

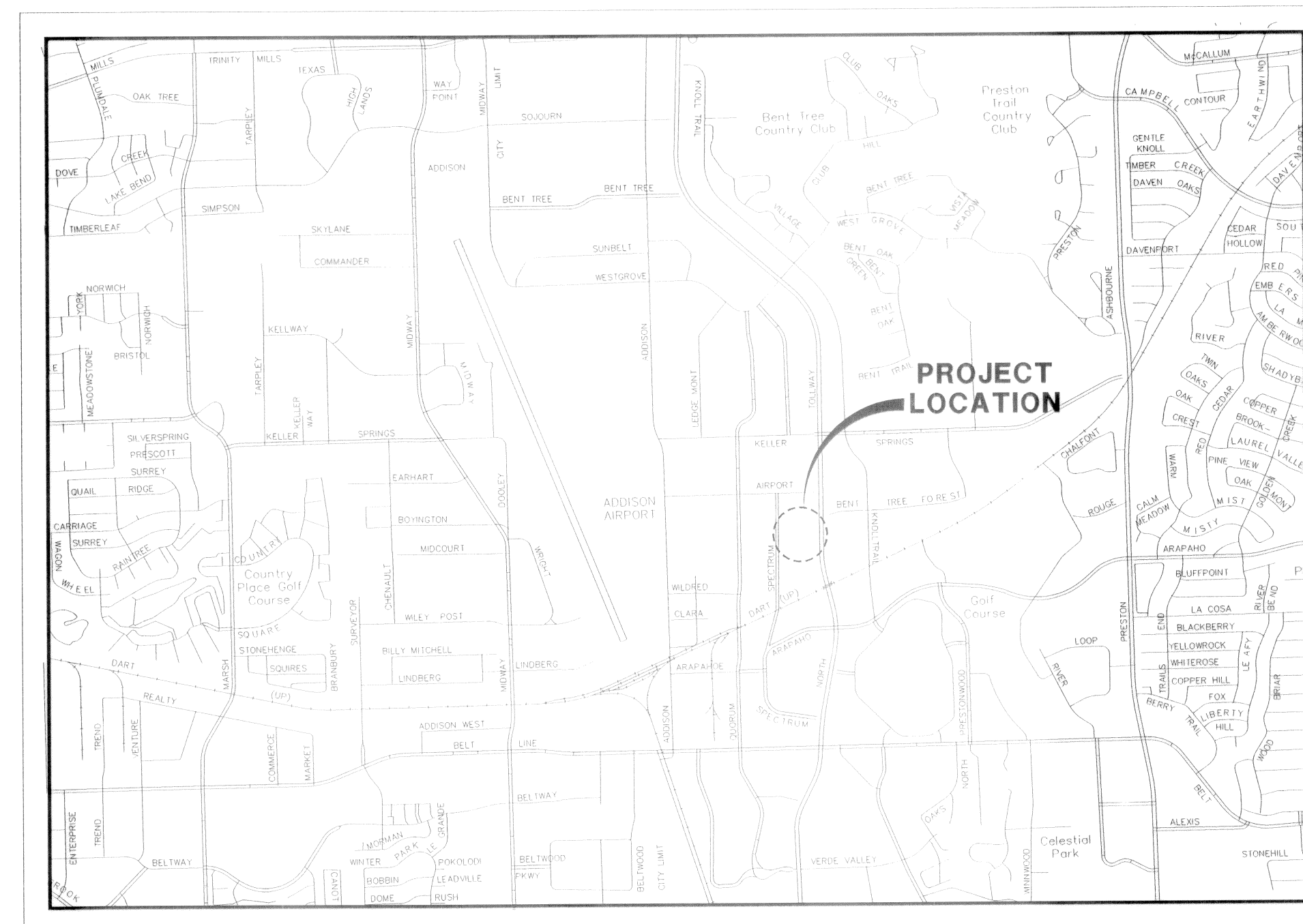
SNK DEVELOPMENT INC.

CONSTRUCTION PLANS FOR MIXED USE DEVELOPMENT

TOWN OF ADDISON

PW#: 2006-002

SHEET NO.	DESCRIPTION
1	GENERAL NOTES & DETAILS
2-3	FINAL PLAT
4	DIMENSIONAL CONTROL
5	EROSION CONTROL PLAN
6	DRAINAGE AREA MAP & CALCULATIONS
7	STORM SEWER PLAN
7A	STORM SEWER PROFILES
8	WATER & SANITARY SEWER PLAN
9	12" WATER & SANITARY SEWER PROFILES
10	PAVING & GRADING PLAN
11	PAVING PLAN/PROFILE



LOCATION MAP

G&A JOB NO. 1057-06

APRIL 2007

RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY



GRANTHAM & ASSOCIATES
P.C. 0054708
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY:
BRUCE R. GRANTHAM
ON 11/10/09
ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER
NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING
PRACTICE ACT.

OWNER & APPLICANT:

SNK DEVELOPMENT INC.
2522 MCKINNEY AVENUE
SUITE 201
DALLAS, TX. 75201
(214) 550-8005

ENGINEER:

g&a Grantham & Associates
Civil Engineering

1919 S. SHILOH ROAD
SUITE 440, L.B. 8
GARLAND, TEXAS 75042

NO.	DATE	REVISION	APPROV.
1.	5/21/07	ADDED PAVEMENT NOTE	B.R.G
2.	11/16/07	ADDED MODIFIED RECESSED INLET DETAIL	B.R.G
3.	3/12/08	REVISED TYPICAL SECTION	B.R.G

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT (NCTCOG) STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED. IN THE EVENT OF A CONFLICT, THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY DURING CONSTRUCTION AND WILL PROVIDE THE NECESSARY TRAFFIC BARRICADES AND WARNING SIGNAGE TO PROTECT THE CONSTRUCTION SITE. ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC. FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE 2006 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS CURRENTLY AMENDED, BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- NO PERSON SHALL OPEN, TURN OFF, INTERFERE WITH, ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE TOWN UNLESS DULY AUTHORIZED TO DO SO BY THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT. ARRANGEMENTS FOR CONSTRUCTION WATER SHALL BE MADE THROUGH THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL MAINTAIN ADEQUATE SANITARY FACILITIES FOR USE BY WORKERS THROUGHOUT CONSTRUCTION.
- NO TRAFFIC SIGNS ARE TO BE RELOCATED OR REMOVED WITHOUT PRIOR APPROVAL OF THE TOWN OF ADDISON PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENT OR REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF GRANTHAM & ASSOCIATES, REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE PLANS OF RECORD.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SITE DRAINAGE THROUGHOUT THE DURATION OF THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT ELECTRIC POWER AND TELEPHONE POLES ARE NOT DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP EXCAVATED TRENCHES FREE OF GROUNDWATER DURING CONSTRUCTION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE DEWATERING IN ORDER TO CONTROL GROUNDWATER DURING CONSTRUCTION SUCH THAT IT DOES NOT AFFECT HIS CONSTRUCTION WORK. (NO SEPARATE PAY ITEM).
- EXISTING FACILITIES ARE SHOWN IN APPROXIMATE LOCATIONS PER INFORMATION AND RECORDS AVAILABLE. CONTRACTOR SHALL UNCOVER AND VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.
- ALL DRIVEWAY AND PARKING SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
- REFER TO APPROVED LANDSCAPE ARCHITECTURAL PLANS FOR GRADES ON WALKS, BERMS, AND ALL OTHER LANDSCAPED AREAS.
- ALL EXCESS EXCAVATED MATERIAL AND STRIPPINGS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A PROPER MANNER OFF THE PROJECT SITE.
- THE TOP 3 INCHES OF SOIL SHALL BE STRIPPED AND STOCKPILED ON THE SITE AND SPREAD OVER THE SITE AS TOP SOIL DURING FINAL GRADING.
- ALL FINISHED GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. FINAL GRADES WITHIN 10 FEET OF STRUCTURES SHOULD SLOPE AWAY FROM STRUCTURES AT GRADE THAT MEETS THE GEOTECHNICAL REPORT RECOMMENDATIONS TO BE FURNISHED TO THE CONTRACTOR BY THE OWNER.
- ALL EXCAVATION SHALL BE UNCLASSIFIED EXCAVATION FOR PAYMENT PURPOSES.
- TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET APART ON ALL PAVING.
- THE CONTRACTOR SHALL NOT PLACE FILL OR WASTE MATERIAL ON ANY PRIVATE PROPERTY WITHOUT PRIOR WRITTEN AGREEMENT WITH THE PROPERTY OWNER. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE WILL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN EXPENSE.
- ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE GRADE 60 AND SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- ALL PAVING TO BE REMOVED SHALL BE SAWCUT (FULL DEPTH) TO A NEAT LINE AND THEN REMOVED CAREFULLY TO AVOID DAMAGE TO REMAINING EDGE.

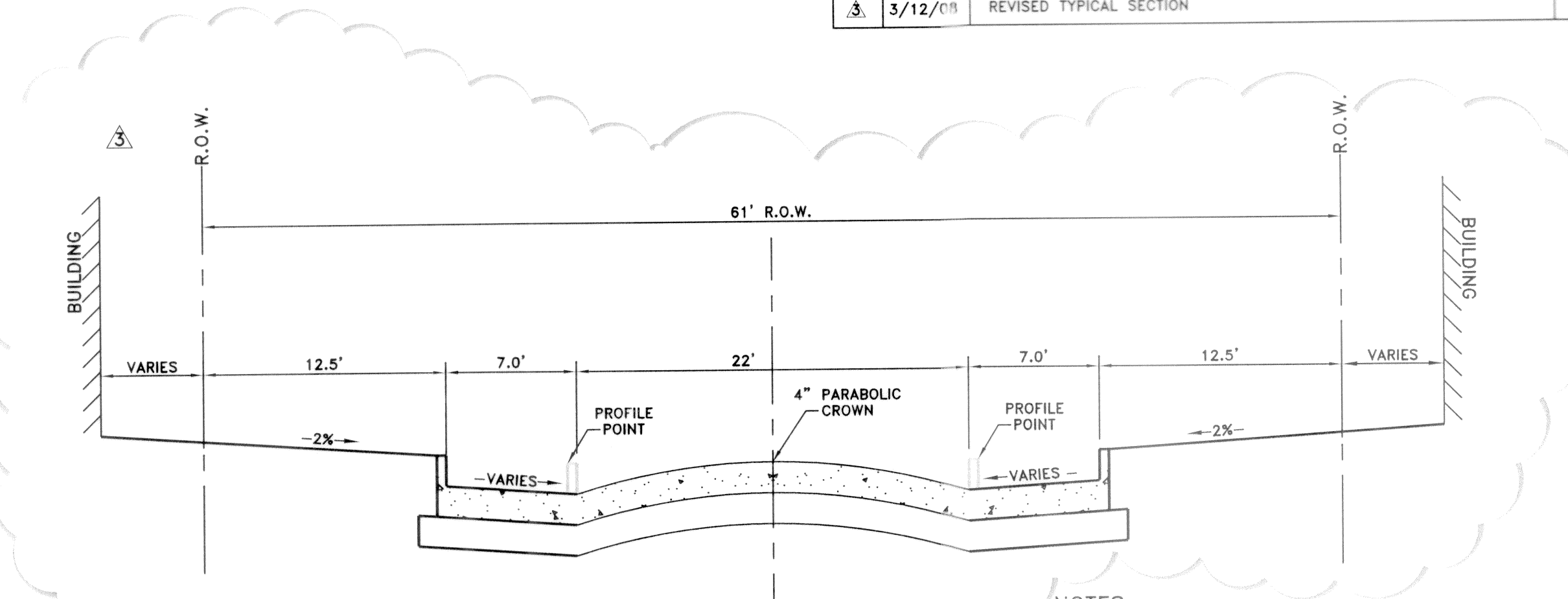
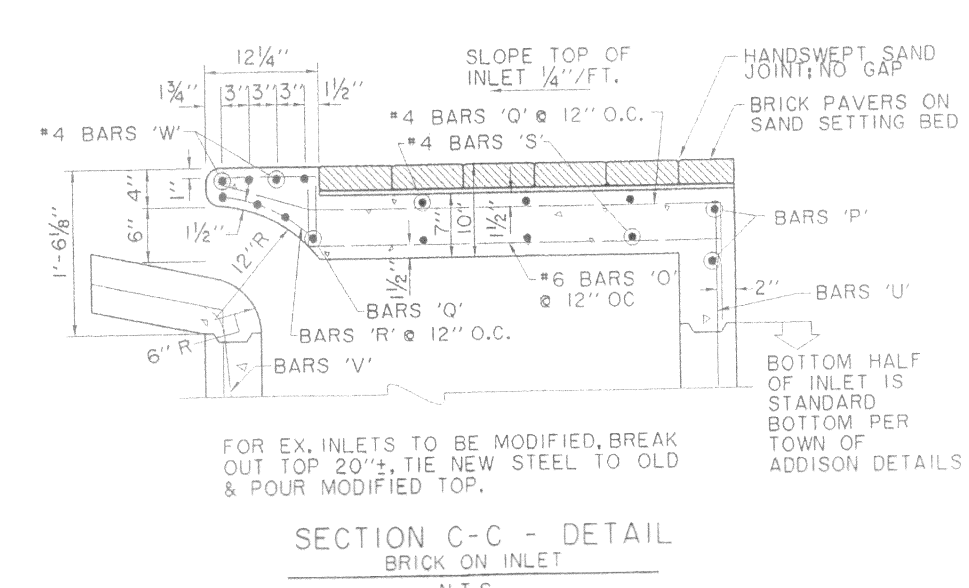
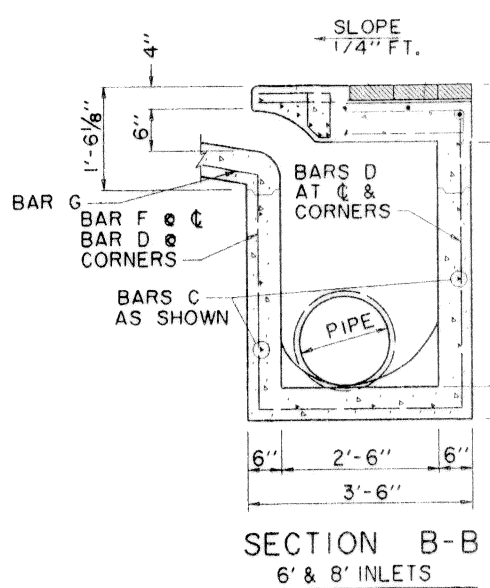
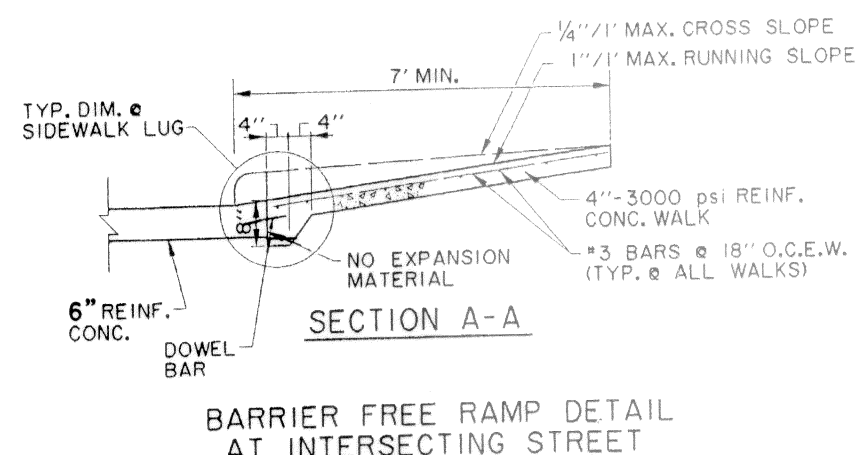
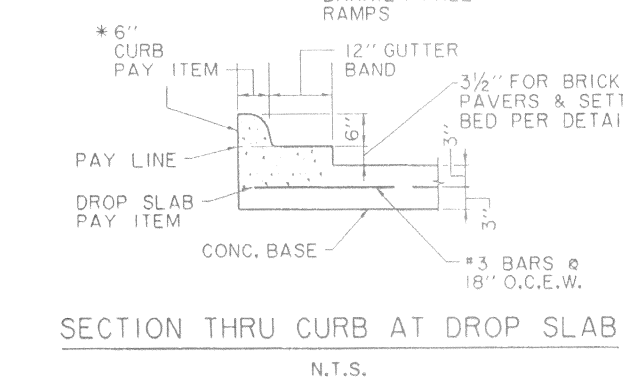
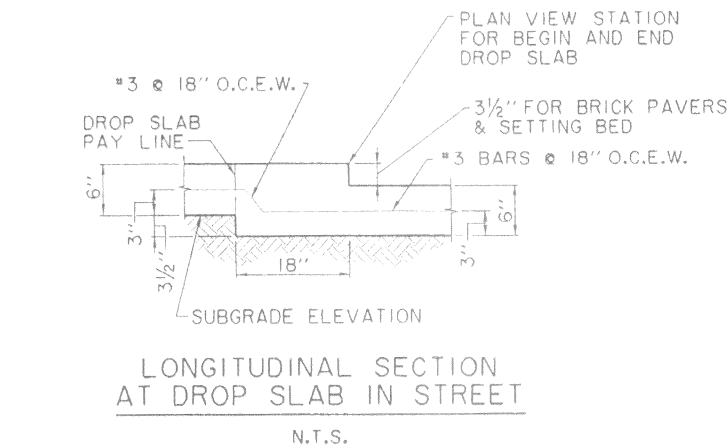
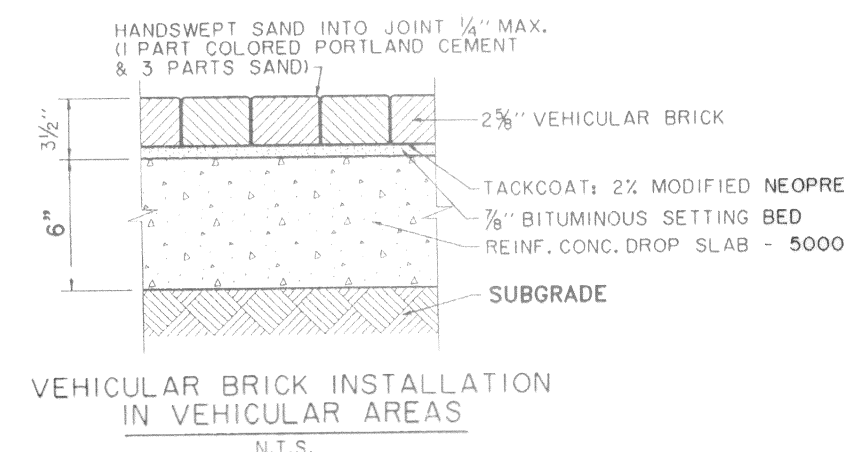
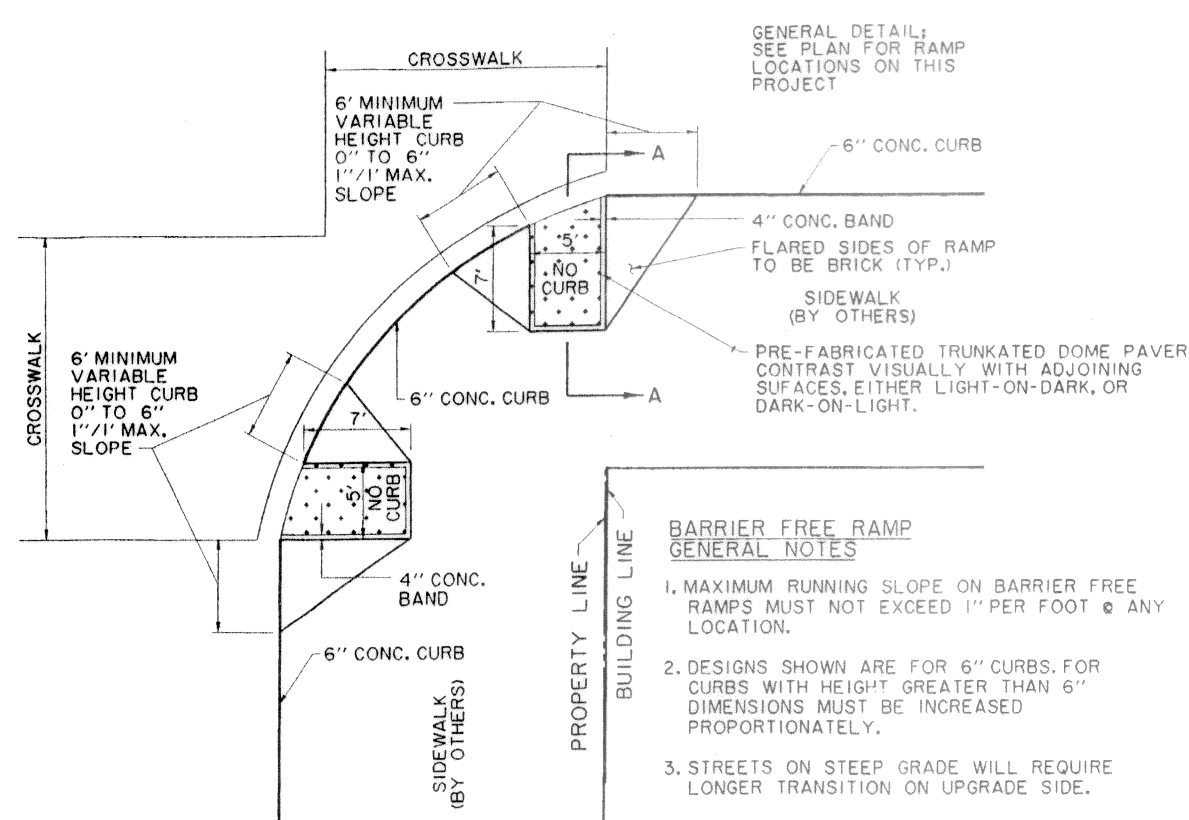
UTILITY CONTACTS:

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OR HER OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

CONTRACTOR SHALL CONTACT 1-800-DIG-TESS (344-8377) AND TOWN OF ADDISON PUBLIC WORKS DEPARTMENT 972-450-2871 PRIOR TO ANY EXCAVATION.

