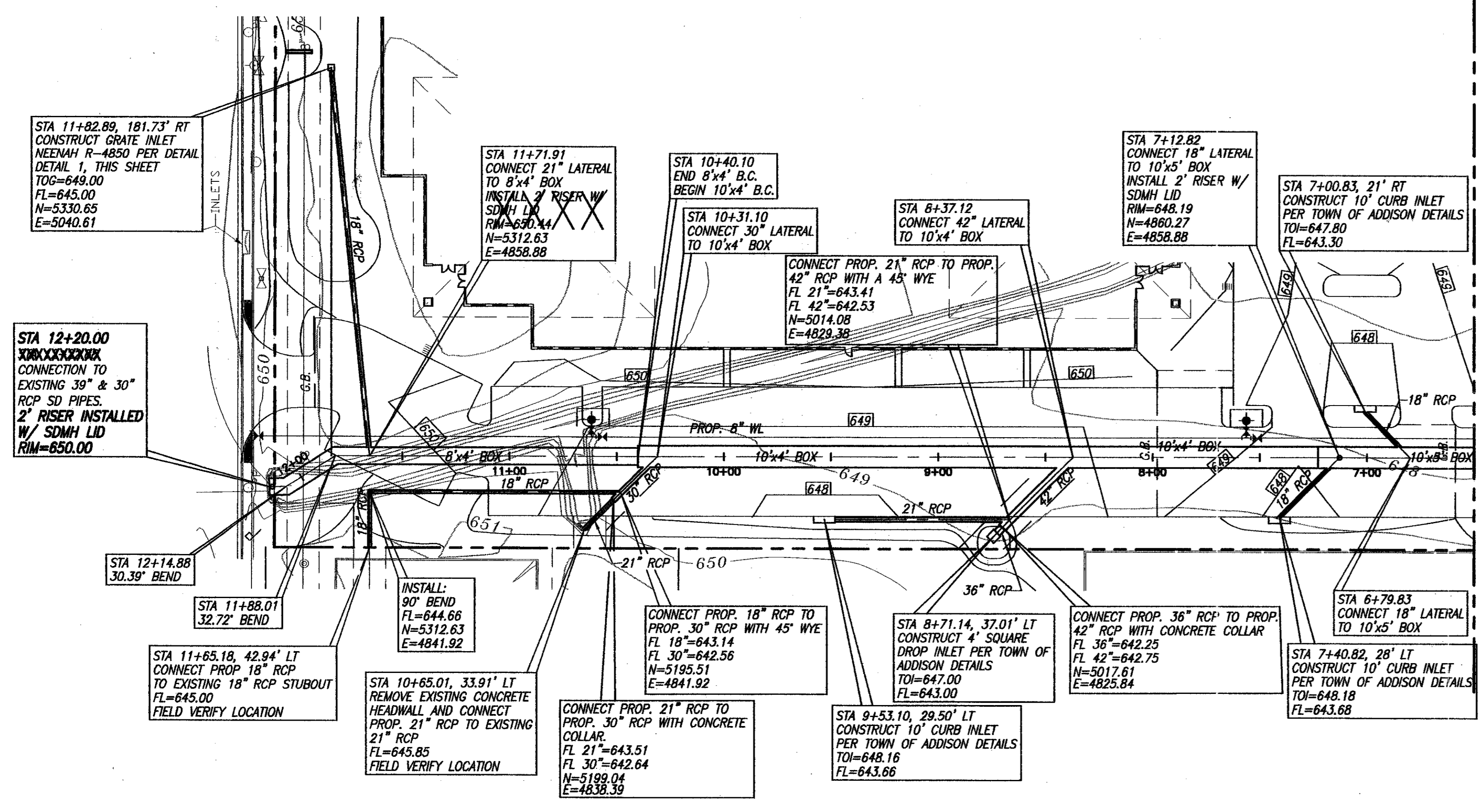
- BOX CULVERTS SHALL BE CONSTRUCTED PER T&DOT STANDARD SC-NA USING 3000 PSI CONCRETE.
- STORM DRAIN PIPES SHALL BE CLASS III, C-76 RCP UNLESS OTHERWISE NOTED.
- STORM DRAIN MANHOLE RISERS SHALL BE CONSTRUCTED USING C-47B PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
- REFER TO UTILITY PLAN (SHEET C-10) FOR PROPOSED WATER & SEWER LAYOUT.
- INLETS & CONCRETE COLLARS SHALL BE CONSTRUCTED PER TOWN OF ADDISON DETAILS.

CONCRETE CATCH BASINS			
NEENAH GRATE #	A	B	C
R4850	27"	36"	48"

NOTE:
 INLETS MAY BE CAST-IN-PLACE OR PRECAST



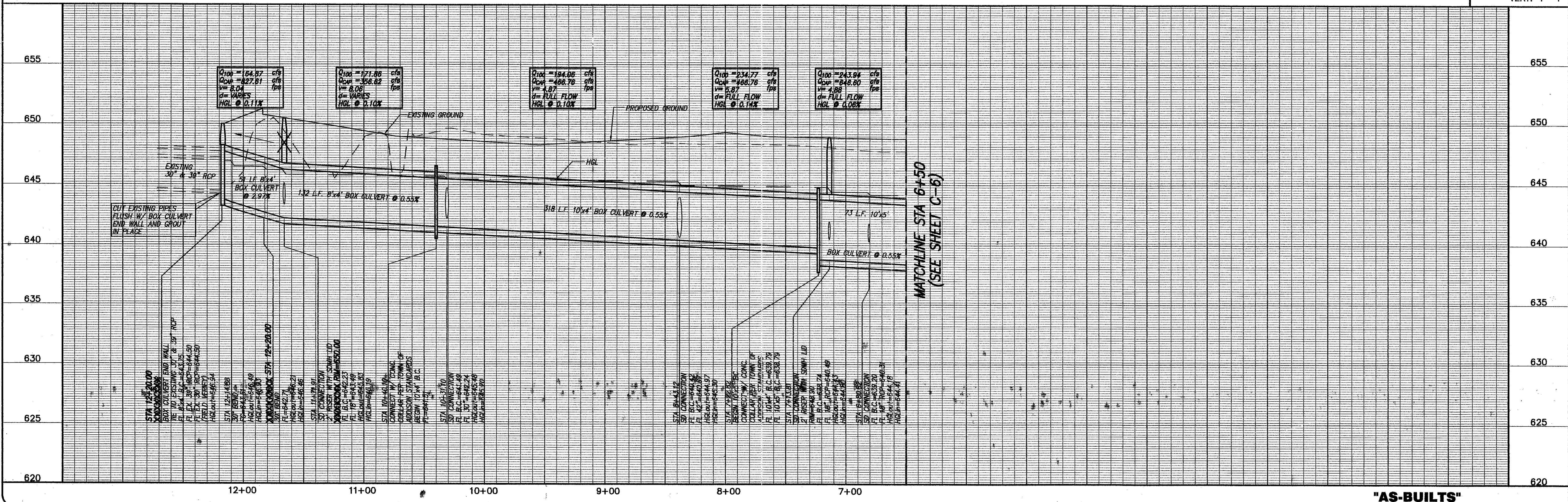
SCALES: HOR. 1"=40'
 VERT. 1"=4'



SD LINE "A"

MATCHLINE STA 6+50
 (SEE SHEET C-6)

MATCHLINE STA 6+50
 (SEE SHEET C-6)



"AS-BUILTS"

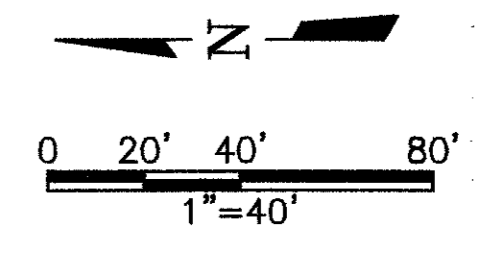
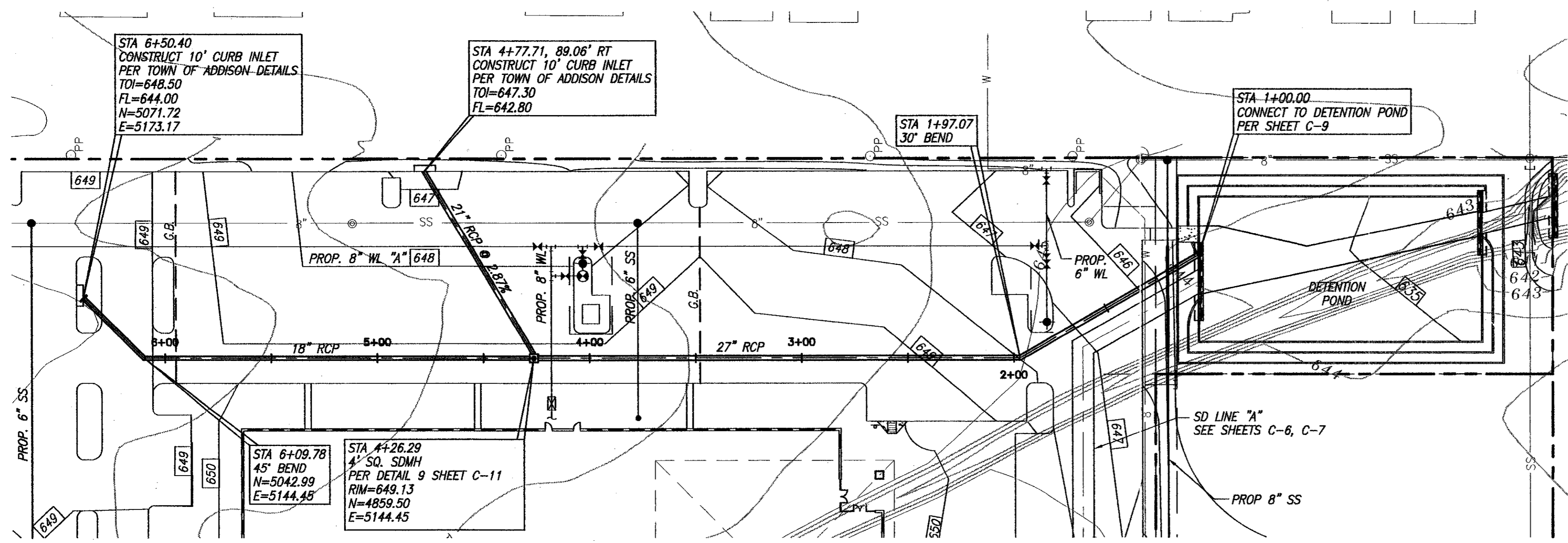
OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS
 SITWORK PLANS
STORM DRAIN P & P LINE "A"
 STA 6+50 TO STA 12+22.88

NO. REVISION	DATE	BY	FOR	DESIGNED	DRAWN	REVISION	CHECKED
1	4/30/98	MW	PER CONTRACTOR RT "1" AND "B"				
2	5/3/98	MW	REVISED PER BASING FT 1 FOOT				
				DATE	7-26-99		
				DESIGNED	MW	ASM	THH
				DRAWN			
				REVISION			
				CHECKED			

VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET **C-7**

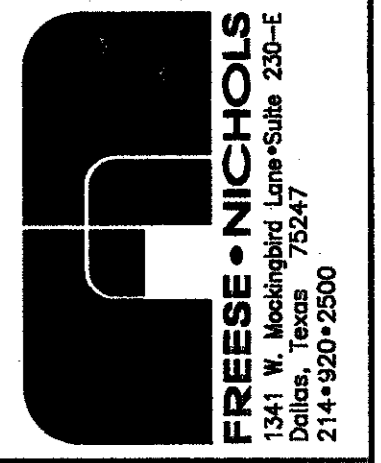
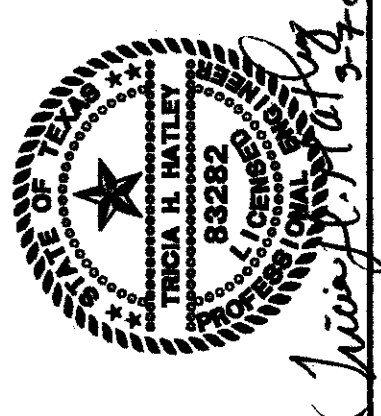
SEQ. 10 OF 16



- NOTES**
1. REFER TO DETAILED GRADING PLAN (SHEET C-3 FOR MH AND INLET RIM ELEVATIONS.)
 2. STORM DRAIN PIPES SHALL BE CLASS III C-76 RCP, UNLESS NOTED OTHERWISE.
 3. INLETS AND CONCRETE COLLARS SHALL BE CONSTRUCTED PER TOWN OF ADDISON DETAILS. STORM DRAIN MANHOLE SHALL BE CONSTRUCTED PER DETAIL 9 SHEET C-11.
 4. REFER TO UTILITY PLAN (SHEET C-10) FOR PROPOSED WATER AND SEWER LAYOUT.

