

N 88°00'50" E 240.17'

N 01°59'10" W 162.88'

N 87°56'32" E 20.00'

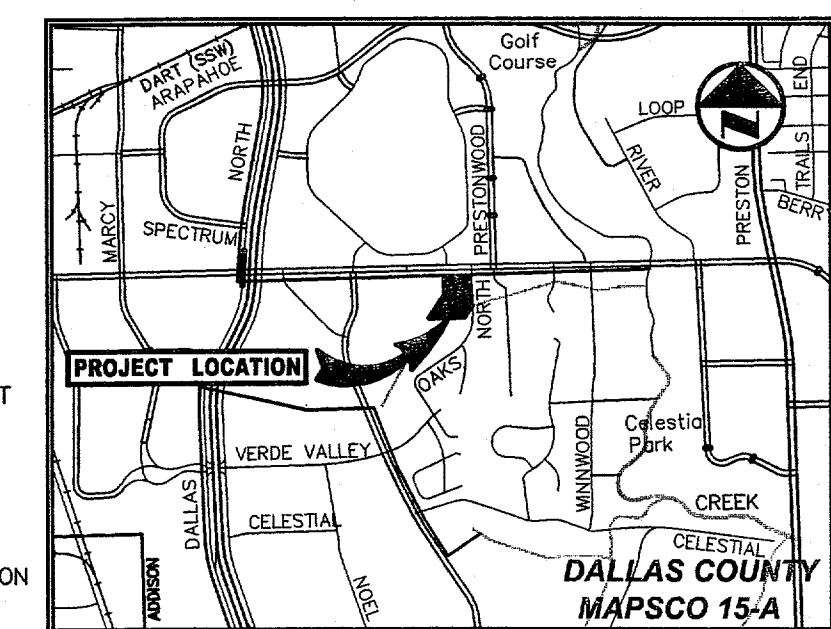
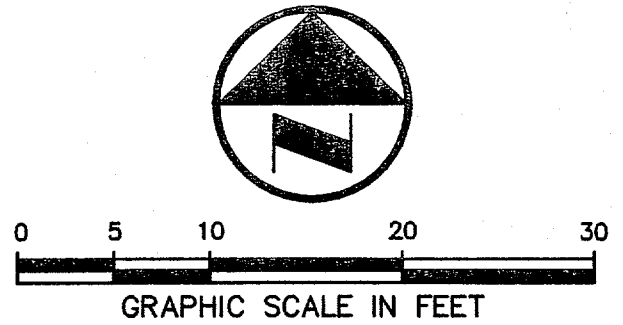
N 33°11'00" E 280.32'

S 02°03'28" E 219.32'

S 88°00'50" W 356.82'

LEGEND

- B. BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- CQ CLEANOUT
- MH MANHOLE
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- FL FLOOD LIGHT
- FP FLAG POLE
- TRF TRAFFIC SIGN
- IR 1/2-INCH IRON ROD
- IRS W/PACHECO KOCH CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- 613 EXIST CONTOUR
- TC 612.39 EXIST TOP OF CURB ELEVATION
- G 611.92 EXIST GUTTER ELEVATION
- EL 612.39 EXIST SPOT ELEVATION
- 655 PROPOSED CONTOUR
- TC 614.5 PROPOSED TOP OF CURB ELEVATION
- G 614.0 PROPOSED GUTTER ELEVATION
- EL 614.5 PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED DRAINAGE DIVIDE
- 12 WATERSHED DESIGNATION NUMBER
- 3.2 EXPECTED Q₁₀ IN CUBIC FEET PER SECOND



GRADING AND DRAINAGE GENERAL NOTES

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

OAK NORTH DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY)

SEE ARCH PLANS FOR BUILDING MODS

EFF=100.00

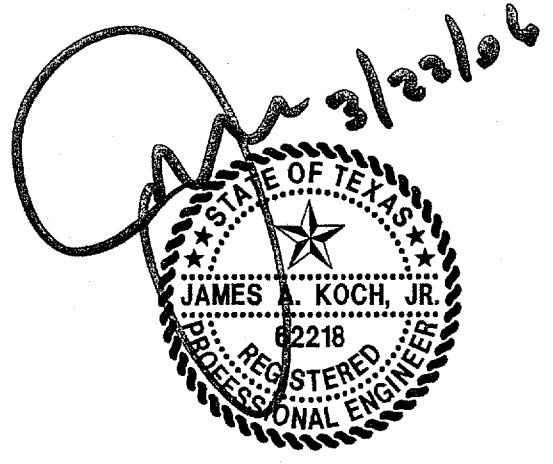
ONE STORY MASONRY BUILDING

EFF=98.00

EXISTING 2 FT. SLAB DROP

BENCH MARK LIST

BM#1 TOP OF FINISHED FLOOR AT REAR OF BUILDING WITH # 5330 ON DOOR.
 ASSUMED ELEV = 100.00



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NO.	DATE	REVISION				
Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031						
GRADING & DRAINAGE PLAN ADDISON TOWN HALL CENTER TRACT 2 LAKE FOREST ADDITION TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	KFW	JAN 2006	1"=20'			C4.1

ADDISON TOWN HALL CENTER

KWHTIS 03/21/2006 3:07PM C:\WORK\2721-05-439\DWG\2721-05-439CV.DWG

CONSTRUCTION PLANS FOR ADDISON TOWN HALL CENTER LAKE FOREST ADDITION TRACT 2

1.7748 ACRES
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

FOR

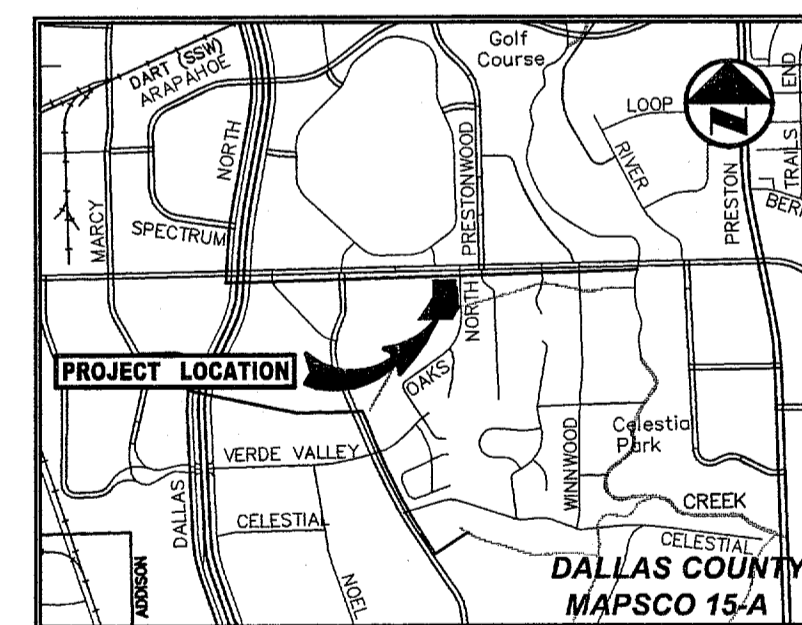
HODGES & ASSOCIATES architecture planning
Architecture P.L.L.C.
13842 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 980-1129
www.hodgesusa.com

OWNER/DEVELOPER

BELTWAY COMMERCIAL REAL ESTATE
15280 ADDISON ROAD
ADDISON, TX 75001
972-661-1011

PREPARED BY

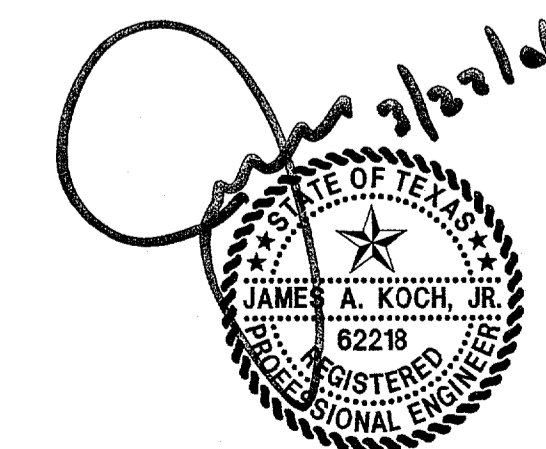
Pacheco Koch
Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 PH. 972.235.3031
DALLAS, TEXAS 75206 FAX 972.235.9544



VICINITY MAP
(NOT TO SCALE)

DRAWING SHEET INDEX

SHEET	DESCRIPTION
C1.1	DEMOLITION PLAN
C2.1	DIMENSIONAL CONTROL PLAN
C3.1	SANITARY SEWER PLAN
C4.1	GRADING & DRAINAGE PLAN
C5.1	PAVING PLAN
C5.2	PAVING DETAILS
C6.1	EROSION CONTROL PLAN
LP1.01	LANDSCAPE PLAN
IR1.01	IRRIGATION PLAN & DETAILS



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B4-3

03/06

5330 BELT LINE

ADDISON TOWN HALL CENTER

B4-3

KWHITS 03/21/2006 3:08PM M:DWG-2721-05-439.DWG

N 88°00'50" E 240.17'

N 01°55'10" W 129.79'

N 37°11'00" E 200.32'

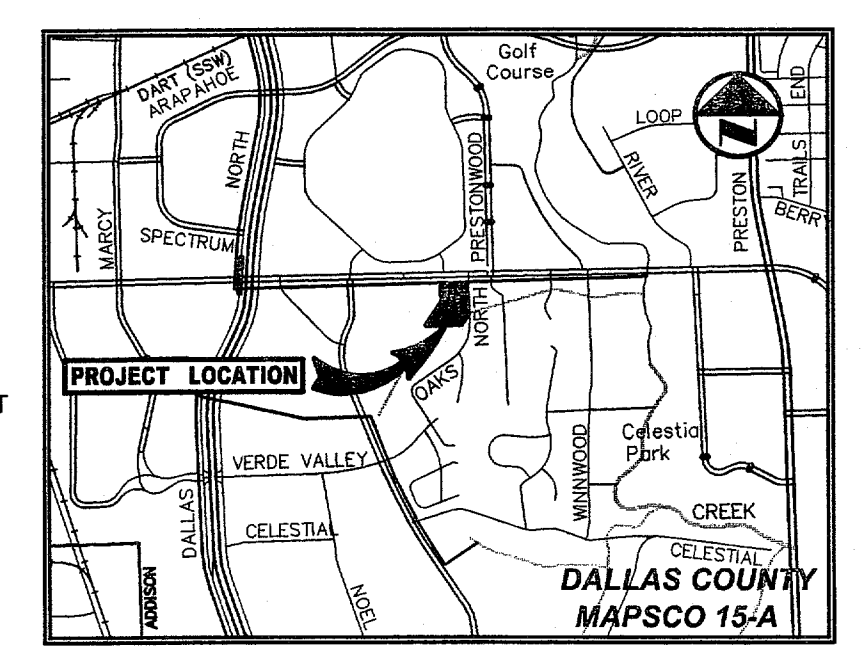
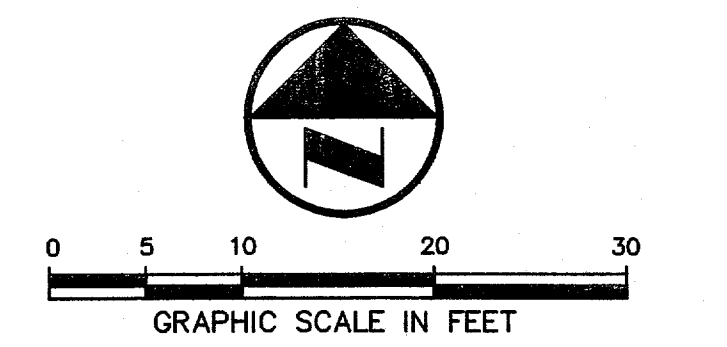
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 - FP. FLAG POLE
 - SIG. TRAFFIC SIGN
 - IRS. 1/2-INCH IRON ROD W/PACHECO KOCH CAP SET
 - (C.M.) CONTROLLING MONUMENT
 - X— PROPERTY LINE
 - X— FENCE