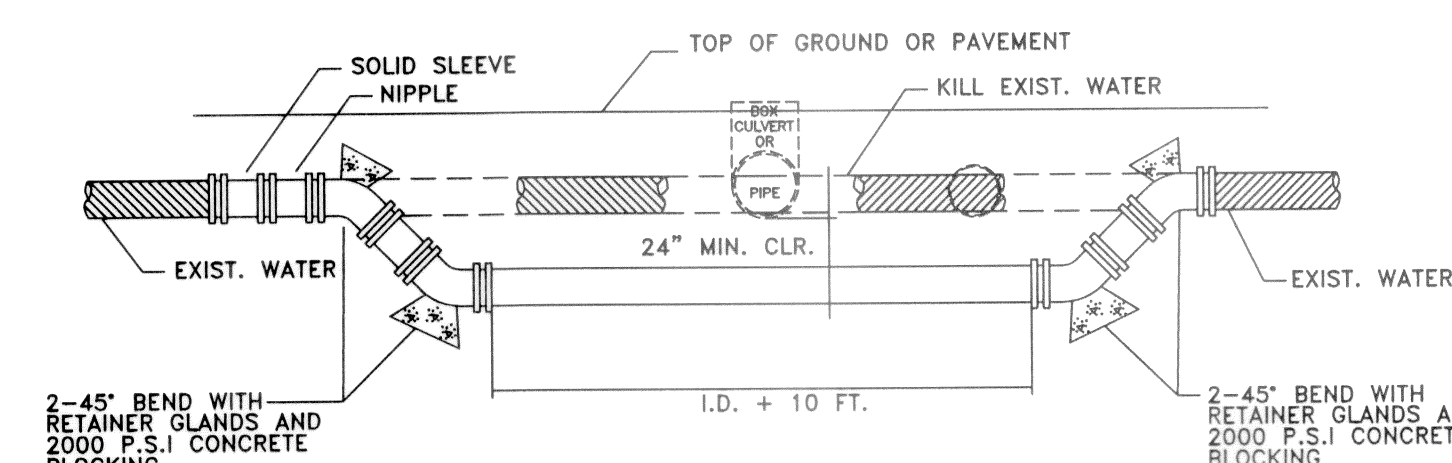
CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES, METER BOXES, MANHOLES, AND OTHER UTILITY STRUCTURES TO GRADE AS NEEDED PRIOR TO AND AFTER CONSTRUCTION HAS BEEN COMPLETED.
- EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL KEEP PROJECT WORK SITE CLEAN AND ORDERLY. IT WILL BE UNACCEPTABLE TO ALLOW TRASH TO BLOW ONTO ADJACENT PROPERTIES. STRICT ATTENTION WILL BE PAID TO THIS ITEM. IF CONTRACTOR FAILS TO ADHERE TO THIS STIPULATION, OWNER OR THE TOWN OF ADDISON RESERVES THE RIGHT TO STOP WORK UNTIL TRASH IS CLEANED UP. THIS STOPPAGE OF WORK WILL NOT EXTEND THE ORIGINAL CONTRACT TIME.

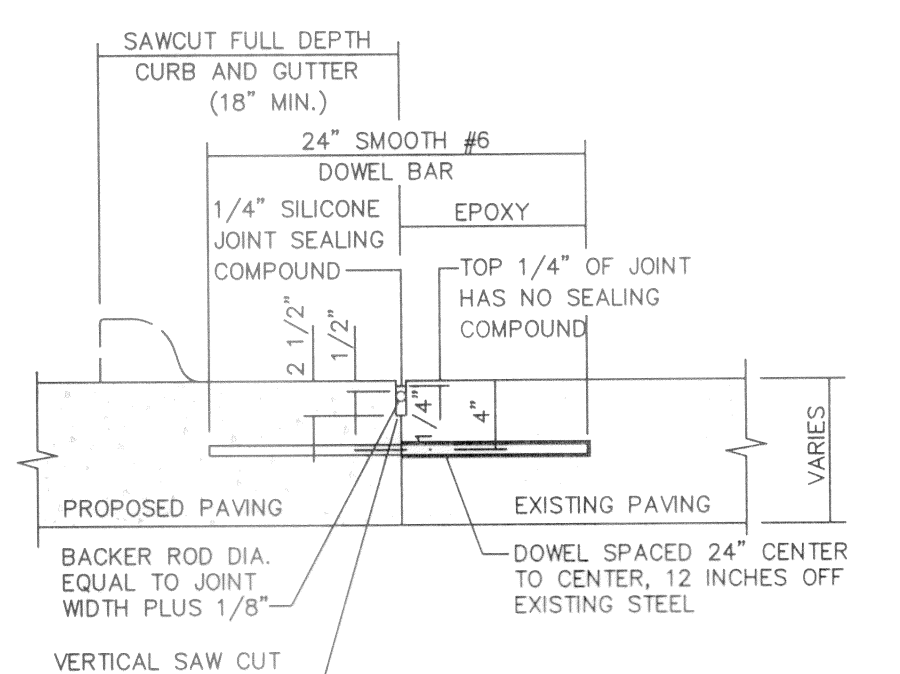


TYPICAL PAVING SECTION
N.T.S.

- NOTES:**
- PAVING THICKNESS AND REINFORCEMENT PER ADDISON STANDARDS; 6" THICK 3500 PSI (MACHINE POUR) OR 4000 PSI (HAND POUR) WITH #3 BARS AT 18" CENTERS BOTH WAYS.
 - SUBGRADE SHALL BE 6" THICK FLEXIBLE BASE MATERIAL PER NCTCOG 301.5 FLEXIBLE SUBBASE OR BASE - GRADE 1.

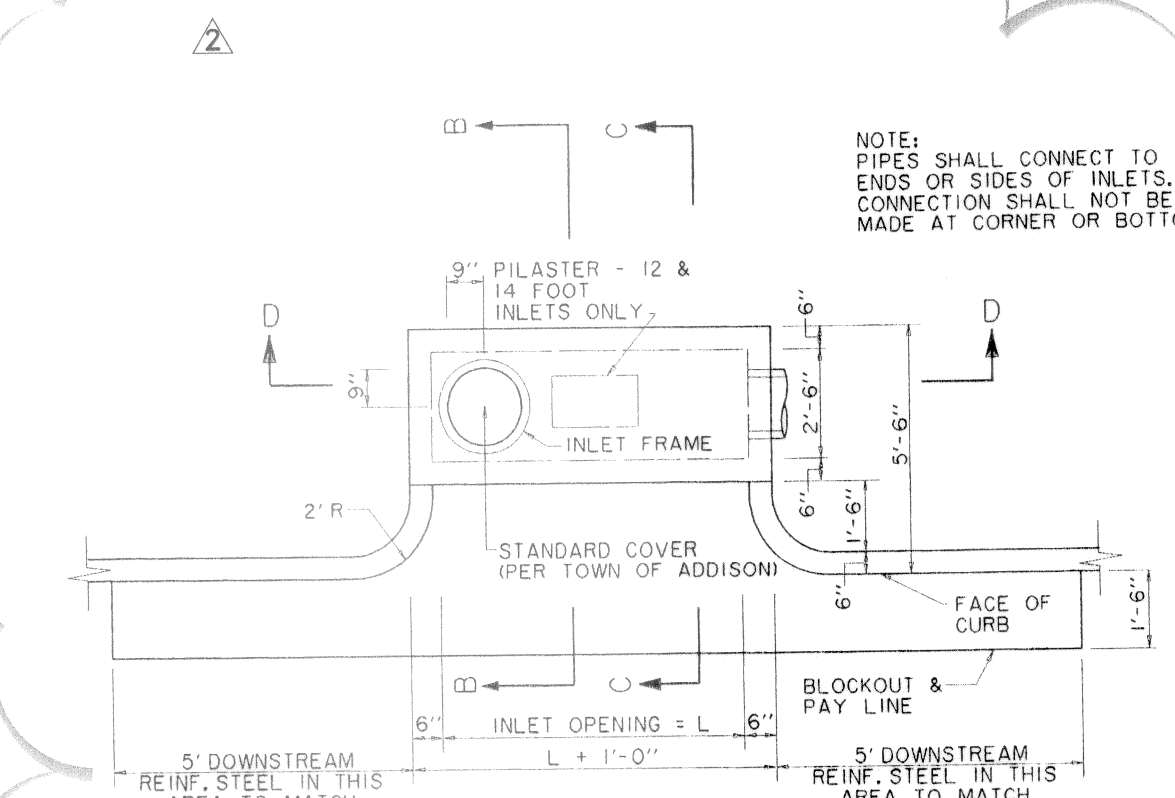


WATER MAIN ADJUSTMENT DETAIL
NOT TO SCALE



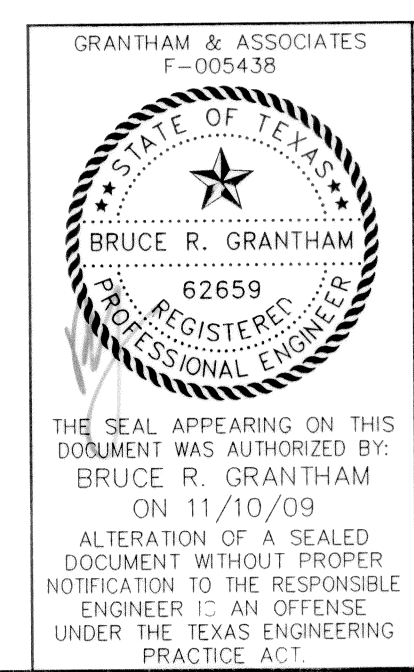
LONGITUDINAL BUTT JOINT
N.T.S.

NOTE:
DOWEL BARS SHALL BE DRILLED INTO EXIST. PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIC & EPOXY GROUTING DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE. (NO SEPARATE PAY ITEM FOR LONGITUDINAL BUTT JOINT)



PLAN - MODIFIED RECESSED INLET
N.T.S.

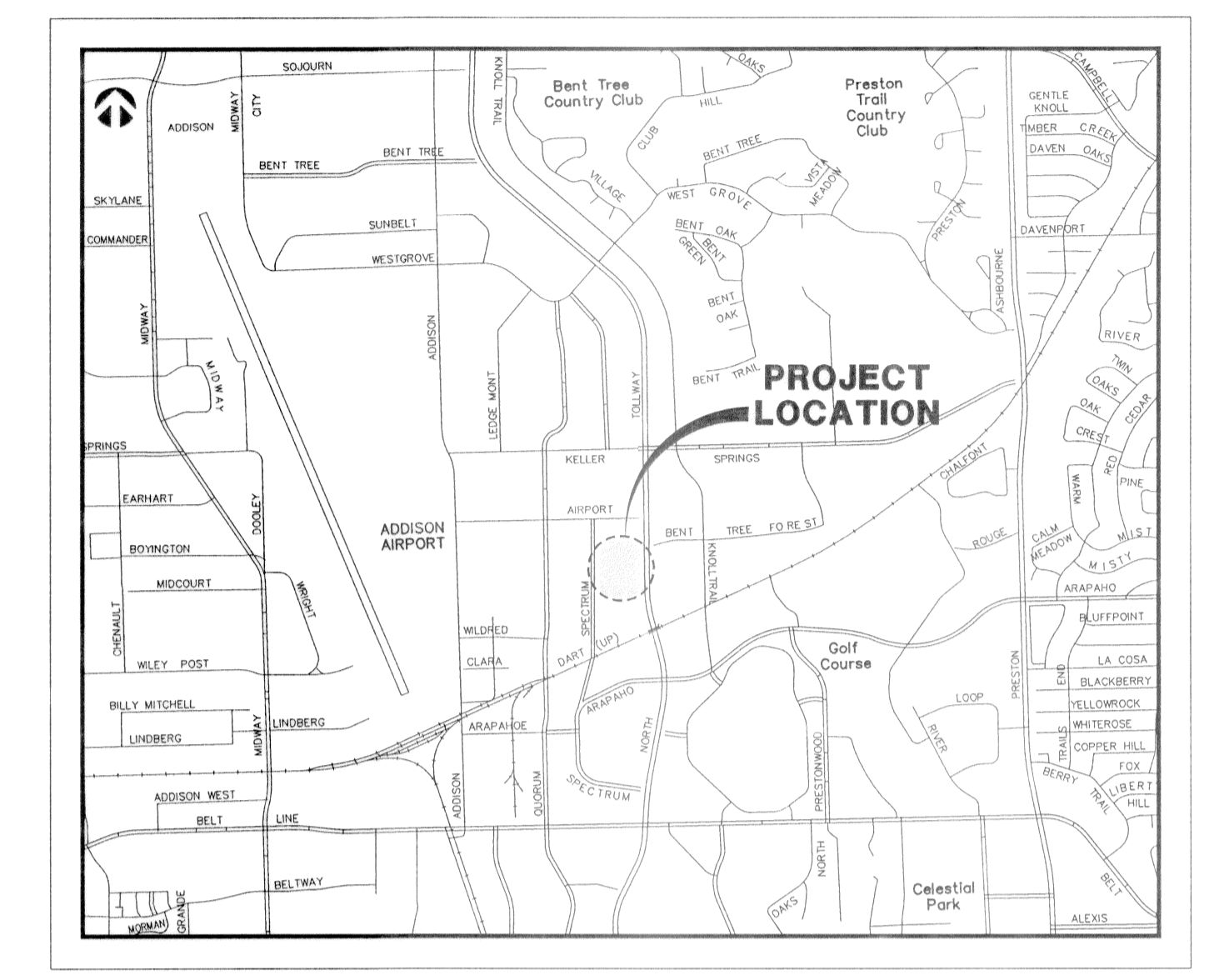
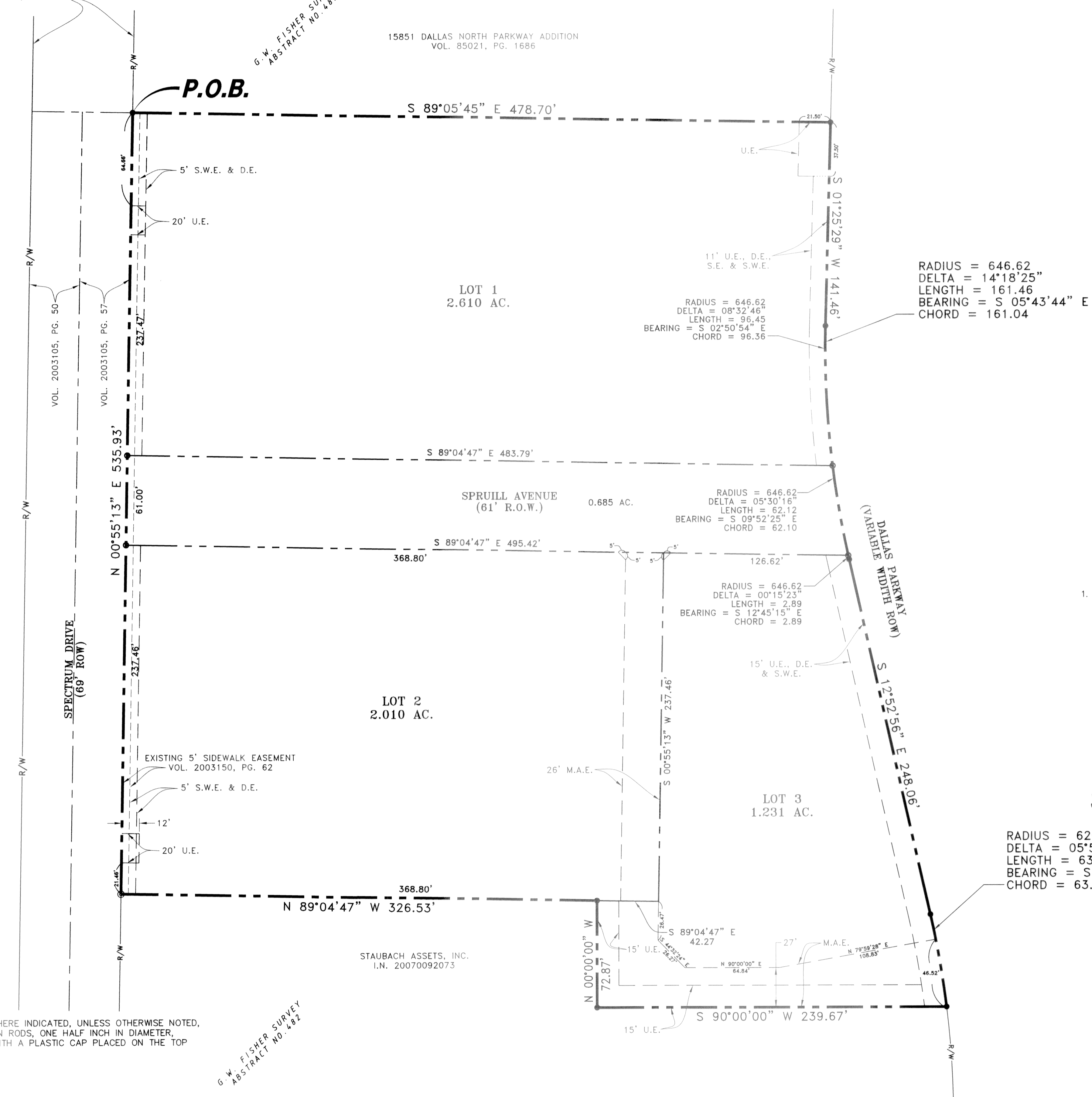
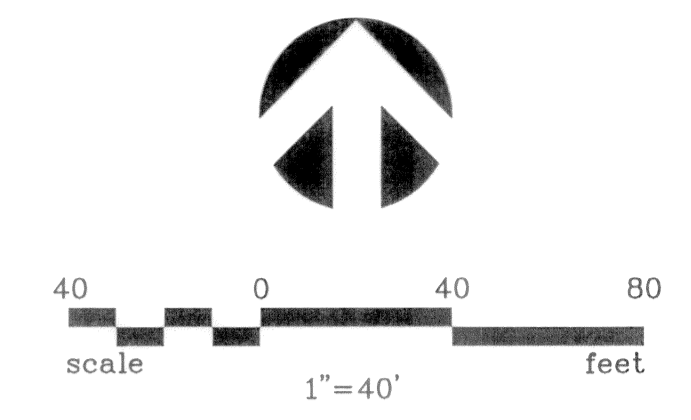
RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY



GRANTHAM & ASSOCIATES E-004938	DATE: FEBRUARY 2009	SCALE: N.T.S.	JOB NO.: 1057-06
DRAWN: G&A	DESIGN: BRG	REVIEWED: BRG	DWG: 1057COVER
MIXED USE DEVELOPMENT TOWN OF ADDISON GENERAL NOTES & DETAILS			
SNK DEVELOPMENT INC.			
g&a Grantham & Associates Civil Engineering		SHT. 1 OF 11	
1919 S. SHILOH ROAD, SUITE 440, LB. 8 GARLAND, TEXAS 75042		(972) 864-2333 (TEL) (972) 864-2334 (FAX)	

G.W. FISHER SURVEY
ABSTRACT NO. 482

15851 DALLAS NORTH PARKWAY ADDITION
VOL. 85021, PG. 1686



Site Map
NOT TO SCALE

RADIUS = 646.62
DELTA = 14°18'25"
LENGTH = 161.46
BEARING = S 05°43'44" E
CHORD = 161.04

RADIUS = 646.62
DELTA = 05°30'16"
LENGTH = 62.12
BEARING = S 09°52'25" E
CHORD = 62.10

RADIUS = 646.62
DELTA = 00°15'23"
LENGTH = 2.89
BEARING = S 12°45'15" E
CHORD = 2.89

RADIUS = 626.62
DELTA = 05°50'47"
LENGTH = 63.94
BEARING = S 09°57'32" E
CHORD = 63.91

NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SAME MERIDIAN AS THE BEARINGS SHOWN IN THE SPECIAL WARRANTY DEED GRANTING OWNERSHIP OF THE PLATTED AREA TO SNK ADDISON, LP, OF RECORD IN VOLUME 2005166, PAGE 50, SAID DEED ASSIGNING A BEARING OF NORTH 00°55'13" EAST TO THE EASTERLY RIGHT OF WAY LINE OF SPECTRUM DRIVE.

