

CONSTRUCTION PLANS
FOR
JW OPERATING - PHASE 1
ADDISON AIRPORT INDUSTRIAL DISTRICT
LOT 7A, BLOCK B
5.083 ACRES
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
PW# 2007-002

FOR

HIDELL ASSOCIATES ARCHITECTS
 3033 KELLWAY DRIVE, SUITE 120
 (972) 416-4666

OWNER/DEVELOPER

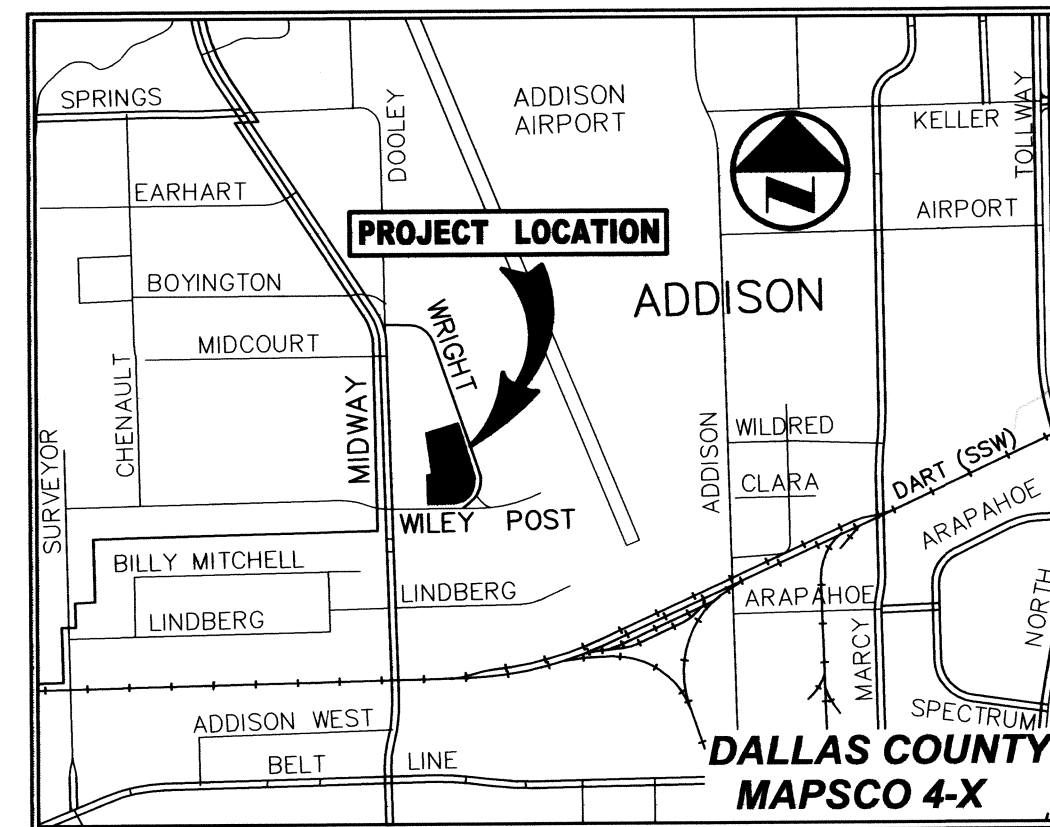


JW Operating Company
 P.O. BOX 226406
 DALLAS, TX 75222-6406

PREPARED BY



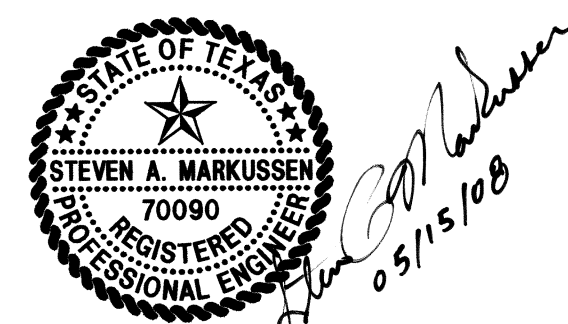
8350 N. CENTRAL EXPWY., SUITE 1000 PH. 972.235.3031
 DALLAS, TEXAS 75206 FAX 972.235.9544