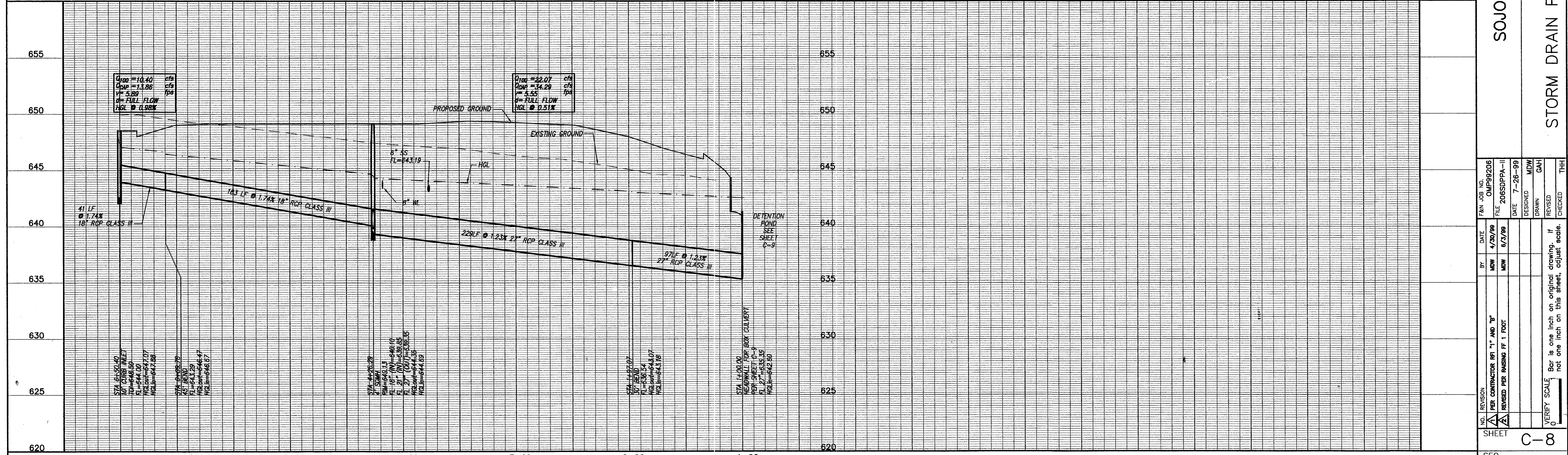
BENCHMARK:
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

RECORD DRAWING
 BASED ON THE INFORMATION SUPPLIED BY THE CONTRACTOR
 DATE: 5-22-99 10:11 AM
 THE SEAL, EXPRESSION ON THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER. IT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
 ENGINEER: TRICIA H. HATLEY
 TEXAS REGISTRATION NO. 63282
 DATE: OCT. 6, 1989



SD LINE "B"

SCALES: HOR. 1"=40'
 VERT. 1"=4'



OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
 ADDISON, TEXAS
 SITEMARK PLANS
STORM DRAIN PP LINE "B" STA 1+00 TO END

NO. REVISION	BY	DATE	FOR JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	THH
1	MDW	4/30/99	OMPS9206	7-26-99	MDW	GAH		
2	MDW	6/2/99	FILE 206SDPPA-II					
PER CONTRACTOR RFI "1" AND "3"								
REVISED PER RAISING FF 1 FOOT								
VERIFY SCALE			Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.					
SHEET			C-8					
SEQ.			11 OF 16					

"AS-BUILTS"

**DETENTION BASIN SIZING FOR SOJOURN PLAZA
FOR THE CITY OF CARROLLTON**

PROJECT: Addition - Sojourn Plaza
 PARAMETER: Pond Allowable Outflow = 328.92 cfs
 Pond Actual Outflow = 305.00 cfs
 DATE: 04/29/99

MODIFIED RATIONAL METHOD FOR SIZING DETENTION BASINS

EXISTING CONDITIONS	Q ₁₀₀ OFFSITE (NON-DETAINED FLOW)	Q ₁₀₀ SITE (DETAINED FLOW)	Q ₁₀₀ TOTAL OFFSITE AND ONSITE
Area*	38.60 Acres	13.86 Acres	52.46 Acres
Cumulative C/P CA	34.82	9.53	44.35
Time of Concentration*	15.50 Min		15.50 Min
Rainfall Intensity	7.45 in/hr		7.45 in/hr
Allowable Flow (Cfd)			328.92 cfs

DEVELOPED CONDITIONS	Q ₁₀₀ OFFSITE (NON-DETAINED FLOW)	Q ₁₀₀ SITE (DETAINED FLOW)	Q ₁₀₀ TOTAL OFFSITE AND ONSITE
Area*	38.60 Acres	13.86 Acres	52.46 Acres
Cumulative CA	34.82	13.86	48.68
Time of Concentration (Tcd)*	15.50 Min		15.50 Min
Rainfall Intensity	7.45 in/hr		7.45 in/hr
Developed Flows			381.18 cfs

A	B	C	(A-C*60)	(Cd)(Tcd+A)/2(60)	Volume
5.0	10.50	509.04	152,712	187,575	34,863
10.0	8.82	427.59	256,556	233,325	23,231
15.0	7.52	364.57	328,113	279,075	49,038
20.0	6.80	329.66	395,997	324,825	70,172
25.0	6.25	300.59	450,864	370,575	80,289
30.0	5.74	278.28	500,895	416,325	84,570
35.0	5.20	252.10	529,402	462,075	67,327
40.0	5.00	242.40	581,760	507,825	73,935
45.0	4.80	232.70	628,901	553,575	74,798
50.0	4.40	213.31	638,936	599,325	40,611
55.0	4.10	198.77	655,934	645,075	10,859
60.0	3.90	189.07	680,059	690,825	-10,166
65.0	3.85	186.65	727,927	736,575	-8,648
70.0	3.65	176.95	743,198	782,325	-39,127
75.0	3.45	167.26	752,652	828,075	-75,423
80.0	3.30	159.98	767,923	873,825	-105,902
85.0	3.20	155.14	791,194	919,575	-128,381
90.0	3.10	150.29	811,555	965,325	-153,770

Volume = 84,570 CF
 Volume Provided = 84,663 CF

**BOX CULVERT ANALYSIS
COMPUTATION OF CULVERT PERFORMANCE CURVE**

April 30, 1999
 SOJOURN PLAZA OFFICE CENTER - OMP99206
 DETENTION POND
 RELEASE BOX CULVERT

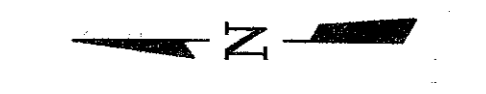
PROGRAM INPUT DATA:

DESCRIPTION	VALUE
Culvert Span (Width of Opening) (feet)	10.00
Culvert Rise (Height of Opening) (feet)	5.00
FWMA Chart Number (8, 9, 10, 11, 12 or 13)	10
Scale Number on Chart (Type of Culvert Entrance)	1
Manning's Roughness Coefficient (n-value)	0.0120
Entrance Loss Coefficient of Culvert Opening	0.50
Culvert Length (feet)	33.9
Culvert Slope (feet per foot)	0.0050

PROGRAM RESULTS:

Flow Rate (cfs)	Tailwater Depth (ft)	Headwater Depth (ft)	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Outlet Velocity (fps)
305.0	7.19	5.03	7.93	2.48	3.07	5.00

BOX CULVERT ANALYSIS COMPUTER PROGRAM Version 1.6 Copyright (c) 1986
 Dodson & Associates, Inc., 7015 W. Tidwell, #107, Houston, TX 77092
 (713) 895-8322. All Rights Reserved.



0 10' 20' 40'
 1"=20'

BENCHMARK:

SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN
 DR. AND ADDISON RD. ELEV. 641.95

LEGEND

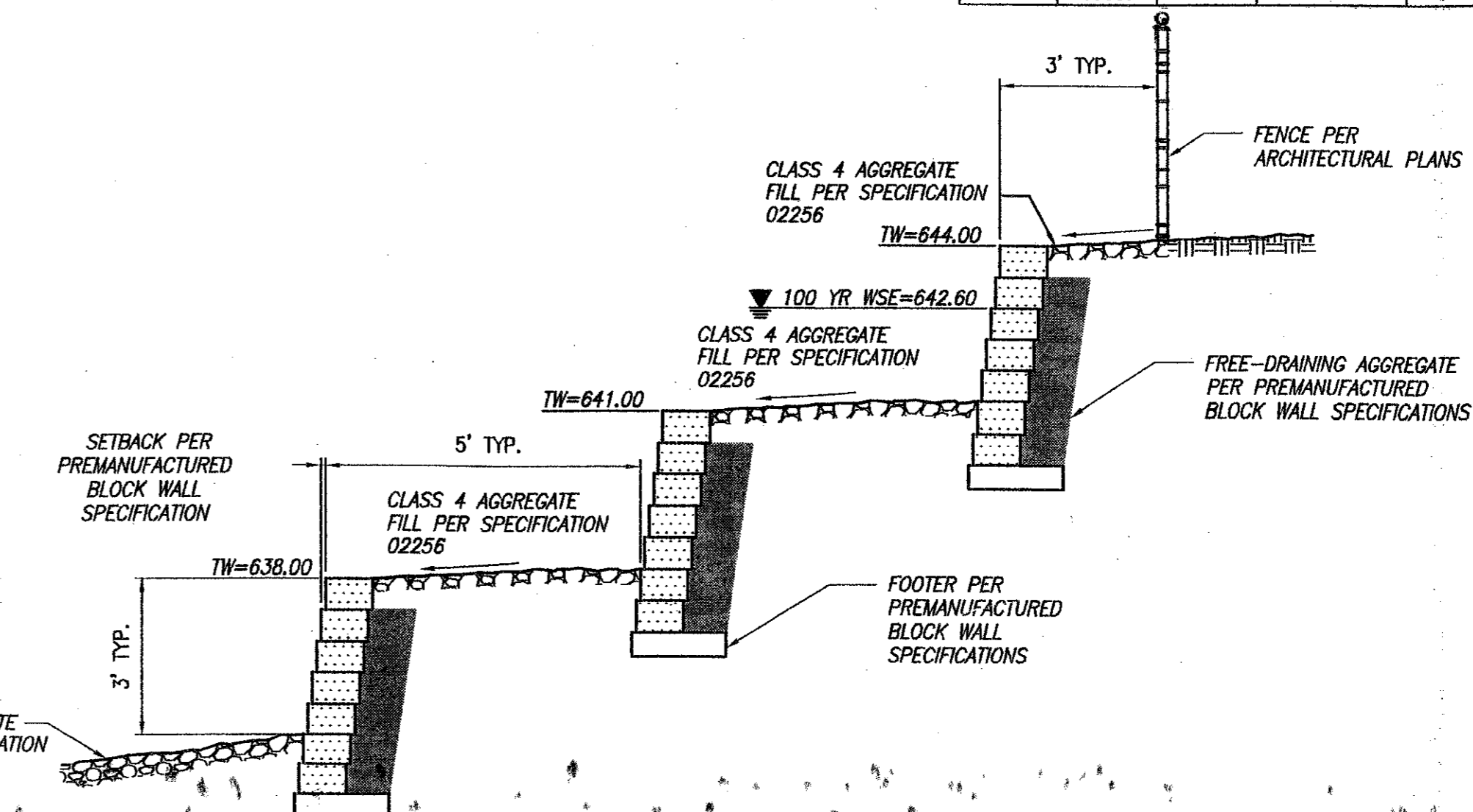
- EXISTING
- PROPOSED
- PROPERTY LINE
- BUILDING LINE
- CONTOUR ELEV.
- TOP OF CURB ELEV.
- PAVEMENT OR GROUND ELEV.
- GRAVEL CLASS 4 AGGREGATE FILL PER SPECIFICATION 02256
- 100 YR. WATER SURFACE ELEVATION IN DETENTION PONDS
- FLOW DIRECTION
- TOP OF WALL
- BOTTOM OF WALL

NOTES

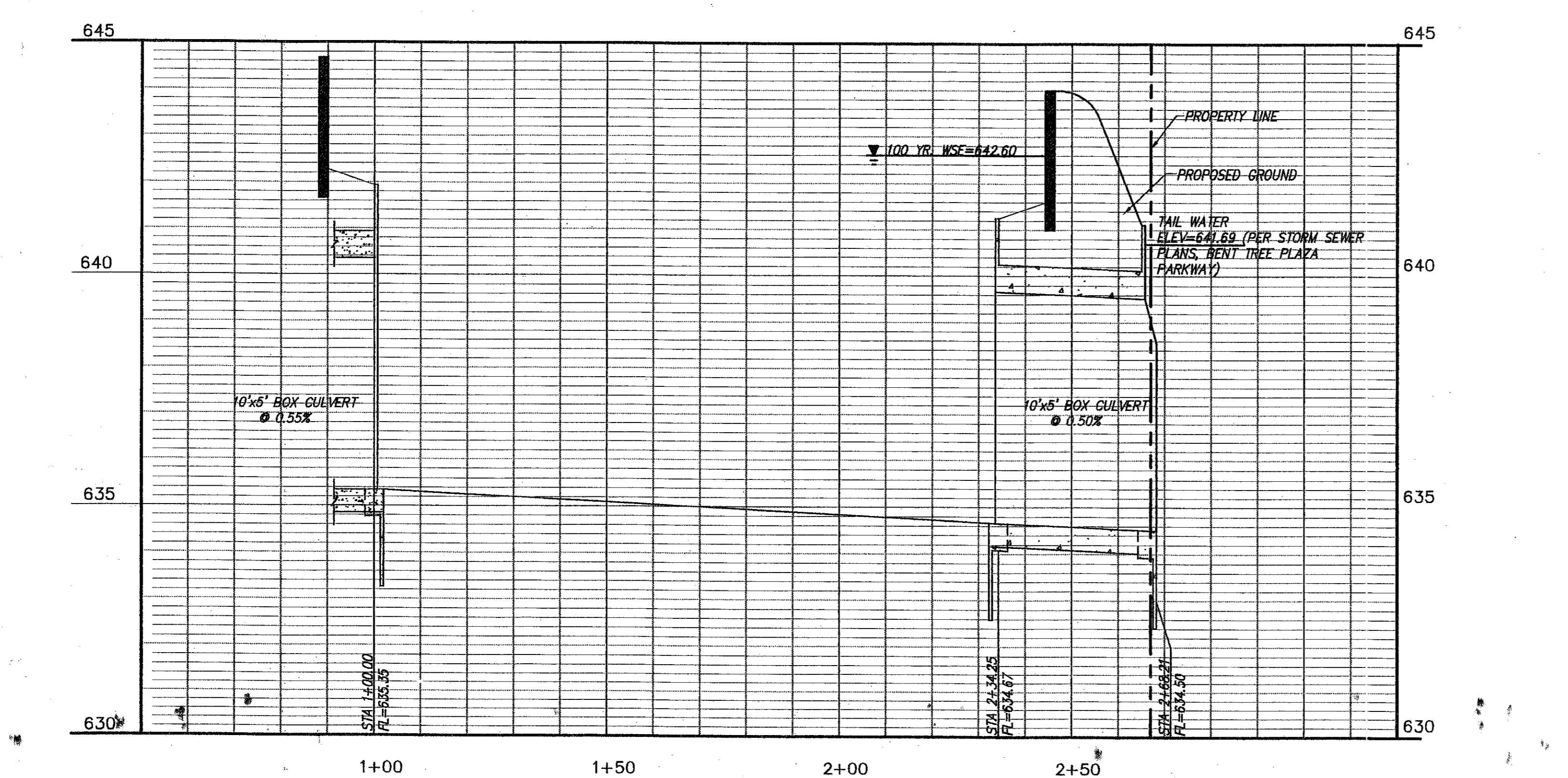
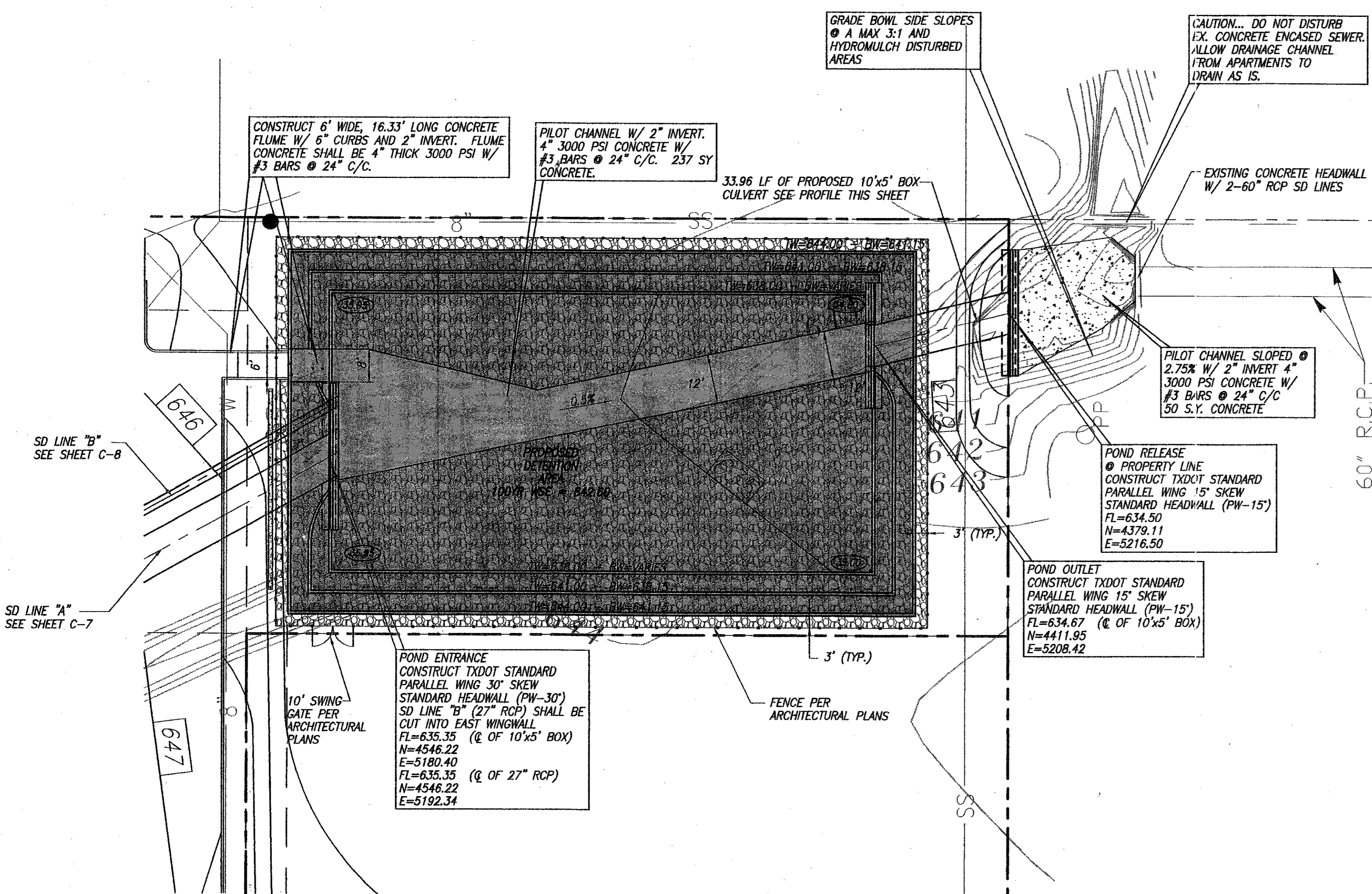
- BOTTOM OF POND SHALL SLOPE TO DRAIN AS NOTED ON PLANS.
- DETENTION POND DESIGN IS BASED ON THE CITY CARROLLTON DRAINAGE DESIGN STANDARDS.