FINAL PLAT
SNK MIXED USE DEVELOPMENT
6.536 ACRES

BEING A TRACT OF LAND OUT OF THE G.W.
FISHER SURVEY, ABSTRACT NO. 482,
IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

Engineer/Surveyor:

g&a Grantham & Associates, Inc.
1919 S. Shiloh Road
Suite 440, LB 8
Garland, Texas 75042
(972) 864-2333

Developer:
SNK DEVELOPMENT INC.
2522 MCKINNEY AVENUE
SUITE 201
DALLAS, TX. 75201
(214) 550-8005

MAY 24, 2007

LEGEND

- = IRON ROD SET, IRON RODS, WHERE INDICATED, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE IRON RODS, ONE HALF INCH IN DIAMETER, TWENTY FOUR INCHES LONG WITH A PLASTIC CAP PLACED ON THE TOP BEARING THE INITIALS G&A.
- ⊙ = "X" FOUND CUT IN BRICK
- = 1/2" IRON ROD FOUND
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.E. = STREET EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- M.A.E. = MUTUAL ACCESS EASEMENT
- LOT LINE
- - - EASEMENT LINE (PROPOSED)
- · - EASEMENT LINE (EXISTING)
- · · PROPERTY BOUNDARY

G.W. FISHER SURVEY
ABSTRACT NO. 482

OWNERS CERTIFICATE AND DEDICATION

Whereas SNK Addison, LP, owner of that 6.536 acres tract of land located in the State of Texas, County of Dallas, Town of Addison, out of the G.W. Fisher Survey, Abstract No. 482, said 6.536 acres being all of that tract of land conveyed to SNK Addison, LP by deed of record in Volume 2005166, Page 50 (all references being to the records of the Recorder's Office, Dallas County, Texas) and more particularly bounded and described as follows:

BEGINNING at a 1/2" iron rod found in the easterly right-of-way line of Spectrum Drive, at the southwestern corner of the subdivision entitled "15851 Dallas North Parkway Addition", of record in Volume 85021, Page 1686;

THENCE South 89°05'45" East, with the southerly line of said subdivision, a distance of 478.70 feet to a 1/2" iron rod found in the westerly right-of-way line of Dallas Parkway;

THENCE with said westerly right of way line the following courses and distances:

South 01°25'29" West, a distance of 141.46 feet to a 1/2" iron rod found at a point of curvature to the left;

With the arc of said curve (Delta = 14°18'25", Radius = 646.62 feet) a chord bearing and distance of South 05°43'44" East, 161.04 feet to a 1/2" iron rod found;

South 12°52'56" East, a distance of 248.06 feet to a 1/2" iron rod found at a point of curvature to the right; and

With the arc of said curve (Delta = 05°50'57", Radius = 626.62 feet) a chord bearing and distance of South 09°57'32" East, 63.91 feet to a 1/2" iron rod found at the northeasterly corner of that tract conveyed to Staubach Assets, Inc. by deed of record in Instrument Number 20070092073;

THENCE with the boundary of said Staubach Assets, Inc. tract the following courses and distances:

South 90°00'00" West, a distance of 239.67 feet to a 1/2" iron rod found;

North 00°00'00" West, a distance of 72.87 feet to a 1/2" iron rod found; and

North 89°04'47" West, a distance of 326.53 feet to an "X" found cut in brick in the easterly right of way line of said Spectrum Drive;

THENCE North 00°55'13" East, with said easterly right-of-way line, a distance of 535.93 feet to the POINT OF BEGINNING, containing 6.536 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SNK Addison, L.P. does hereby adopt this plat designating the hereinabove property known as SNK MIXED USE DEVELOPMENT, 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 the 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, election, 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 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 town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type of 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at 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 town for 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.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies, subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

SNK ADDISON, LP

DERRICK TURNBULL, VICE PRESIDENT DATE

STATE OF TEXAS

DALLAS COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Derrick Turnbull, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2007

My commission expires: _____
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY of _____, 2007, BY THE TOWN COUNCIL OF ADDISON, TEXAS.

MAYOR

SECRETARY

SURVEYORS CERTIFICATE

I, Matthew A. Kirk, a registered professional land surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the land, and that the corner monuments shown hereon were found or properly placed under my direction and supervision in accordance with the Subdivision Regulations of the Town of Addison, Texas.

DATED THIS THE _____ DAY OF _____, 2007

RPLS #5711

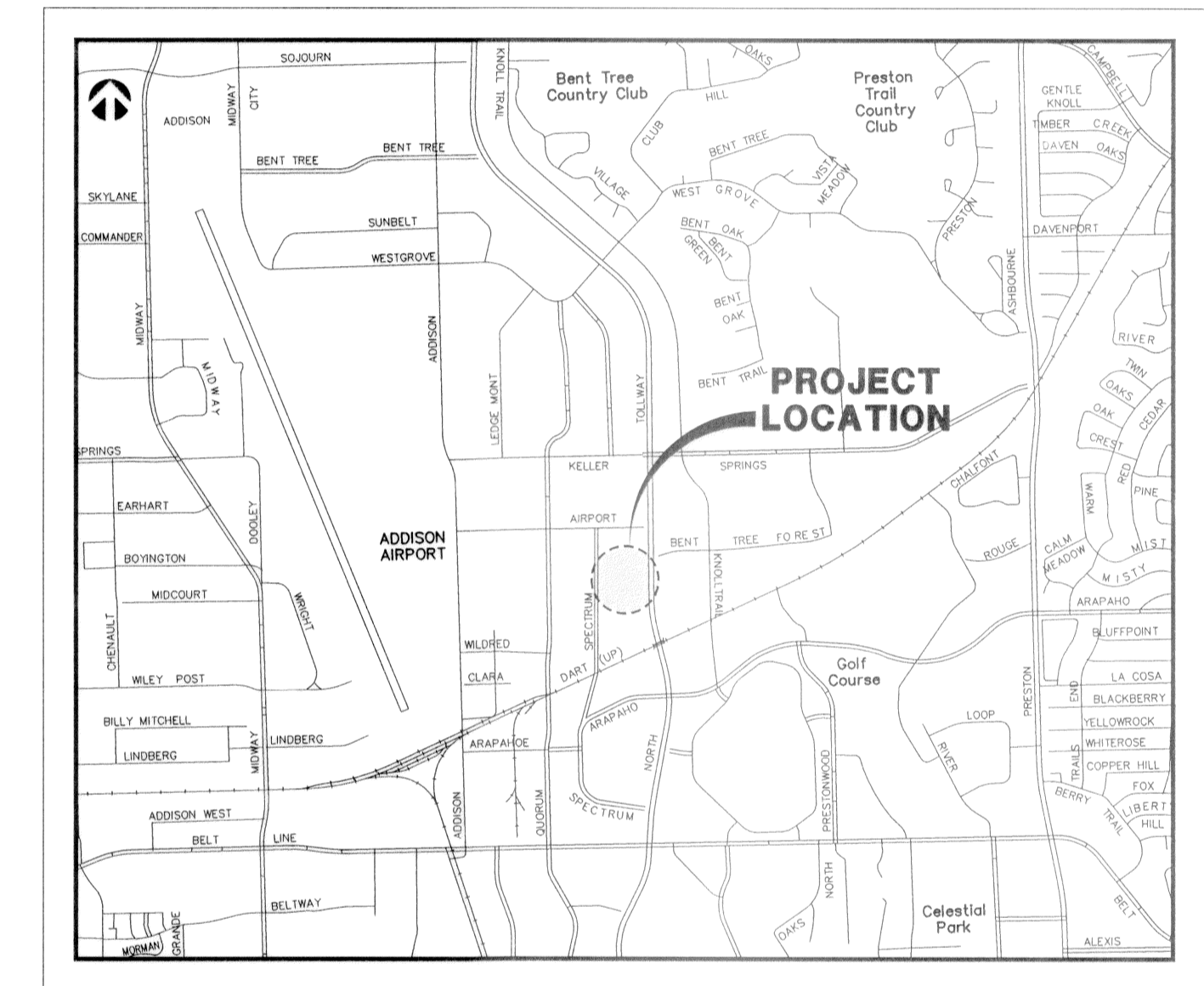
STATE OF TEXAS

DALLAS COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matthew A. Kirk, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2007

My commission expires: _____
Notary Public in and for Dallas County, Texas



Site Map
NOT TO SCALE

FINAL PLAT
SNK MIXED USE DEVELOPMENT
6.536 ACRES

BEING A TRACT OF LAND OUT OF THE G.W.
FISHER SURVEY, ABSTRACT NO. 482
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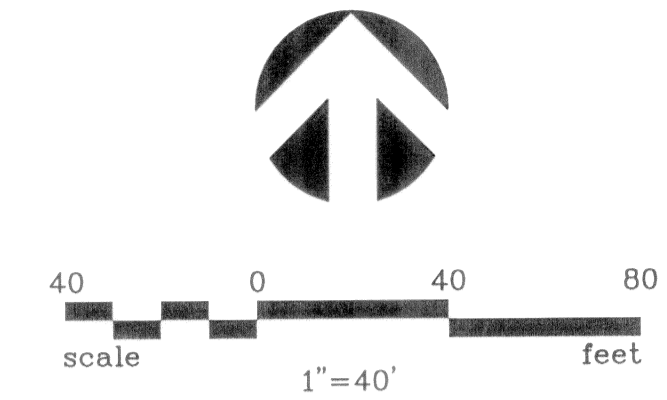
Developer:
SNK DEVELOPMENT INC.
2522 MCKINNEY AVENUE
SUITE 201
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1919 S. Shiloh Road
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(972) 864-2333

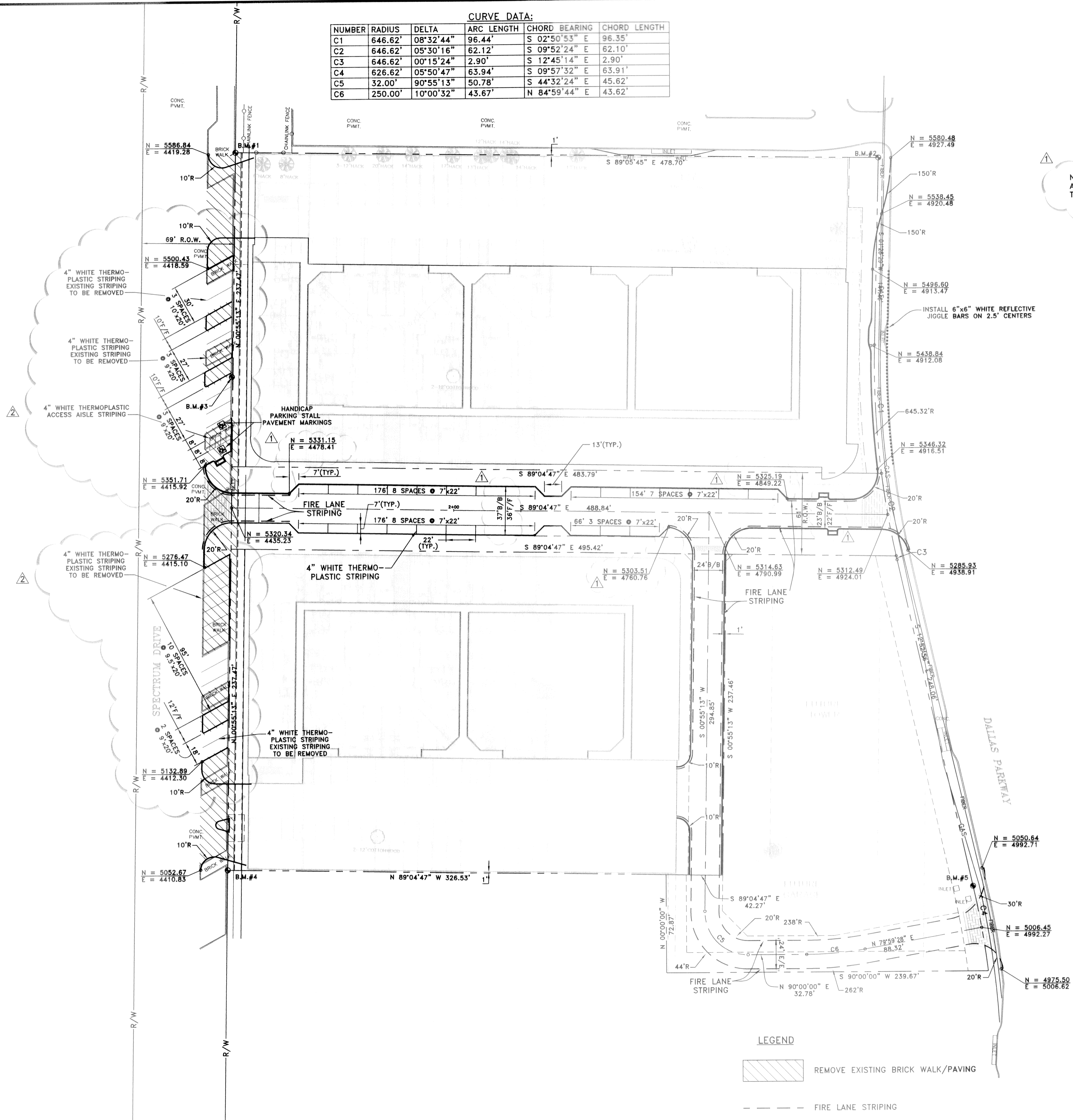
MAY 24, 2007

NO.	DATE	REVISION	APPROV.
1	3/12/08	REVISED CALL OUTS	B.R.G
2	1/29/09	REVISED SPECTRUM DRIVE PARKING	B.R.G
3			

CURVE DATA:					
NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	646.62'	08°32'44"	96.44'	S 02°50'53" E	96.35'
C2	646.62'	05°30'16"	62.12'	S 09°52'24" E	62.10'
C3	646.62'	00°15'24"	2.90'	S 12°45'14" E	2.90'
C4	626.62'	05°50'47"	63.94'	S 09°57'32" E	63.91'
C5	32.00'	90°55'13"	50.78'	S 44°32'24" E	45.62'
C6	250.00'	10°00'32"	43.67'	N 84°59'44" E	43.62'



NOTE:
ALL NORTHING AND EASTINGS ARE AT
THE BACK OF CURB



BENCH MARK DATA

B.M. #1 N = 5588.17 E = 4439.54 EL. 618.79 IRON ROD FOUND FIVE EIGHTHS INCH IN DIAMETER	B.M. #4 N = 5052.41 E = 4430.93 EL. 614.38 "X" CUT FOUND
B.M. #2 N = 5580.73 E = 4918.21 EL. 612.11 IRON ROD FOUND ONE HALF INCH IN DIAMETER	B.M. #5 N = 5037.34 E = 4986.00 EL. 606.24 IRON ROD FOUND FIVE EIGHTHS INCH IN DIAMETER
B.M. #3 N = 5417.84 E = 4436.02 EL. 617.72 "X" CUT IN CONCRETE	

RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY

LEGEND

	REMOVE EXISTING BRICK WALK/PAVING
	FIRE LANE STRIPING

GRANTHAM & ASSOCIATES
F-005438

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: BRUCE R. GRANTHAM ON 11/10/09 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DATE: FEBRUARY 2009 **SCALE:** 1"=40' **JOB NO.:** 1057-06
DRAWN: G&A **DESIGN:** BRG **REVIEWED:** BRG **DWG:** 1057DIMCNTRL01

