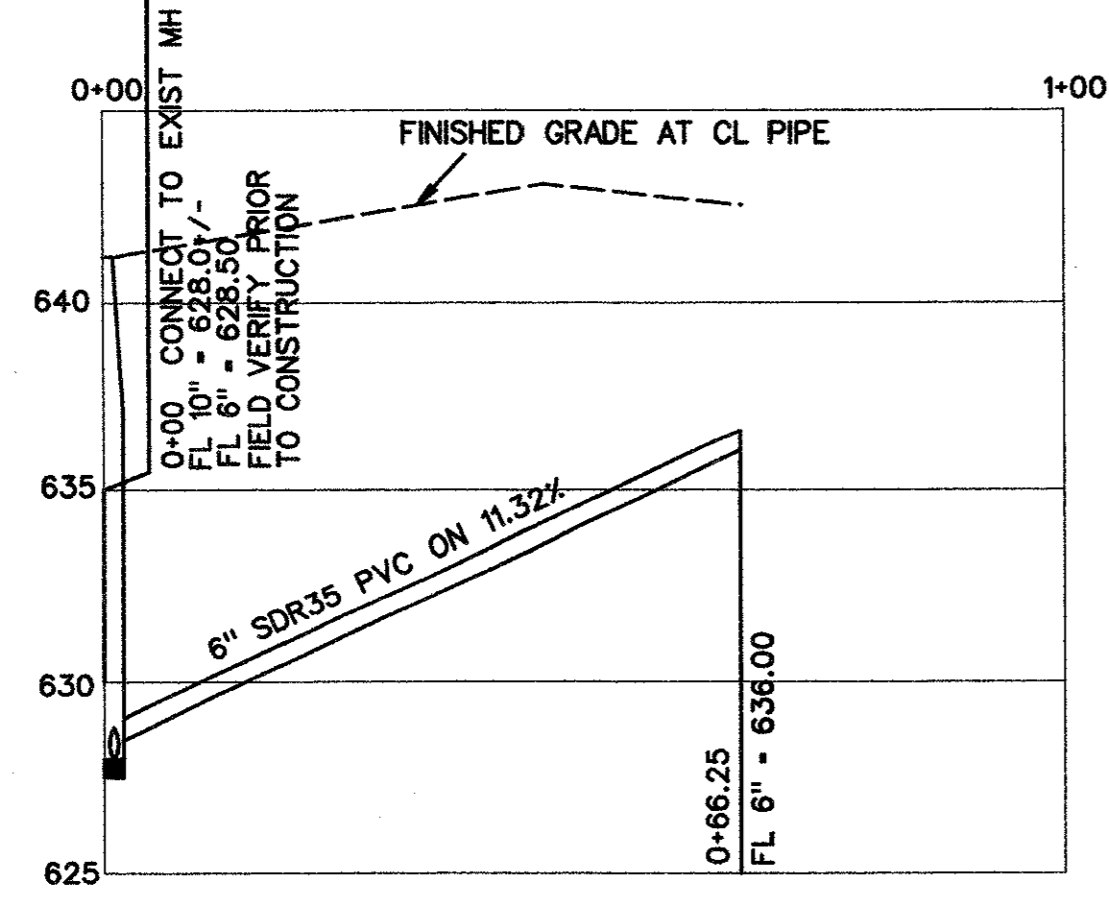
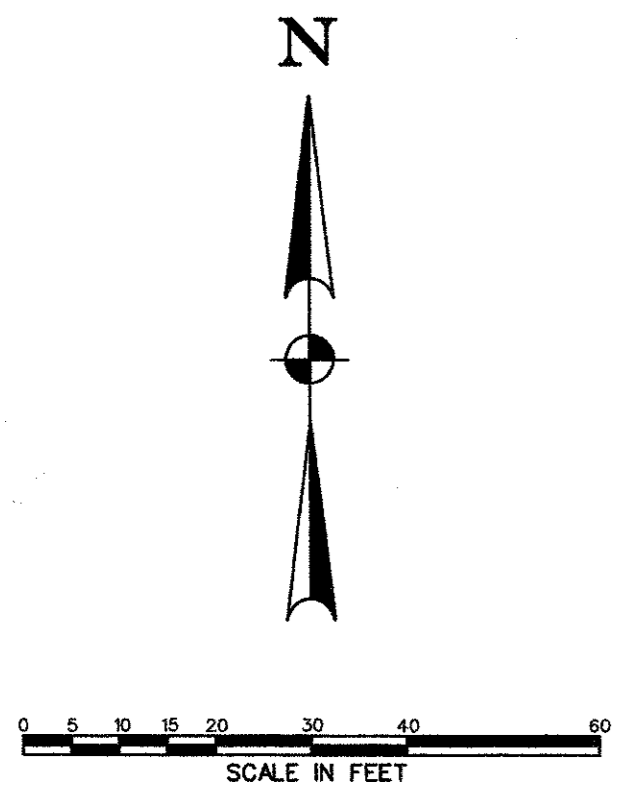


