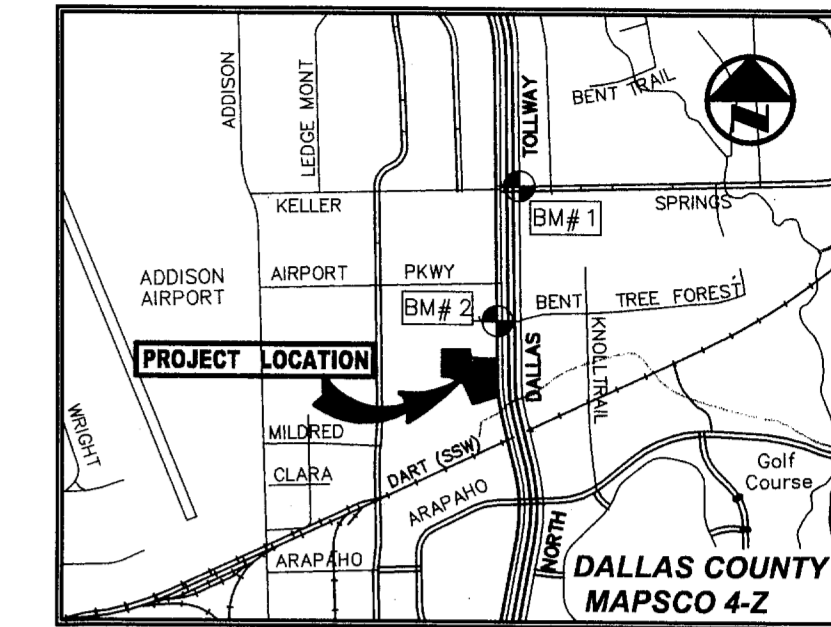


0 15 30 60 90
GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)

SNK ALLEGRO SPECTRUM, LP
(VOL. 20070227088)

S 89°04'47" E 326.53'

3.371 ACRES
(146,851 SF)
OPUS WEST, LP
(INST. NO. 20070175801)
(FILED: MAY 16, 2007)
LOT 1, BLOCK 1
OPUS ADDITION

PROPOSED
PARKING GARAGE
FF=613.30-609.80
(SEE STRUCTURAL PLANS
FOR FIRST FLOOR CONSTRUCTION)

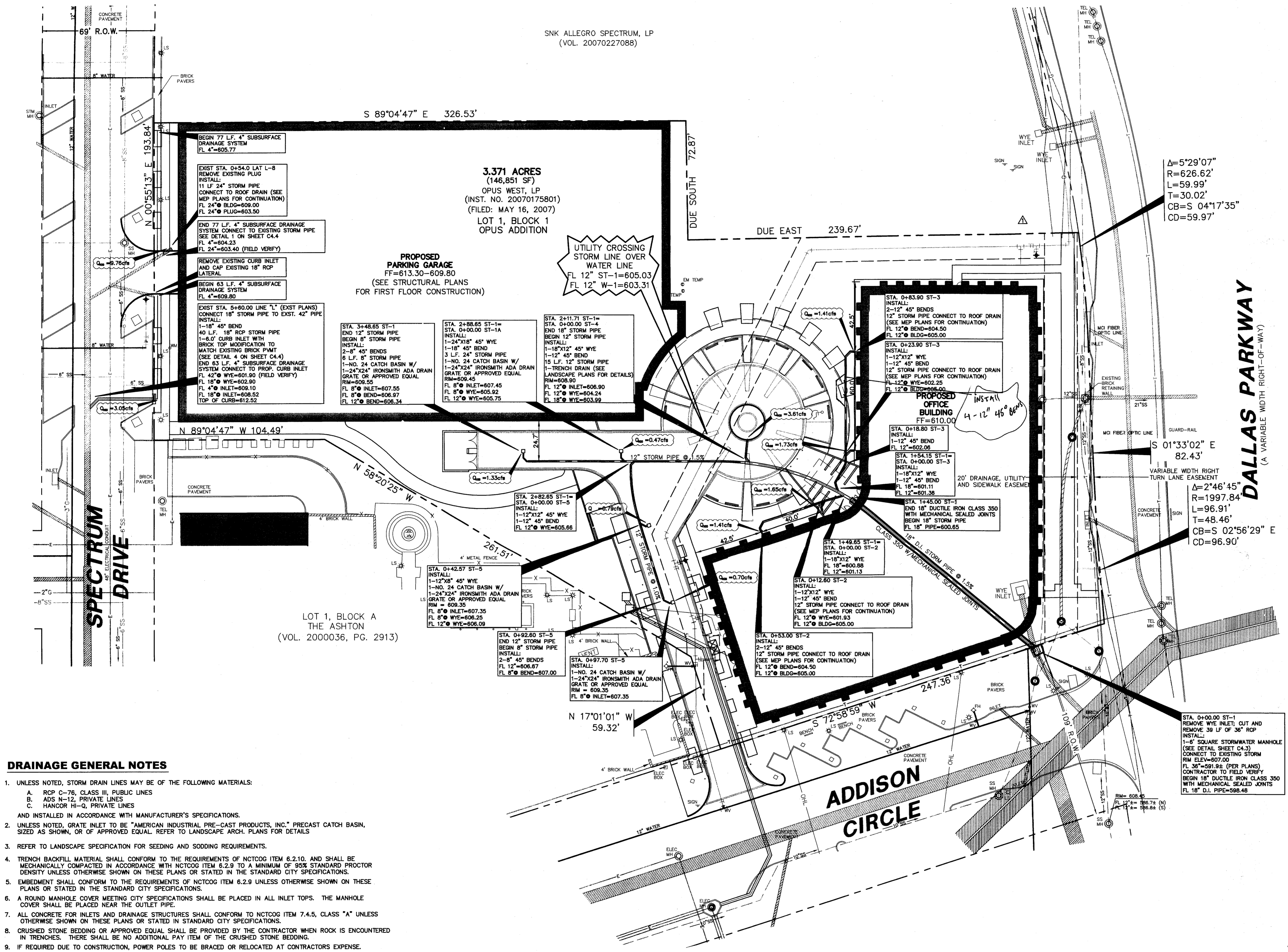
UTILITY CROSSING
STORM LINE OVER
WATER LINE
FL 12" ST-1=605.03
FL 12" W-1=603.31