**MIXED USE DEVELOPMENT
TOWN OF ADDISON
DIMENSIONAL CONTROL PLAN**

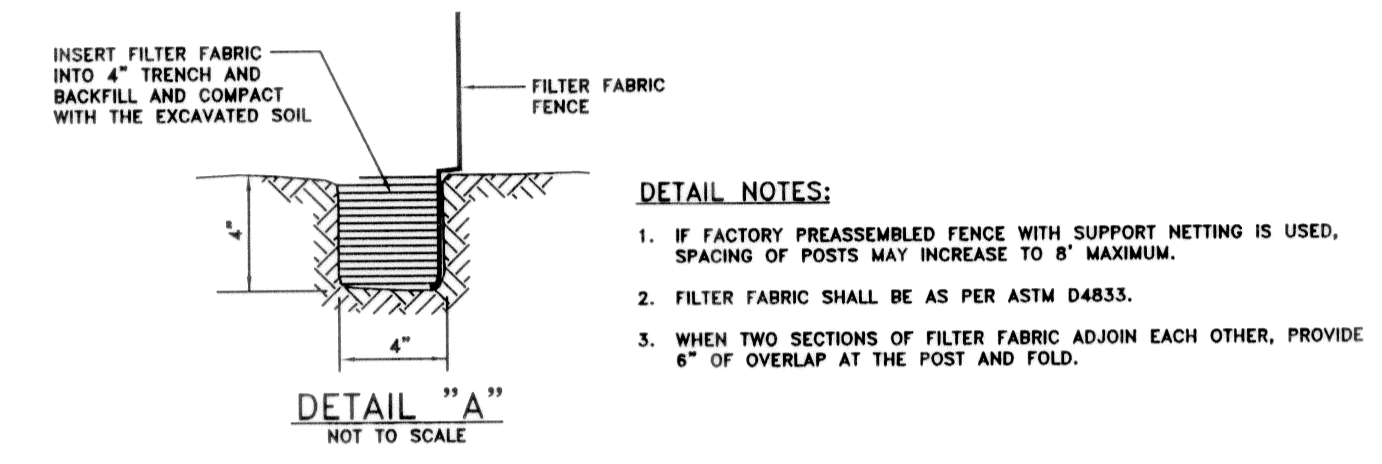
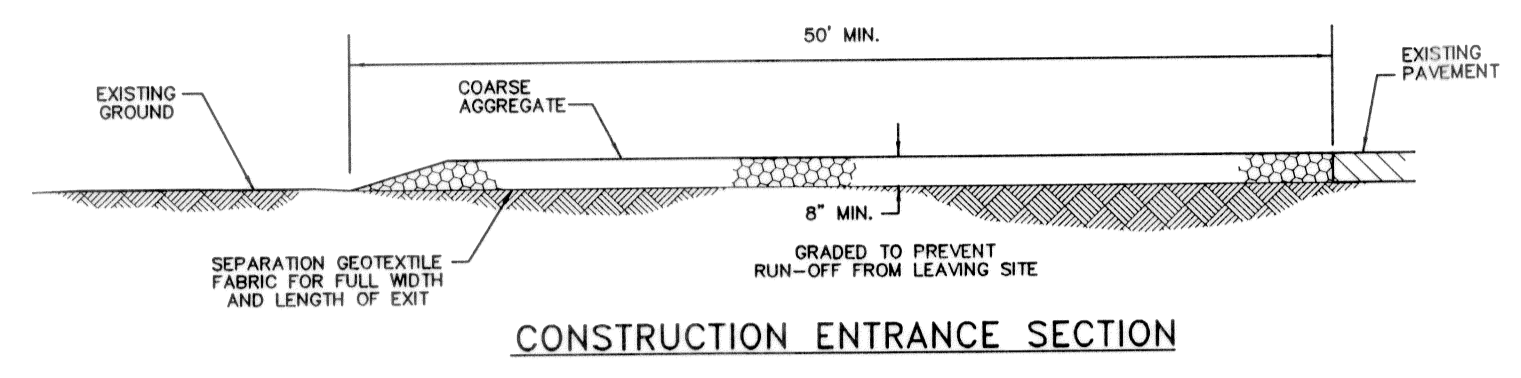
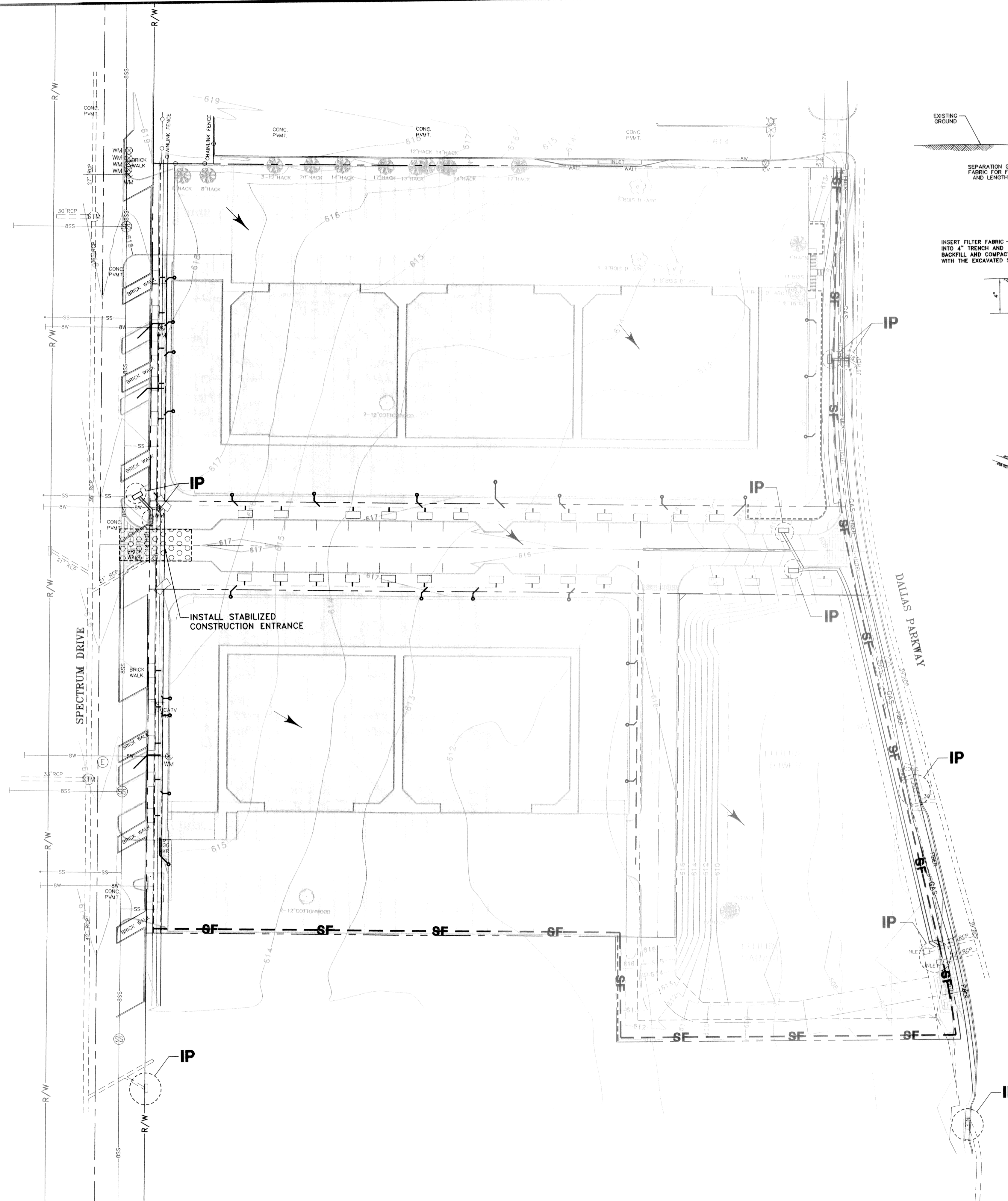
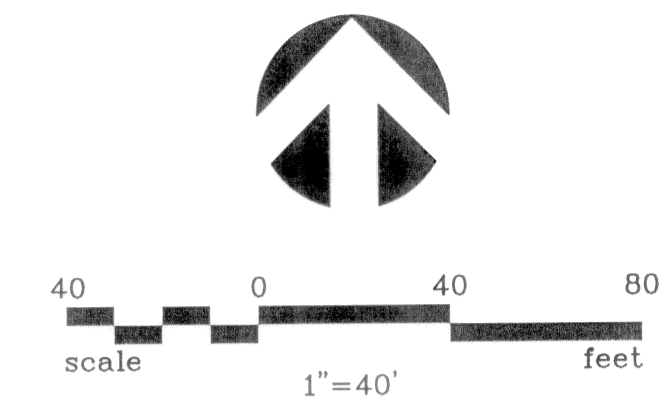
SNK DEVELOPMENT INC.

g&a Grantham & Associates
Civil Engineering

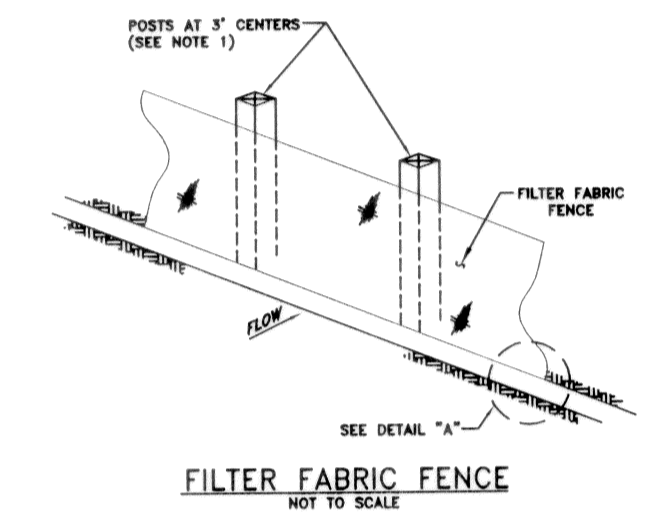
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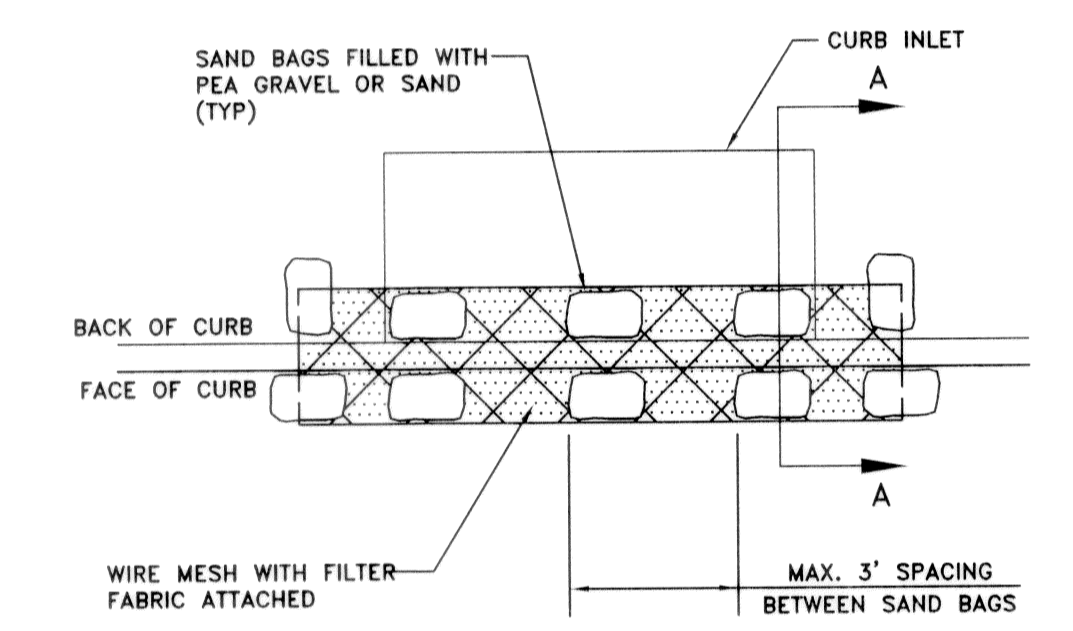


- DETAIL NOTES:**
- IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POSTS MAY INCREASE TO 8' MAXIMUM.
 - FILTER FABRIC SHALL BE AS PER ASTM D4833.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, PROVIDE 6" OF OVERLAP AT THE POST AND FOLD.



GENERAL NOTES:

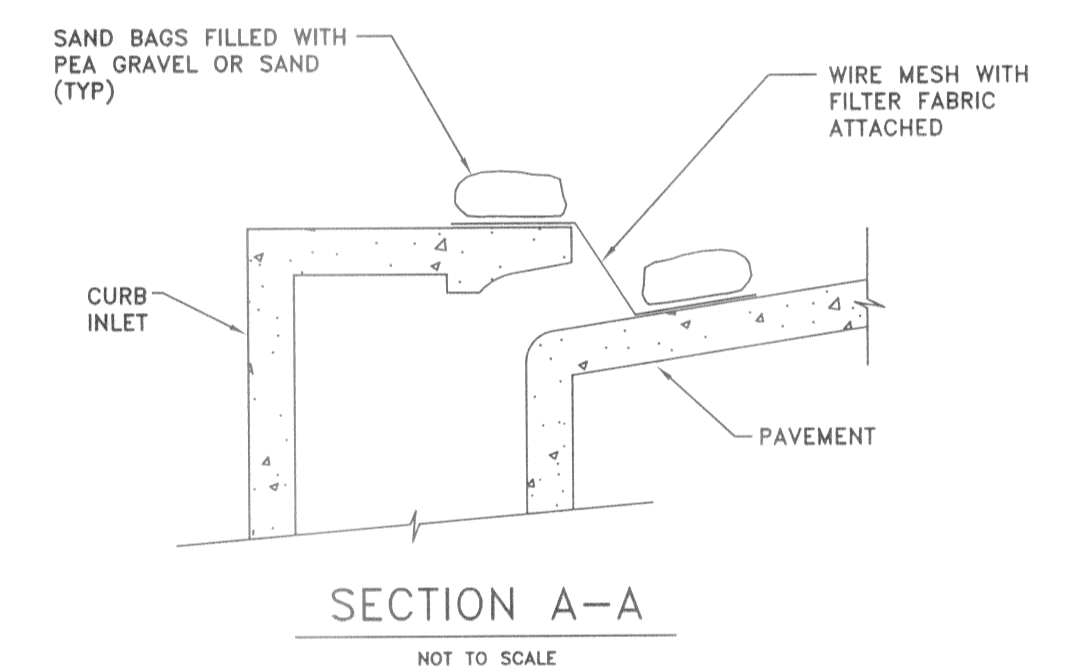
- EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE TOWN OF ADDISON ENGINEERING DIVISION.
- IF THE EROSION CONTROL PLANS AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOIL AREAS ARE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH THE TOWN OF ADDISON EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
- CONTRACTOR TO PREPARE AND IMPLEMENT SWPPP, CONSTRUCTION SITE NOTICE, NOTICE OF INTENT, NOTICE OF TERMINATION, ETC. AS REQUIRED BY TCEQ.



INLET EROSION PROTECTION AFTER INLET COMPLETION
NOT TO SCALE

INLET PROTECTION NOTES:

- WIRE MESH PER ASTM D4632 W/OPENING NOT TO EXCEED 1".
- FILTER FABRIC SHALL BE AS PER ASTM D4833. FILTER FABRIC TO BE SECURED TO WIRE MESH WITH WIRE OR PLASTIC CABLE TIES.
- SAND BAGS SHALL BE POLYETHYLENE OR COTTON BURLAP FABRIC 24" TO 30" IN LENGTH AND 15" TO 18" IN WIDTH. BAGS TO BE FILLED WITH PEA GRAVEL OR COARSE GRADE SAND TO APPROXIMATELY 40 POUNDS.



SECTION A-A
NOT TO SCALE

LEGEND

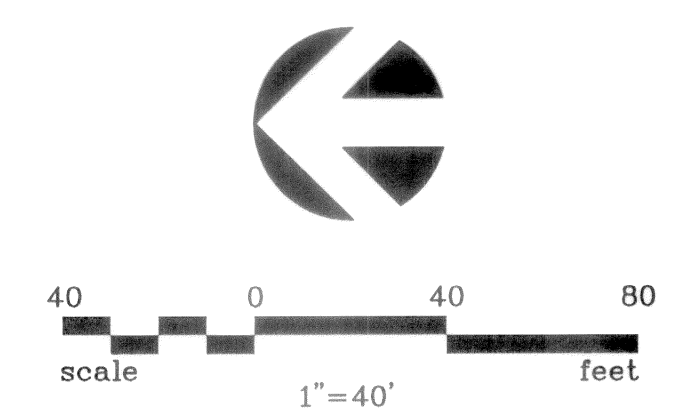
	SILT FENCE
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	INLET EROSION PROTECTION
	FLOW ARROWS

RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY

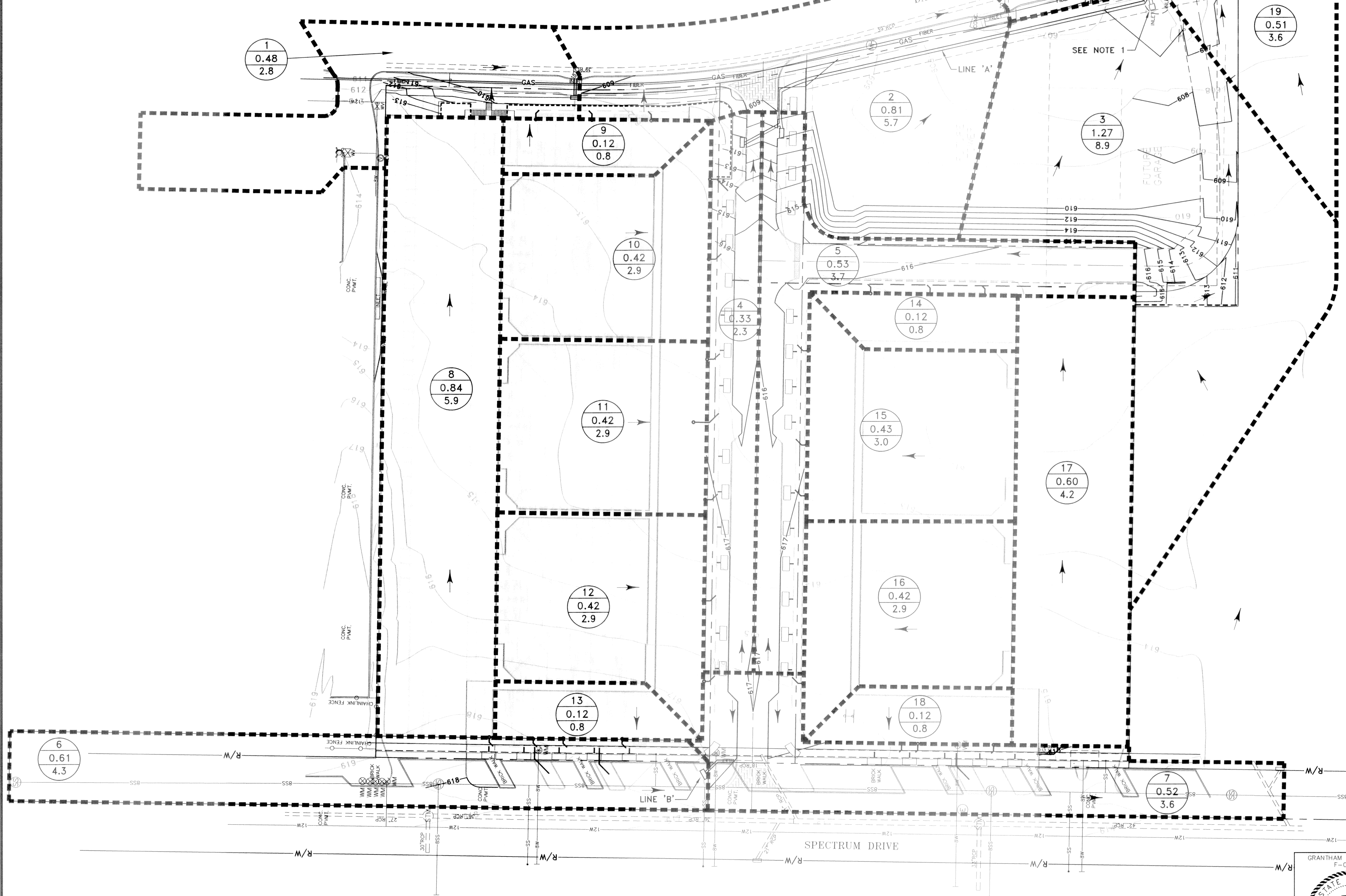
<p>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: BRUCE R. GRANTHAM ON 11/10/09 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT</p>	DATE: FEBRUARY 2009 DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057EROSION	SCALE: 1"=40' JOB NO.: 1057-06
	MIXED USE DEVELOPMENT TOWN OF ADDISON EROSION CONTROL PLAN SNK DEVELOPMENT INC. g&a Grantham & Associates Civil Engineering 1919 S. SHILOH ROAD, SUITE 440, L.B. 8 GARLAND, TEXAS 75042 (972) 864-2333 (TEL) (972) 864-2334 (FAX)	

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1			
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- NOTES:**
- PLANS FOR THE EXISTING STORM SEWER SYSTEM IN DALLAS PARKWAY WERE REVIEWED AT THE TOWN WITH STAFF TO CONFIRM THAT THE CAPACITY SIGNIFICANTLY EXCEEDS THE FLOW FROM SNK'S MIXED USE DEVELOPMENT. SPECTRUM DRIVE INTERCEPTS A LARGE PORTION OF THE DRAINAGE AREA ORIGINALLY DESIGNED FOR THE TWO 27" STUBOUTS FROM DALLAS PARKWAY AT SNK'S SOUTHEAST CORNER.
 - OFF-SITE DRAINAGE AREAS TAKEN FROM DALLAS PARKWAY, SPECTRUM DRIVE AND THE MADISON DEVELOPMENT PLANS.