GENERAL NOTES

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

OAK NORTH DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

SEE ARCH PLANS FOR BUILDING MODS

EFF=100.00

EXISTING 2 FT. SLAB DROP

EFF=98.00

ONE STORY MASONRY BUILDING

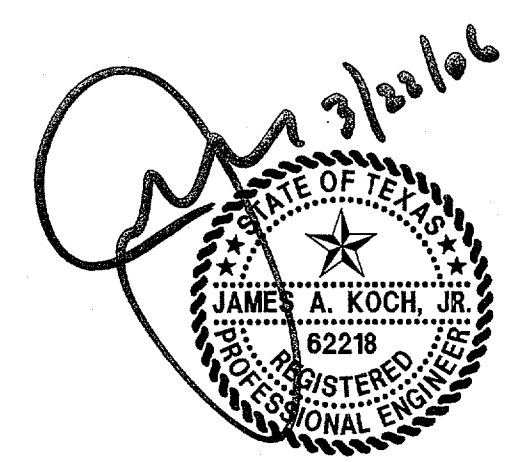
LANDSCAPE PLANS FOR DETAILS LPA.0 & IRI.01

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

BENCH MARK LIST

BM#1	TOP OF FINISHED FLOOR AT REAR OF BUILDING WITH # 5330 ON DOOR.	ASSUMED ELEV = 100.00
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NO.	DATE	REVISION				
<p>Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031</p>						
DIMENSIONAL CONTROL PLAN						
ADDISON TOWN HALL CENTER						
TRACT 2						
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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	KFW	JAN 2006	1"=20'			C2.1

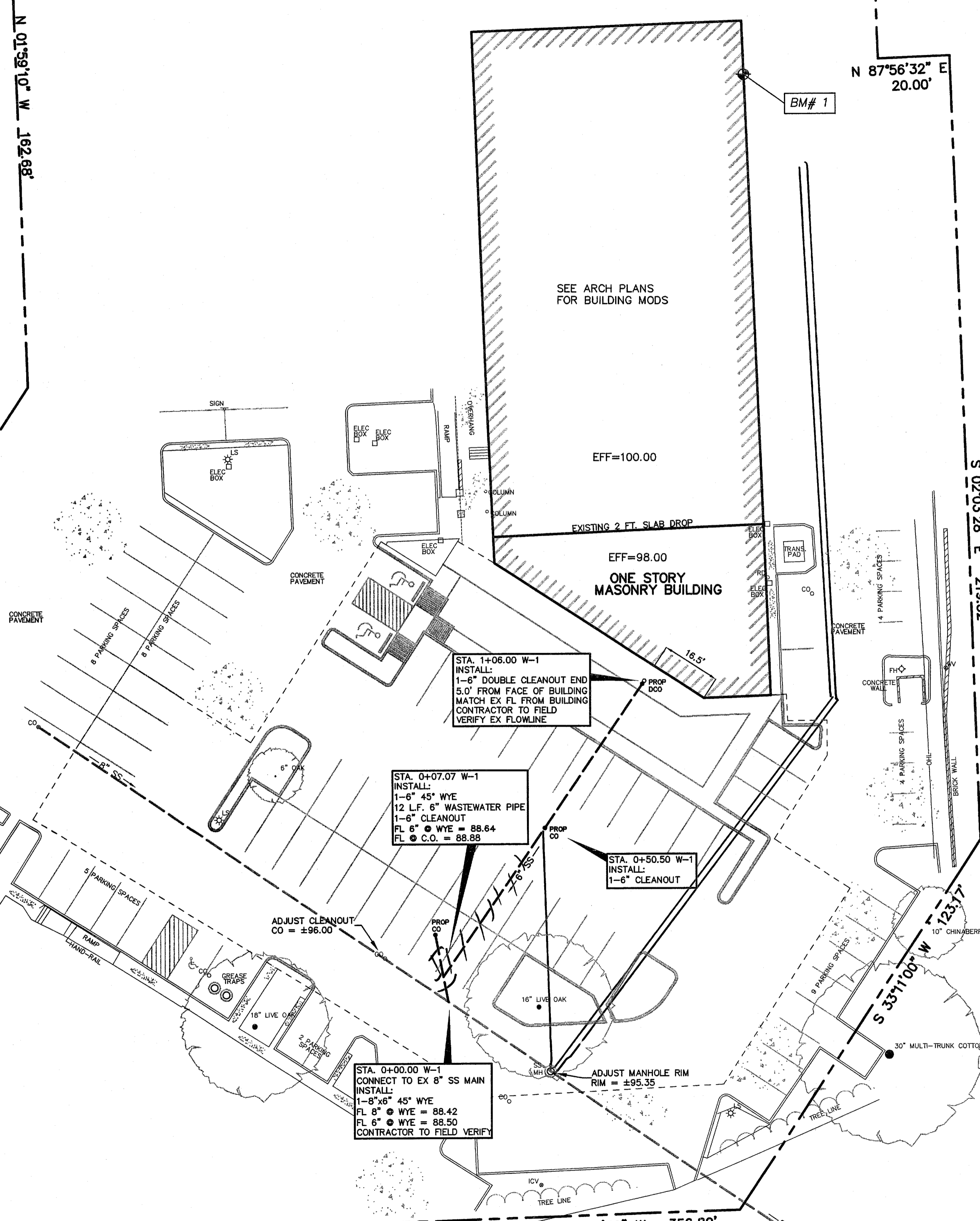


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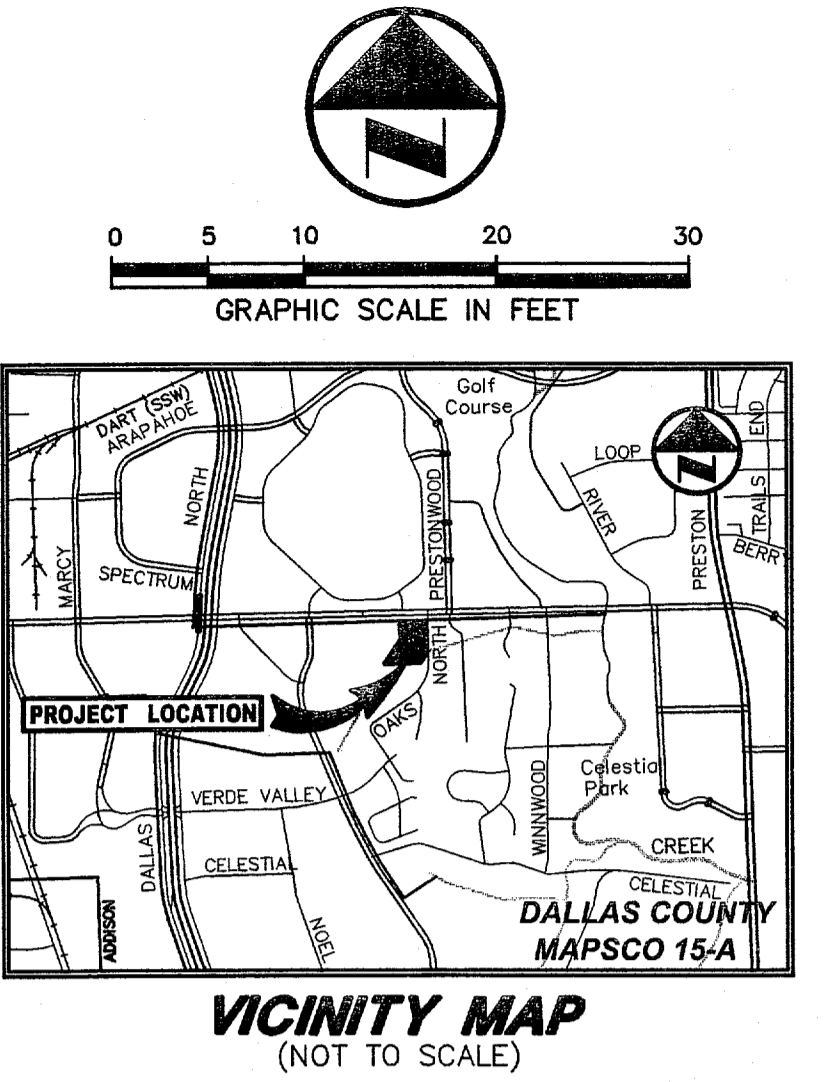
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ADDISON TOWN HALL CENTER

N 88°00'50" E 240.17'



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 - W/P. W/PACHECO KOCH" CAP SET
 - (C.M.) CONTROLLING MONUMENT
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 - x- FENCE



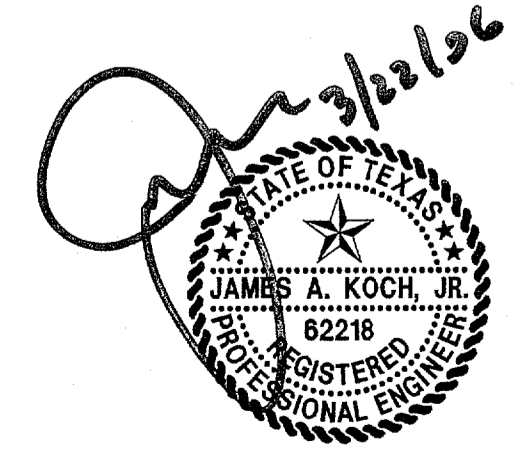
WATER AND SANITARY SEWER GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
2. ALL DOMESTIC WATER MAINS SHALL BE PVC C900, DR 18, CLASS 150. ALL FIRE SERVICE WATER MAINS SHALL BE PVC C900, DR14, CLASS 200.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS UNLESS OTHERWISE NOTED SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER MAINS AND SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES SHALL APPLY:
 - (A) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
 - (B) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - (C) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - (D) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
 - (E) THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO BE INSTALLED PARALLEL TO AN EXISTING SEWER THAT SHOWS NO EVIDENCE OF LEAKAGE AND THE WATERLINE IS INSTALLED ABOVE THE SEWER A MINIMUM OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBPARAGRAPHS (A) OR (D) OF THIS PARAGRAPH.
 - (F) THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO CROSS OVER (BY TWO FEET OR MORE) EXISTING SEWER SHOWING NO EVIDENCE OF LEAKAGE. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBSECTIONS (C) OR (D).
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OF ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT (2) FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE CURB, EACH SERVICE LOCATION WILL BE MARKED ON THE CURB, WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS".
11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL MEETING NCTCOG ITEM 6.2.10 AND MECHANICALLY COMPACTED IN 8" LIFTS TO THE TOP OF THE SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
13. VALVE BOXED SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE CONTRACTOR (UTILITY) SHALL POUR A CONCRETE BLOCK 24"x24"x8" AROUND ALL VALVE BOX TOPS WHICH SHALL BE LEVEL WITH THE FINISHED GRADES.
14. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.