Δ=5°29'07"
R=626.62'
L=59.99'
T=30.02'
CB=S 04°17'35"
CD=59.97'

DALLAS PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

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
CH	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SD	TRAFFIC SIGN
IRS	1/2" INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
6" W	EXISTING UNDERGROUND WATER LINE
6" SS	EXISTING UNDERGROUND SEWER LINE
6" W	PROPOSED UNDERGROUND WATER LINE
6" SS	PROPOSED UNDERGROUND SEWER LINE



DRAINAGE GENERAL NOTES

- UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
A. RCP C-76, CLASS III, PUBLIC LINES
B. ADS N-12, PRIVATE LINES
C. HANCOR H-Q, PRIVATE LINES
AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PRE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN, OR OF APPROVED EQUAL REFER TO LANDSCAPE ARCH. PLANS FOR DETAILS
- REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS.
- 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
- 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.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS. THE MANHOLE COVER SHALL BE INJECTED NEAR THE OUTLET PIPE.
- 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.
- 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.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.

BENCH MARK LIST

BM# 1	STANDARD CITY OF DALLAS WATER DEPT. BENCHMARK - " " " " CUT FOUND ON CENTERLINE OF CURB INLET ON THE NORTHEAST CORNER OF KELLER SPRINGS ROAD AND DALLAS NORTH TOLLWAY ELEV=615.00
BM# 2	" " " " CUT SET ON CENTERLINE OF INLET 174± NORTH OF NORTHEAST PROPERTY CORNER OF SAID PROPERTY. ELEV=607.34

RECORD SET

9-28-09
DATE
TRI-DAL Ltd. NA

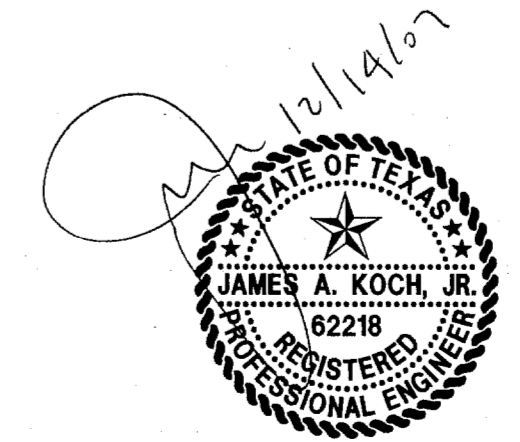
PW# 2007-010

NO.	DATE	REVISION
1	08/08/2008	SITE PLAN UPDATE/ONCOR COMMENTS
2	08/10/2008	GARAGE FINISHED FLOOR ELEV/ELEC DUCT BANK ADDITION
3	03/18/2008	FRANCHISE UTILITY LINE CONFLICT REVISION
4	01/23/2008	UTILITY LINE CONFLICT/CITY COMMENTS REVISION
5	01/08/2008	STORM LINE FLOWLINE REVISIONS

Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX 75206 972.236.3031

STORM DRAINAGE PLAN
TWO ADDISON CIRCLE
3.371 ACRES
15600 DALLAS PARKWAY
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH	AUG 2008	1"=30'			C3.2



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TWO ADDISON CIRCLE