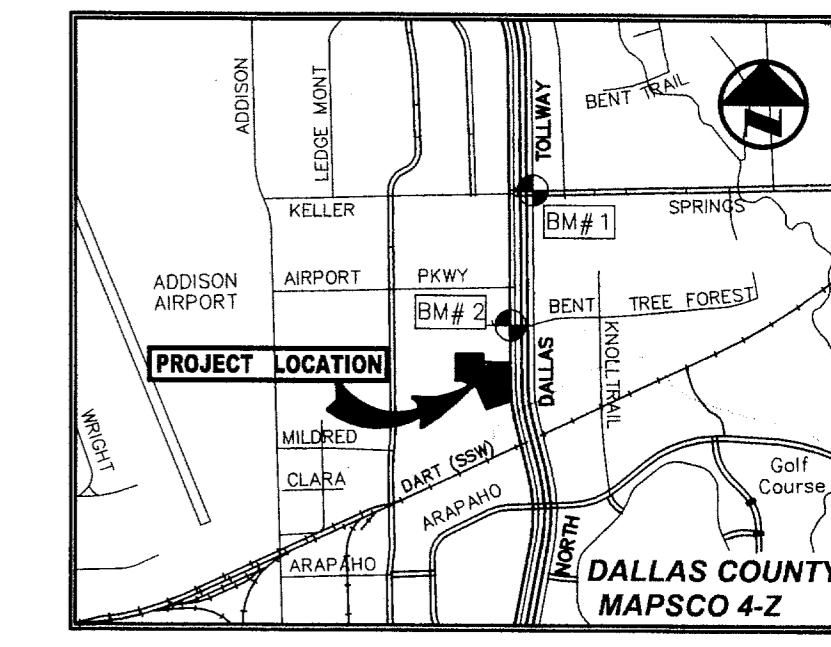
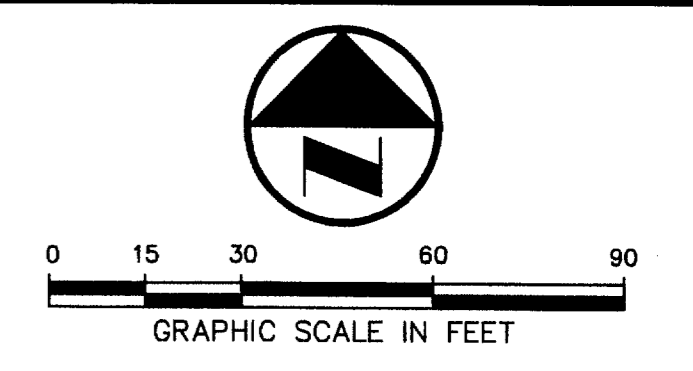


SNK ALLEGRO SPECTRUM, LP
(VOL. 20070227088)



VICINITY MAP
(NOT TO SCALE)

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP.	POWER POLE
LS.	LIGHT STANDARD
WM.	WATER METER
WV.	WATER VALVE
ICV.	IRRIGATION CONTROL VALVE
FD.	FIRE HYDRANT
CO.	CLEANOUT
MH.	MANHOLE
TSC.	TRAFFIC SIGNAL CONTROL
TSP.	TRAFFIC SIGNAL POLE
TELE.	TELEPHONE BOX
FL.	FLOOD LIGHT
FP.	FLAG POLE
TS.	TRAFFIC SIGN
IRS.	1/2" INCH IRON ROD W/ PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-x-	FENCE
OH.	OVERHEAD UTILITY LINE
E.	UNDERGROUND ELECTRIC LINE
T.	UNDERGROUND TELEPHONE LINE
C.	UNDERGROUND CABLE LINE
6" W.	EXISTING UNDERGROUND WATER LINE
12" W.	EXISTING UNDERGROUND SANITARY SEWER LINE
18" W.	PROPOSED UNDERGROUND WATER LINE
24" W.	PROPOSED UNDERGROUND SANITARY SEWER LINE