OAK NORTH DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

BENCH MARK LIST

BM#1 TOP OF FINISHED FLOOR AT REAR OF BUILDING WITH # 5330 ON DOOR.	ASSUMED ELEV = 100.00
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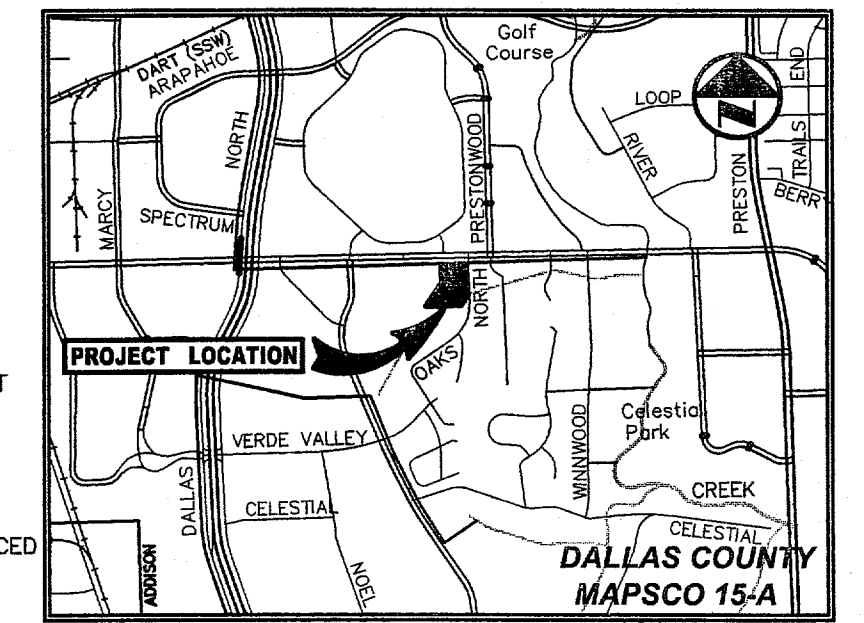
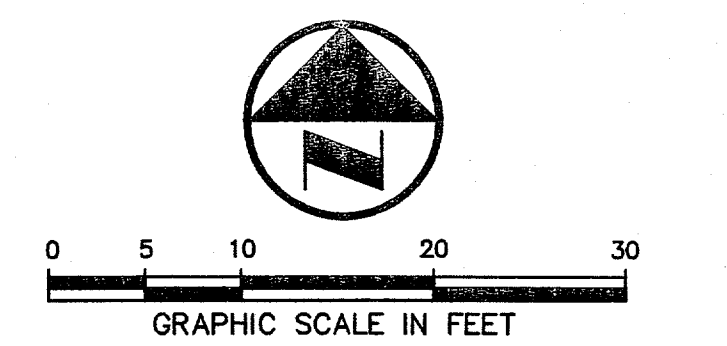
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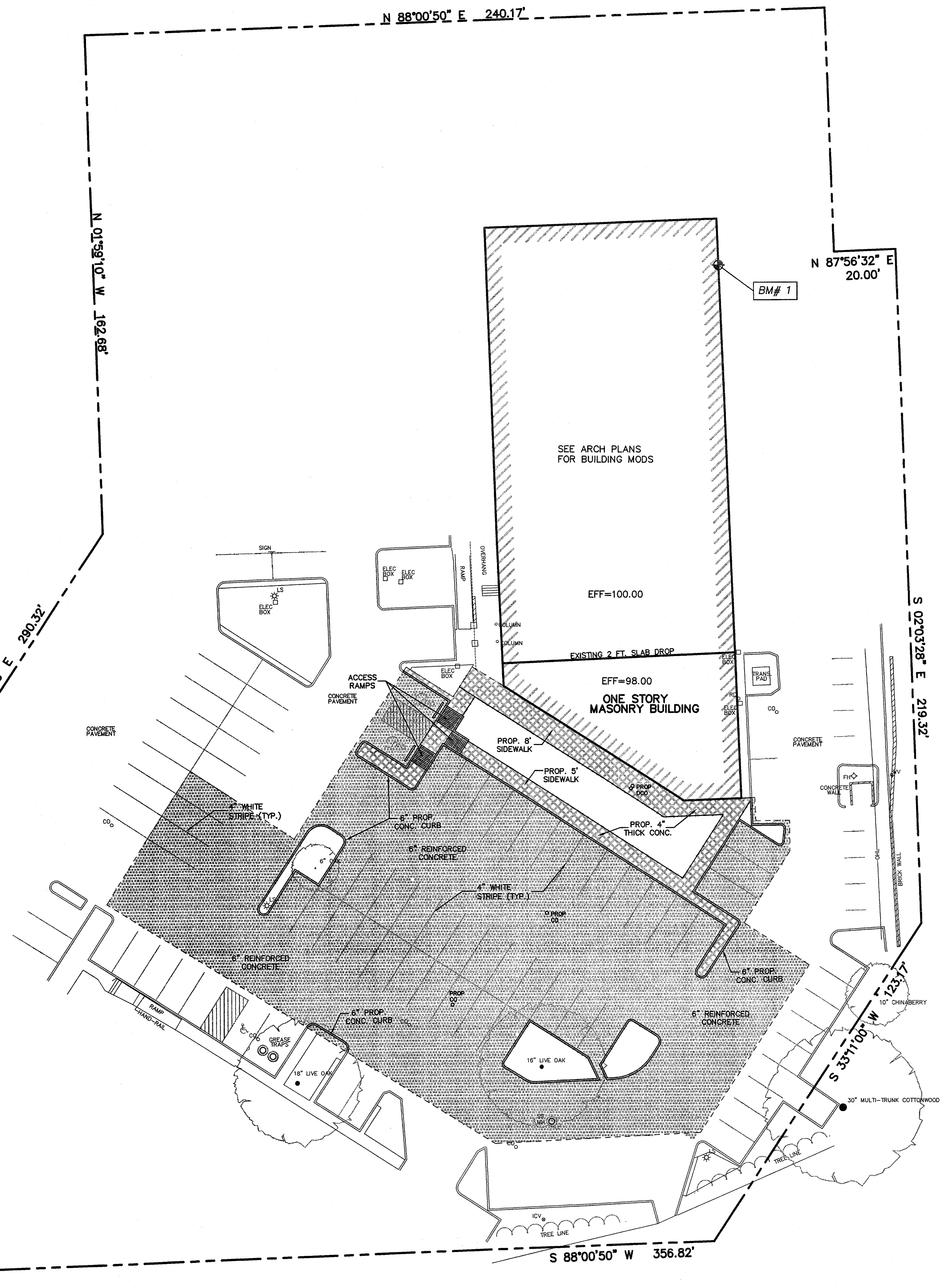
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 - IRS. 1/2-INCH IRON ROD
 - (C.M.) W/PACHECO KOCH" CAP SET
 - CONTROLLING MONUMENT
 - PROPERTY LINE
 - FENCE
- [Pattern] PARKING AREAS, 6" REINFORCED CONCRETE PAVEMENT (CLASS "A", 3,000 PSI)
 - [Pattern] SIDEWALK WALK, 4" REINFORCED CONCRETE PAVEMENT (3,000 PSI)



PAVING NOTES

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

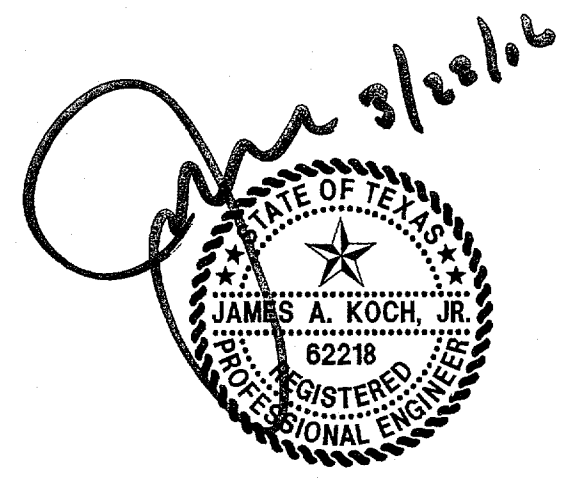
OAK NORTH DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)