DRAINAGE AREA CALCULATIONS

DRAINAGE AREA NO.	AREA (ACRES)	C	Tc (MINUTES)	1 100 YR (IN/HR)	Q (cfs) (100-YR)
1	0.40	0.80	10	8.74	2.8
2	0.81	0.80	10	8.74	5.7
3	1.27	0.80	10	8.74	8.9
4	0.33	0.80	10	8.74	2.3
5	0.53	0.80	10	8.74	3.7
6	0.61	0.80	10	8.74	4.3
7	0.52	0.80	10	8.74	3.6
8	0.84	0.80	10	8.74	5.9
9	0.12	0.80	10	8.74	0.8
10	0.42	0.80	10	8.74	2.9
11	0.42	0.80	10	8.74	2.9
12	0.42	0.80	10	8.74	2.9
13	0.12	0.80	10	8.74	0.8
14	0.12	0.80	10	8.74	0.8
15	0.43	0.80	10	8.74	3.0
16	0.42	0.80	10	8.74	2.9
17	0.60	0.80	10	8.74	4.2
18	0.12	0.80	10	8.74	0.8
19	0.51	0.80	10	8.74	3.6

EXISTING INLET TABLE

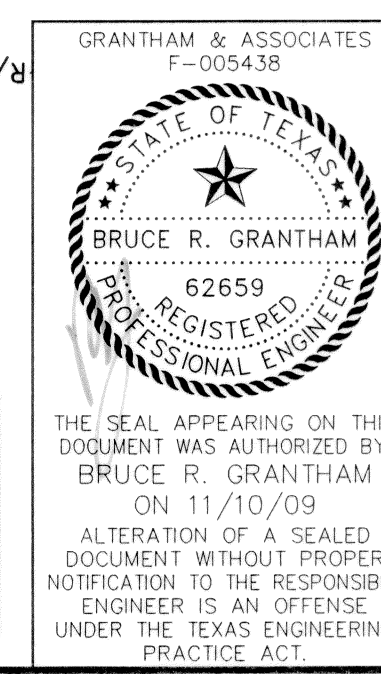
INLET	DRAINAGE AREA	Q ₁₀₀	INLET SIZE	GUTTER SLOPE	INLET CAPACITY	INLET C _p CAPACITY	BYPASS F ₁₀₀
		(cfs)	(ft)	(%)	(cfs/ft)	(cfs)	(cfs)
Line 'A'	5	3.7	6	8.3%	0.66	4.0	0
Lat 'A-1'	4	2.3	6	8.3%	0.62	3.7	0
Line 'B'	6	4.3	6	SAG	1	6.0	0
Lat '1'	1	2.8	6	0.6%	0.57	3.4	0
Off-site Inlet '1'	2	5.7	15	0.7%	0.62	9.3	0
Off-site Inlet '2'	19	3.6	20	1.0%	0.55	11.0	0

Note: Inlet capacity taken from Town of Addison Drainage Criteria Manual Figure 4-4

LEGEND:

- DRAINAGE AREAS
- PROPOSED STORM
- EXISTING STORM
- DRAINAGE AREA ACRES
- Q₁₀₀
- FLOW ARROW

RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY



DATE: FEBRUARY 2009 SCALE: 1"=40' JOB NO.: 1057-06
 DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057DRNAREA

**MIXED USE DEVELOPMENT
TOWN OF ADDISON
DRAINAGE AREA MAP & CALCULATIONS**

SNK DEVELOPMENT INC.

g&a Grantham & Associates
Civil Engineering

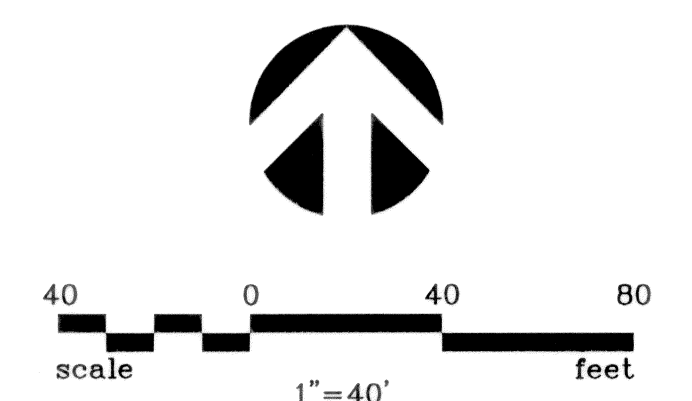
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STORM SEWER CURVE DATA:

NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	15°56'11"	27.81'	N 20°51'01" W	27.72'

NO.	DATE	REVISION	APPROV.
1	5/14/07	CONNECTION TO TREE DRAIN SHOWN.	B.R.G.
2	10/10/07	REVISED INLET TYPE & STORM SEWER NOTES	B.R.G.
3	11/16/07	REVISED INLET TYPE & STORM SEWER NOTES	B.R.G.



STORM SYSTEM CALCULATIONS - LINE 'A'

STATION	DOWN-STREAM	DISTANCE	INCOMING LATERAL	D.A (S) COLLECTED	Q ₁₀₀	SELECTED PIPE SLOPE (%)	SELECTED PIPE SIZE (in)	PIPE CAPACITY (cfs)	VELOCITY (fps)	Sf
UP-STREAM	DOWN-STREAM	(ft)	(ft)	(ft)	(cfs)	(%)	(in)	(cfs)	(fps)	(ft/s)
4+01.01	3+90.45	11.6	8" INLET	5	3.7	0.70%	27	25.9	0.9	0.014%
3+90.45	1+00.00	290.5	LAT A-1	-	25.8	0.70%	27	25.9	6.5	0.69%

STORM SYSTEM CALCULATIONS - LAT 'A-1'

STATION	DOWN-STREAM	DISTANCE	INCOMING LATERAL	D.A (S) COLLECTED	Q ₁₀₀	SELECTED PIPE SLOPE (%)	SELECTED PIPE SIZE (in)	PIPE CAPACITY (cfs)	VELOCITY (fps)	Sf
UP-STREAM	DOWN-STREAM	(ft)	(ft)	(ft)	(cfs)	(%)	(in)	(cfs)	(fps)	(ft/s)
0+27.31	0+14.68	12.6	6" INLET	4.10	5.2	1.57%	24	28.3	1.7	0.05%
0+14.68	0+00.00	14.7	LAT A-2	-	22.1	1.57%	24	28.3	7.0	0.95%

STORM SYSTEM CALCULATIONS - LINE 'A-2'

STATION	DOWN-STREAM	DISTANCE	INCOMING LATERAL	D.A (S) COLLECTED	Q ₁₀₀	SELECTED PIPE SLOPE (%)	SELECTED PIPE SIZE (in)	PIPE CAPACITY (cfs)	VELOCITY (fps)	Sf
UP-STREAM	DOWN-STREAM	(ft)	(ft)	(ft)	(cfs)	(%)	(in)	(cfs)	(fps)	(ft/s)
1+04.20	0+00	104.2	AD	11, 12, 14, 15, 16, 17	16.9	1.46%	21	19.1	7.0	1.13%

STORM SYSTEM CALCULATIONS - LINE 'B'

STATION	DOWN-STREAM	DISTANCE	INCOMING LATERAL	D.A (S) COLLECTED	Q ₁₀₀	SELECTED PIPE SLOPE (%)	SELECTED PIPE SIZE (in)	PIPE CAPACITY (cfs)	VELOCITY (fps)	Sf
UP-STREAM	DOWN-STREAM	(ft)	(ft)	(ft)	(cfs)	(%)	(in)	(cfs)	(fps)	(ft/s)
1+20.17	1+25.35	5.2	6" INLET	6	4.3	4.90%	18	23.2	2.4	0.17%
1+10.00	1+20.17	10.2	AD	1, 3	5.1	4.90%	18	23.2	2.9	0.24%
1+00	1+10.00	10.0	-	-	5.1	14.67%	18	40.2	2.9	0.24%

STORM SYSTEM CALCULATIONS - LAT '1'

STATION	DOWN-STREAM	DISTANCE	INCOMING LATERAL	D.A (S) COLLECTED	Q ₁₀₀	SELECTED PIPE SLOPE (%)	SELECTED PIPE SIZE (in)	PIPE CAPACITY (cfs)	VELOCITY (fps)	Sf
UP-STREAM	DOWN-STREAM	(ft)	(ft)	(ft)	(cfs)	(%)	(in)	(cfs)	(fps)	(ft/s)
0+09.97	0+00	10.0	AD	1	2.8	3.20%	18	28.3	1.6	0.071%

STORM SYSTEM CALCULATIONS - AREA DRAINS FOR BUILDINGS

DRAIN NUMBER	DISTANCE (ft)	D.A (S) COLLECTED (ft)	Q ₁₀₀ (cfs)	SELECTED PIPE SLOPE (%)	SELECTED PIPE SIZE (in)	PIPE CAPACITY (cfs)	EXCESS CAPACITY (cfs)
AD-1	180	13	0.8	0.8%	12	3.2	2.4
AD-2	195	18	0.8	1.8%	12	4.8	4.0
AD-3	140	12	2.9	1.0%	12	3.6	0.6
AD-4	186	11, 12	5.9	1.8%	15	8.7	2.8
AD-5	99	10	2.9	4.5%	12	7.7	4.7
AD-6	62	8	2.9	2.8%	15	10.8	5.0
AD-7	138	16	5.9	1.0%	12	3.6	0.6
AD-8	145	15, 16	5.9	1.0%	15	6.5	0.5
AD-8A	40	14, 15, 16, 17	11.0	3.5%	15	12.1	1.1
AD-9	210	14, 17	5.0	2.1%	12	5.2	0.1
AD-10	84	9	0.8	2.6%	12	5.8	4.9

HEAD LOSS CALCULATIONS

FROM	TO	Pipe Length (ft)	Q pipe (cfs)	Pipe Size (in)	n	Sf	HGL Elev.	U/S Elev.	D/S Elev.	V1 (in) ft/sec	V2 (out) ft/sec	V1/2G ft.	V2/2G ft.	Kj	Hk	Design HGL Elev.	Inlet HGL Reg. Analysis Elev.	
Line A																		
3+97.46	4+01.01	3.55	3.70	27	0.013	0.00014	609.50	609.50	0.00	0.93	0.00	0.01	1.25	-	0.02	609.51	606.86	
3+73.12	3+97.46	24.34	25.80	27	0.013	0.00894	608.96	608.96	0.93	6.49	0.01	0.65	1.00	0.01	0.64	609.50	609.50	
1+09.97	3+73.12	263.15	25.80	27	0.013	0.00894	608.37	608.37	6.49	6.49	0.65	0.65	0.48	-	0.31	608.99	608.99	
1+00	1+09.97	6.97	25.80	27	0.013	0.00894	606.30	606.25	6.49	6.49	0.65	0.65	0.35	-	0.23	606.53	606.53	
LAT A-1																		
0+14.64	0+27.31	12.67	5.20	24	0.013	0.00053	607.40	607.39	0.00	1.66	0.00	0.04	1.25	-	0.05	607.45	609.29	
0+00	0+14.64	14.64	22.10	24	0.013	0.00894	606.67	606.53	1.66	7.03	0.04	0.77	1.00	0.04	0.73	607.39	607.39	
LAT A-2																		
0+00	0+99.20	99.20	16.90	21	0.013	0.01138	608.52	607.39	0.00	7.03	0.00	0.77	0.50	0.00	0.77	609.29	609.29	
Line B																		
1+18.42	1+25.35	6.93	2.80	18	0.013	0.00071	611.66	611.65	0.00	1.58	0.00	0.04	1.20	-	0.05	611.70	613.23	
1+11.39	1+18.42	7.03	6.50	18	0.013	0.00383	611.47	611.44	1.58	3.68	0.04	0.21	0.75	0.03	0.18	611.65	611.65	
1+00	1+11.39	11.39	6.50	18	0.013	0.00383	611.37	611.33	3.68	3.68	0.21	0.21	0.35	-	0.07	611.44	611.44	
1+00	1+11.39	11.39	6.50	18	0.013	0.00383	611.33	611.24	3.68	3.68	0.21	0.21	0.35	-	0.00	611.33	611.33	
1+00	1+00	49.00	6.50	21	0.013	0.00168	611.20	611.12	3.68	2.70	0.21	0.11	0.35	-	0.04	611.24	611.24	
LAT 1																		
0+00	0+09.97	9.97	16.90	21	0.013	0.01138	607.81	607.70	0.00	7.03	0.00	0.77	1.25	-	0.96	608.77	607.14	

Notes:
 1. HGL elevation at connection to existing pipe in Dallas North Parkway assumed to be the top of pipe.
 2. HGL elevation at connection to existing pipe in Spectrum Drive taken from Spectrum Drive Extension Plans

STORM SEWER NOTES:

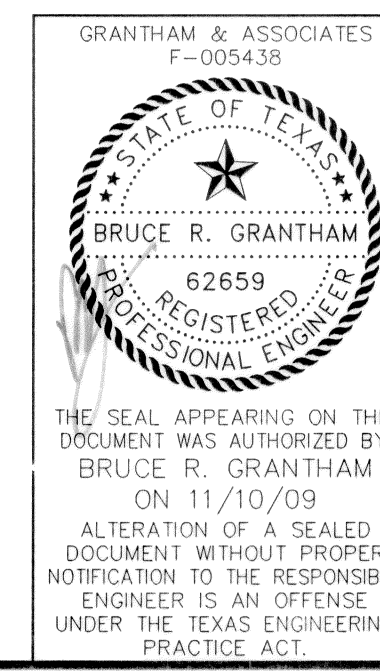
- CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR LOCATION OF ALL AREA DRAINS AND SUBSURFACE TREE DRAINS.
- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION OF ALL ROOF DRAINS.
- ALL LANDSCAPE AREA DRAINS SHALL BE CONNECTED WITH 6" PVC SDR-35 DIRECTLY TO ADJACENT PVC STORM SEWERS SHOWN IN THIS SHEET AT 45 DEGREE ANGLE.
- ALL TREE WELL DRAINS SHALL BE CONNECTED WITH 4" PVC SDR-35 DIRECTLY TO ADJACENT PVC STORM SEWERS SHOWN IN THIS SHEET AT 90 DEGREE ANGLE.
- ALL ROOF DRAINS SHALL BE CONNECTED WITH PVC SDR-35 (PIPE SIZE TO MATCH ROOF DRAIN SIZE) DIRECTLY TO ADJACENT PVC STORM SEWERS SHOWN IN THIS SHEET AT 45 DEGREE ANGLE.
- CONTRACTOR TO CONTACT DIGESTS AND POTHOLES ALL POTENTIAL CONFLICTS WITH PROPOSED DRAINAGE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY IF A CONFLICT IS IDENTIFIED.
- HORIZONTAL ALIGNMENT OF ALL PVC PIPE FOR AREA DRAINS, SUBSURFACE TREE DRAINS AND ROOF DRAINS (BELOW GRADE) SHALL BE THE SHORTEST DIRECT ROUTE TO THE ADJACENT PVC STORM SEWER SHOWN ON THIS SHEET.
- CONTRACTOR SHALL REFER TO LANDSCAPE COURTYARD PLANS FOR INFORMATION ON THE 10' COURTYARD DRAINS.

RECORD DRAWING
 BASED ON CONTRACTOR MARKUPS
 NOT FIELD SURVEY

- INSTALL 15" PVC SDR-35 90° BEND
FL. 15" = 607.0
N = 5446.52
E = 4899.65
- INSTALL 15" PVC SDR-35 45° BEND
FL. 15" = 609.0
N = 5342.64
E = 4759.32
- INSTALL 15" PVC SDR-35 45° BEND
FL. 15" = 609.7
N = 5287.69
E = 4755.32
- INSTALL 15"x12" PVC SDR-35 45° WYE
FL. 15" = 608.7
N = 5306.86
E = 4775.11
- INSTALL 15"x12" PVC SDR-35 45° WYE
FL. 15" = 606.9
N = 5446.40
E = 4904.65
- INSTALL 12" PVC SDR-35 45° BEND
FL. 12" = 612.5
N = 5362.96
E = 4444.92
- INSTALL 12" PVC SDR-35 45° BEND
FL. 12" = 609.9
N = 5341.38
E = 4837.57
- INSTALL 12" PVC SDR-35 45° BEND
FL. 12" = 609.0
N = 5327.24
E = 4851.27
- INSTALL 12" PVC SDR-35 30° BEND
FL. 12" = 608.6
N = 5297.12
E = 4443.86
- INSTALL 12" PVC SDR-35 45° BEND
FL. 12" = 607.0
N = 5441.52
E = 4899.57
- CONNECT TO ROOF DRAIN (SEE ARCHITECT PLAN)

LEGEND

- PVC SDR-35 STORM COLLECTION PIPE
- - - PVC SDR-26 STORM COLLECTION PRESSURE PIPE
- == RCP STORM SEWERS (CLASS III)
- CURB INLET



DATE: FEBRUARY 2009 SCALE: 1"=40' JOB NO.: 1057-06
 DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057STORMPLN01

MIXED USE DEVELOPMENT
 TOWN OF ADDISON
 STORM SEWER PLAN

SNK DEVELOPMENT INC.

g&a Grantham & Associates
 Civil Engineering

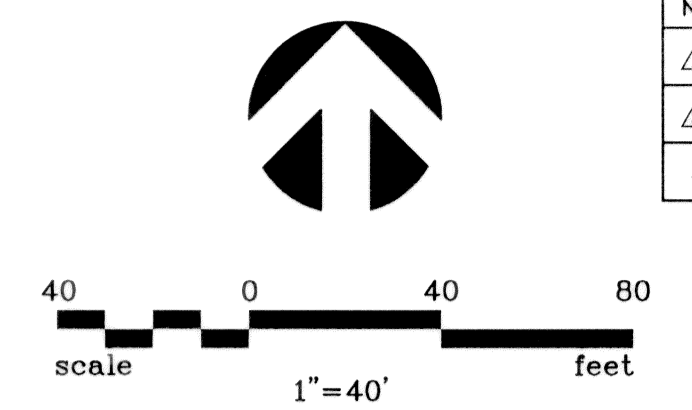
1919 S. SHILOH ROAD, SUITE 440, L.B. 8 GARLAND, TEXAS 75042 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

SHT. 7
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NO.	DATE	REVISION	APPROV.
1	10/19/07	REVISED FIRE HYDRANT LOCATION & DETAIL	BRG
2	11/16/07	REVISED WATER METER LOCATION & DETAIL	BRG
3			

12" WATER CURVE DATA:

NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	05°18'32"	27.80'	S 04°04'45" W	27.79'
C2	300.00'	05°18'32"	27.80'	S 04°04'45" W	27.79'
C3	300.00'	07°10'15"	37.55'	S 02°09'39" E	37.52'
C4	300.00'	02°59'58"	15.70'	S 04°14'48" E	15.70'
C5	500.00'	10°08'07"	88.45'	S 07°48'52" E	88.33'



GENERAL NOTES:

- ALL WATER MAINS SHALL BE AWWA C909 PVC WATER PIPE.
- ALL WATER MAINS SHALL HAVE MINIMUM COVER AS FOLLOWS: 48" BELOW FINISHED STREET GRADE OR 60" DEPTH IN UNIMPROVED STREETS OR AS REQUIRED TO CLEAR OTHER UTILITIES.
- EXTEND WATER DEADHEADS AND WASTEWATER LATERALS 2' BEYOND PROPOSED BACK OF CURB OR AS SHOWN.
- WATER AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEM.
- ALL WATER DEADHEADS SHALL BE COPPER AND LOCATED AND SIZED AS SHOWN, ON THE PLANS.
- ALL WASTEWATER LATERALS SHALL BE LOCATED AND SIZED AS SHOWN ON THE PLANS.
- ALL 8" & 6" WASTEWATER MAINS WHERE PVC PIPE IS USED SHALL BE ASTM 3034 (SDR-35) OR ASTM F789/D3212.
- WATER DEADHEADS AND WASTEWATER LATERALS TO EXISTING MAINS SHALL BE INSTALLED BY CONTRACTOR.
- THE CERTIFICATE OF ACCEPTANCE (C.O.A.) WILL NOT BE ISSUED UNTIL ALL WATER AND WASTEWATER APPURTENANCES HAVE BEEN ADJUSTED TO THEIR FINAL POSITION.
- SET NOZZLE OF FIRE HYDRANT AT HEIGHT OF 18" TO 24" ABOVE FINISH GROUND ELEVATION. LOCATION OF F.H. SHALL BE 2' TO 6' BEHIND CURB LINE.
- THE MAXIMUM ALLOWABLE TRENCH WIDTH FOR ALL PIPE THROUGH 12" DIAMETER SHALL BE 32".
- ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
- ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
- REFER TO GENERAL NOTES SHEET FOR GENERAL NOTES.
- CONTRACTOR SHALL MATCH FLOWLINE OF 8" SS LATERALS WITH 8" PLUMBING LINES AT LABELED [SS].
- CONTRACTOR SHALL COORDINATE ALL TAPS TO EXISTING WATER MAINS WITH CITY INSPECTOR TO MINIMIZE DISRUPTION TO WATER SERVICE.

CONTRACTOR TO STAKE DRIVEWAY LIMITS AND FIELD VERIFY EXISTING IRRIGATION FACILITIES. RELOCATE ALL EXISTING WATER METERS, DOUBLE CHECK/DETECTOR CHECK VAULTS, IRRIGATION CONTROL VALVES, PIPING, ETC. THAT CONFLICTS WITH PROPOSED PAVING. ALL REPLACEMENT IRRIGATION FACILITIES SHALL MEET TOWN STANDARDS.