Detention Pond Capacities

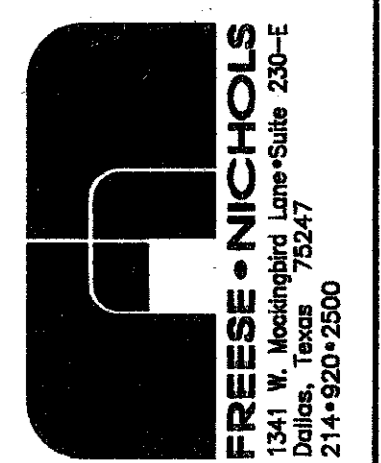
Stage	Area (sq)	Volume (cf)	Cumulative Vol. (cf)	Storage acre-ft
634.67	0	0	0	0.00
635	3003	495	495	0.01
636	9410	6207	6,702	0.15
637	9410	9410	16,112	0.37
638	11554	10482	26,594	0.61
639	11554	11554	38,148	0.88
640	11554	11554	49,702	1.14
641	13897	13897	62,427	1.43
642	13897	13897	76,324	1.75
642.6	13897	8338	84,663	1.94



RETAINING WALL @ POND
 NOT TO SCALE



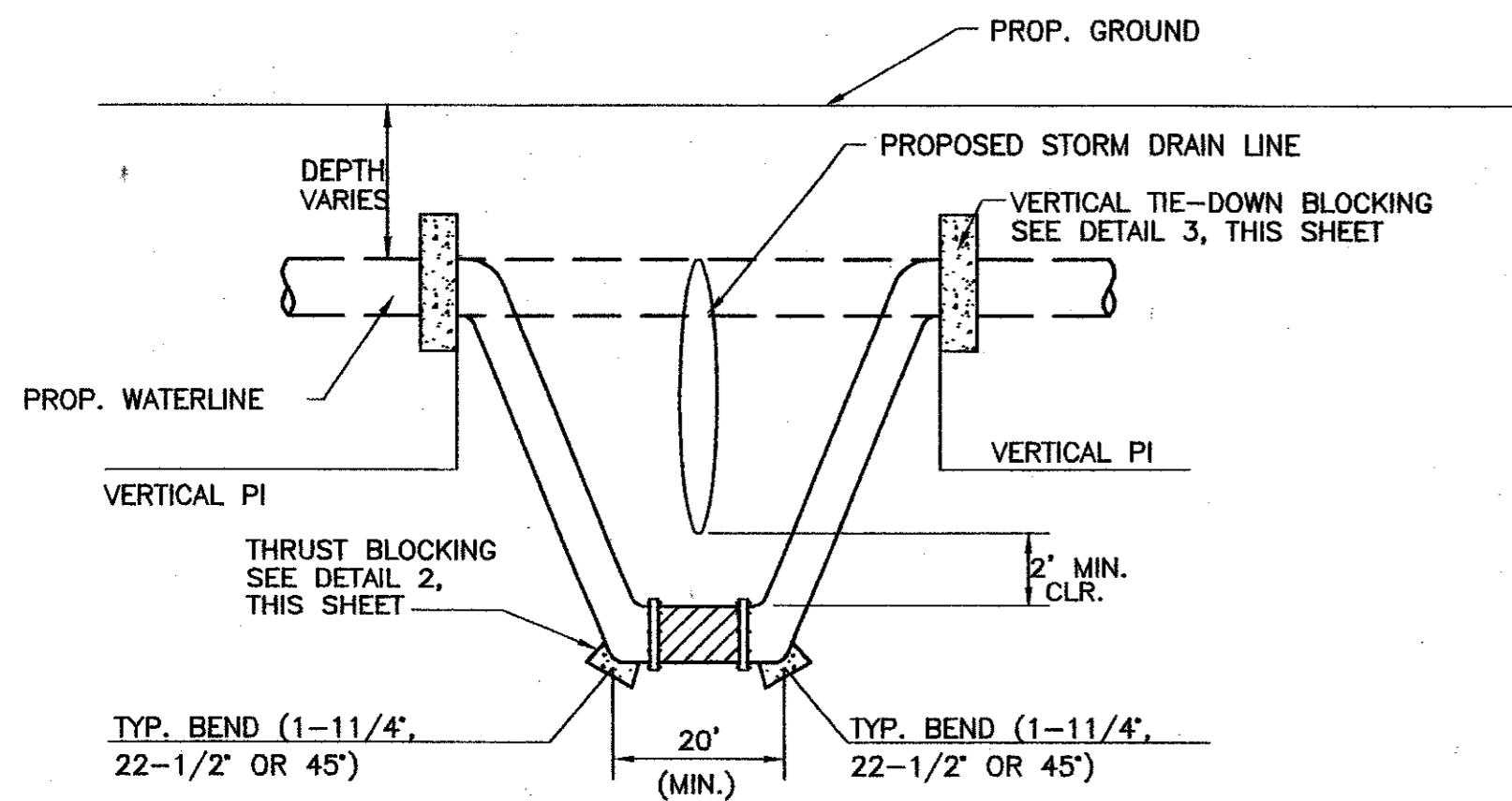
DETENTION POND RELEASE PIPE
 SCALE: HORIZ: 1"=20'
 VERT: 1"=2'



OMNIPLAN ARCHITECTS
 SOJOURN OFFICE CENTER
 ADDISON, TEXAS
 NETWORK PLANS
 DETENTION POND PLAN & CALCULATIONS

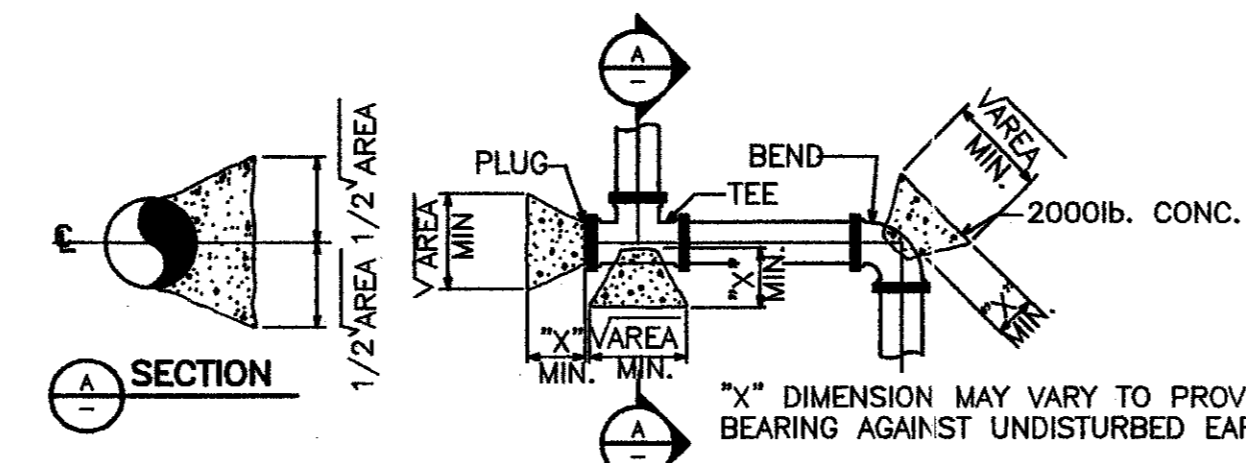
NO.	REVISION	DATE	BY	DATE	FILE	DESIGNED	DRAWN	REVIEWED	CHECKED	THH
1	PER CONTRACTOR REF "A" AND "B"	4/30/99	MDW	7-28-99	206POND	MDW	GAH			

"AS-BUILTS"



- NOTES:
- CONTRACTOR SHALL FIELD VERIFY HORIZ. AND VERT. LOCATION OF EXISTING UTILITY LINE.
 - NOTIFY ENGINEER TO ALLOW FOR ANY ADJUSTMENTS TO PROPOSED DESIGN, BASED ON FIELD VERIFICATION.
 - DO NOT CONSTRUCT ADJUSTMENT UNTIL APPROVAL IS GIVEN BY ENGINEER.
 - VERTICAL PI'S SHALL BE CONSTRUCTED USING STANDARD BENDS AND OR BY PROVIDING JOINT DEFLECTIONS NOT TO EXCEED 75% OF PIPE MANUFACTURER'S MAXIMUM RECOMMENDATIONS.

1 TYPICAL VERTICAL WATERLINE ADJUSTMENT
NOT TO SCALE



HORIZONTAL BLOCKING TABLE

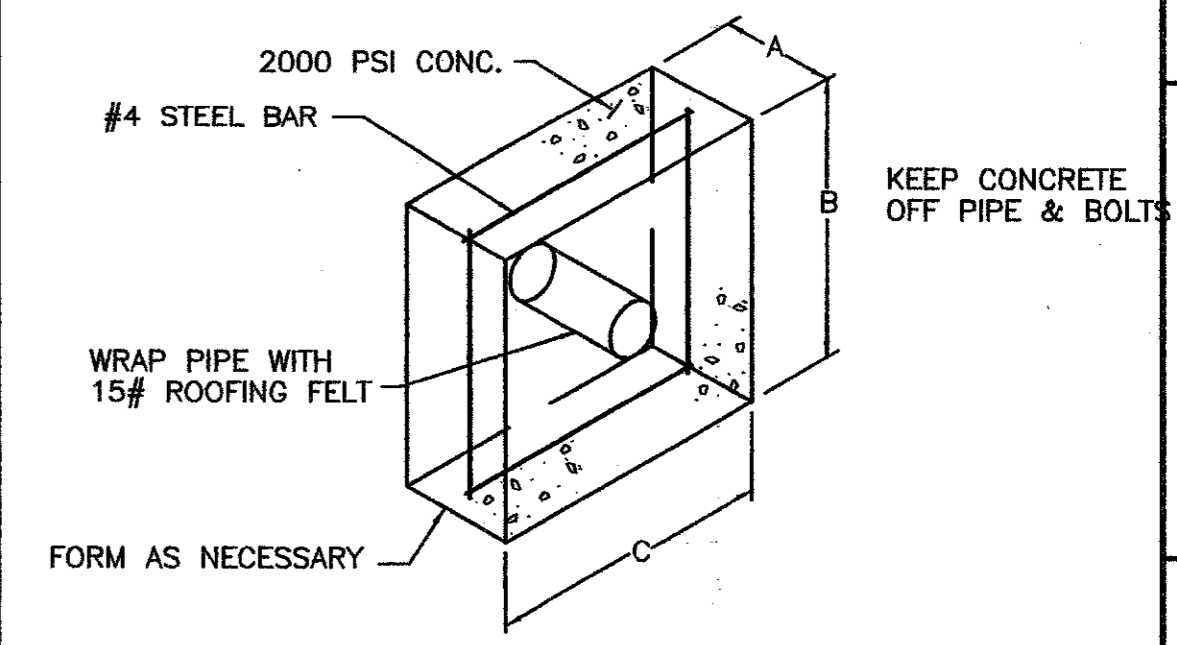
PIPE SIZE (IN)	DEPTH OF COVER TO CL PIPE (FT)	TEST PRESSURE (LBS)	DEAD END AND TEE	90 BEND	45 BEND	22.5 BEND	11.25 BEND	5 DEFLECT.	*X\"-DIM. FT.
8	3.8	150	7,87	11,13	6,02	3,07	1,54	0,69	1,00
			7,540	10,663	5,771	2,942	1,478	0,58	
12	4.0	150	16,96	23,99	12,98	6,62	3,33	1,48	1,25
			16,965	23,992	12,984	6,619	3,326	1,480	
16	4.2	150	28,95	40,95	22,16	11,30	5,68	2,53	1,50
			30,159	42,652	23,083	11,768	5,912	2,631	

- NOTES:
- THRUST BLOCK AREAS SHOWN ARE BASED ON TEST PRESSURES OF 150 P.S.I. AND 250 P.S.F. PER VERTICAL FOOT OF SOIL COVER MEASURED TO CENTERLINE OF PIPE.
 - MINIMUM AREAS SHOWN ARE IN SQUARE FEET AND ARE BASED UPON MIN 3.5 FEET OF COVER TO TOP OF
 - BEARING MUST BE ON UNDISTURBED EARTH.
 - ADJUST THRUST BLOCK AREAS ACCORDINGLY IF PRESSURES, DEPTH OF COVER AND/OR SOIL BEARING VALUE VARIES.