B5-6

CLAIRE CHENNAULT MISSION HANGAR

B5-6



6" SDR35 PVC SEWER PROFILE
SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

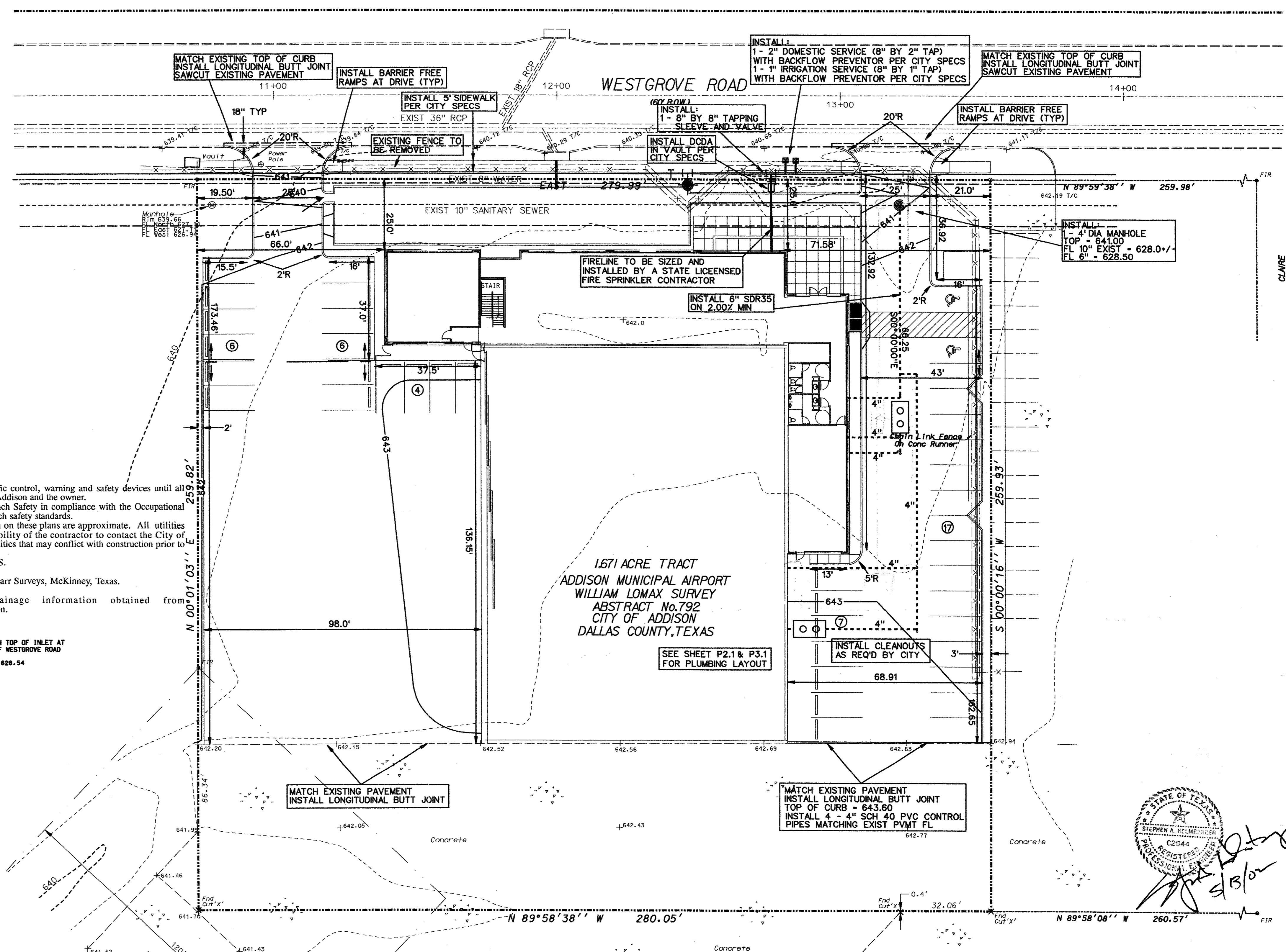
SITE TABULATIONS

ZONING: INDUSTRIAL-3 DISTRICT	
PROPOSED USE	AIRCRAFT STORAGE HANGAR AND OFFICES
LOT AREA	72,800 S.F./1.67 ACRES
LOT COVERAGE 21,729 Grnd Fl/72,800	29.8%
BUILDING AREA / FAR	22,279 S.F./72,800 .31
PARKING REQUIRED	
OFFICE 7,677/300	25 SPACES
HANGAR 15,120/1,000	15 SPACES
TOTAL PARKING REQUIRED	40 SPACES
PARKING PROVIDED	
	38 SPACES
	2 HANDICAP SPACE
TOTAL	40 SPACES
LANDSCAPE REQUIREMENTS	
AREA REQUIRED 10% OF 72,800 SF	7,280 SF.
AREA PROVIDED	9,052 SF.
AREA IN FRONT OF BLDG. LINE	7,438 SF.
PARKING LOT LANDSCAPE	
SURFACE PARKING AREA	13,320 S.F.
INTERIOR LANDSCAPE REQUIRED @ 5%	696 S.F.
INTERIOR LANDSCAPE PROVIDED	796 S.F.

- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Addison and the owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
- The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the contractor to contact the City of Addison and DIG-TESS and all area utilities that may conflict with construction prior to beginning work.
- Erosion control shall conform to NPDES.

Topography and field surveying provided by Sparr Surveys, McKinney, Texas.
Asbuilt utilities, paving and drainage information obtained from record drawings on file with the City of Addison.