!!!CAUTION!!!
UNDERGROUND UTILITIES PRESENT IN THIS AREA. CALL 1-800-DIG-TESS PRIOR TO CONSTRUCTION

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXIST. 8" WATER CONNECT TO EXIST 8" WATER BEGIN 8" WATER
INSTALL:
1-8" 90° BEND
44 L.F. 8" WATER
2-8"x6" TEES
1-6" VALVE
1-F.H.
1-8"x6" REDUCER
5-6" 90° BENDS

!!!CAUTION!!!
UNDERGROUND UTILITIES PRESENT IN THIS AREA. CALL 1-800-DIG-TESS PRIOR TO CONSTRUCTION

STA. 1+00.00
CONSTRUCT STD. 4' DIA. M.H. OVER EXIST. 8" SAN. SEW.
N = 5310.63
E = 4417.22

!!!CAUTION!!!
UNDERGROUND UTILITIES PRESENT IN THIS AREA. CALL 1-800-DIG-TESS PRIOR TO CONSTRUCTION

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXIST. 8" WATER CONNECT TO EXIST 8" WATER BEGIN 8" WATER
INSTALL:
1-8"x8" TEE
1-8"x6" TEE
1-8"x4" REDUCER
1-8"x6" REDUCER
2-4" 90° BENDS
1-6" 90° BEND
36 L.F. 6" WATER
1-6" VALVE
1-F.H.

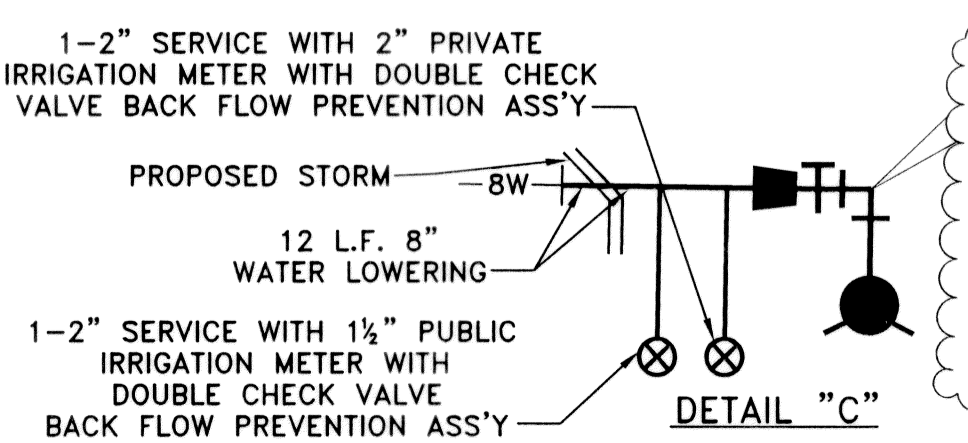
- INSTALL 38 L.F. OF 8" SAN. SEW. @ 1.0%
- INSTALL 40 L.F. OF 8" SAN. SEW. @ 1.0%
- INSTALL 38 L.F. OF 8" SAN. SEW. @ 1.0%
- INSTALL 20 L.F. OF 8" SAN. SEW. @ 1.0%
- INSTALL 18 L.F. OF 8" SAN. SEW. @ 1.0%
- INSTALL 19 L.F. OF 8" SAN. SEW. @ 1.0%

INSTALL 6" DOMESTIC WATER SERVICE LINE & 6" CLOSED FIRELINE SERVICE SEE PLUMBING PLANS FOR CONNECTION TO BUILDING AND DOUBLE CHECK VALVE BACK FLOW PREVENTION ASSEMBLY LOCATION

12 L.F. 8" WATER TO BE LOWERED UNDER STORM SEWER PER CITY STANDARDS REMOVE EXISTING 8" WATER AS NEEDED

RELOCATE EXISTING WATER BLOW OFF TAP

INSTALL 4" DOMESTIC WATER SERVICE LINE & 6" CLOSED FIRELINE SERVICE SEE PLUMBING PLANS FOR CONNECTION TO BUILDING AND DOUBLE CHECK VALVE BACK FLOW PREVENTION ASSEMBLY LOCATION



CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXIST. 8" WATER REMOVE PLUG & VAULT CONNECT TO EX. 8" WATER
INSTALL:
30 L.F. 8" WATER
1-8"x6" REDUCER
1-6" VALVE
1-6" 90° BEND
1-F.H.

LEGEND:

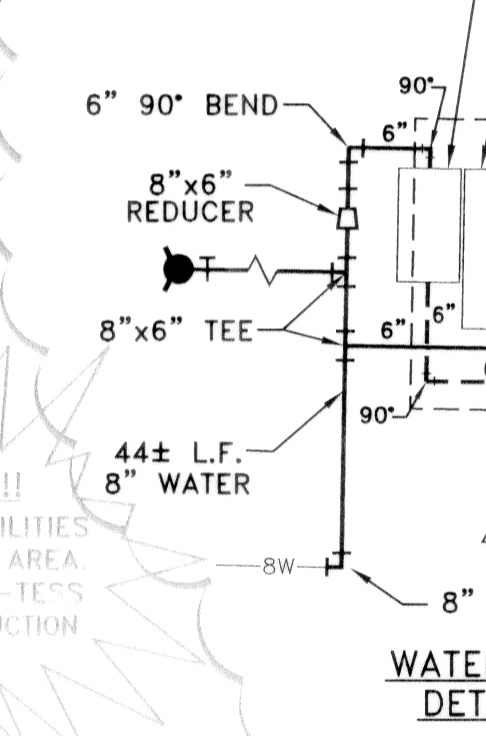
- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. WATER SERVICE AND METER
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. SANITARY SEWER SERVICE
- SS — INSTALL DOUBLE CLEANOUT AT R.O.W. LINE. CONNECT PROP. 8" SANITARY SEWER SERVICE TO PLUMBING LINE.

STA. 0+99.20
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXIST. 12" WATER & REMOVE 12" PLUG CONNECT TO EXIST 12" WATER BEGIN 12" WATER
INSTALL:
1-12" VALVE
1-12" 45° BEND
N=5580.91
E=4905.71

P.I. STA. 1+14.17
INSTALL:
1-12" 45° BEND
N=5569.24
E=4913.89

!!!CAUTION!!!
UNDERGROUND UTILITIES PRESENT IN THIS AREA. CALL 1-800-DIG-TESS PRIOR TO CONSTRUCTION

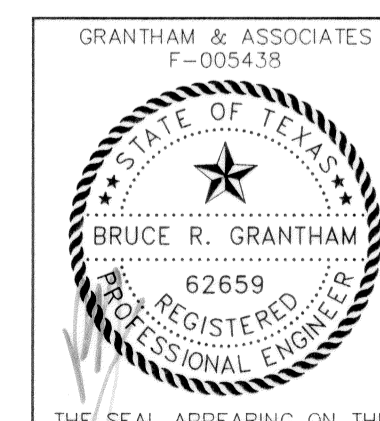
STA. 4+00.00
INSTALL:
1-12"x6" TEE
1-12" VALVE
1-6" VALVE
1-F.H.



RADIUS = 623.62
DELTA = 05°48'44"
LENGTH = 63.26
BEARING = S 09°58'33" E
CHORD = 63.24

STA. 7+18.80
END 12" WATER
INSTALL:
1-12" PLUG
N=4974.30
E=4994.07

RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY

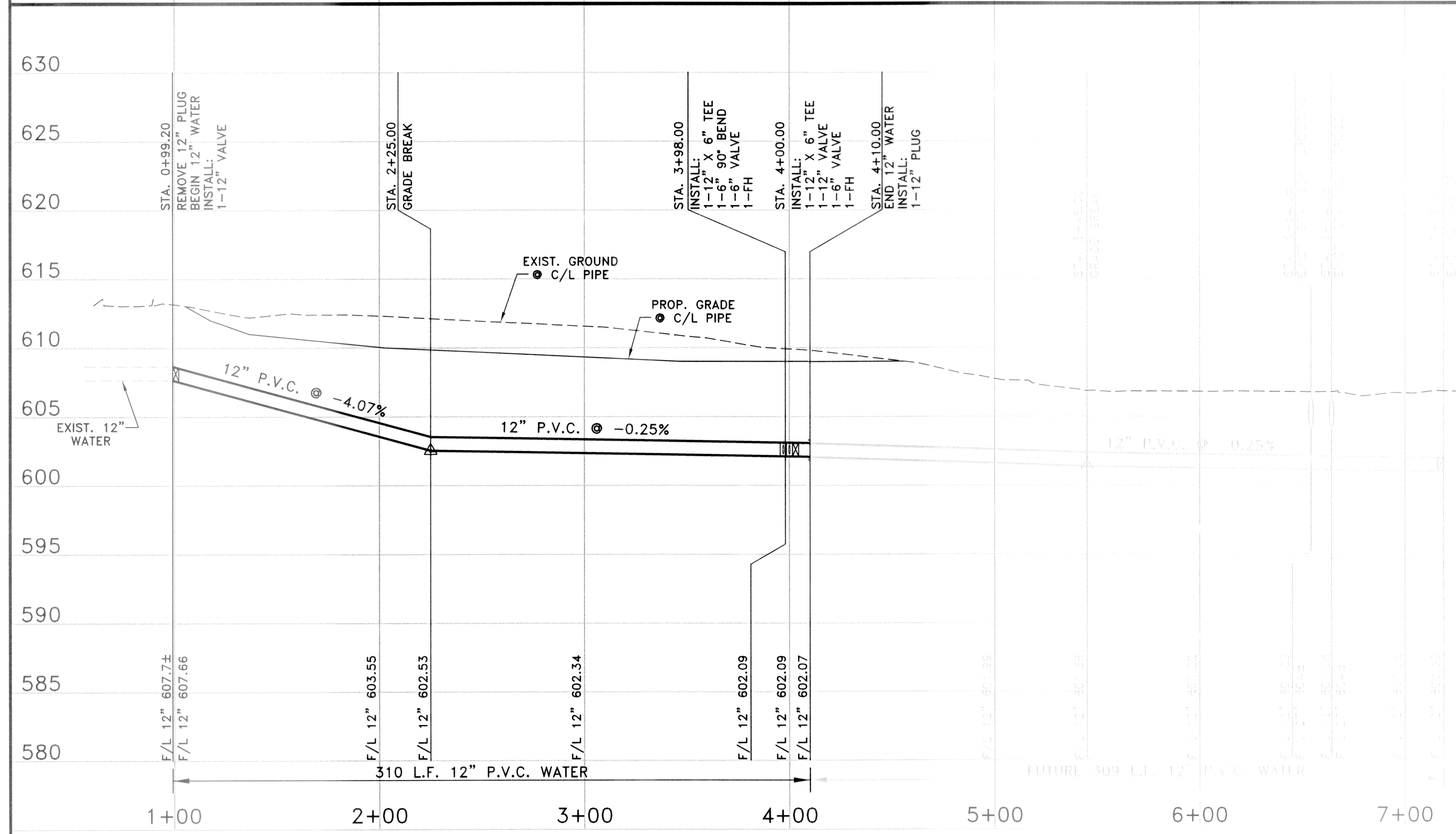
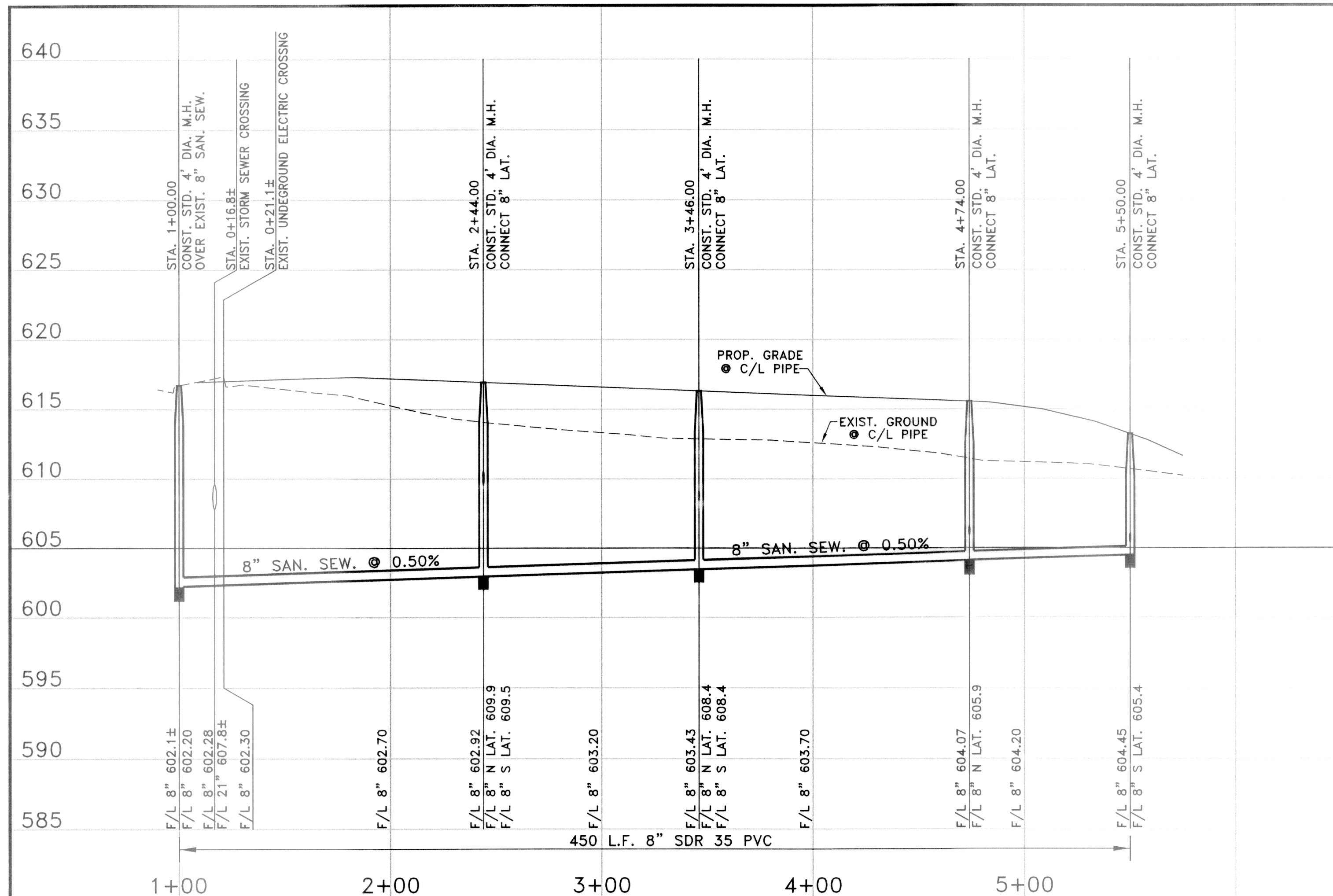


DATE: FEBRUARY 2009 SCALE: 1"=40' JOB NO.: 1057-06
DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057WATSEW01

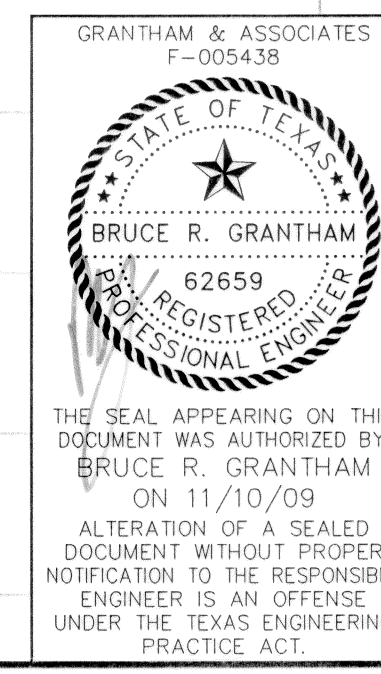
MIXED USE DEVELOPMENT
TOWN OF ADDISON
WATER AND SANITARY SEWER PLAN
SNK DEVELOPMENT INC.

g&a Grantham & Associates SHT. 8
Civil Engineering OF 11
1919 S. SHILOH ROAD, SUITE 440, L.B. 8 GARLAND, TEXAS 75042 (972) 864-2333 (TEL) (972) 864-2334 (FAX)

NO.	DATE	REVISION	APPROV.
1			
2			
3			



RECORD DRAWING
 BASED ON CONTRACTOR MARKUPS
 NOT FIELD SURVEY



GRANTHAM & ASSOCIATES
F-005438

DATE: APRIL 2007 SCALE: 1"=40'(H)1"=6'(V) JOB NO.: 1057-06
 DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057WATSEW01PP