NOTE: DOMESTIC WATER METER TO BE HERSEY MVR TURBINE METER WITH TEST PORT, ELECTRONIC REGISTER AND TOUCH PAD WITH BYPASS, BROOKS PRODUCTS MV 480-801-5 PRECAST BOX WITH TOUCH PAD ON LID, OR TOWN APPROVED EQUAL

CAUTION EXISTING UTILITIES !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED IN THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

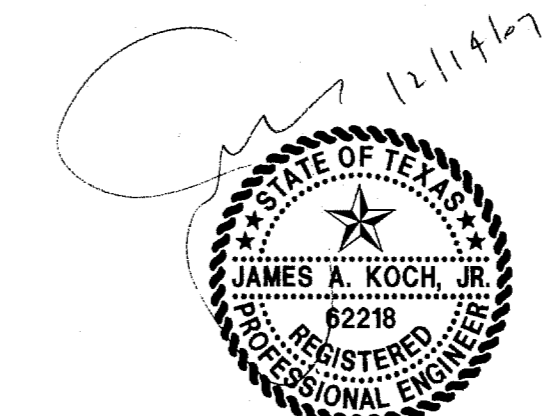
PW# 2007-010

NO.	DATE	REVISION
1	03/18/2009	FIRE HYDRANT/MONUMENT SIGN LOCATION/CITY COMMENT
2	10/27/2008	ELECTRICAL SECONDARY AND WATER VAULT CONFLICT ON/COR CONSTRUCTION COMMENTS
3	10/22/2008	ON/COR CONSTRUCTION COMMENTS
4	10/16/2008	ON/COR CONSTRUCTION COMMENTS
5	09/16/2008	TOWN OF ADDISON COMMENTS
6	08/08/2008	SITE PLAN UPDATE/ONCOR COMMENTS
7	06/10/2008	GARAGE FINISHED FLOOR ELEV/ELEC DUCT BANK ADDITION
8	03/18/2008	FRANCHISE UTILITY LINE CONFLICT REVISION
9	01/23/2008	UTILITY LINE CONFLICT/CITY COMMENTS REVISION
10	01/08/2008	STORM LINE FLOWLINE REVISIONS