BENCH MARK:
FOUND SQUARE CUT ON TOP OF INLET AT
NORTHWEST CORNER OF WESTGROVE ROAD
AND SUNBELT.
ELEV. 628.54



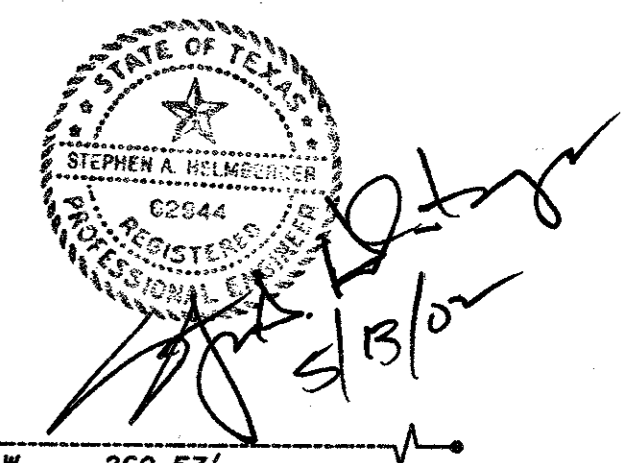
PAVING AND GRADING GENERAL NOTES

- All construction shall conform to the City of Addison Standard Construction Details and Standard Specifications for Public Works Construction and North Central Texas Council of Governments. In the event that an item is not covered, the contractor shall bring the problem to the attention of the Addison Public Works Department for approval or modification.
- Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
- Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted. The intention of this grading plan is preclude ponding water on paving or grassed areas. If the contractor finds any location that will result in ponding water, the Engineer shall be notified for clarification prior to pavement placement.
- All subgrade beneath proposed pavement shall be scarified 8" deep and compacted to 95% Standard Proctor (ASTM-D-698) at or slightly above (0 to 3%) optimum moisture content.
- All driveways/approaches shall match existing street pavement sections. Firelane and access to the dumpster location and access easement pavement shall be 6" thick 4000 psi concrete with #3 bars on 18" centers both ways. Parking lot pavement shall be 5" 3000 psi concrete with #3 bars on 24" centers both ways.
- The trash enclosure foundation shall be constructed of 6" thick 3000 psi concrete with #3 bars on 18" centers both ways. Slab edges shall be 12" wide by 24" deep with two #5 bars top and bottom.
- Sawed transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawed longitudinal dummy joints shall be installed along centerline of fire lane and outside were applicable. All joints shall be filled with an Town approved sealer.
- Transverse expansion joints shall be installed at all drive returns and right of way line. Expansion joints shall be placed along all fixed objects such as light poles and foundations.
- Contractor shall adjust all manholes and water valves to match finished grades as shown on drawings.
- Street lights shall be installed 3 1/2 to 4' behind back of curbs as required but shall not encroach on any sidewalks.
- Contractor shall construct barrier free ramps at all intersections per City of Addison Details. All handicap ramps, stalls, walks and access to the building(s) shall meet ADA standards.
- All conduit for irrigation sleeves shall be class 200 PVC installed 12" below concrete pavement and extend 2" outside of back of curb.

UTILITY CONSTRUCTION GENERAL NOTES

- All water and sanitary sewer construction shall conform to the City of Addison Standard Construction Details and Standard Specifications for Public Works Construction and North Central Texas Councils of Governments. In the event an item is not covered, the contractor shall bring the problem to the attention of the Town of Addison Public Works Department for a decision, approval or modification.
- All water mains 6" or less shall be class 150, AWWA C909 PVC pipe. All water mains 8" through 12" shall be Class 150, AWWA C909 PVC pipe.
- All gate valves shall be City approved resilient Seat Gate Valves (A-2370-series).
- All fire hydrants must meet City of Addison Specifications, Mueller Centurian or approved equal.
- Hose/pumper nozzles on fire hydrants shall be 18" above top of curb, or finished grade and shall face the streets or firelane. Fire hydrant shall not be placed less than 2.0' nor more than 6.0' behind the curb.
- All water mains shall have a minimum cover of 48" below finished grade.
- All water mains shall be pressure tested in accordance with the specifications. The Contractor shall flush and sterilize all water mains as set forth in the Town of Addison Standard Specifications.
- The location of existing utilities shown on these plans is approximate. All utilities may not be shown. It is the responsibility of the contractor to contact all area utilities that may conflict with construction prior to beginning work and perform line locates as required.
- All sanitary sewer pipe outside of the building shall be SDR35 PVC pipe.
- All concrete blocking and embedment for water and sewer line shall be in accordance with the City of Addison construction standards.
- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Addison and the owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
- Any water or sanitary sewer service located outside of a street, alley or easement shall be installed by a licensed plumber and be inspected by Building Inspection.
- Fire Department Connection shall be within 100' of a fire hydrant.

CONSTRUCTION SET
ISSUED BY
TOWN OF ADDISON
PUBLIC WORKS DEPARTMENT
NAME: *Shea Chatham* DATE: *5/15/02*



SITE PLAN						
LOT 1, BLOCK 1 MISSION COMPANY ADDITION						
MISSION COMPANY						
4600 CLAIRE CHENNAULT, ADDISON, TEXAS						
HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 124 HOOPER ROAD, WYLE TEXAS 75086 (214) 442-7468						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MAY 2002	1"=20'	SPLAN	0216	C1