MIXED USE DEVELOPMENT
 TOWN OF ADDISON
 12' WATER & SANITARY SEWER PROFILES

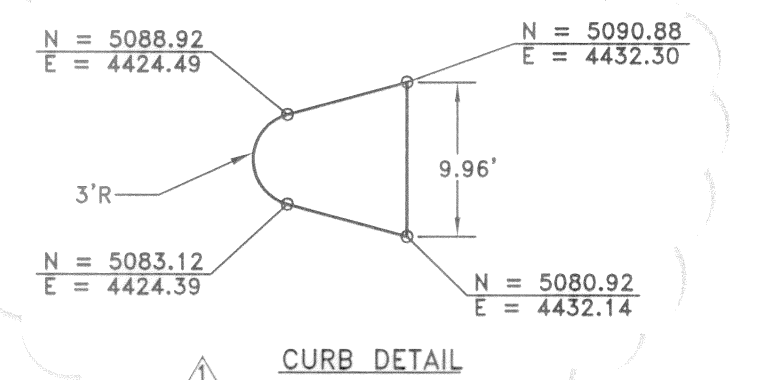
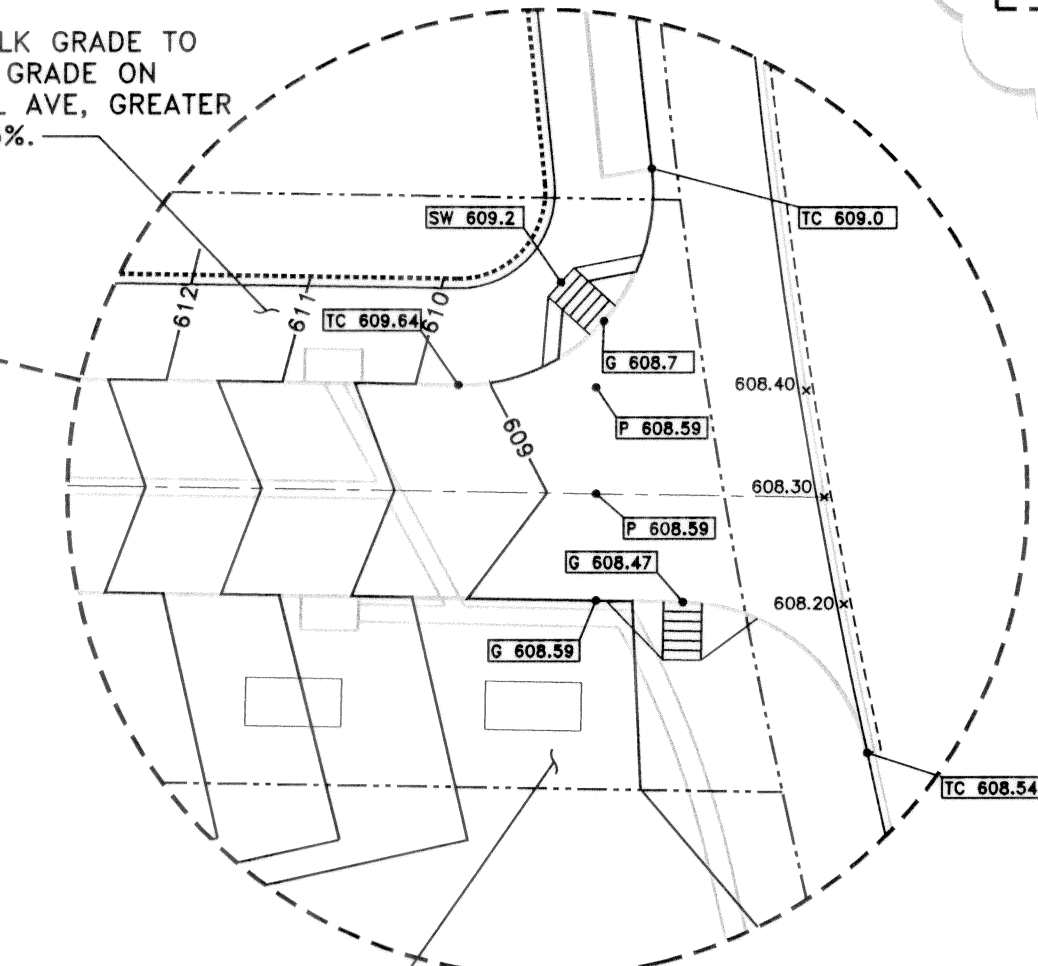
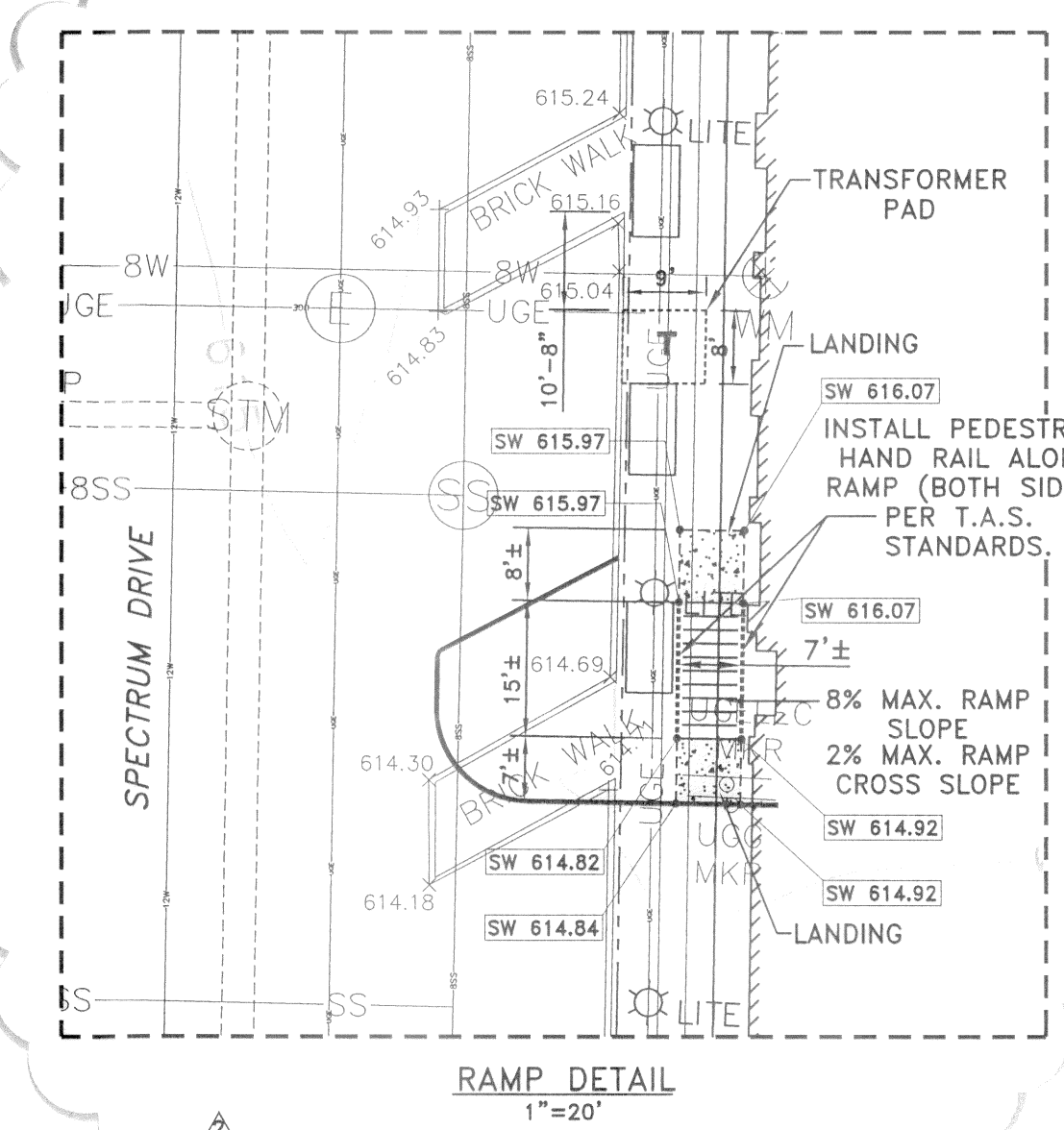
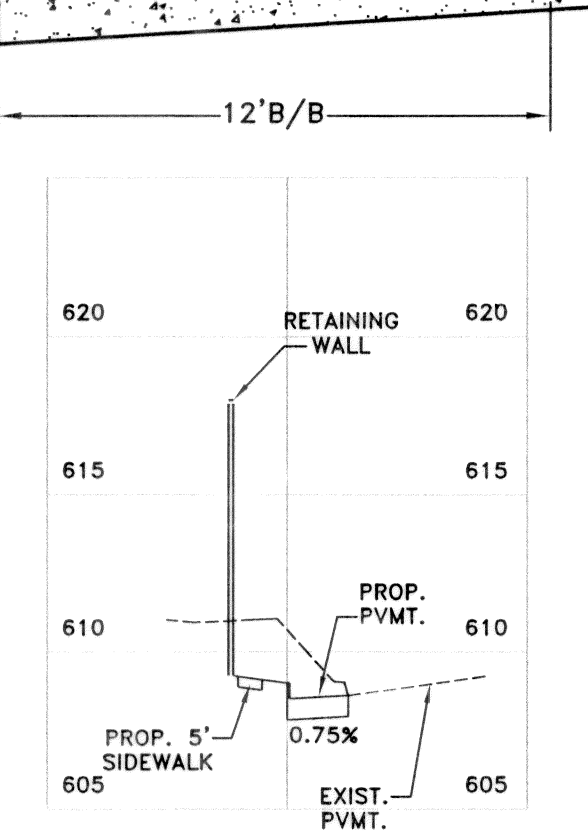
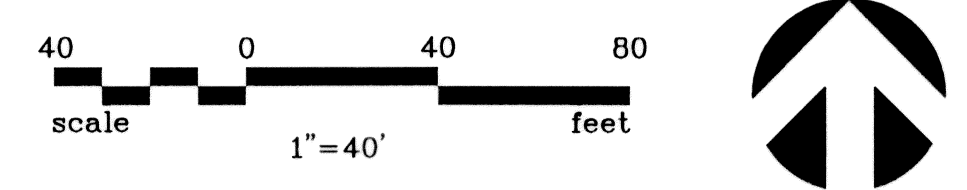
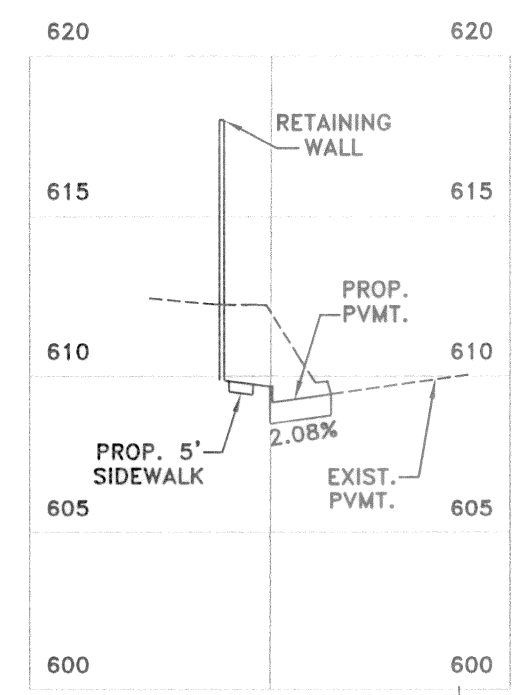
SNK DEVELOPMENT INC.

g&a Grantham & Associates
Civil Engineering

1919 S. SHILOH ROAD, SUITE 440, L.B. 8
GARLAND, TEXAS 75042 (972) 864-2333(TEL)
(972) 864-2334(FAX)

SHT. 9
OF 11

NO.	DATE	REVISION	APPROV.
1	11/16/07	REVISED ISLAND & ISLAND CURB DETAIL	BRG
2	1/20/09	ADDED RAMP DETAIL	BRG
3	2/6/09	REVISED SPECTRUM DRIVE PARKING & ADDED TREE WELLS	BRG
4	11/3/09	REVISED PER CONTRACTOR MARKUP	BRG



LEGEND:

	EXISTING CONTOUR		6" REINFORCED CONCRETE PAVEMENT PER TYPICAL SECTION
	PROPOSED CONTOUR		10" PSI REINFORCED CONCRETE PAVEMENT PER TYPICAL SECTION
	PROPOSED TOP OF CURB ELEVATION		SIDEWALK PAVEMENT (REFER TO LANDSCAPE PLAN)
	PROPOSED GUTTER ELEVATION		PAVEMENT AND SIDEWALK REMOVAL LIMITS
	PROPOSED TOP OF PAVEMENT		TEMPORARY ACCESS ASPHALT PAVEMENT 2" HMAc TYPE 'D' SURFACE, 4" TYPE 'B' BASE
	PROPOSED TOP OF WALL ELEVATION		REMOVE EXISTING STREET OR PEDESTRIAN LIGHT FOUNDATION, SALVAGE LIGHT AND RETURN TO THE TOWN OF ADDISON SERVICE CENTER
	PROPOSED BOTTOM OF CONNECTING WALL		EXISTING STREET OR PEDESTRIAN LIGHT TO REMAIN
	PROPOSED BOTTOM OF WALL ELEVATION		
	PROPOSED SIDEWALK ELEVATION		
	EXISTING ELEVATION		
	EXISTING STREET OR PEDESTRIAN LIGHT FOUNDATION, SALVAGE LIGHT AND RETURN TO THE TOWN OF ADDISON SERVICE CENTER		
	EXISTING STREET OR PEDESTRIAN LIGHT TO REMAIN		
			BFR BARRIER FREE RAMP

SAWCUT & REMOVE 124 L.F. EXIST. CURB & 256 S.Y. SIDEWALK & PAVEMENT. CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

SAWCUT & REMOVE 15 L.F. EXIST. CURB & 34 S.Y. PAVEMENT. CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

SAWCUT & REMOVE 70 L.F. EXIST. CURB & 68 S.Y. SIDEWALK & PAVEMENT. CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

SAWCUT & REMOVE 212 L.F. EXIST. CURB & 467 S.Y. SIDEWALK & PAVEMENT. CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

SAWCUT & REMOVE 70 L.F. EXIST. CURB & 68 S.Y. SIDEWALK & PAVEMENT. CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

SAWCUT & REMOVE 104 L.F. EXIST. CURB & 244 S.Y. SIDEWALK & PAVEMENT. CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

RELOCATE THE EXISTING PEDESTRIAN LIGHT INTO ISLAND

!!CAUTION!!
CONTRACTOR SHALL COORDINATE WITH TXU TO DISCONNECT POWER TO PEDESTRIAN LIGHT PRIOR TO REMOVING FOUNDATION.

!!CAUTION!!
CONTRACTOR SHALL COORDINATE WITH TXU TO DISCONNECT POWER TO PEDESTRIAN LIGHT PRIOR TO REMOVING FOUNDATION.

SAWCUT, REMOVE & REPLACE 298 L.F. EXIST. CURB & GUTTER CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

SIDEWALK GRADE TO MATCH GRADE ON SPRULL AVE, GREATER THAN 5%.

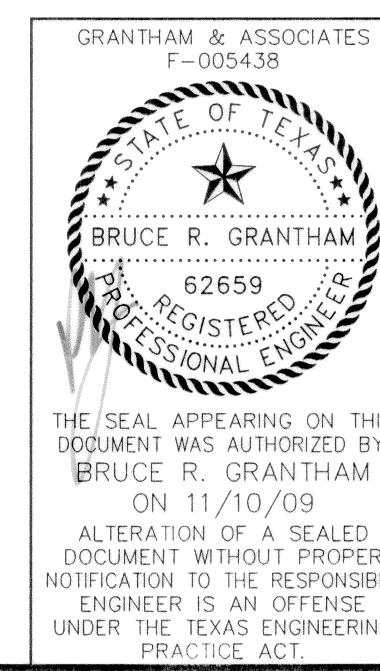
SIDEWALK GRADE TO MATCH GRADE ON SPRULL AVE, GREATER THAN 5%.

SAWCUT, REMOVE & REPLACE 48 L.F. EXIST. CURB & GUTTER CONST. LONGITUDINAL BUTT JOINT 24" #6 DOWEL DRILLED 12" INTO EXIST. SLAB ON 24" CENTERS & EPOXY GROUT

TYPE 'C' BRICK PAVERS ON CONCRETE BASE. SEE DETAIL SHEET 1

- NOTES:**
- REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ALL SIDEWALK, BARRIER FREE RAMP AND TDLR DETAILS.
 - ALL WALKS SHALL BE ADA COMPATIBLE WITH MAXIMUM 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - ALL HANDICAP SPACES SHALL BE MAXIMUM 2% CROSS SLOPE IN ALL DIRECTIONS
 - THE ARCHITECT WILL MAKE THE TDLR SUBMITTAL.
 - ALL EXCESS PAVERS SHALL BE SALVAGED AND RETURNED TO THE TOWN OF ADDISON SERVICE CENTER.
 - REFER TO DIMENSIONAL CONTROL PLAN FOR STRIPING.
 - TWO HANDICAP SPACES IN SPECTRUM DRIVE AND FOUR HANDICAP SPACES INSIDE THE PARKING GARAGES HAVE BEEN PROVIDED PER ARCHITECT WHO VERIFIED TSA REQUIREMENTS.

RECORD DRAWING
BASED ON CONTRACTOR MARKUPS
NOT FIELD SURVEY



GRANTHAM & ASSOCIATES
F-005438

DATE: FEBRUARY 2009 SCALE: 1"=40' JOB NO.: 1057-06
DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057GRADING

MIXED USE DEVELOPMENT
TOWN OF ADDISON
PAVING & GRADING PLAN

SNK DEVELOPMENT INC.

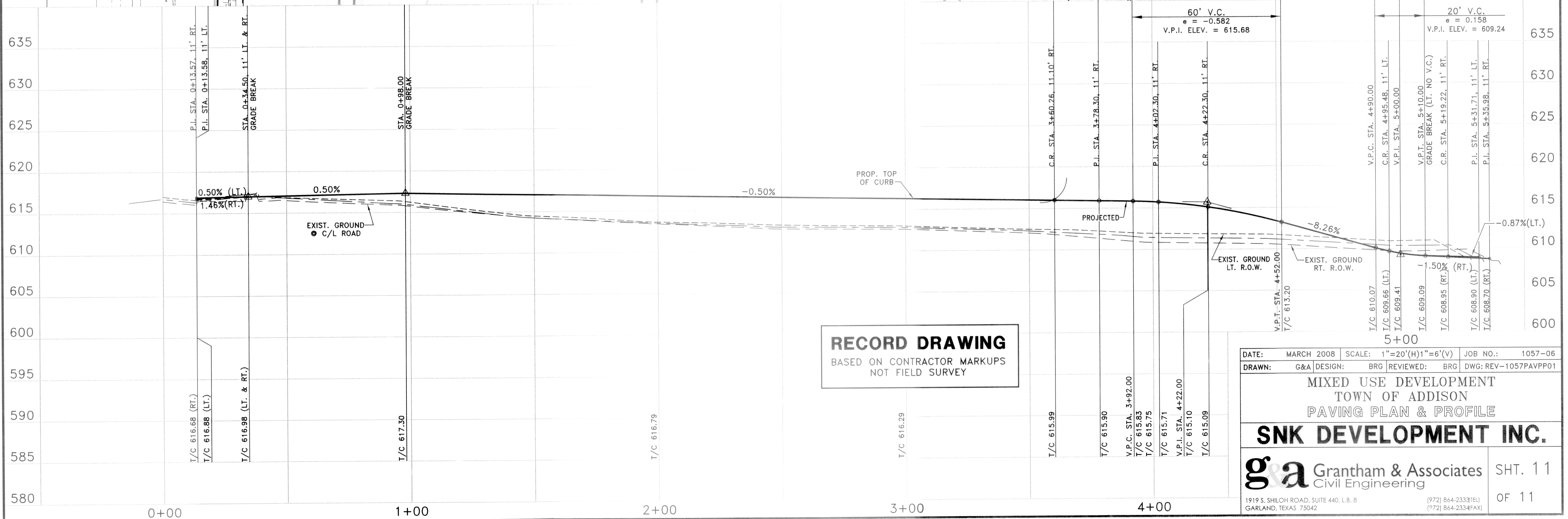
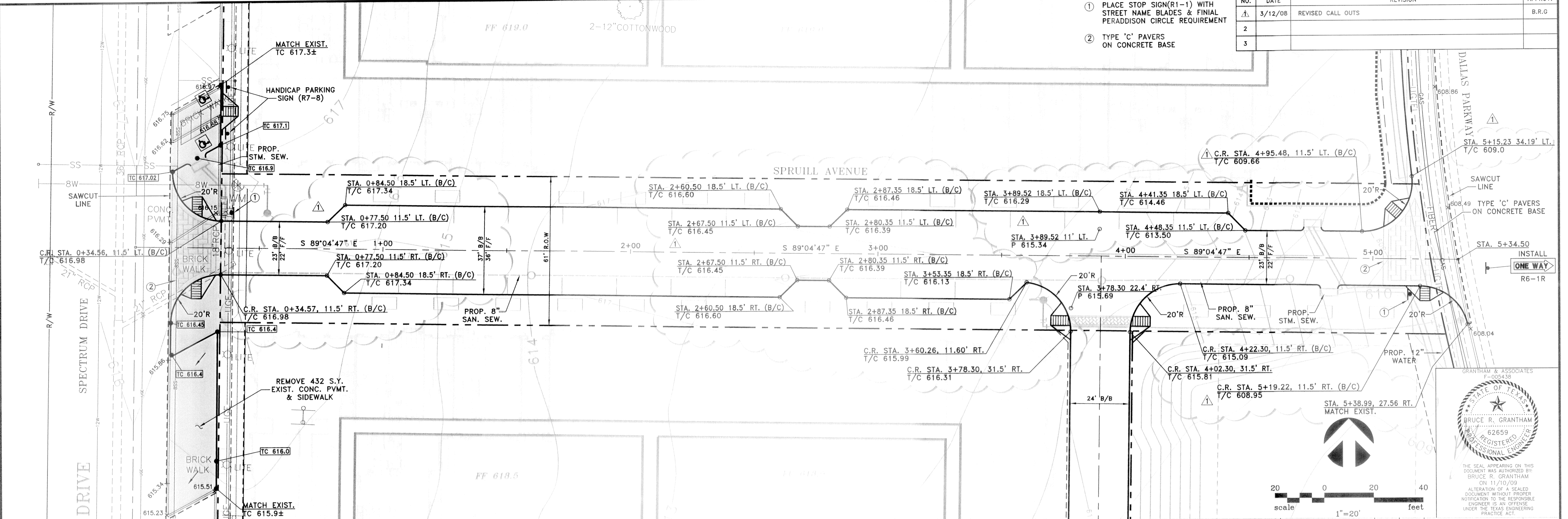
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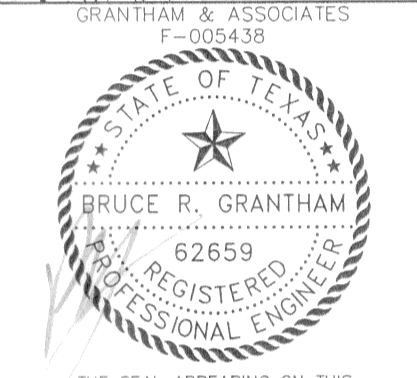
SHT. 10 OF 11

- ① PLACE STOP SIGN(R1-1) WITH STREET NAME BLADES & FINIAL PERADDITION CIRCLE REQUIREMENT
- ② TYPE 'C' PAVERS ON CONCRETE BASE