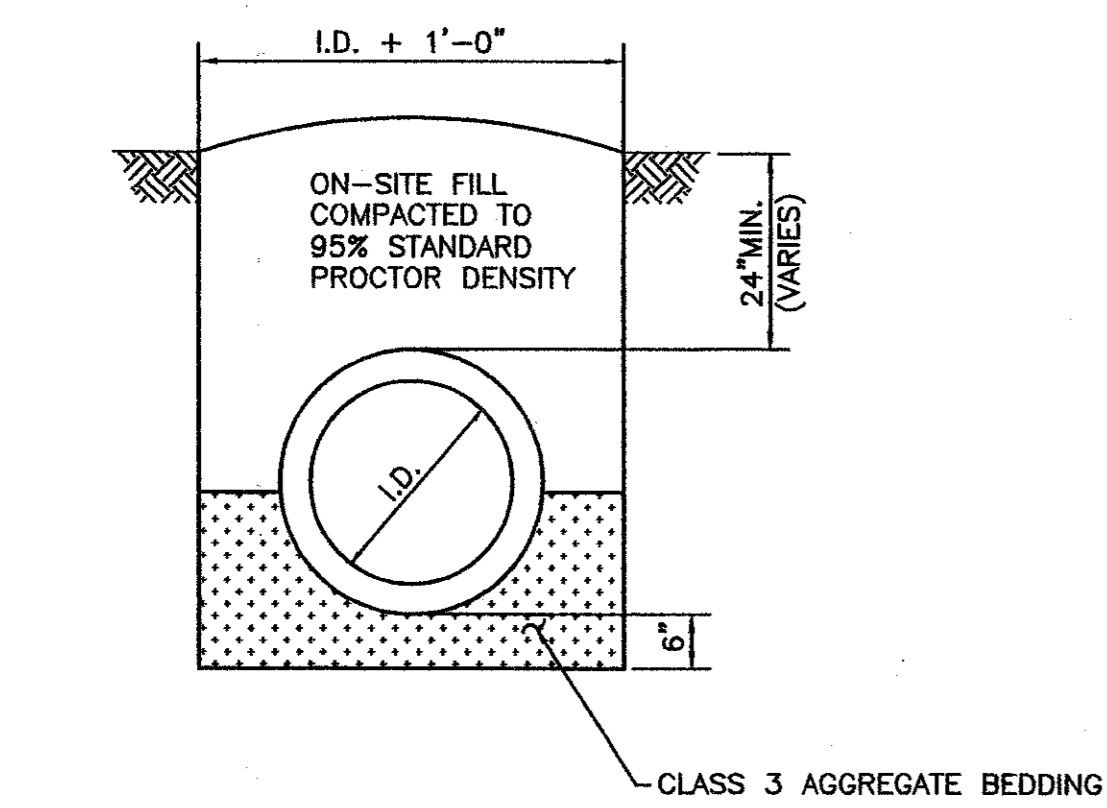
2 TYPICAL BLOCKING DETAIL
NOT TO SCALE

BENDS	90°	45°	22 1/2°	11 1/4°
* VOL. REQ'D. C.F.	28.27	22.61	11.33	5.65
6 A FT.	1.75	1.5	1.0	0.75
B FT.	4.0	3.88	3.36	2.75
C FT.	4.0	3.88	3.36	2.75
* VOL. REQ'D. C.F.	50.27	40.21	20.11	10.05
8 A FT.	2.0	1.75	1.5	1.0
B FT.	5.0	4.8	3.66	3.2
C FT.	5.0	4.8	3.66	3.2
* VOL. REQ'D. C.F.	78.54	62.83	31.41	15.71
10 A FT.	2.25	2.0	1.75	1.5
B FT.	5.9	5.6	4.25	3.25
C FT.	5.9	5.6	4.25	3.25
* VOL. REQ'D. C.F.	153.94	123.15	61.57	30.79
12 A FT.	4.0	3.5	2.0	1.75
B FT.	6.2	6.0	5.54	4.2
C FT.	6.2	6.0	5.54	4.2

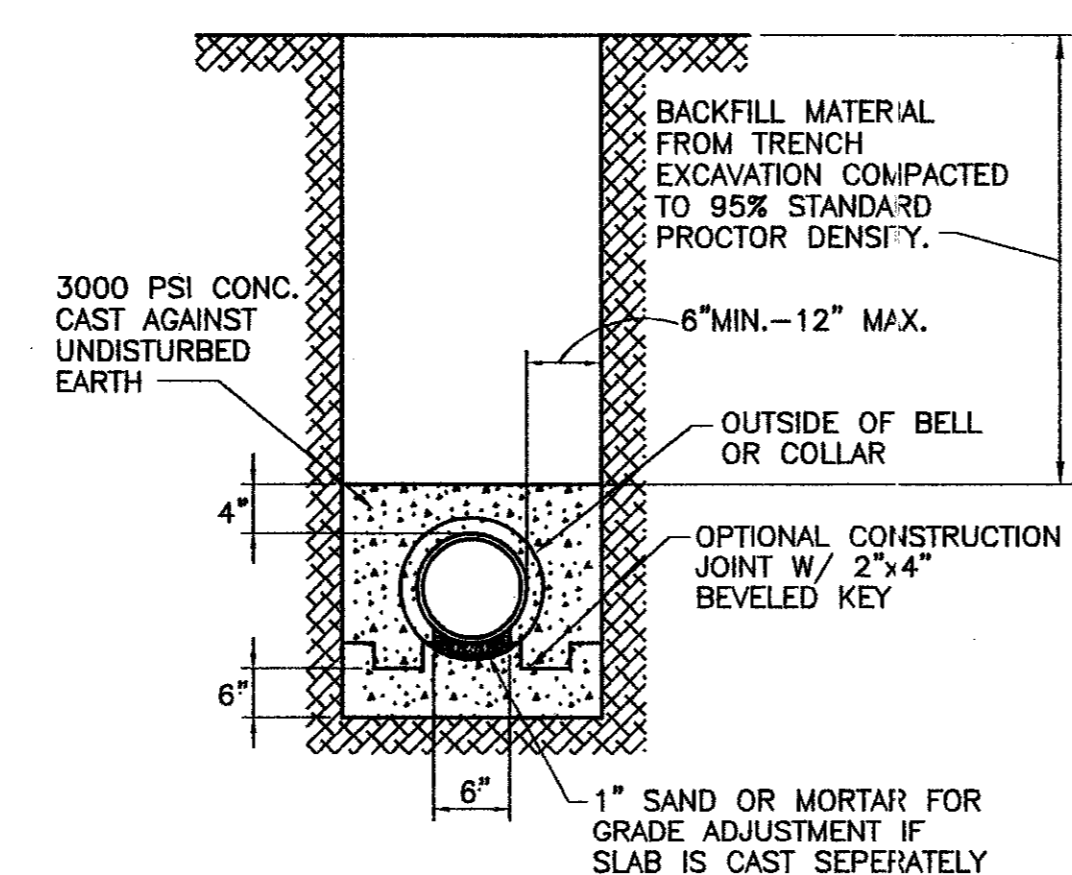
* VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSIG AT THE RATE OF 150 LB. WT. PER CU.FT. OF CONCRETE.



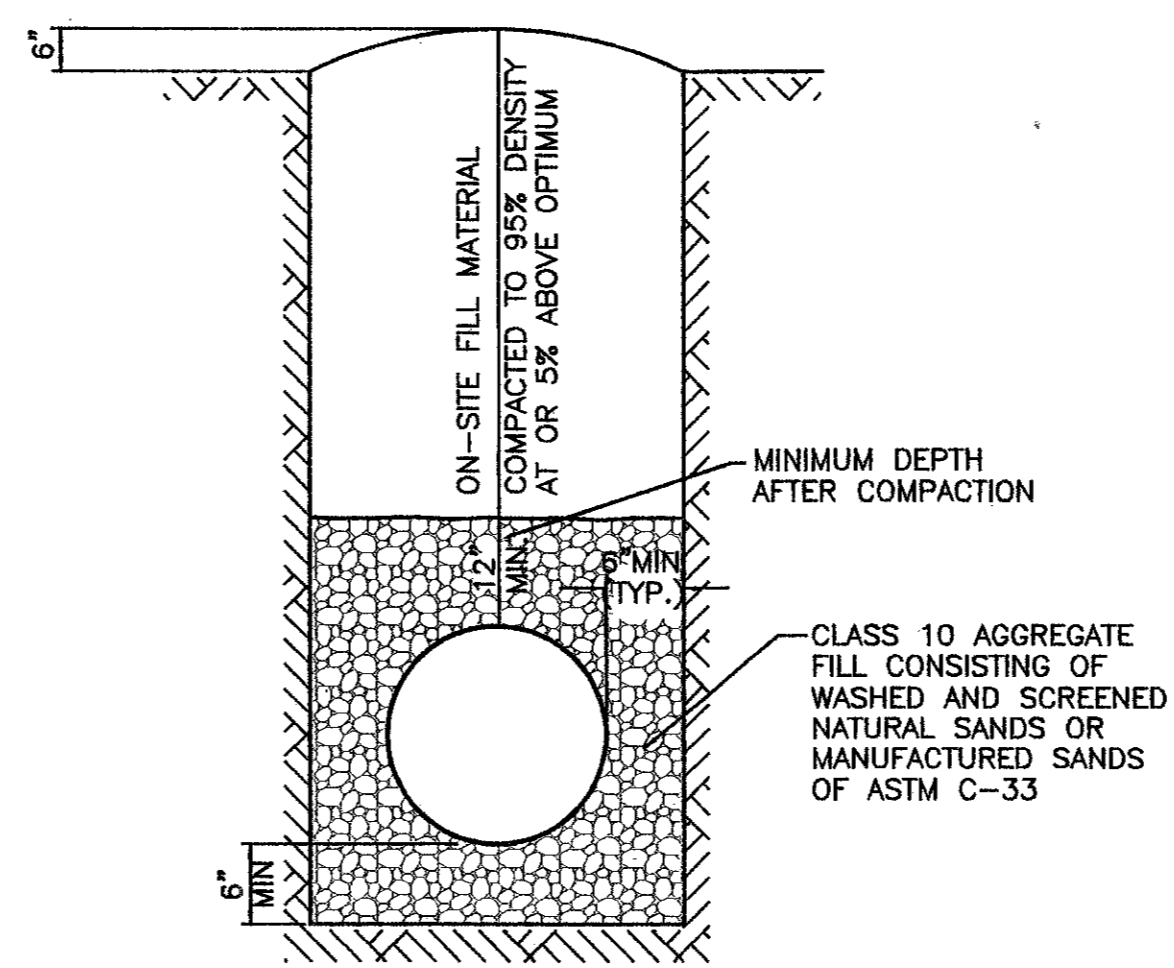
3 VERTICAL TIE-DOWN BLOCK DETAIL
NOT TO SCALE