BENCH MARK LIST

BM#1 TOP OF FINISHED FLOOR AT REAR OF BUILDING WITH # 5330 ON DOOR.
ASSUMED ELEV = 100.00

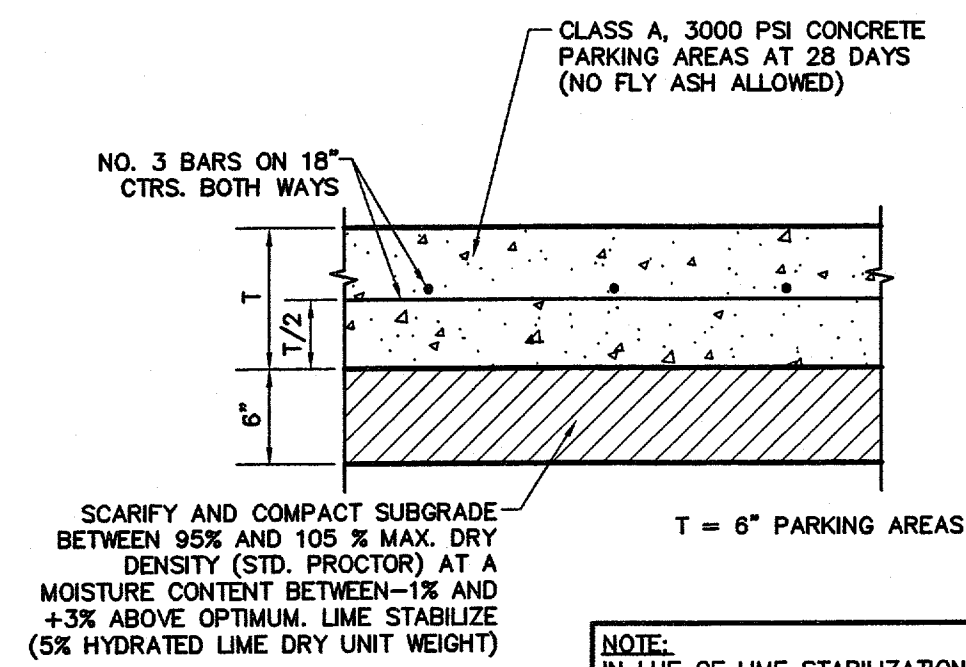
NO.	DATE	REVISION				
<p>Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPY. SUITE 1000 DALLAS, TX. 75206 972.235.3031</p>						
<p>PAVING PLAN</p>						
<p>ADDISON TOWN HALL CENTER</p>						
<p>TRACT 2</p>						
<p>LAKE FOREST ADDITION</p>						
<p>TOWN OF ADDISON, TEXAS</p>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	KFW	JAN 2006	1"=20'			C5.1



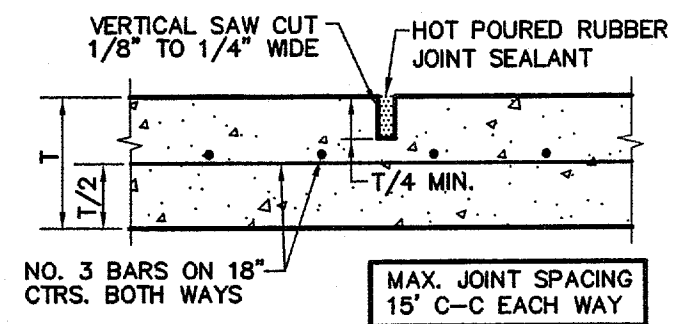
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES A. KOCH, JR., P.E. 82218 ON 03/22/2006. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

03/21/2006 - 3:07PM
 N:\016-271\2721-05.439\016\2721-05-439CV.DWG
 AWHITS

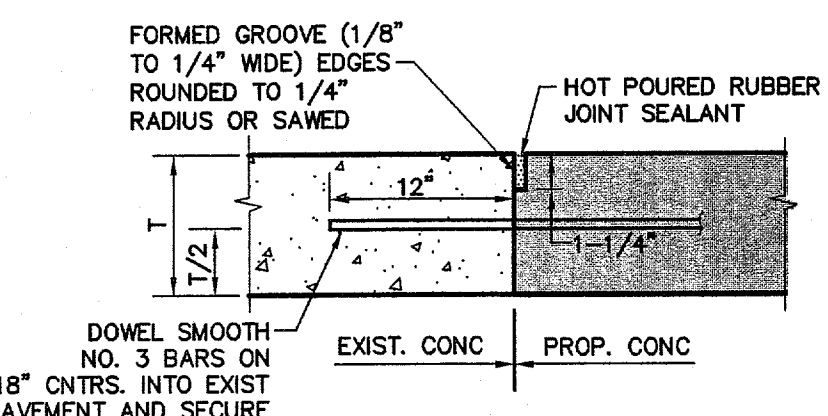
ADDISON TOWN HALL CENTER



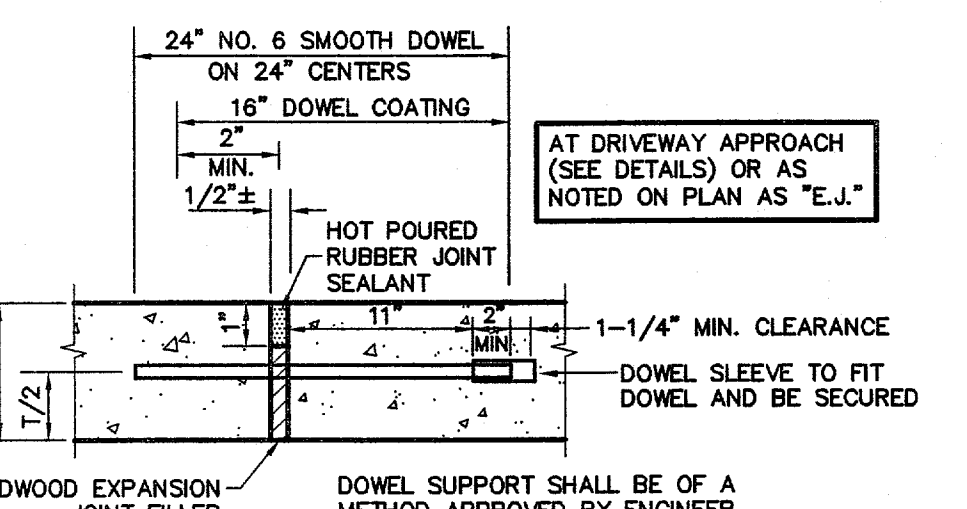
1 CONCRETE PAVEMENT SECTION
NOT TO SCALE