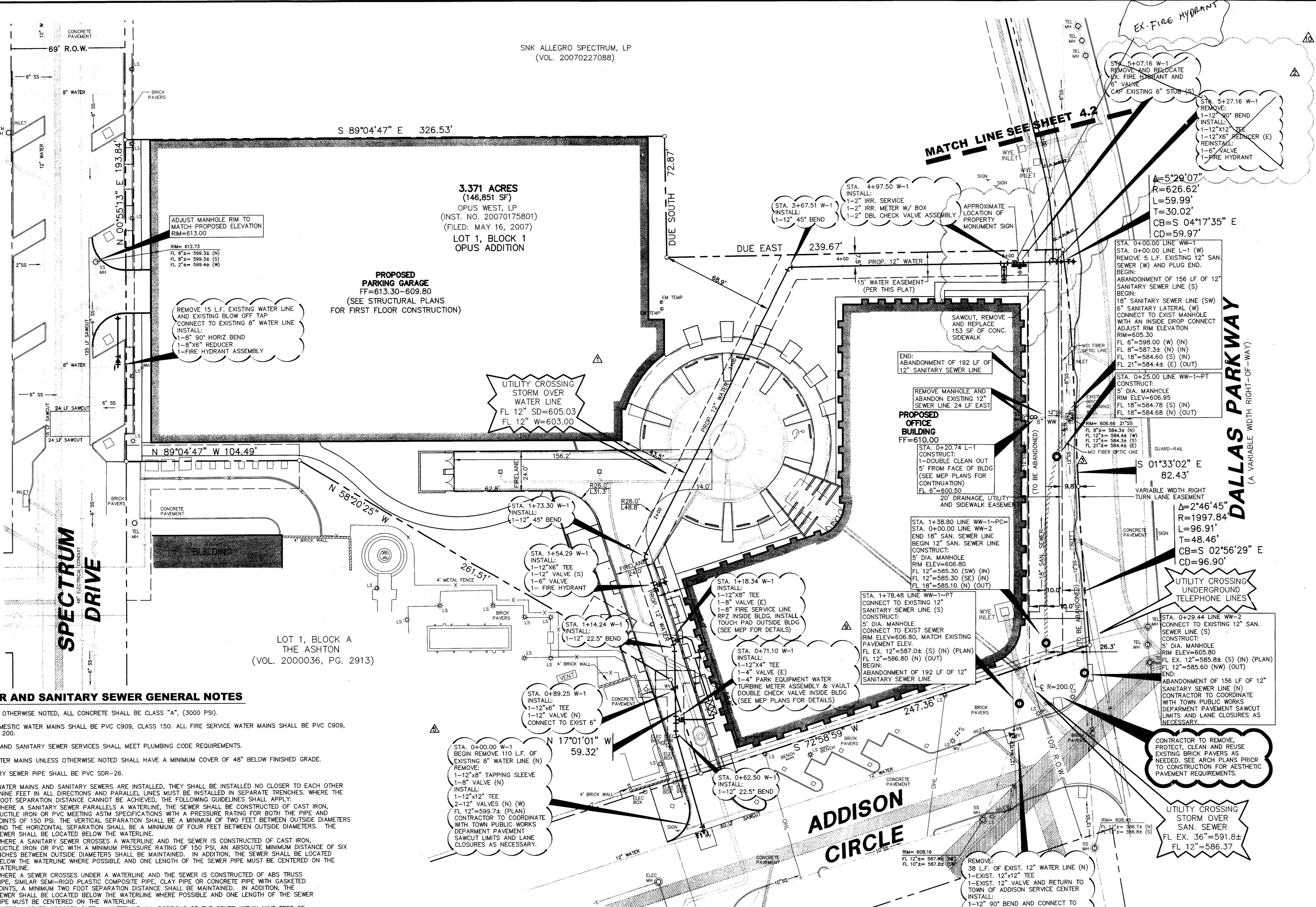
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX. 75206 972.235.3031

WATER & SANITARY SEWER PLAN
TWO ADDISON CIRCLE
3.371 ACRES
15600 DALLAS PARKWAY
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAK/KFW	KLH/JHB	MARCH 2009	1"=30'			C4.1



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES A. KOCH, JR., P.E. 62218 ON 12/14/2007. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



- WATER AND SANITARY SEWER GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
 - ALL DOMESTIC WATER MAINS SHALL BE PVC C909, CLASS 150. ALL FIRE SERVICE WATER MAINS SHALL BE PVC C909, CLASS 200.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS UNLESS OTHERWISE NOTED SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-26.
 - 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:
 - 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.
 - 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.
 - WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEM-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.
 - 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.
 - 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.
 - 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).
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
 - 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.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD TOWN SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO (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 BACK OF 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".
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - 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.
 - VALVE BOXES 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"x6" AROUND ALL VALVE BOX TOPS WHICH SHALL BE LEVEL WITH THE FINISHED GRADES.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.
 - FIRE HYDRANTS SHALL HAVE A MAX BURY OF FIVE FEET (5').
 - ALL FITTINGS SHALL BE "EBAP PV2000" RESTRAINING GLANDS OR APPROVED EQUAL.
 - VALVES DEEPER THAN FOUR FEET (4') REQUIRE EXTENSIONS IN ACCORDANCE WITH TOWN OF ADDISON STANDARDS.

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	

KHARKINS 03/19/2009 - 11:20AM M. DWG-28 2840-07.158 DWG 2840-07.158C/DWG

TWO ADDISON CIRCLE

DWG FILE: 2840-07-158C/DWG