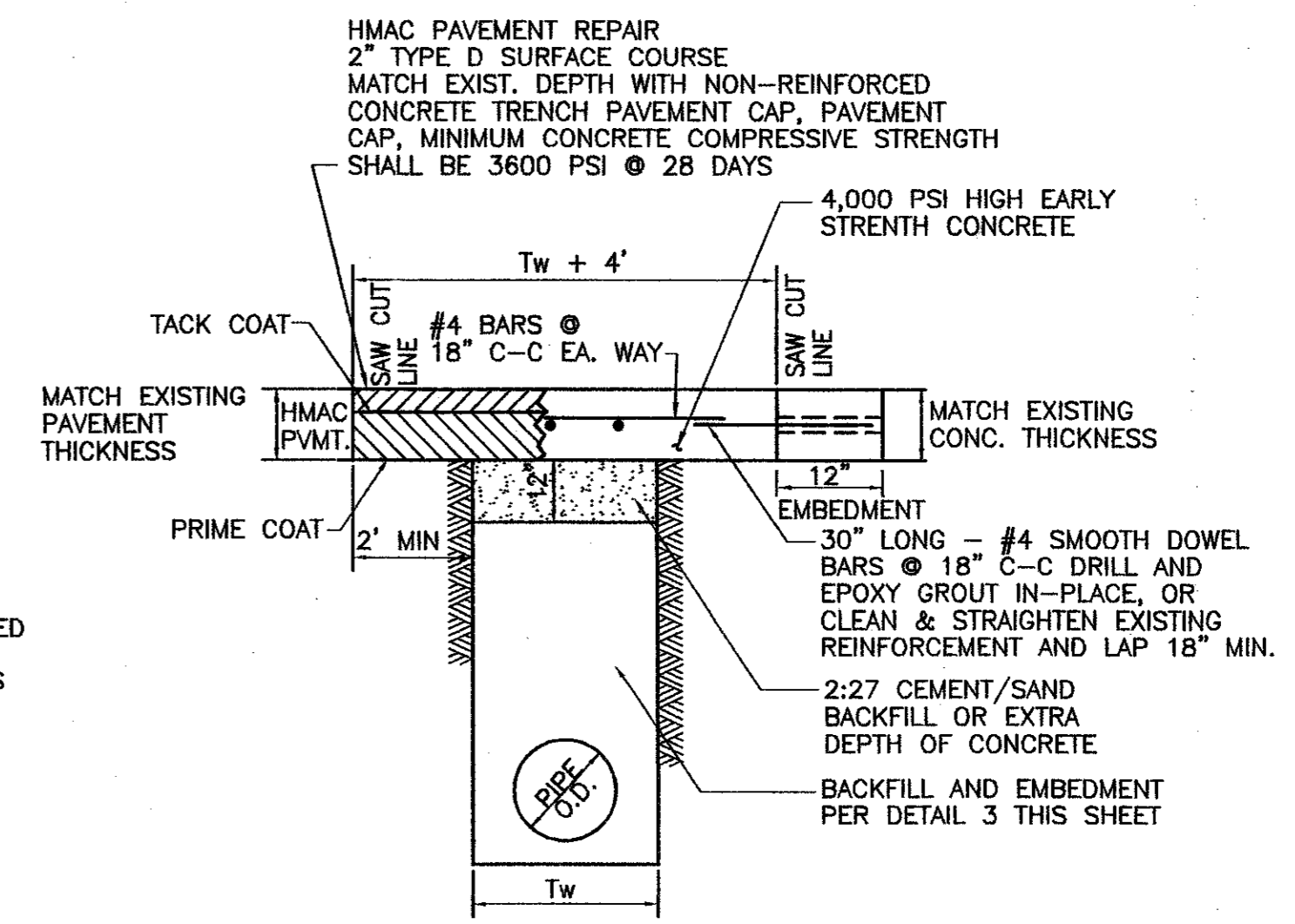
4 STORM DRAIN TRENCH
NOT TO SCALE



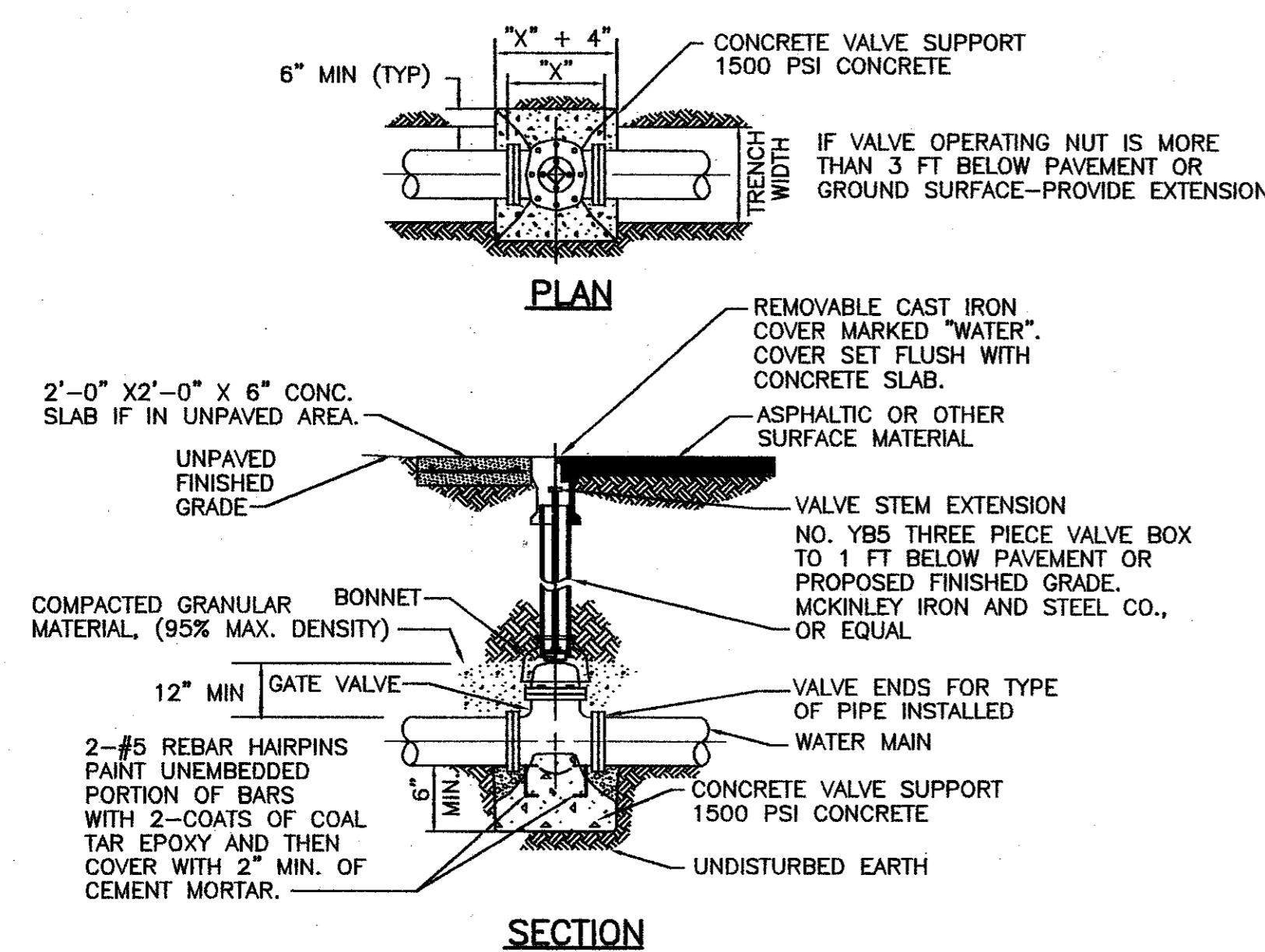
5 TYPICAL CONCRETE ENCASEMENT FOR PIPE
NOT TO SCALE



6 TYPICAL PVC LINE TRENCH DETAIL
NOT TO SCALE

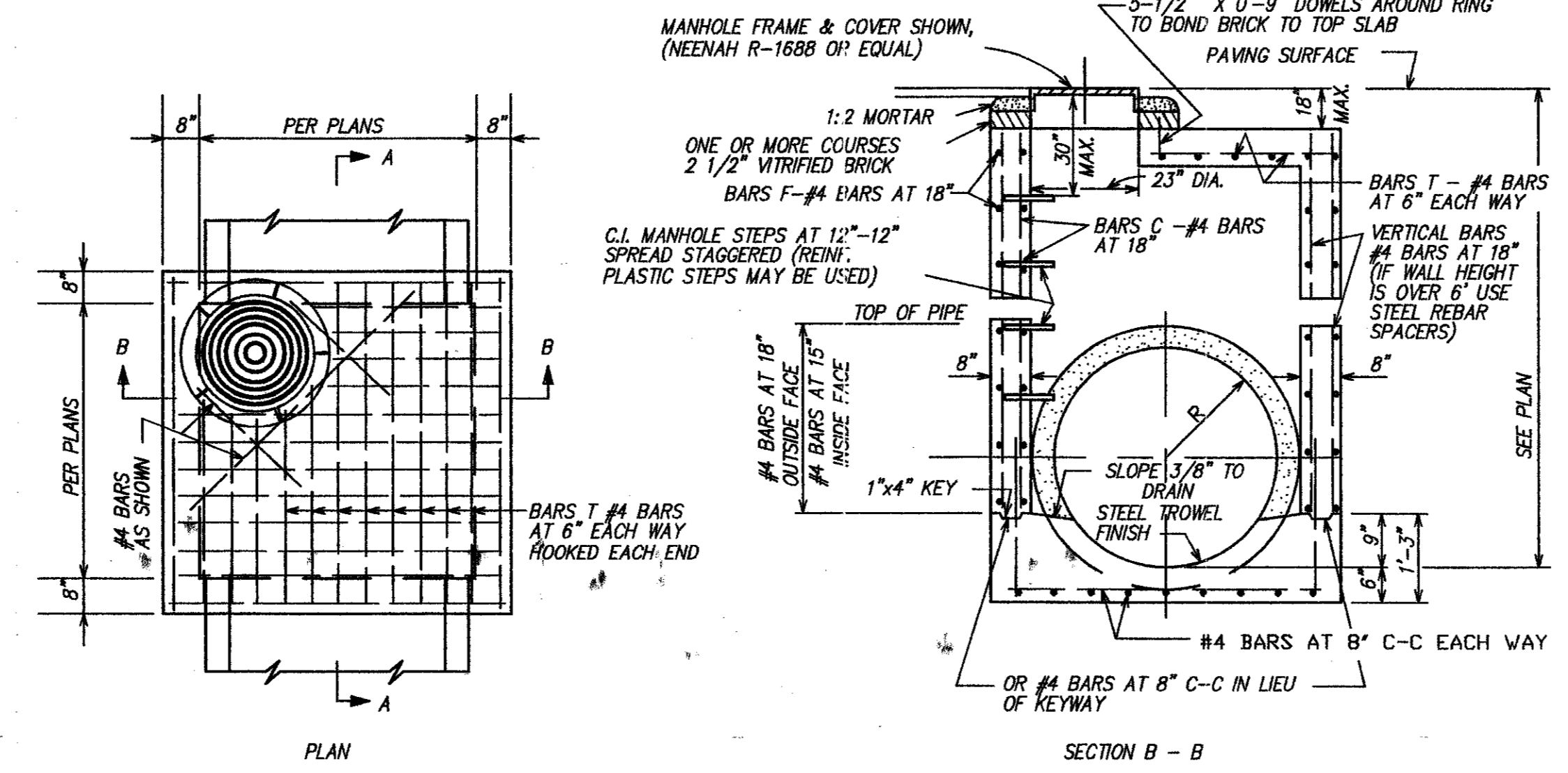


7 TYPICAL PAVEMENT REPAIR TRENCH DETAIL
NOT TO SCALE

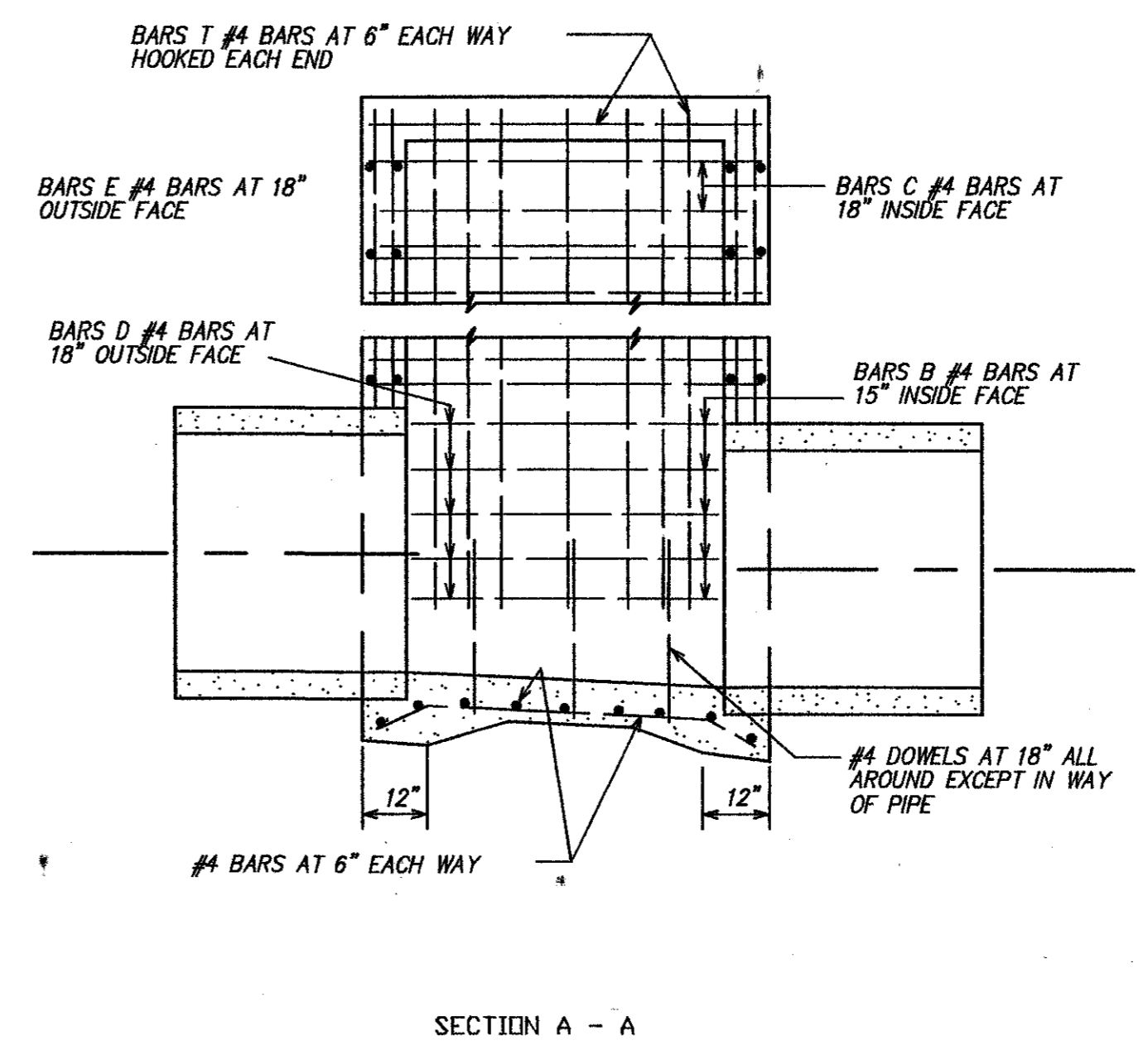


- NOTES:
- ALL BURIED VALVES SHALL BE PROVIDED W/EXTENSION STEM OPERATOR W/ 2\"/>
 - COAT BURIED PIPE & VALVE BOX PER SPECIFICATIONS. WRAP WITH 8 MIL POLYETHYLENE.
 - CLEAN VALVE BOX OF ALL DEBRIS AND SOIL.
 - VALVE SIZE & TYPE AS SHOWN ON PLANS.

8 TYP. VALVE, VALVE BOX, AND EXTENSION INSTALLATION DETAIL
NOT TO SCALE



9 STORM DRAIN MANHOLE
NOT TO SCALE



TYPICAL CORNER DETAIL
PLAN VIEW

RECORD DRAWING
BASED ON THE INFORMATION SUPPLIED BY THE CONTRACTOR
DATE: 3-3-00
BY: THH

THE SEAL, APPROVED BY THIS BOARD, IS VALID ONLY IF THE SEAL IS SIGNED, SEALED AND DATED BY THE ENGINEER.
ENGINEER: TRICIA H. HATLEY
TEXAS REGISTRATION NO. 83282
DATE: OCT. 6, 1999



FREESE-NICHOLS
341 W. MacArthur Blvd., Suite 230-E
Dallas, TX 75244
214-920-9200

OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
ADDISON, TEXAS
SITEWORK PLANS
UTILITY DETAILS

NO.	REVISION	DATE	BY	DATE	FILE	DESIGNED	DRAWN	REVIEWED	CHECKED	THH
1	PER CONTRACTOR REF 1\"/>	4/30/99	MDW	7-26-99	206DET-UTIL	MDW	MDW	MDW	MDW	THH

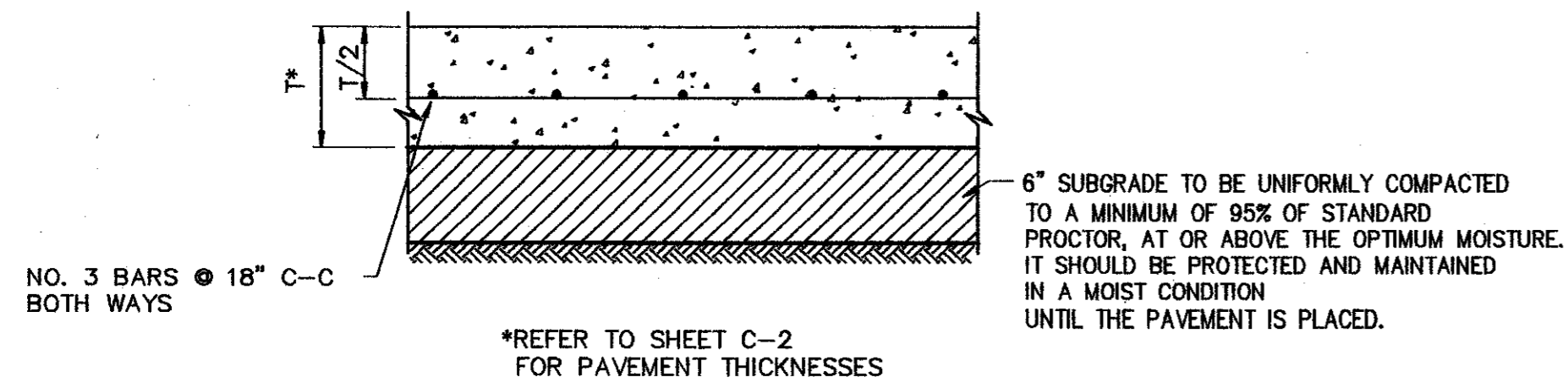
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE

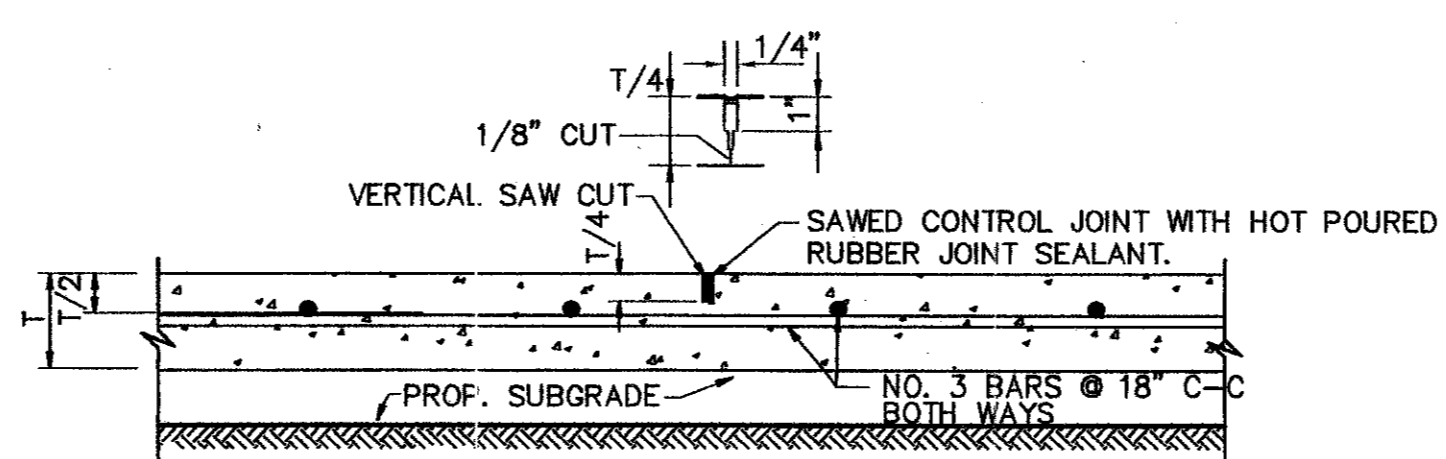
SHEET **C-11**

SEQ. 14 OF 16

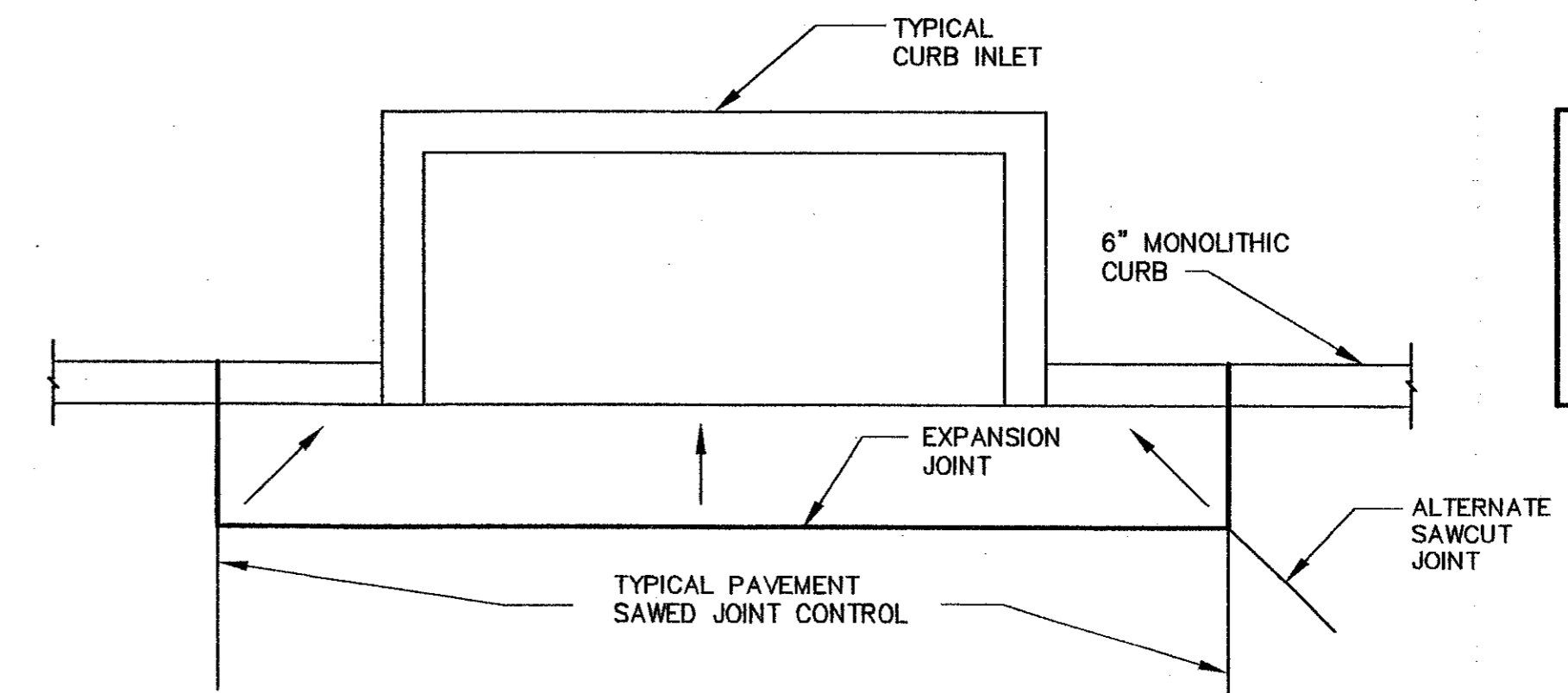
"AS-BUILTS"



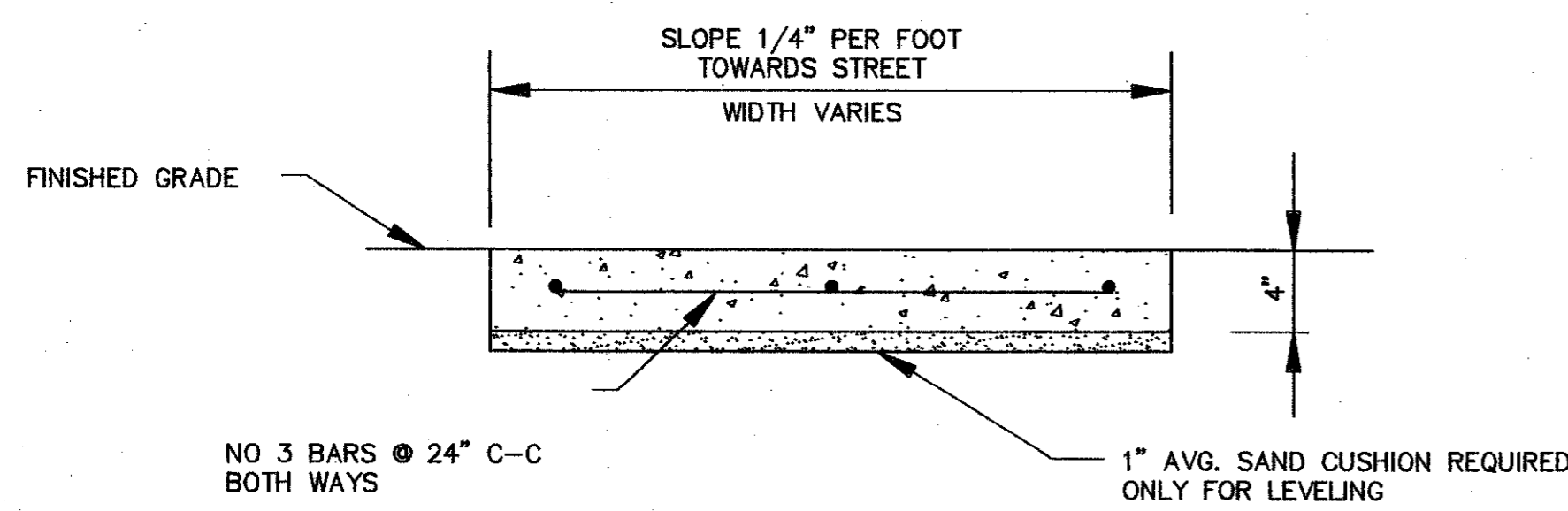
1 TYPICAL PAVING SECTION
NOT TO SCALE



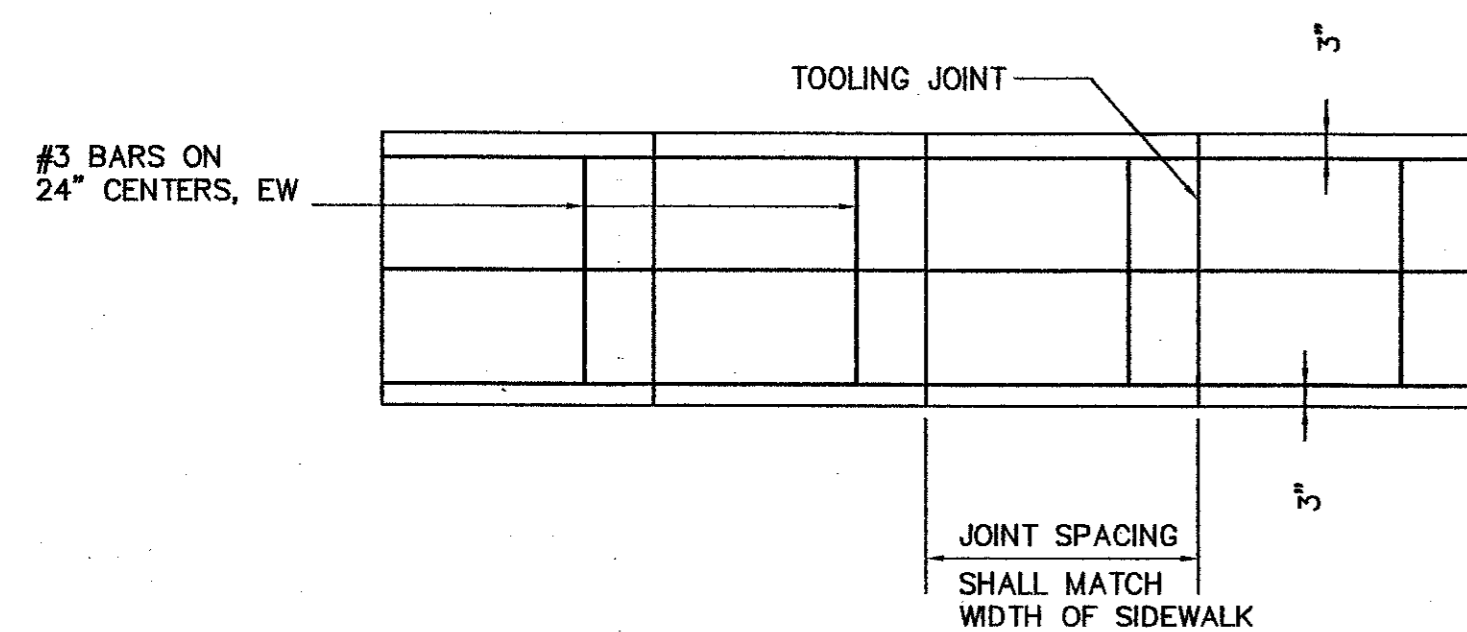
2 SAWED CONTROL JOINT
NOT TO SCALE



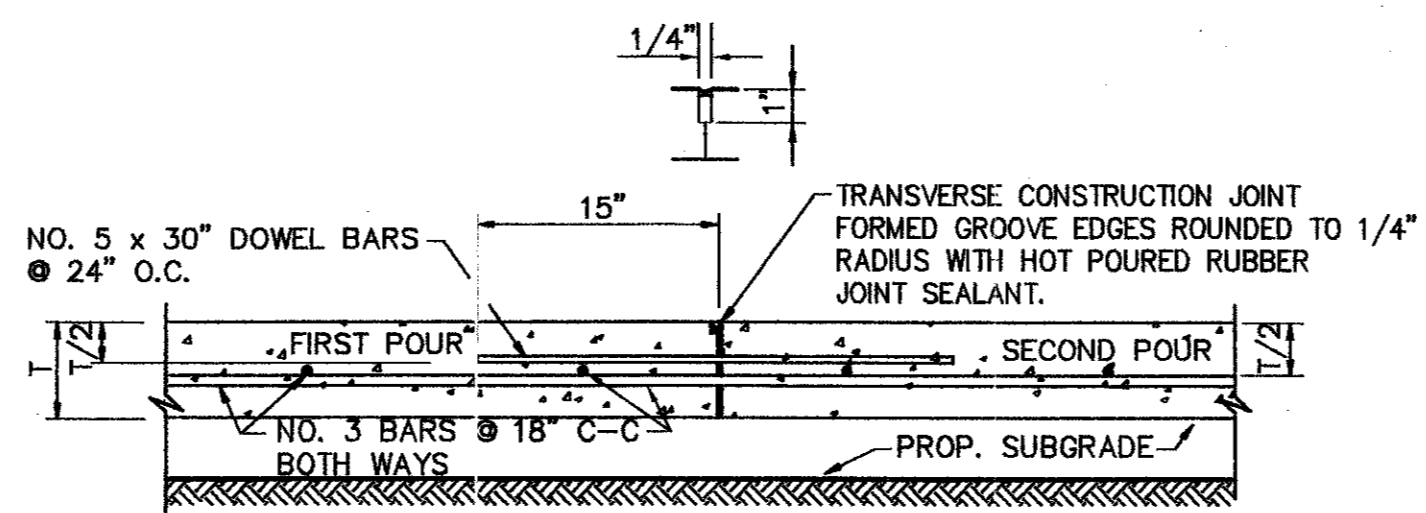
3 SAWCUT JOINTS AT CURB INLETS
NOT TO SCALE