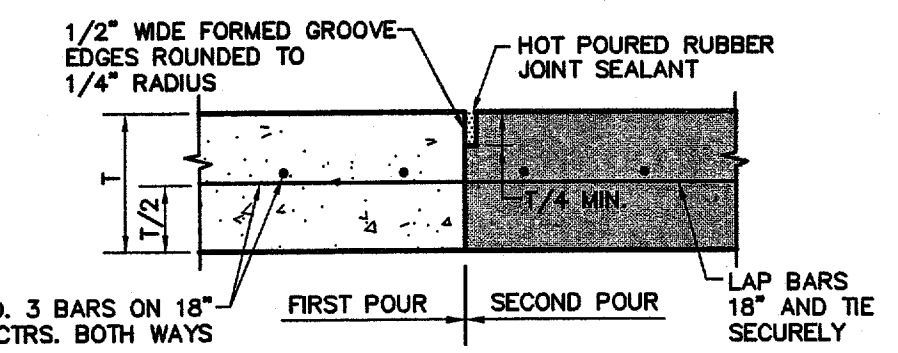
2 SAWED DUMMY JOINT
NOT TO SCALE



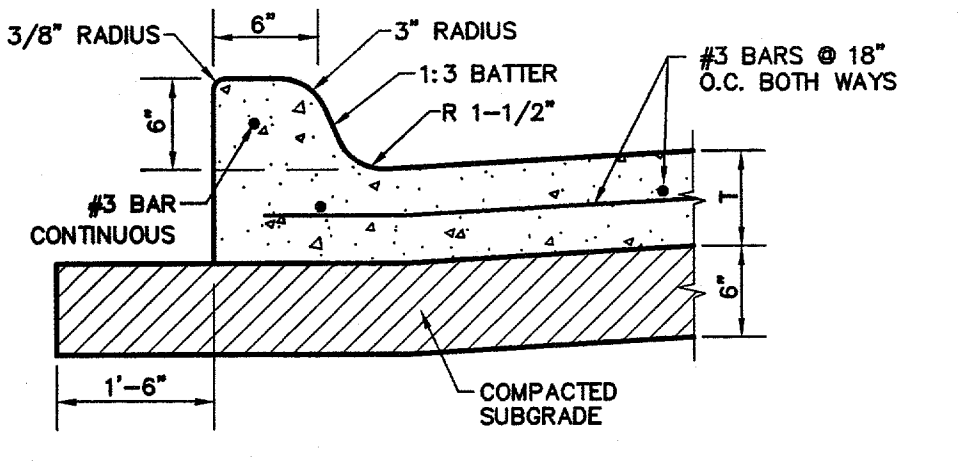
3 PAVEMENT CONNECTION
NOT TO SCALE



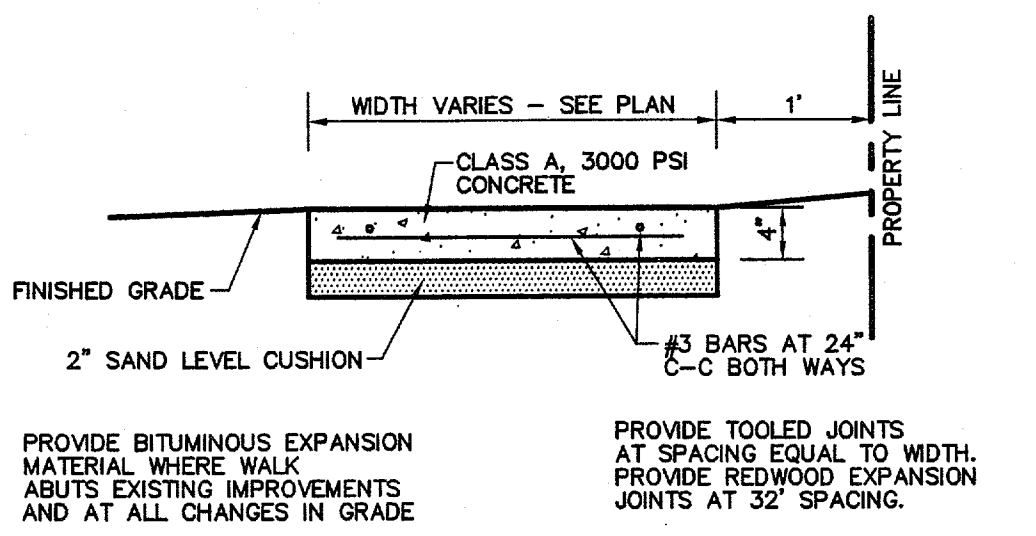
4 EXPANSION JOINT
NOT TO SCALE



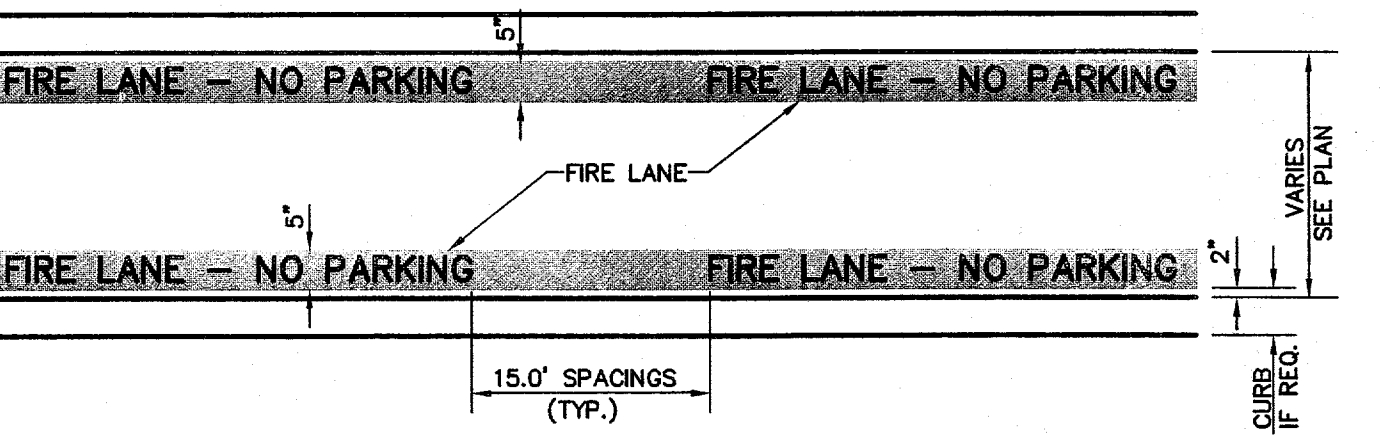
5 CONSTRUCTION JOINT
NOT TO SCALE



6 INTEGRAL CURB
NOT TO SCALE

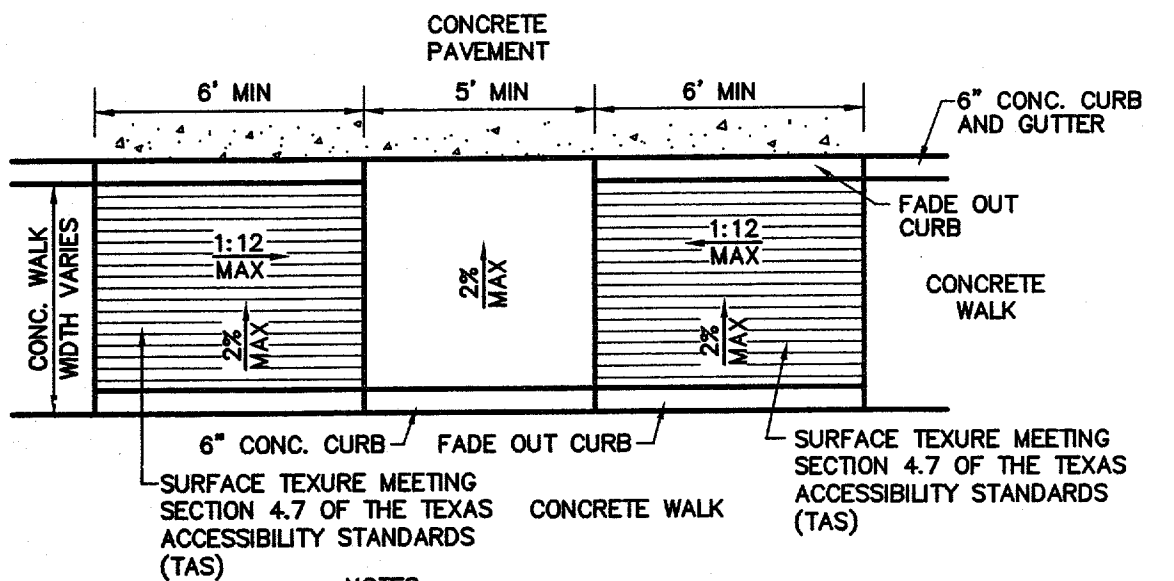


7 CONCRETE WALK
NOT TO SCALE

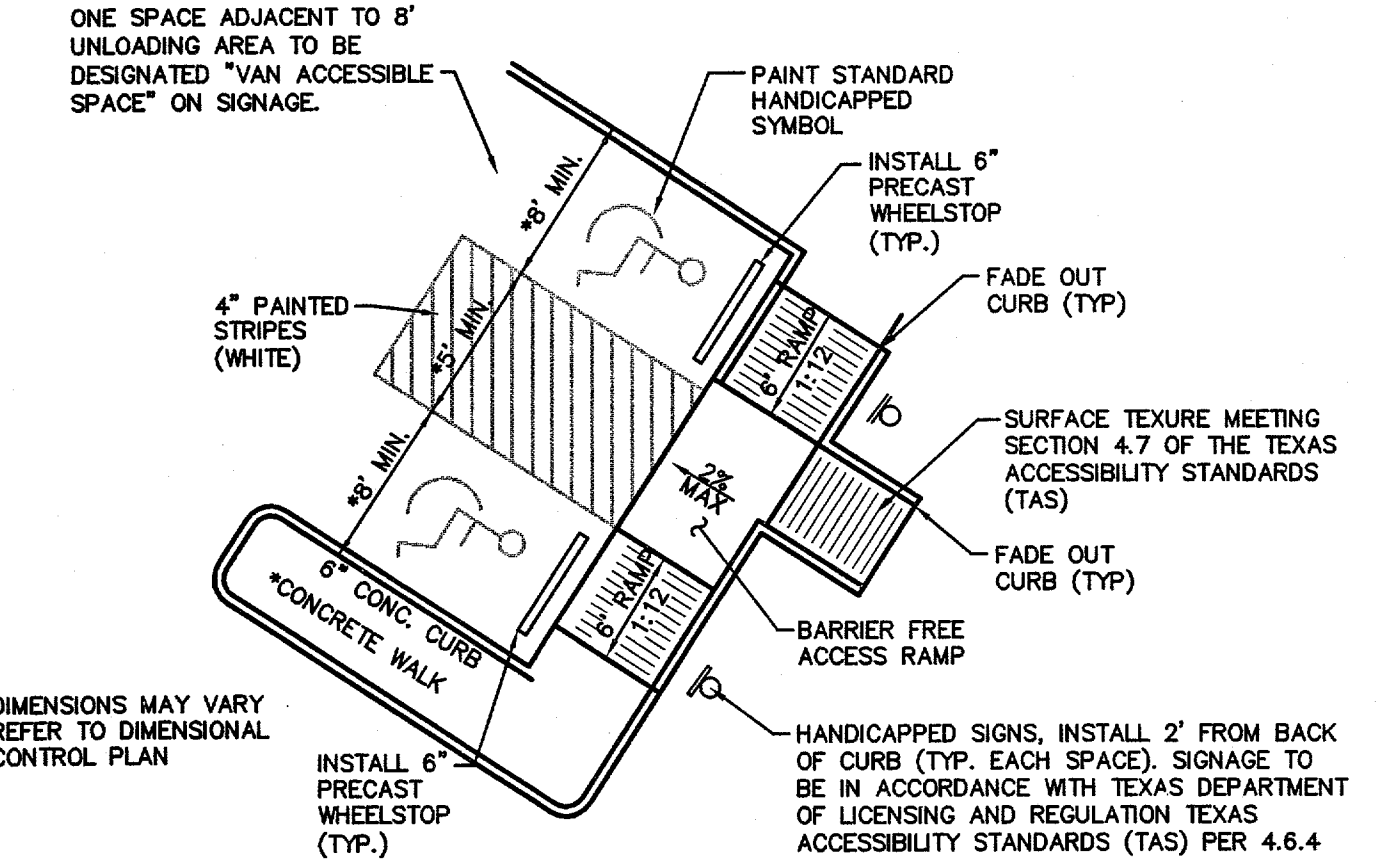


GENERAL NOTE:
A. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.
STRIPING DETAIL NOTE:
A. PAINT:
1. STRIPE SHALL BE FIVE (5) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
A. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
B. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.
B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

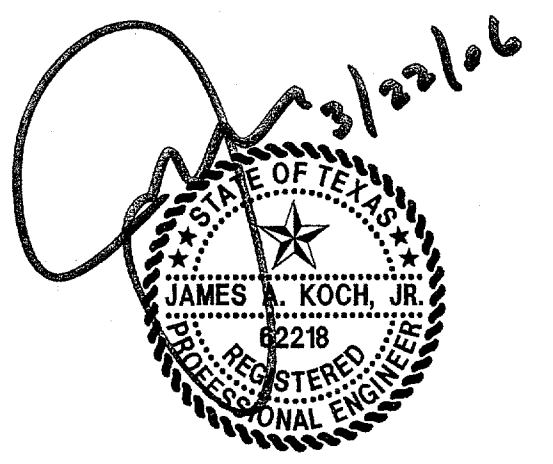
8 FIRE LANE STRIPING
NOT TO SCALE



9 ACCESS RAMP
NOT TO SCALE



10 HANDICAP PARKING & ACCESS RAMP
NOT TO SCALE

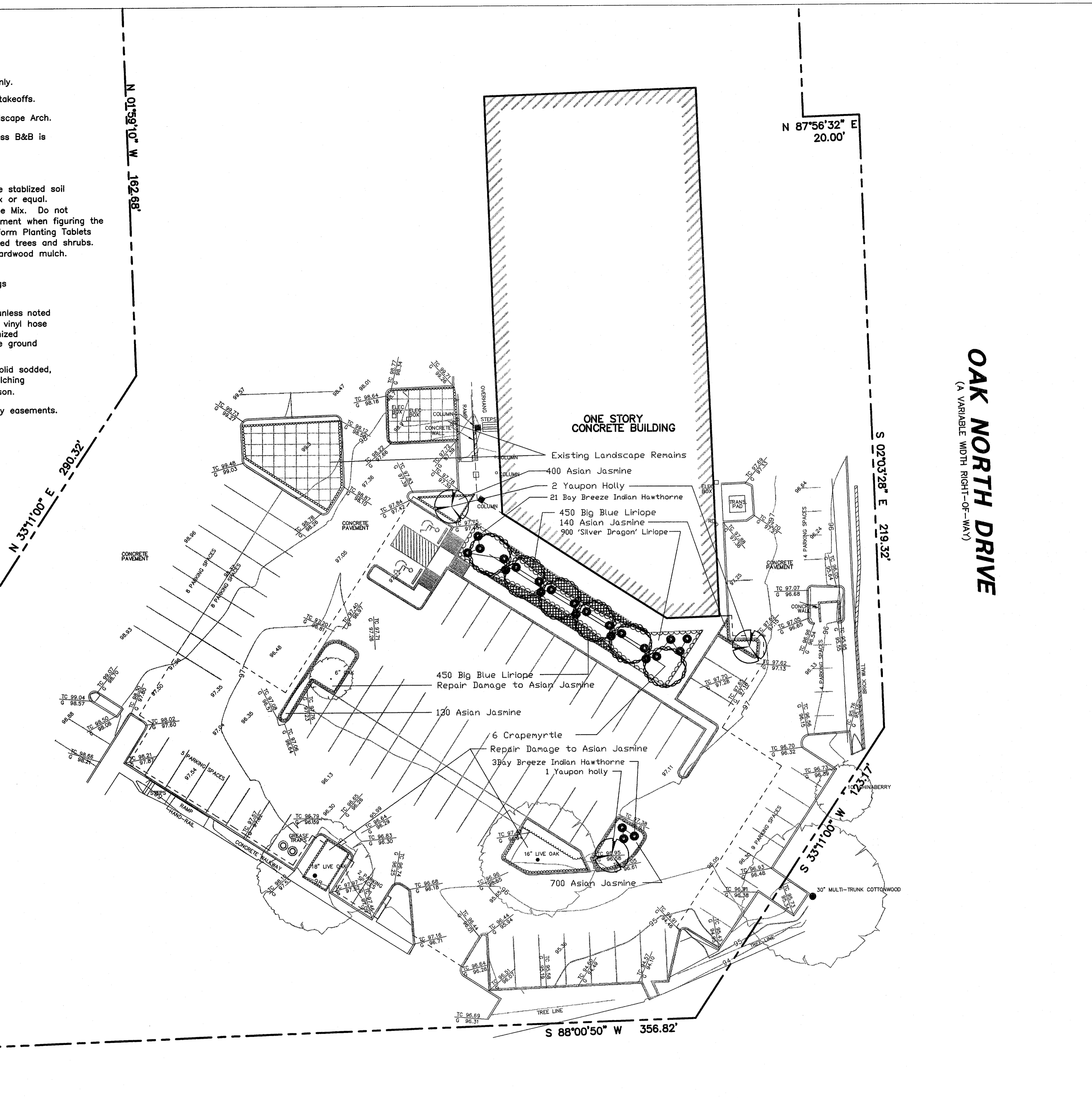


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES A. KOCH, JR., P.E. 92218 ON 03/22/2006. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