NO.	DATE	REVISION	APPROV.
1	3/12/08	REVISED CALL OUTS	B.R.G
2			
3			

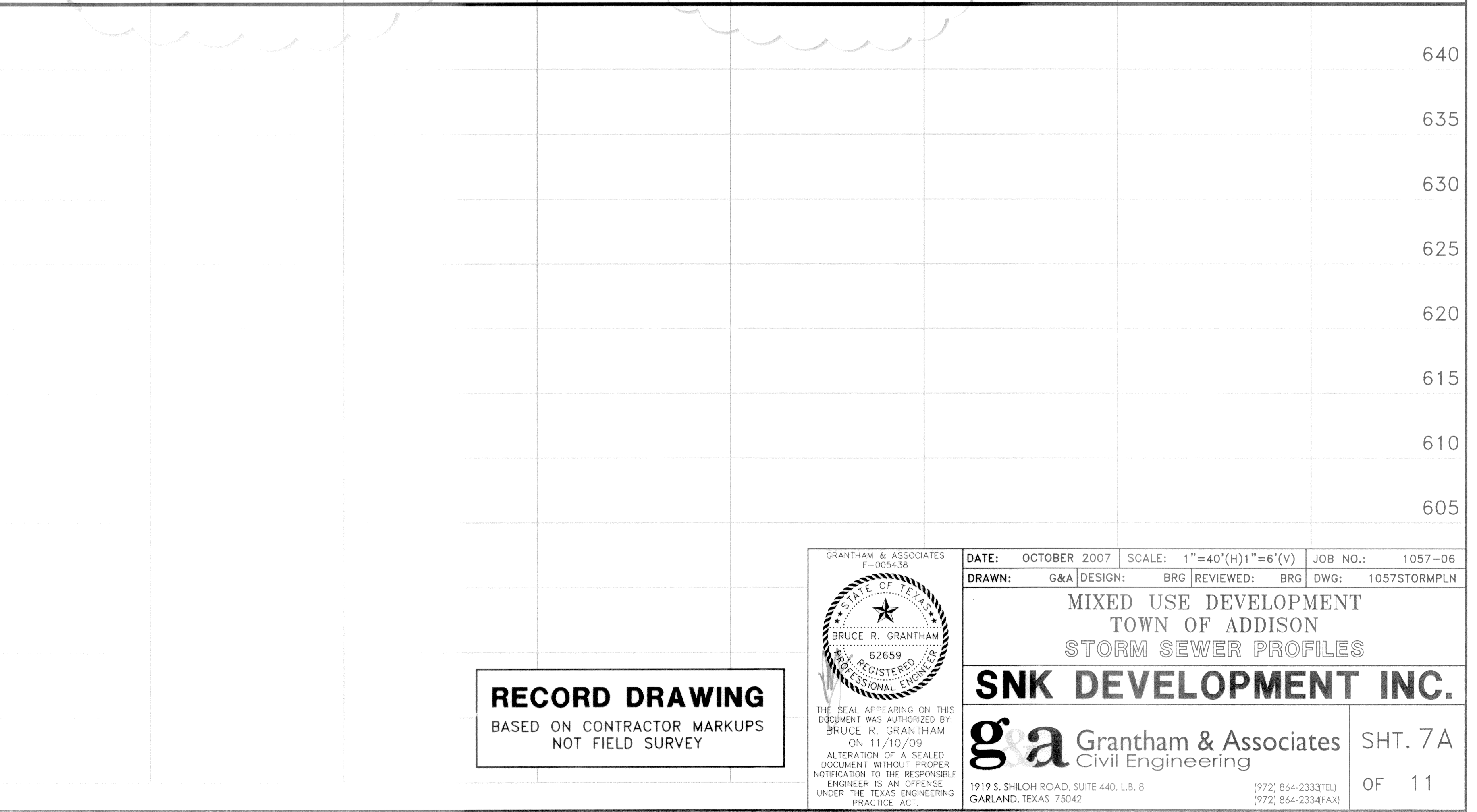
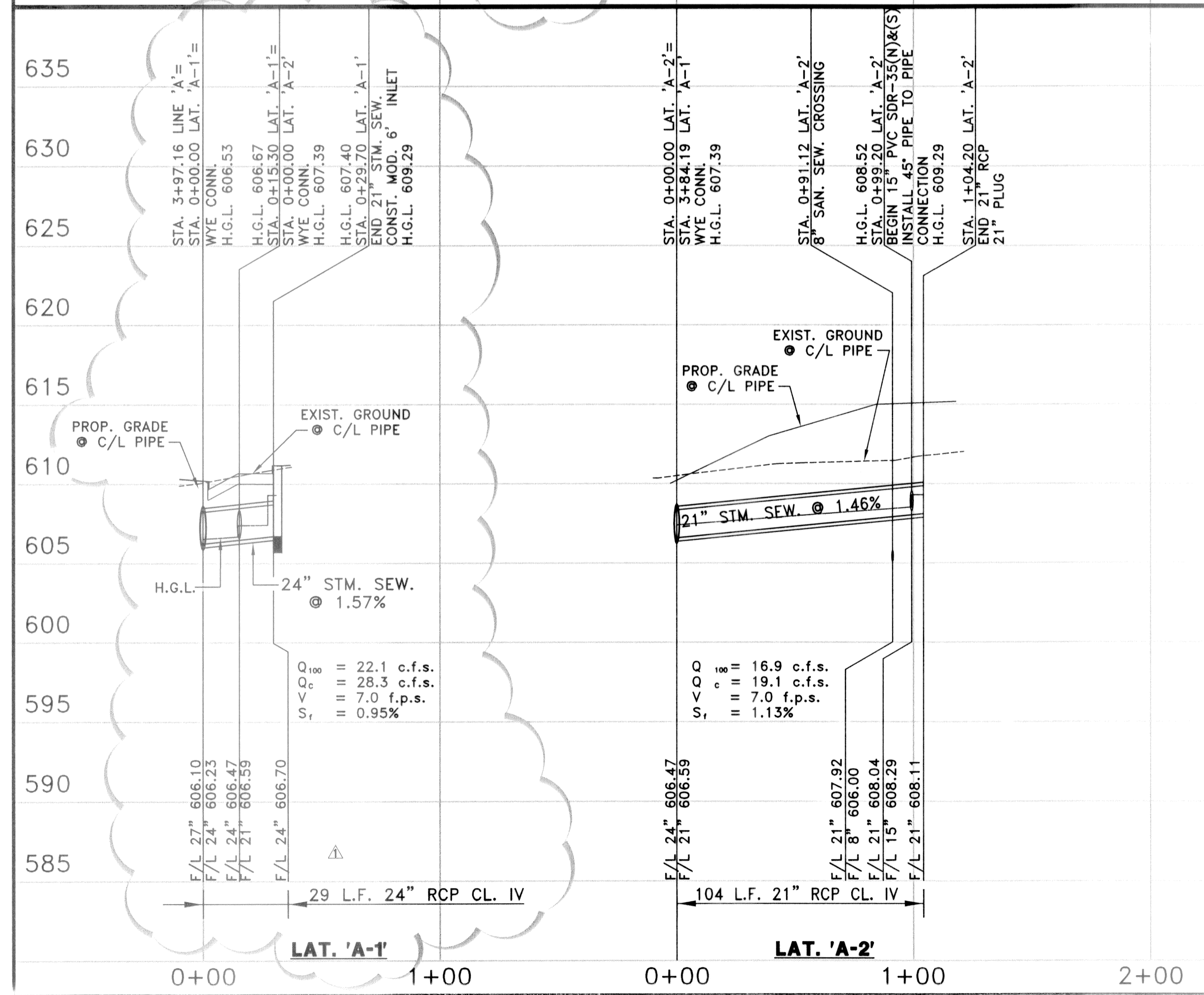
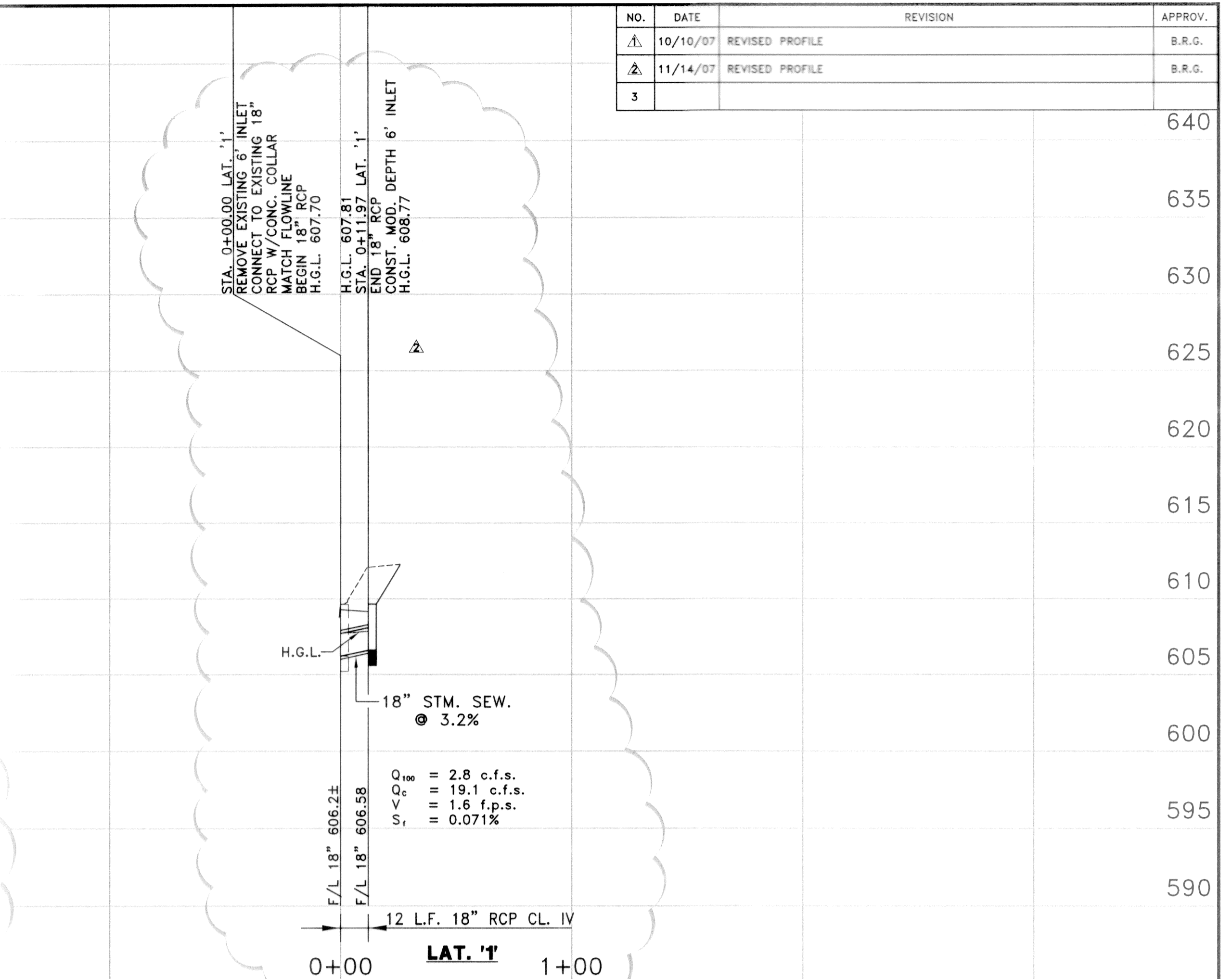
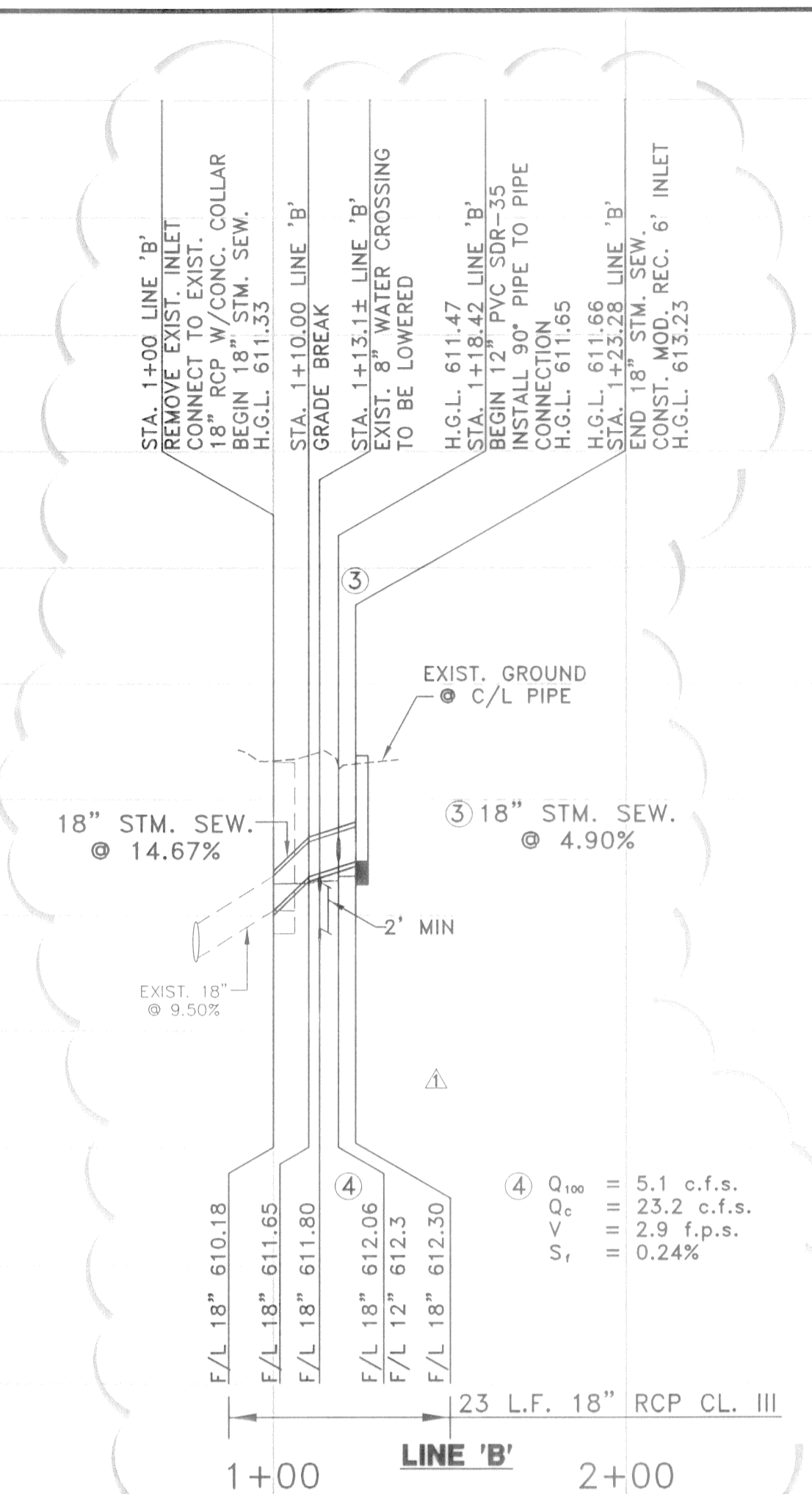
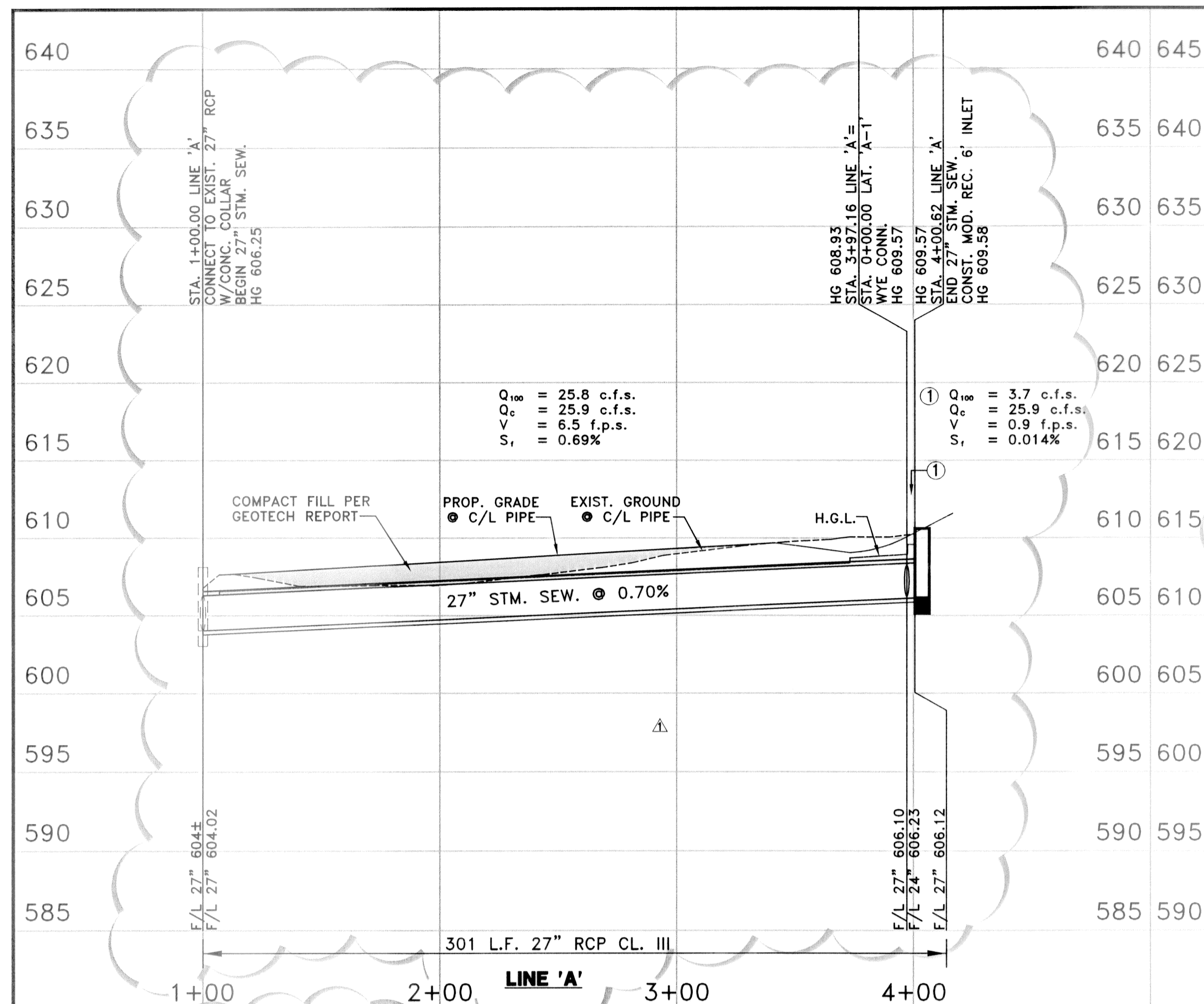


RECORD DRAWING
 BASED ON CONTRACTOR MARKUPS
 NOT FIELD SURVEY

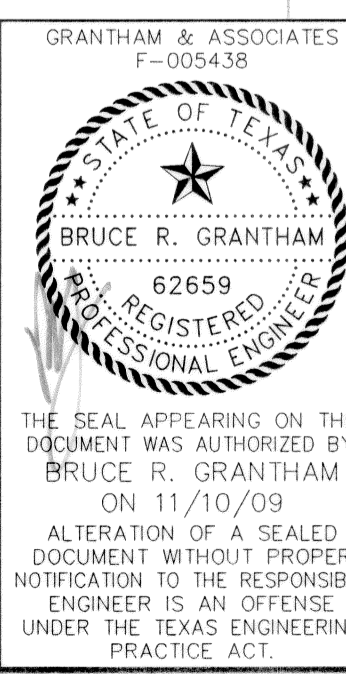


DATE:	MARCH 2008	SCALE:	1"=20'(H)1"=6'(V)	JOB NO.:	1057-06
DRAWN:	G&A	DESIGN:	BRG	REVIEWED:	BRG
DWG: REV-1057PAVPP01					
MIXED USE DEVELOPMENT					
TOWN OF ADDISON					
PAVING PLAN & PROFILE					
SNK DEVELOPMENT INC.					
g&a Grantham & Associates Civil Engineering					SHT. 11
1919 S. SHILOH ROAD, SUITE 440, L.B. 8 GARLAND, TEXAS 75042					OF 11

NO.	DATE	REVISION	APPROV.
1	10/10/07	REVISED PROFILE	B.R.G.
2	11/14/07	REVISED PROFILE	B.R.G.
3			



RECORD DRAWING
 BASED ON CONTRACTOR MARKUPS
 NOT FIELD SURVEY



GRANTHAM & ASSOCIATES
 F-005438

DATE: OCTOBER 2007 SCALE: 1"=40'(H)1"=6'(V) JOB NO.: 1057-06
 DRAWN: G&A DESIGN: BRG REVIEWED: BRG DWG: 1057STORMPLN

MIXED USE DEVELOPMENT
 TOWN OF ADDISON
 STORM SEWER PROFILES

SNK DEVELOPMENT INC.

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 OF 11