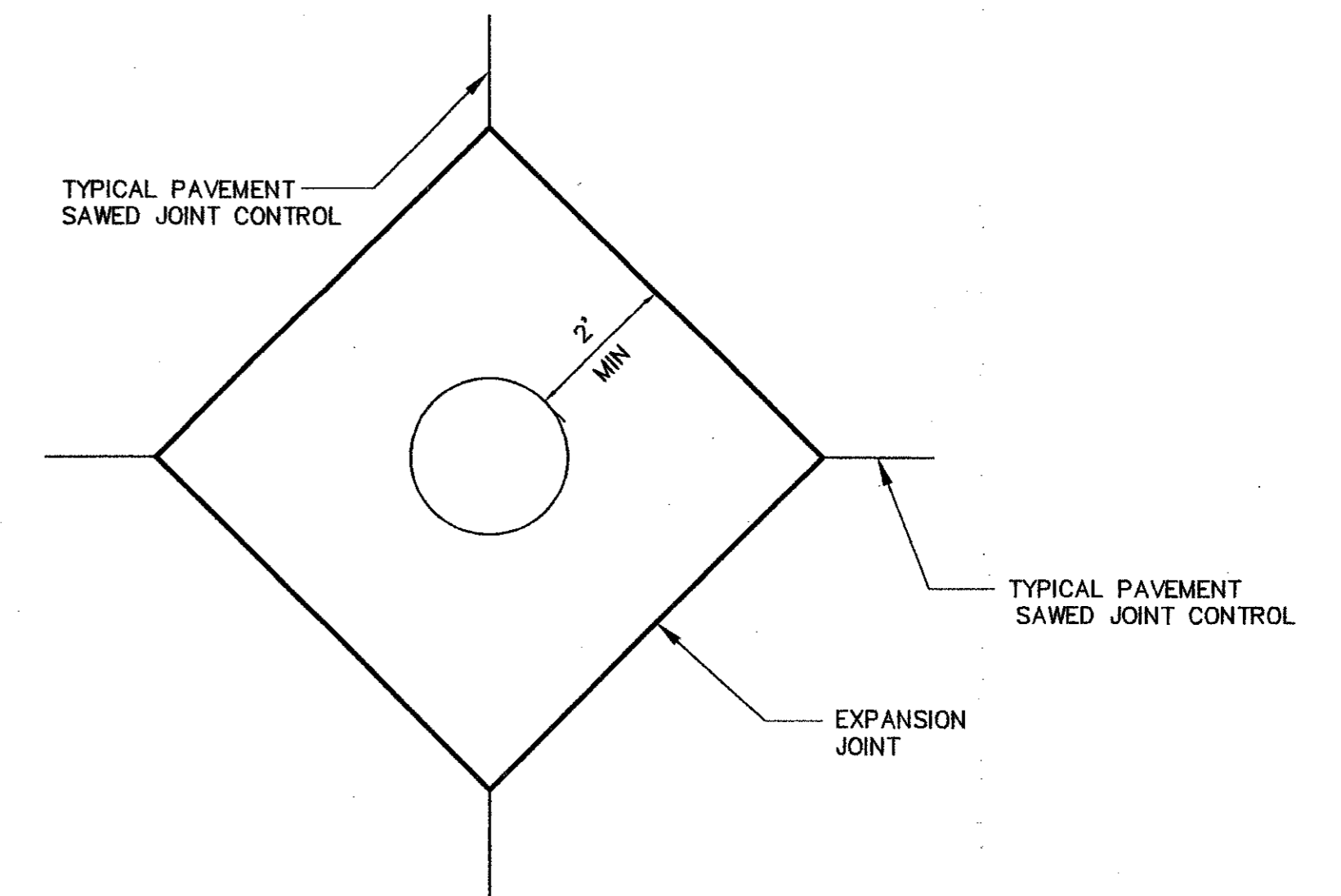
- NOTES:
1. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS.
 2. EXPANSION JOINTS SHALL BE 1/2" THICK REDWOOD FOR FULL DEPTH OF SIDEWALK AND SHALL INCLUDE GREASED 24" SMOOTH 1/2" DIA. DOWEL STEEL BARS WITH CAPS.



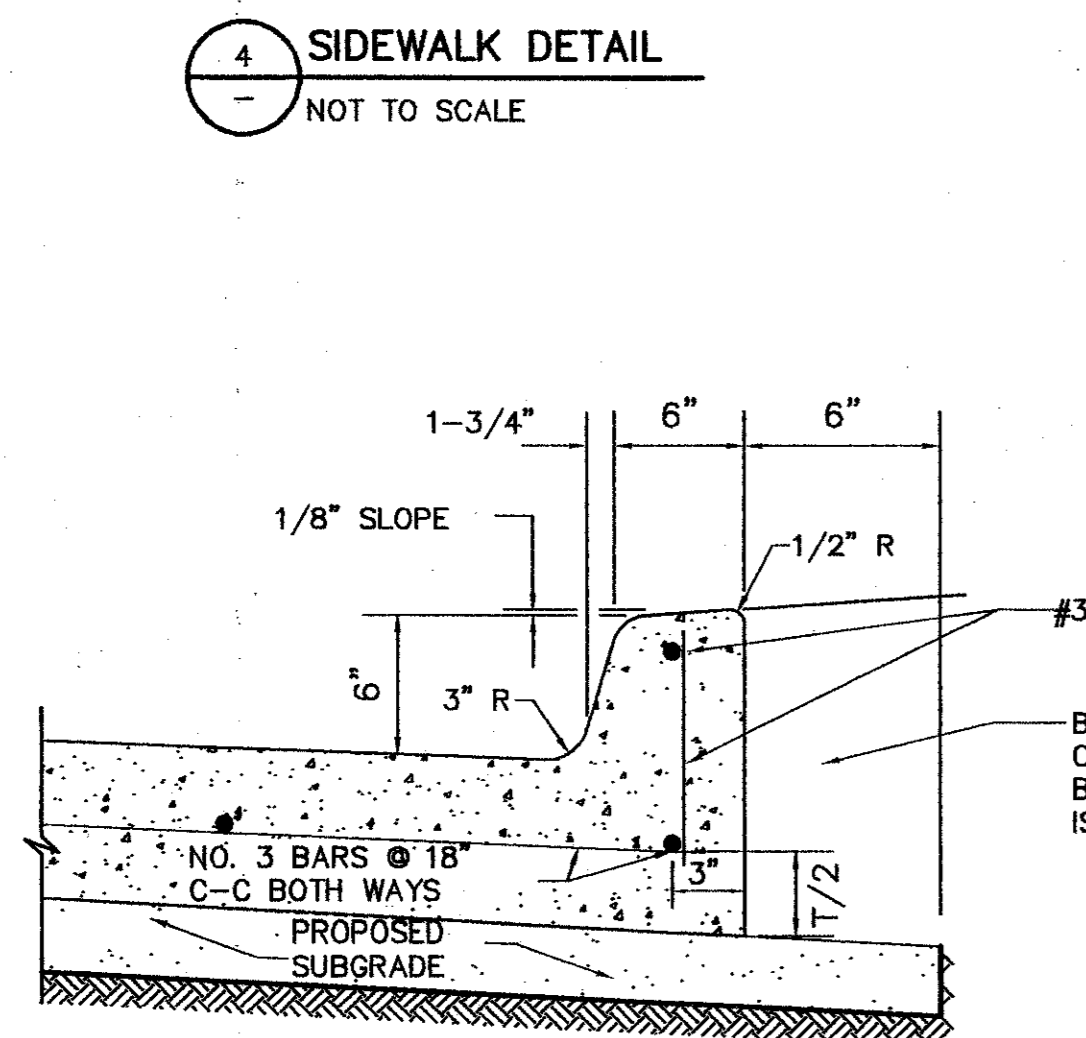
5 TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE



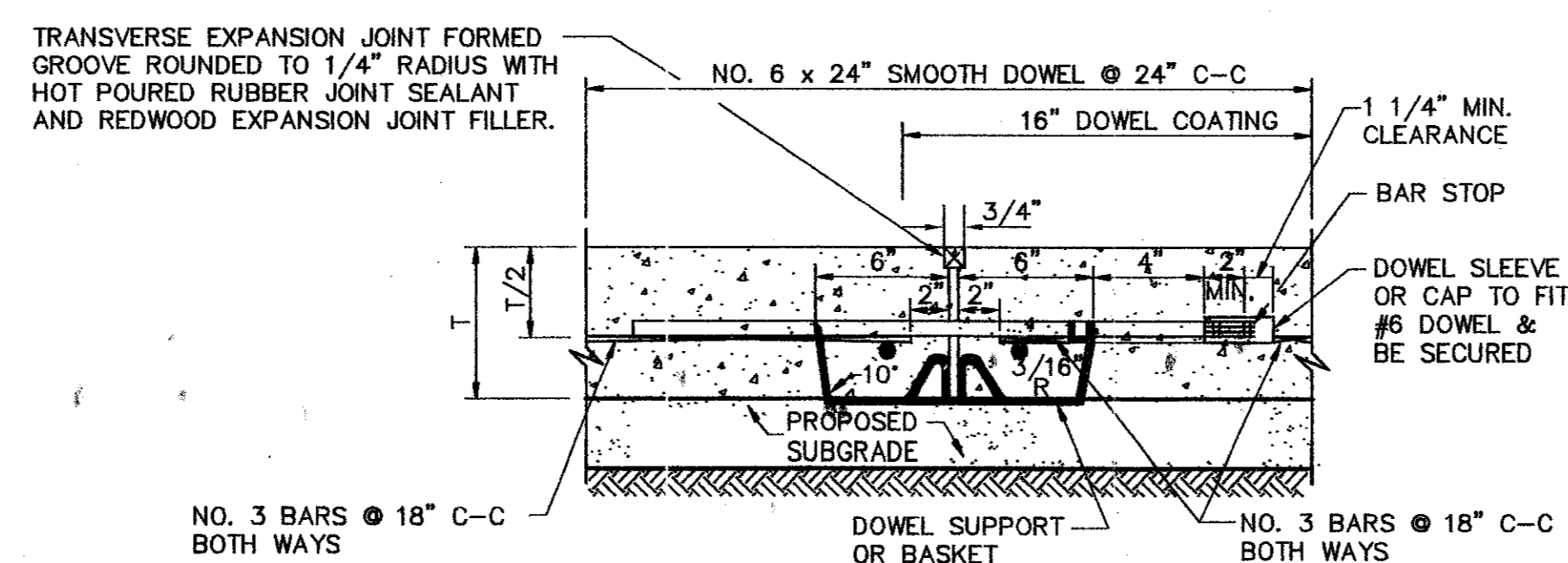
6 LONGITUDINAL CONSTRUCTION JOINT
NOT TO SCALE



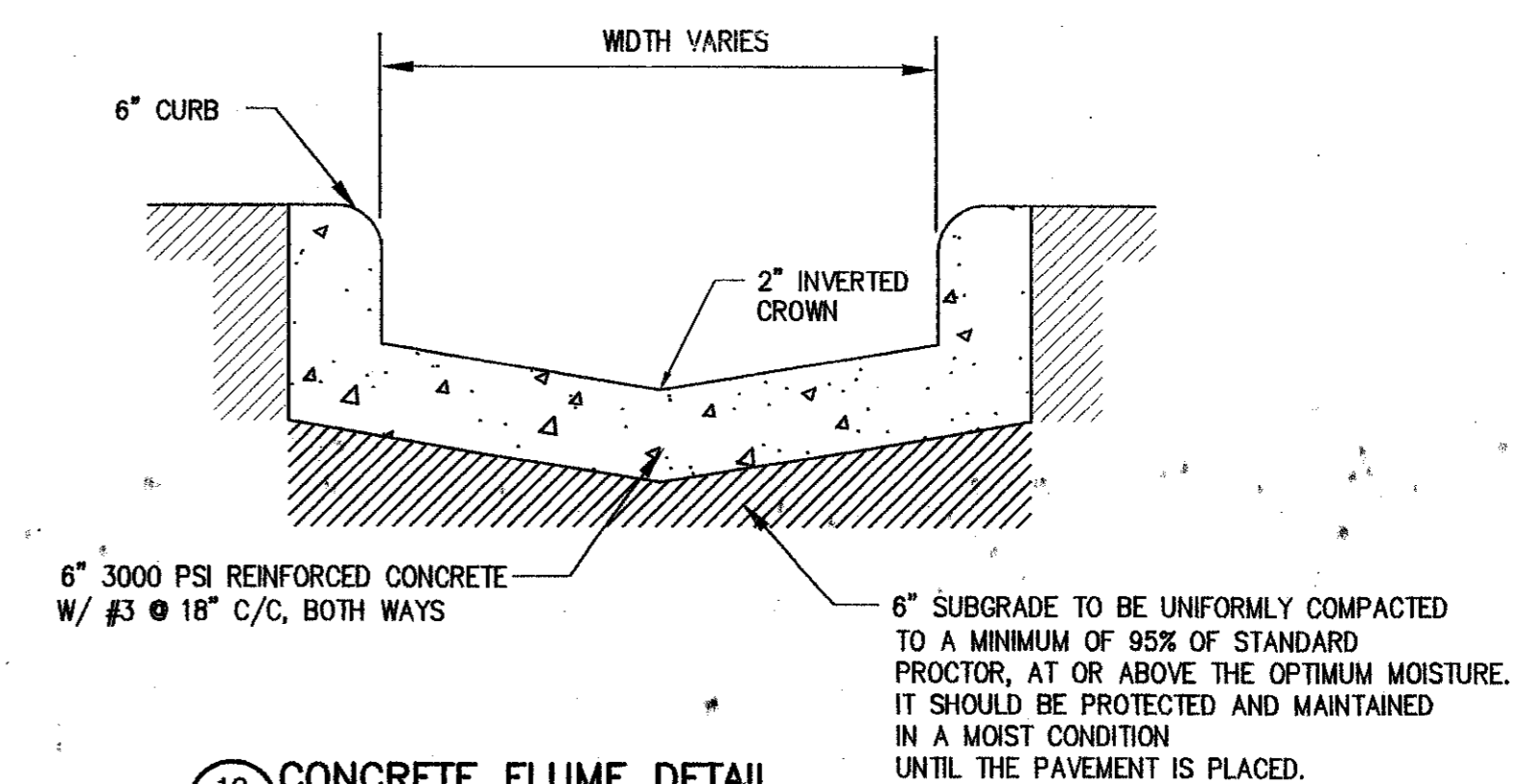
7 SAWCUT JOINTS AT MANHOLES
NOT TO SCALE



8 MONOLITHIC CURB DETAIL
NOT TO SCALE



9 TRANSVERSE EXPANSION JOINT
NOT TO SCALE



10 CONCRETE FLUME DETAIL
NOT TO SCALE

RECORD DRAWING
BASED ON THE INFORMATION
SUPPLIED BY THE CONTRACTOR
DATE: 3-9-99
T.H.H.