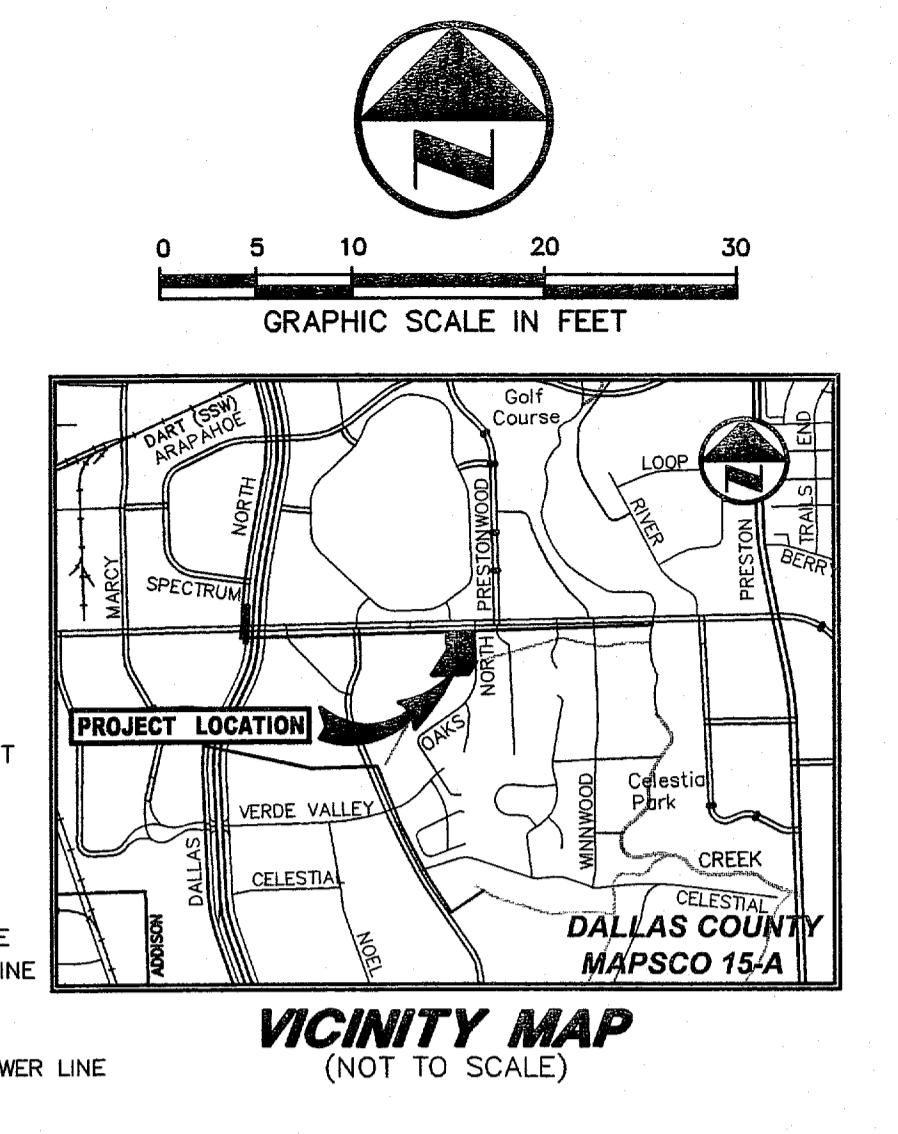
NO.	DATE	REVISION				
Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXP'Y. SUITE 1000 DALLAS, TX. 75206 972.236.3031						
PAVING DETAILS ADDISON TOWN HALL CENTER TRACT 2 LAKE FOREST ADDITION TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	KFW	JAN 2006	1"=20'			C5.2

LANDSCAPE NOTES:

- * Quantities on the plant materials list are for the City's use only.
- * Landscape Contractors are responsible for their own quantity takeoffs.
- * All plant materials will be selected by the Owner and/or Landscape Arch.
- * All large and ornamental trees are to be container grown unless B&B is noted on the Plant Materials List.
- * **SOIL PREPARATION FOR PLANTING BEDS:**
Excavate as necessary to remove all weeds, grasses and lime stabilized soil and to provide for 6" of Vital Earth Resources Landscape Mix or equal. Till the excavated area 6" deep prior to adding the Landscape Mix. Do not till the landscape mix into the tilled subsoil. Allow for settlement when figuring the correct depth of Landscape Mix. Install plants and add Agriform Planting Tablets to all plants 1 Gal. container or larger including pocket planted trees and shrubs. Top dress all beds after planting with 2" of medium shred hardwood mulch.
- * Slope all beds up 10% from bed perimeter to center of bed. Be sure not to block the flow of drainage away from buildings or general drainage across the site.
- * All large and small trees are to be staked at planting time unless noted differently on the Plant Materials List. Use 3 iron 7/8" stakes, vinyl hose protectors and double wrapped single strand 12 gauge galvanized steel wire for each 8' "x" post. Drive each stake 2' into the ground and at least 12" outside the tree rootball planting pit.
- * Repair all areas disturbed on this or adjacent sites, unless solid sodded, by grading the site smooth, removing all debris and hydromulching with Common Bermuda or Annual Rye, depending on the season.
- * Refer to Civil Engineer's plans for grading, drainage and utility easements.

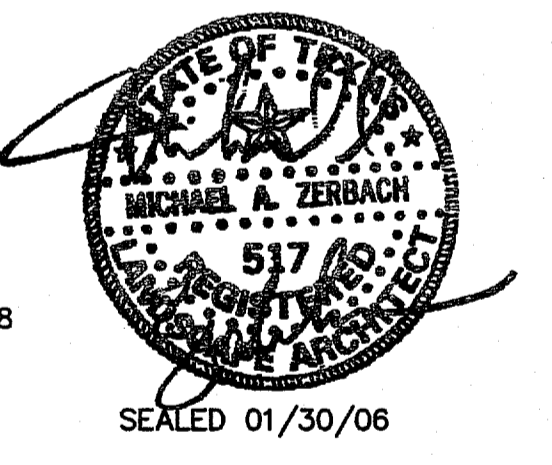


- LEGEND**
- B. BOLLARD
 - EM ELECTRIC METER
 - PP POWER POLE
 - LS LIGHT STANDARD
 - WM WATER METER
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE
 - FH FIRE HYDRANT
 - CL CLEANOUT
 - MT MANHOLE
 - TSC TRAFFIC SIGNAL CONTROL
 - TSP TRAFFIC SIGNAL POLE
 - TEL TELEPHONE BOX
 - FL FLOOD LIGHT
 - FP FLAG POLE
 - SIG TRAFFIC SIGN
 - IRS 1/2-INCH IRON ROD W/PACHECO KOCH CAP SET
 - (C.M.) CONTROLLING MONUMENT
 - PROPERTY LINE
 - FENCE
 - OHL OVERHEAD UTILITY LINE
 - E UNDERGROUND ELECTRIC LINE
 - T UNDERGROUND TELEPHONE LINE
 - C UNDERGROUND CABLE LINE
 - 6"W UNDERGROUND WATER LINE
 - 6"SS UNDERGROUND SANITARY SEWER LINE
 - 8"C UNDERGROUND GAS LINE



OAK NORTH DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

MICHAEL ZERBACH & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1131 COUGAR ROAD
LIPAN, TEXAS 76462
VOICE TELEPHONE NO. 817/599-8838
FAX TELEPHONE NO. 817/596-7400
E MAIL - zerwine@earthlink.net



PLANT MATERIALS LIST

Quantity	Scientific Name	Common Name	Planting Size
3	<i>Ilex vomitoria</i>	Yaupon holly	10' ht., 5' sprd., 3-5 trunks, 1" cal. ea., specimen, canopy begins at 5'
24	<i>Raphiolepis indica</i> 'Bay Breeze'	Bay Breeze Indian Hawthorne	5-Gal., 15' sprd.
6	<i>Lagerstroemia indica</i>	Crapehyrtle, Tuscarora	10'-12' ht., 5' sprd., 3-5 trunks, 1" cal. ea., canopy begins at 6', matching specimens
900	<i>Liriope spicata</i> 'Silver Dragon'	Silver Dragon Liriope	4' pot, full pots., 12' o.c.
1,370	<i>Trachelospermum asiaticum</i>	Asian Jasmine	4' pots, 3 plants/pot, 8' runners, 3 breaks /runner, 6' o.c.
900	<i>Liriope muscari</i>	Big Blue Liriope	4' pot, full pots, 6' o.c.