VICINITY MAP
(NOT TO SCALE)

DRAWING SHEET INDEX

SHEET	DESCRIPTION
-	REPLAT
C1.1	DIMENSIONAL CONTROL PLAN
C2.1	GRADING PLAN
C2.2	STORM SEWER PLAN
C2.3	STORM SEWER PROFILES
C3.1	EXISTING DRAINAGE AREA MAP
C3.2	PROPOSED DRAINAGE AREA MAP
C4.1	WATER & SANITARY SEWER PLAN
C5.1	PAVING PLAN & DETAILS
C6.1	EROSION CONTROL PLAN & DETAILS



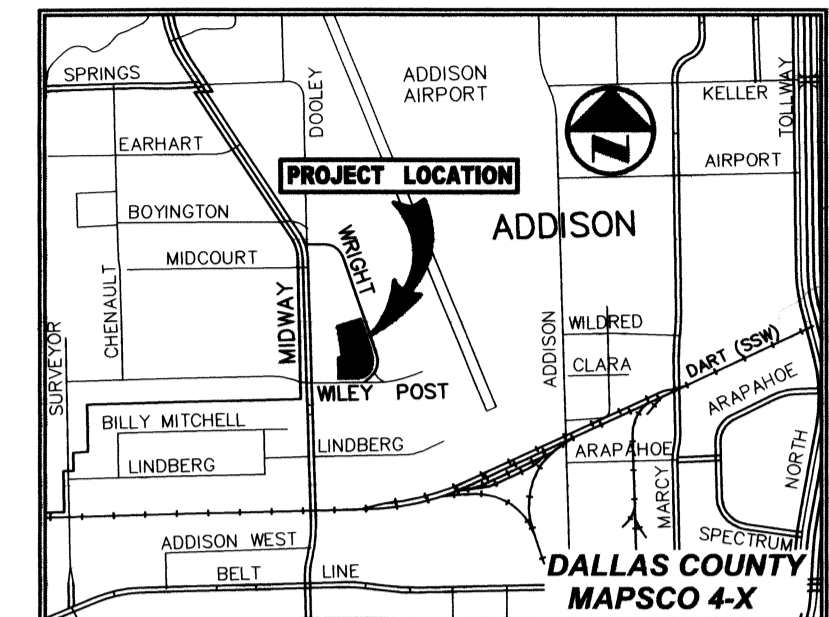
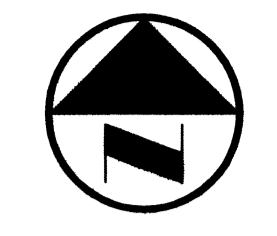
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSEN, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: PINION CONSTRUCTION
 DATE REVISED: 06/24/2010

▲	04/30/2010	ADDED ACCESS RAMPS TO WEST SIDE OF BUILDING
▲	03/17/2009	REVISED WATER LINE - ADDED VERTICAL BENDS
▲	03/03/2009	REVISED WATER LINE
▲	09/29/2008	REVISED TRANSFORMER PAD LOCATION
▲	08/21/2008	REVISED SITE PLAN AND ADDED STORM DRAINS
▲	08/11/2008	ADDED TRANSFORMER PADS AND REVISED STORM LINE
▲	07/09/2008	REVISED GRADING AND ADDED CURB WALL
▲	06/18/2008	REVISED FIRE HYDRANT LOCATION
▲	06/12/2008	REVISED ST-1
▲	06/11/2008	REVISED BUILDING FOOTPRINT



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
SI	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/PACHCO KOCH CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-X-	FENCE
---O---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE

GENERAL NOTES

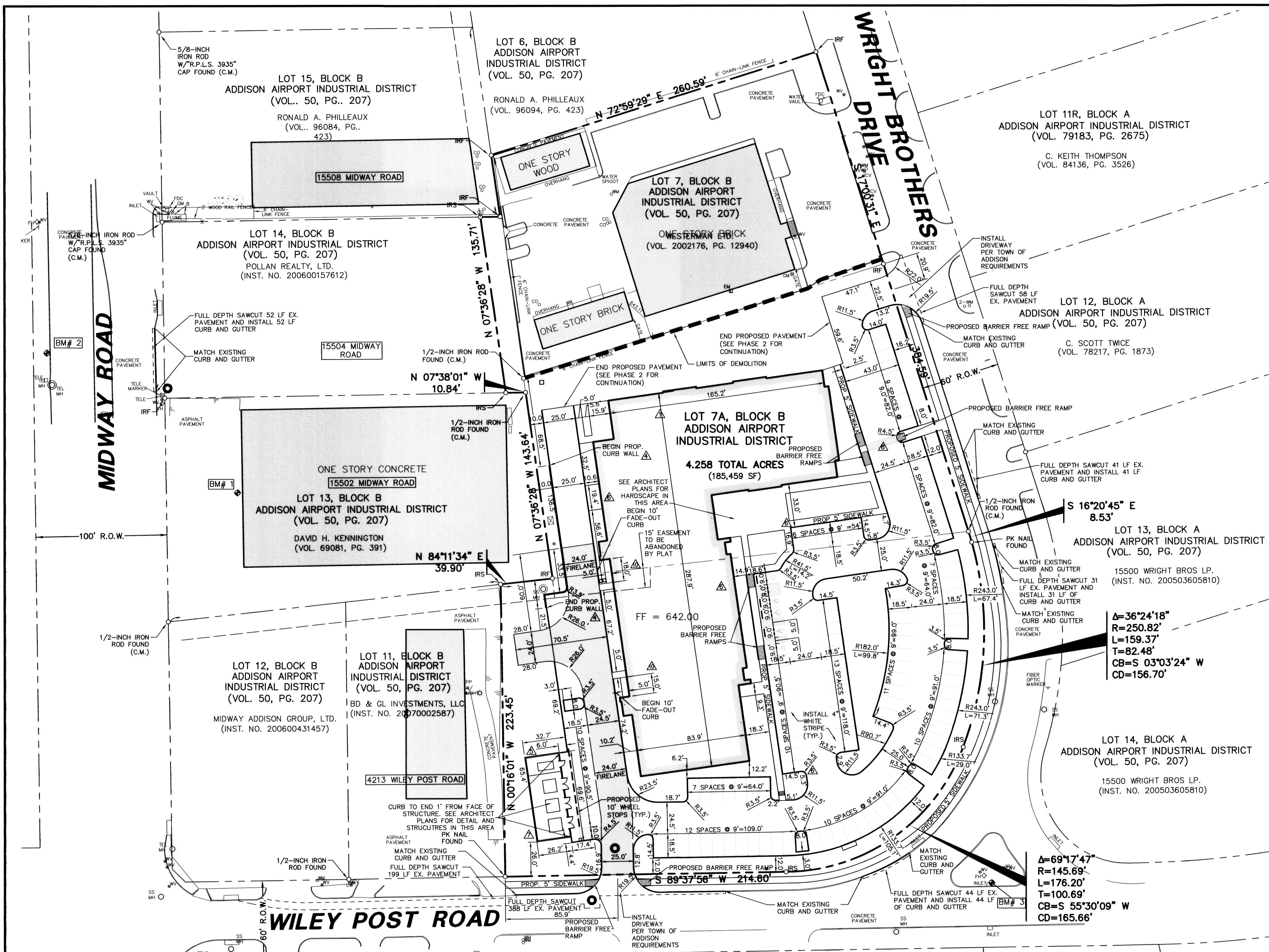
- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 4TH EDITION, ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT, (NCTCOG) AND TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE 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.
- 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.
- 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.
- 5.1 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 AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE AND SIDEWALKS.
- BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.