THE SEAL, SIGNATURE AND TITLE OF THE REGISTERED PROFESSIONAL ENGINEER MUST BE SHOWN AND DATED BY THE ENGINEER.
ENGINEER: TRICIA H. HATLEY
TEXAS REGISTRATION NO.: 83282
DATE: OCT. 5, 1998



FREESE-NICHOLS
341 W. Woodbridge Lane, Suite 200-E
Dallas, TX 75247
214-920-2500

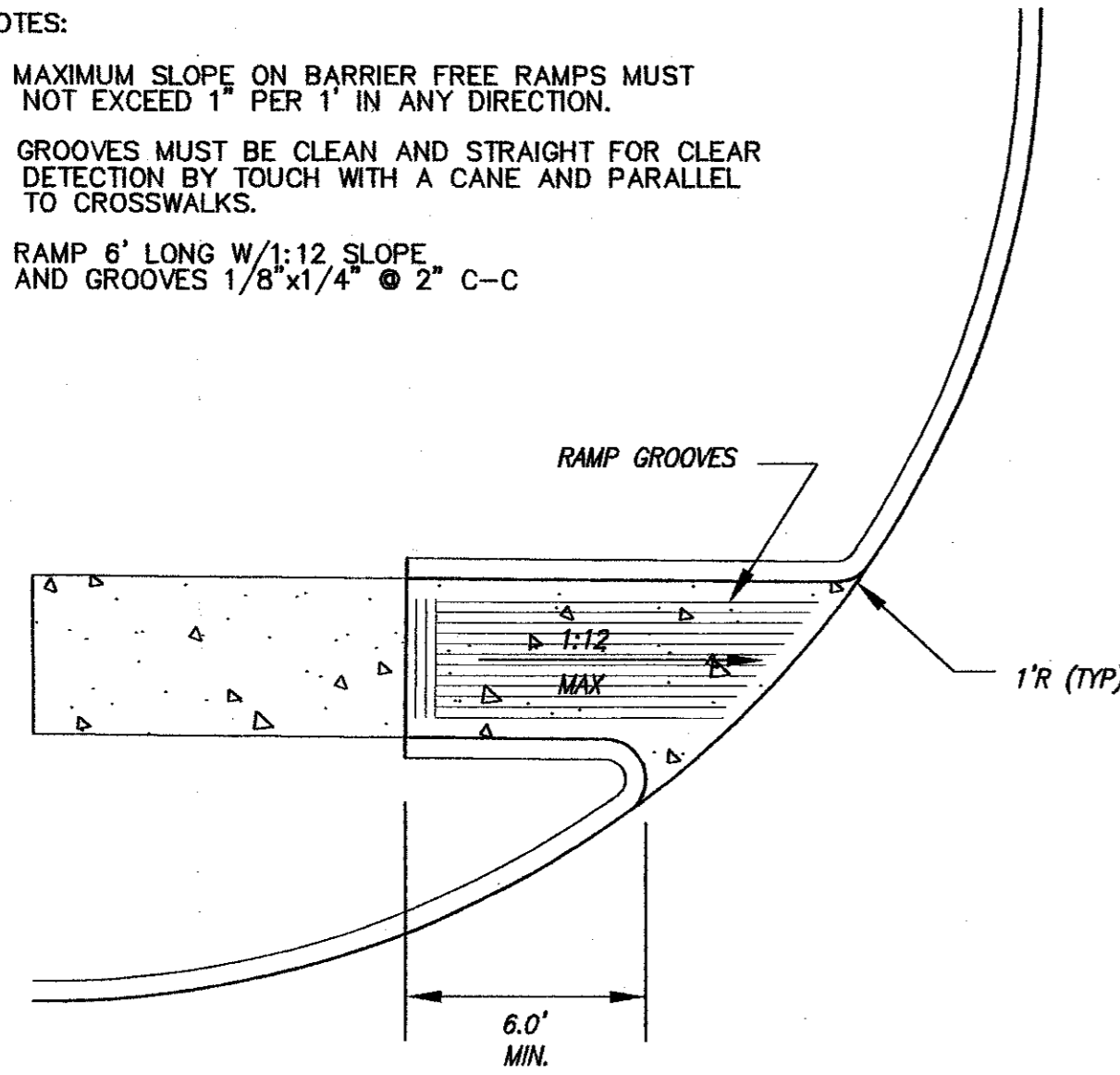
OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
ADDISON, TEXAS
SITWORK PLANS
PAVING DETAILS

REV. NO.	DATE	BY	DESCRIPTION
1	4/20/99	MDW	PER CONTRACTOR 18" 1" AND 8"
2	7-26-99	MDW	DESIGNED
3		MDW	DRAWN
4		MDW	REVISED
5		THH	CHECKED

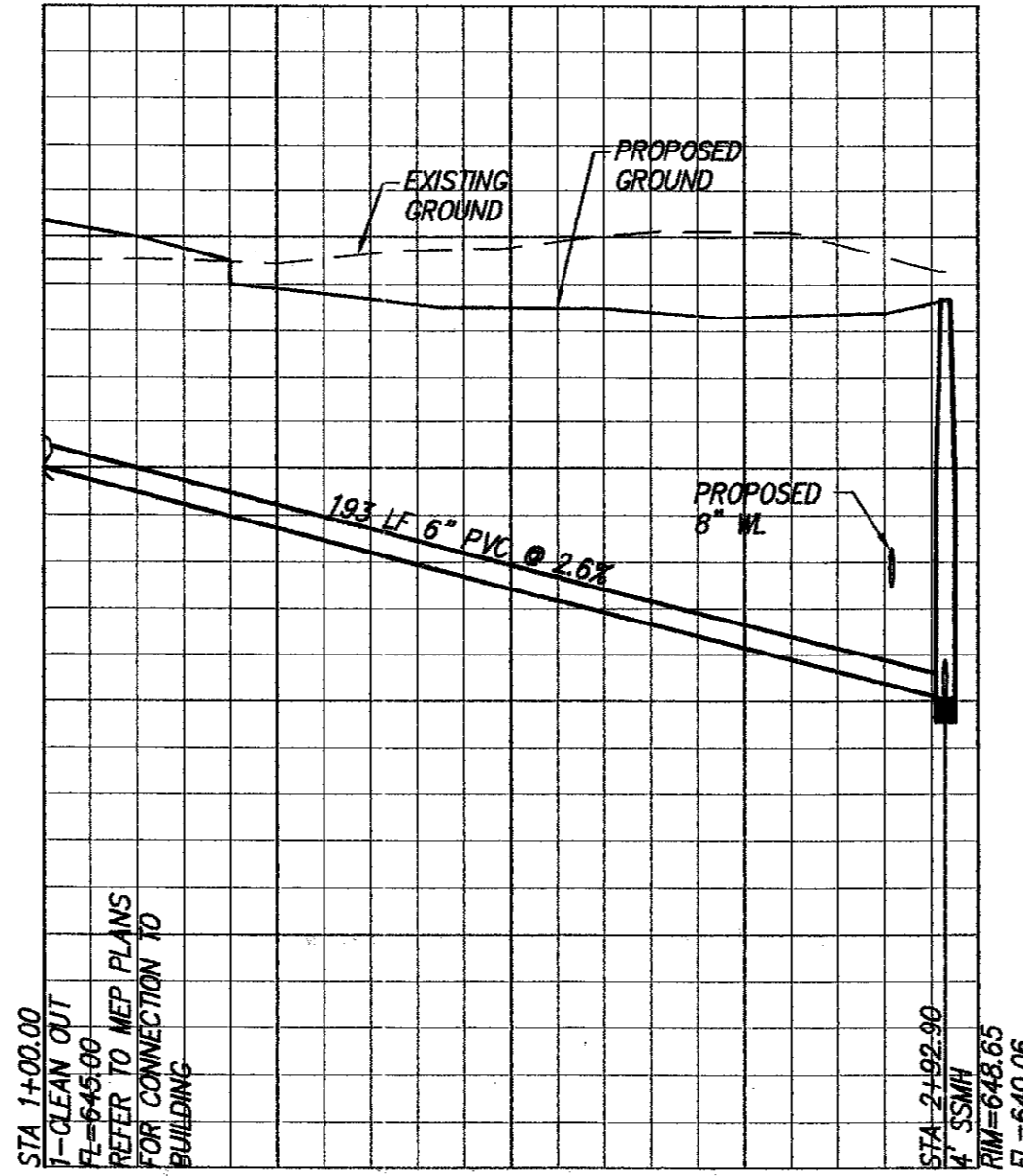
"AS-BUILTS"

NOTES:

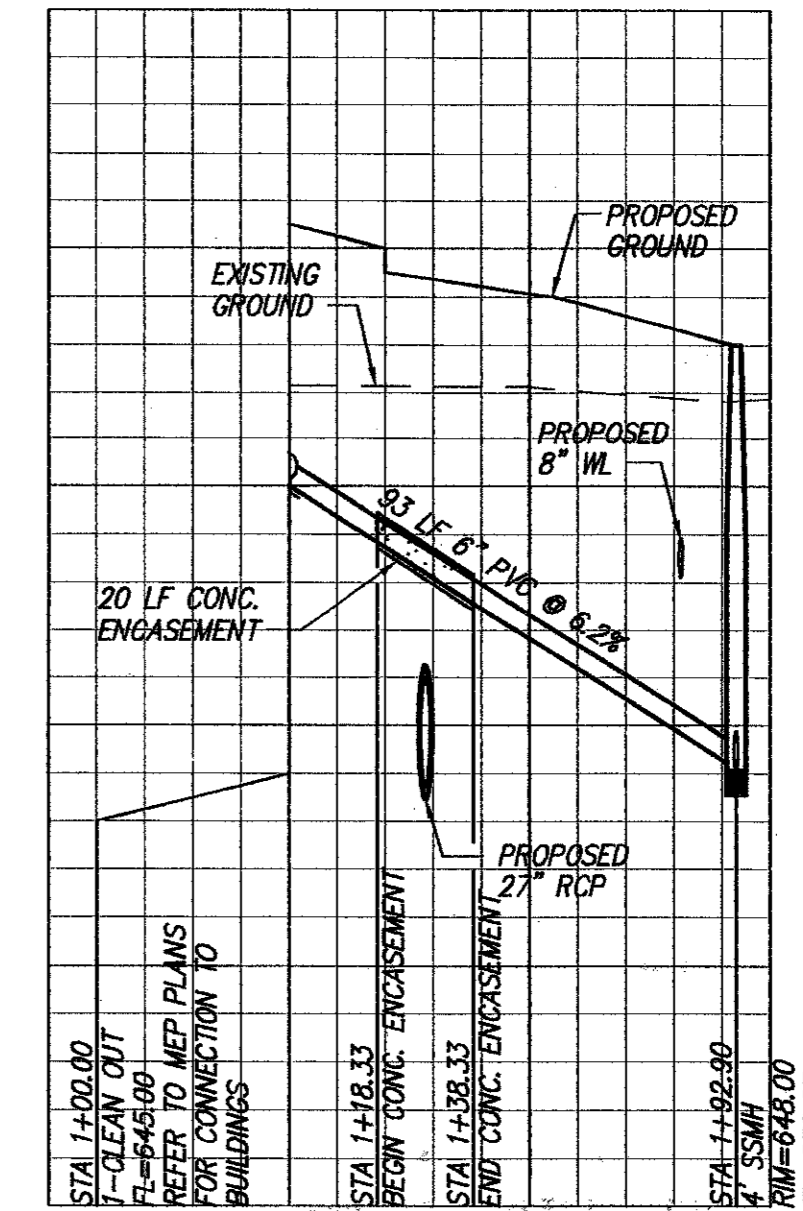
1. MAXIMUM SLOPE ON BARRIER FREE RAMPS MUST NOT EXCEED 1" PER 1' IN ANY DIRECTION.
2. GROOVES MUST BE CLEAN AND STRAIGHT FOR CLEAR DETECTION BY TOUCH WITH A CANE AND PARALLEL TO CROSSWALKS.
3. RAMP 6' LONG W/1:12 SLOPE AND GROOVES 1/8" x 1/4" @ 2" C-C



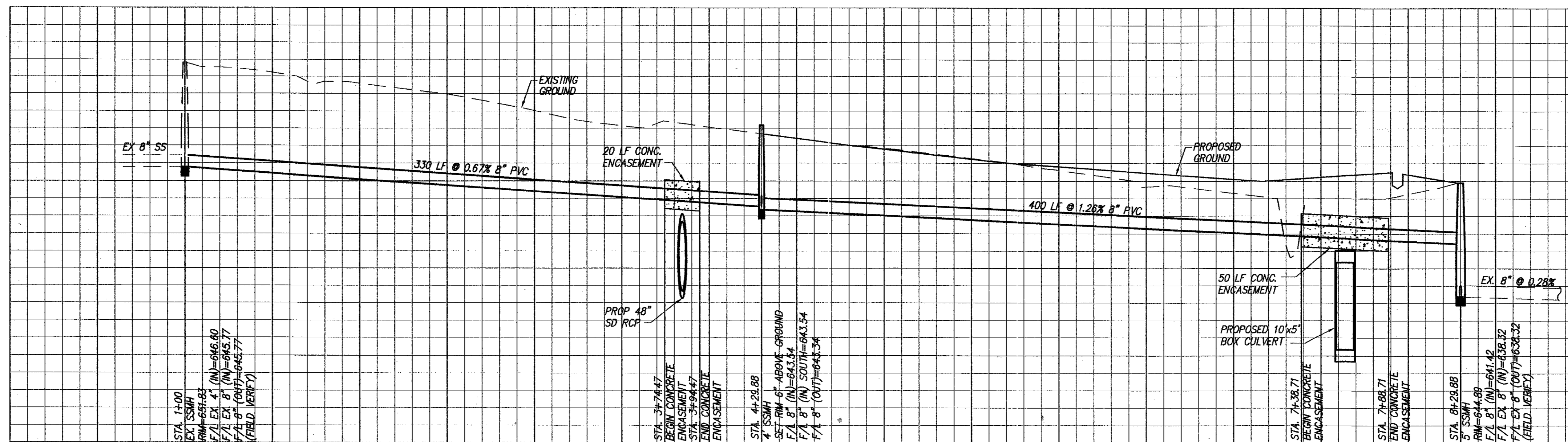
CURB RAMP DETAIL
NOT TO SCALE



SANITARY SEWER PROFILE - LINE A
SCALE: 1"=40' HORIZ.
1"=4' VERT.



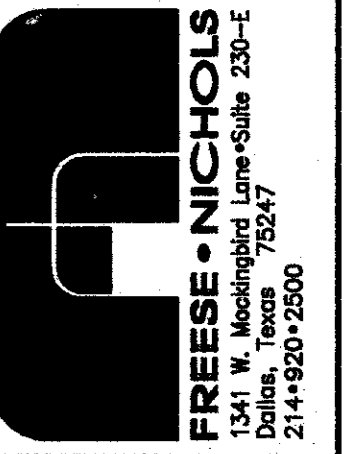
SANITARY SEWER PROFILE - LINE B
SCALE: 1"=40' HORIZ.
1"=4' VERT.



SANITARY SEWER PROFILE - LINE C
SCALE: 1"=40' HORIZ.
1"=4' VERT.

RECORD DRAWING
BASED ON THE INFORMATION
SUPPLIED BY THE CONTRACTOR
DATE: 5-3-00 T.D. THH

THIS DRAWING IS THE PROPERTY
OF THE ENGINEER. IT IS TO BE USED
ONLY FOR THE PROJECT AND NOT TO BE
REPRODUCED OR COPIED IN ANY MANNER
WITHOUT THE WRITTEN CONSENT OF THE
ENGINEER. TRICIA H. HATLEY
TEXAS REGISTRATION NO. 83282
DATE: OCT. 6, 1989



OMNIPLAN ARCHITECTS
SOJOURN OFFICE CENTER
ADDISON, TEXAS
SITework PLANS
MISCELLANEOUS DETAILS & SEWER PROFILES

NO. / REVISION	BY	DATE	PLAN JOB NO.
1 / PER CONTRACTOR SET 1" AND 2"	MDW	4/20/99	OMP99206
2 / REVISED PER RAISING FF 1 FOOT	MDW	5/3/99	FILE 206DET-MISC
3 / REVISED PER CITY COMMENTS	GG	7/28/99	DATE 7-26-99
VERIFY SCALE	DESIGNED	MDW	DRAWN
0	REVISION	GAH	CHECKED
			THH

SHEET **C-13**

SEQ. 16 OF 16

"AS-BUILTS"