02/13/2006 BID/PERMIT ISSUE

NO.	DATE	REVISION

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

LANDSCAPE PLAN
ADDISON TOWN HALL CENTER
TRACT 2
LAKE FOREST ADDITION
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MAZ	MAZ	JAN 2006	1"=20'			LP 1.01

ADDISON TOWN HALL CENTER

BELT LINE ROAD
(100-FOOT WIDE RIGHT-OF-WAY)

N 88°00'50" E 240.17'

EXISTING IRRIGATION TO REMAIN
REPLACE BROKEN OR MALFUNCTIONING PARTS

EXISTING 2" METER/ 2" DCA
(FIELD LOCATE- RE-TEST AND CERTIFY)

CONTRACTOR TO REPLACE ANY DAMAGED
PIPE, HEADS AND ASSEMBLIES AND REPAIR
TO WORKING CONDITION

N 87°56'32" E
20.00'

NEW CONTROLLER LOCATION
(LICENSED ELECTRICIAN
TO PROVIDE POWER)

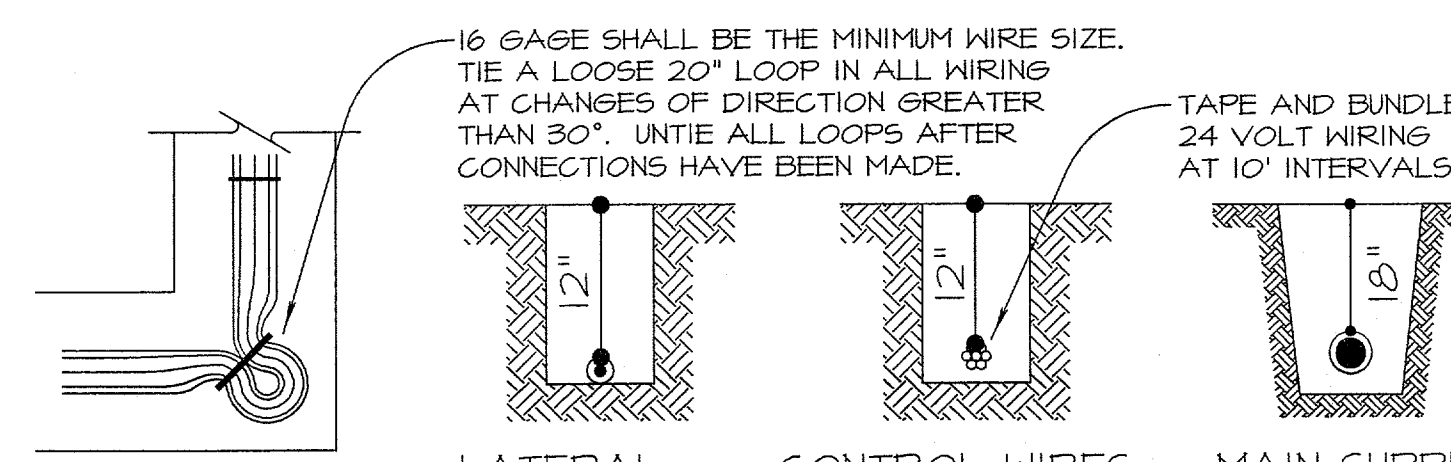
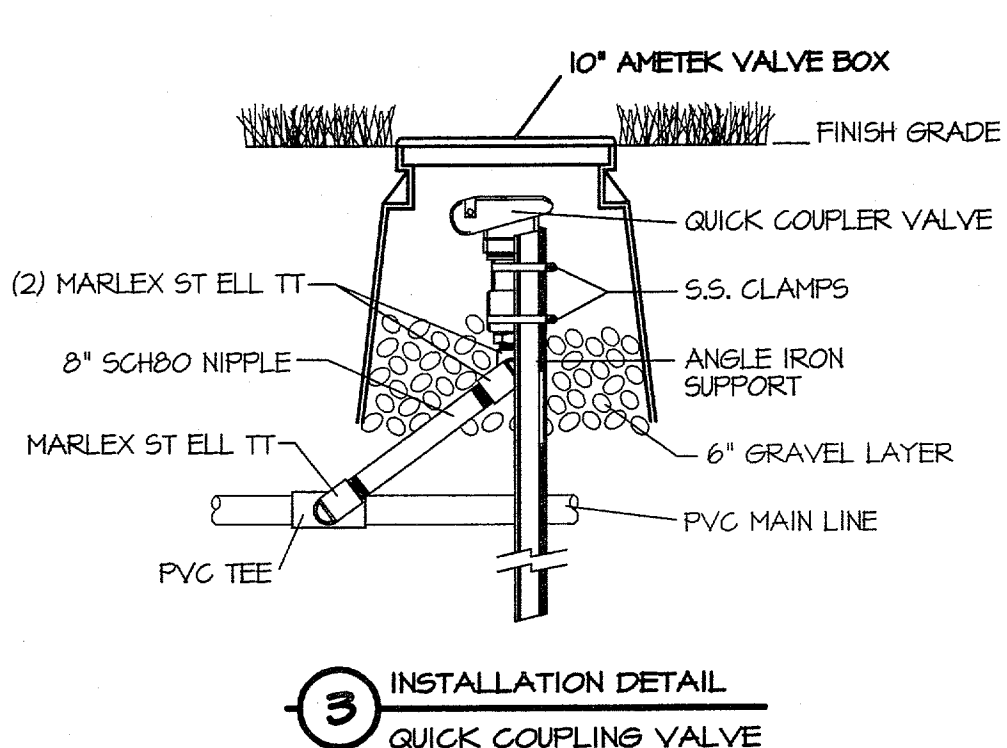
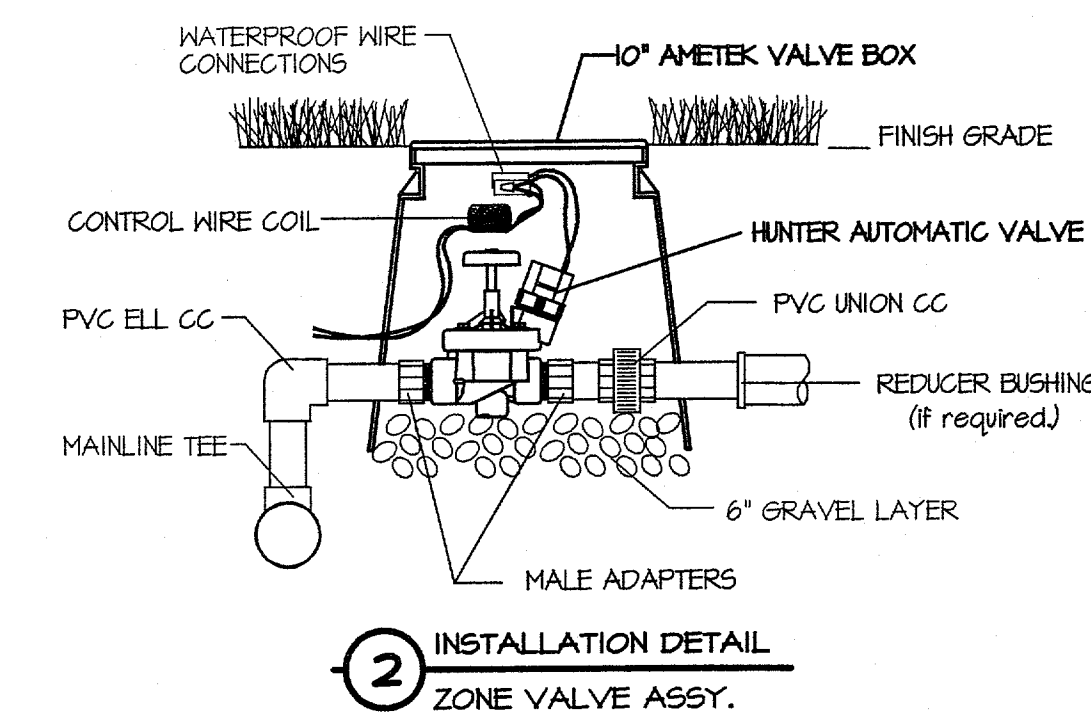
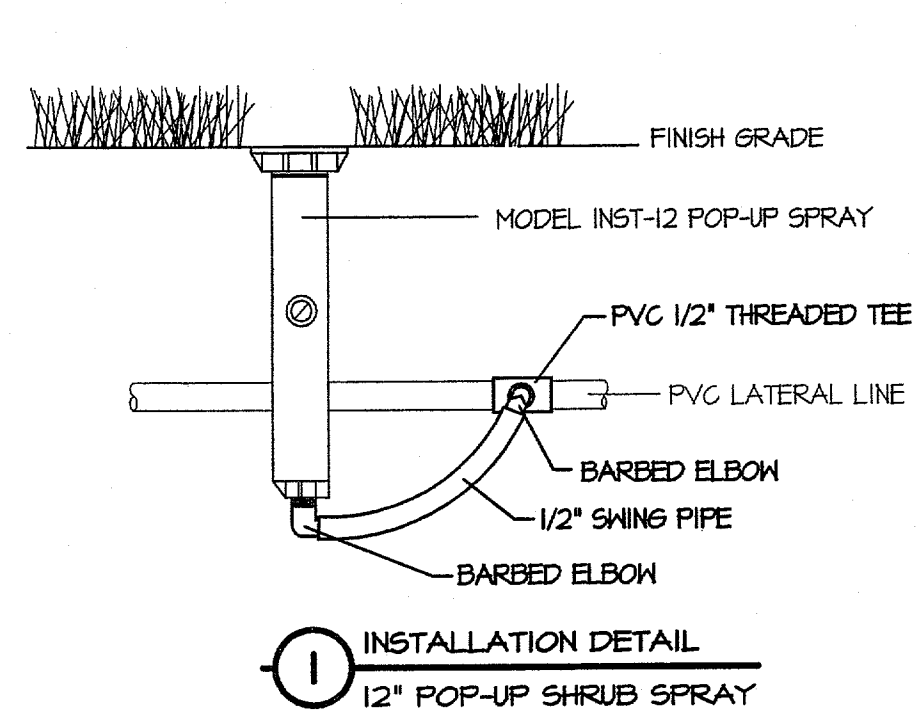
INSTALL WIRELESS RAIN/FREEZE SENSOR
ON ROOF TOP - CLEAR FROM OBSTRUCTIONS

OAK NORTH DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

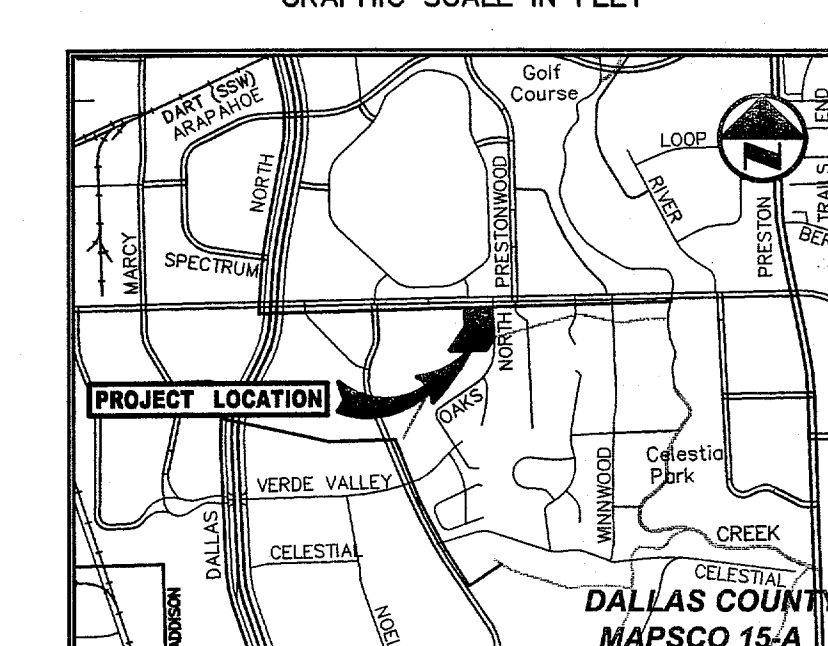
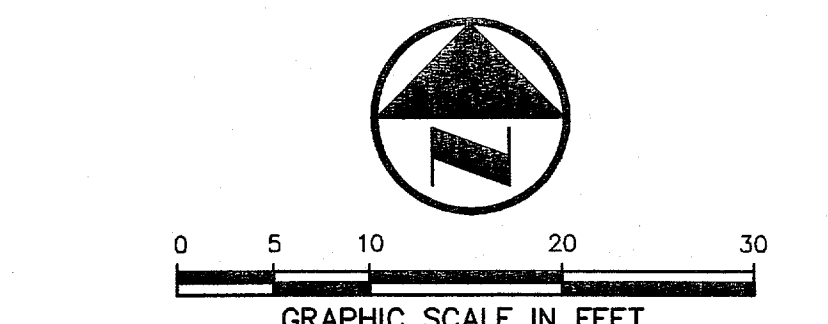
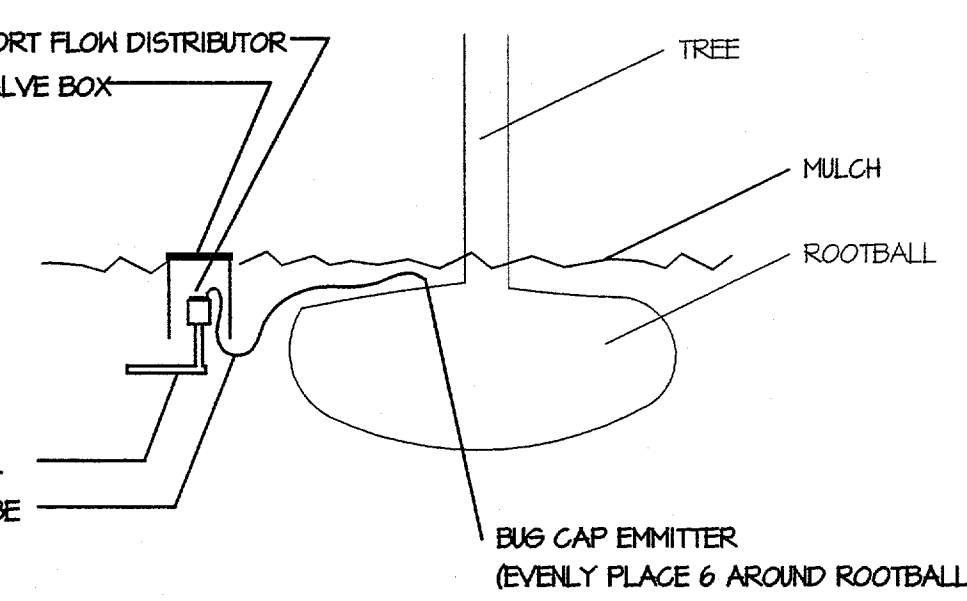
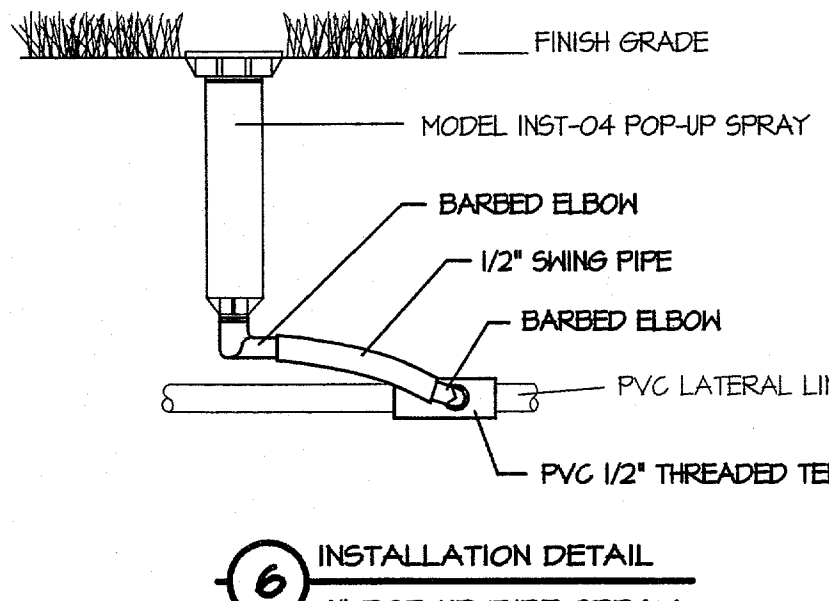
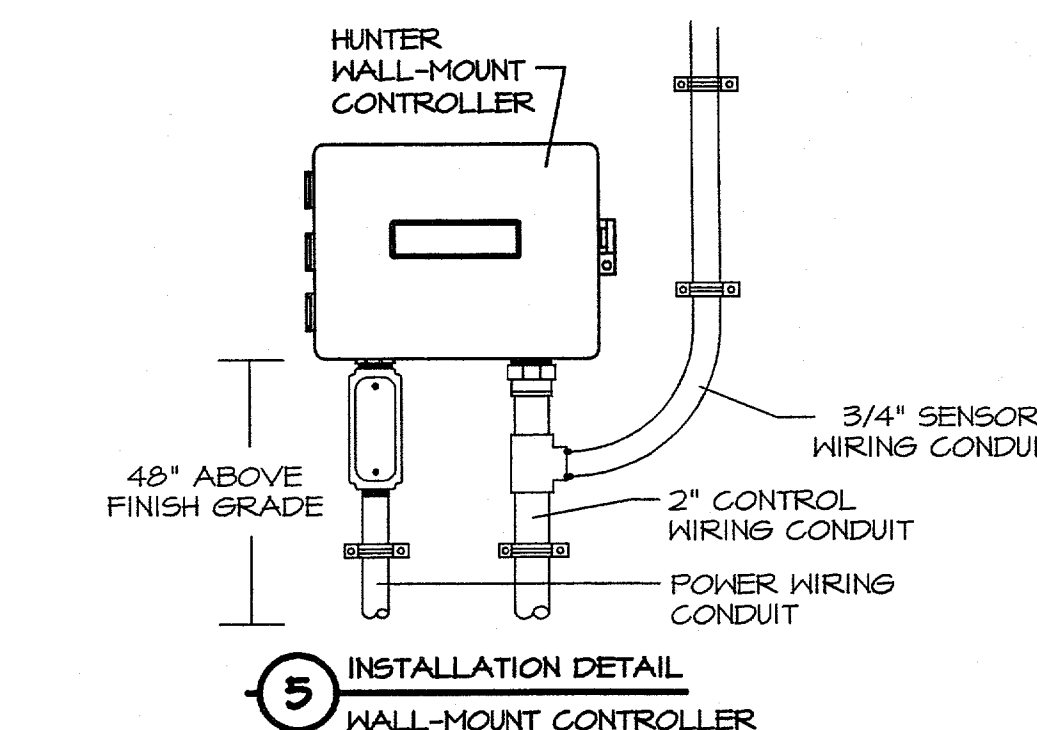
S 02°03'28" E 219.32'

1 IRRIGATION PLAN
SCALE: 1"=20.0'

S 88°00'50" W 356.82'



NOTES:
BACKFILL MATERIAL SHALL BE FREE FROM ROCKS OR HEAVY UNSUITABLE SUBSTANCES WHICH COULD DAMAGE THE PIPE OR CREATE UNUSUAL SETTLING PROBLEMS. BACKFILLING SHALL BE DONE IN 6 INCH LAYERS AND TAMPED DOWN AFTER EACH LAYER IS PUT BACK TO PREVENT EXCESSIVE SETTLING.



IRRIGATION NOTES

CALL TEXAS ONE-CALL AT 1-800-344-9377 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

TRENCHING OPERATIONS SHALL NOT OCCUR UNDER THE DRIPLINE OF EXISTING TREES UNLESS ABSOLUTELY NECESSARY. IF CONDITIONS DO NOT ALLOW FOR TRENCHING TO BE DIRECTED AROUND DRIPLINE, THE TRENCHING SHALL BE DONE RADIAL WITH THE EXISTING TREE TRUNK.

CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 60PSI @24GPM ADJACENT TO THE WATER METER LOCATION. IF THE MINIMUM WATER PRESSURE IS LESS THAN 60 PSI, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH AND SHALL RECEIVE OWNER'S APPROVAL PRIOR TO BEGINNING INSTALLATION OPERATIONS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES AS SHOWN ON THE DRAWING. EXTEND SLEEVES 2' BEYOND BACK OF CURB AND CAP UNTIL CONTRACTOR IS READY TO BEGIN INSTALLATION OF SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.

GENERAL CONTRACTOR SHALL PROVIDE J-BOX (15VAC POWER) TO THE CONTROLLER LOCATION AND A 2" CONDUIT FROM THE CONTROLLER FOR VALVE WIRES. IRRIGATION CONTRACTOR SHALL HARDWIRE TO J-BOX.

THE IRRIGATION DESIGN IS DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER
[C]	CONTROLLER	HUNTER ICG
[M]	WATER METER	EXISTING 2" IRRIGATION METER
[S]	SPRAY	HUNTER INST-02
[O]	SPRAY	HUNTER INST-04
[R]	SPRAY	HUNTER INST-12
[V]	REMOTE CONTROL VALVE	HUNTER IGV
[Q]	QUICK COUPLER	HUNTER HB30RC
[P]	MAINLINE PIPING	SCHEDULE 40 - ALL 2"
[S]	SLEEVE PIPING	SCHEDULE 40 PVC
[L]	LATERAL PIPING	CLASS 200 (SDR 21)
[1]	STATION NUMBER	
[1"]	VALVE SIZE	
[32]	GPM (APPROX)	



TEXAS IRRIGATION DESIGN, INC.
5846 MILTON STREET
SUITE 718
DALLAS, TX 75206
O: 214-680-9399
F: 214-722-0237

NO.	DATE	REVISION

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031

IRRIGATION PLAN & DETAILS
ADDISON TOWN HALL CENTER
TRACT 2
LAKE FOREST ADDITION
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TID	SEH	JAN 2006	1"=20'			IR 1.01

ADDISON TOWN HALL CENTER