PW# 2007-002

NO.	DATE	REVISION
1	04/30/2010	ADDED ACCESS RAMPS TO WEST SIDE OF BUILDING
2	09/29/2008	REVISED TRANSFORMER PAD LOCATION
3	08/21/2008	REVISED SITE PLAN AND ADDED STORM LINES
4	08/11/2008	ADDED TRANSFORMER PADS AND REVISED STORM LINE
5	07/09/2008	REVISED GRADING AND ADDED CURB WALL

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

DIMENSIONAL CONTROL PLAN						
JW OPERATING - PHASE 1						
ADDISON AIRPORT INDUSTRIAL DISTRICT						
LOT 7A, BLOCK B						
TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CPM	CPM	FEB 2008	1"=40'			C1.1

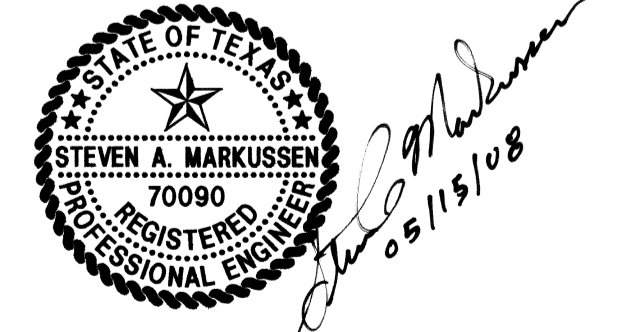


BENCH MARK LIST

BM# 1	□ " CUT FOUND IN BOTTOM STEP OF LOADING DOCK AT 15502 MIDWAY ROAD. ELEV= 636.05
BM# 2	* " X" CUT SET IN CONCRETE 2.3'± WEST OF THE SOUTHBOUND BACK OF CURB AND 24"± NORTHWEST OF TELEPHONE MANHOLE. ELEV= 633.87
BM# 3	□ " CUT SET ON THE NORTHEAST CORNER OF INLET ON THE SOUTH SIDE OF THE TRIANGLE MEDIAN AT THE INTERSECTION OF WILEY POST ROAD AND WRIGHT BROTHERS DRIVE. ELEV= 636.76

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

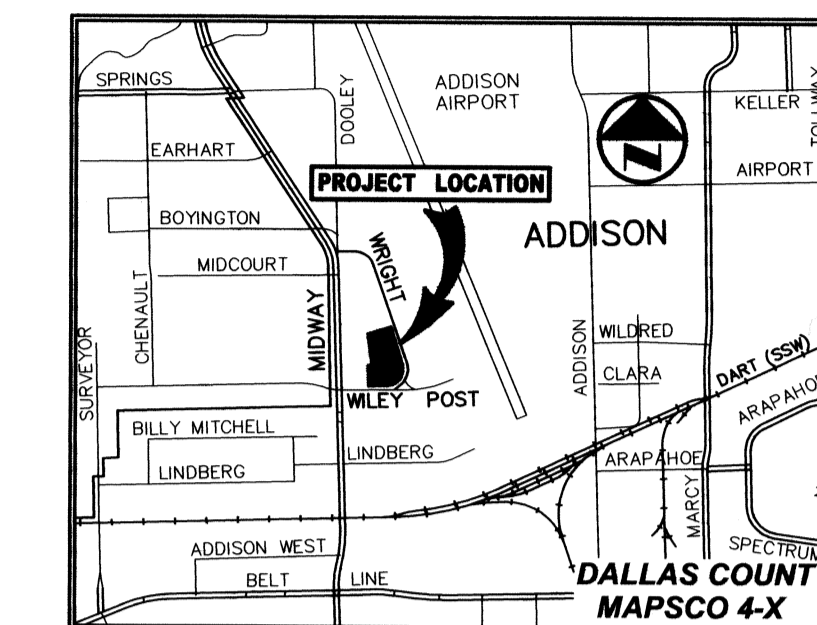
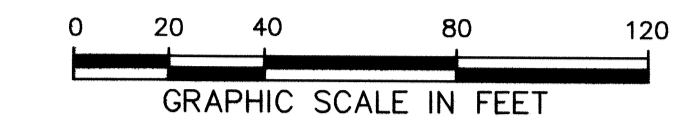
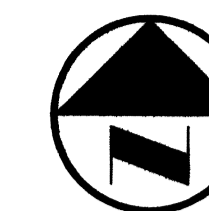
RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
CONTRACTOR: PINION CONSTRUCTION
DATE REVISED: 08/24/2010



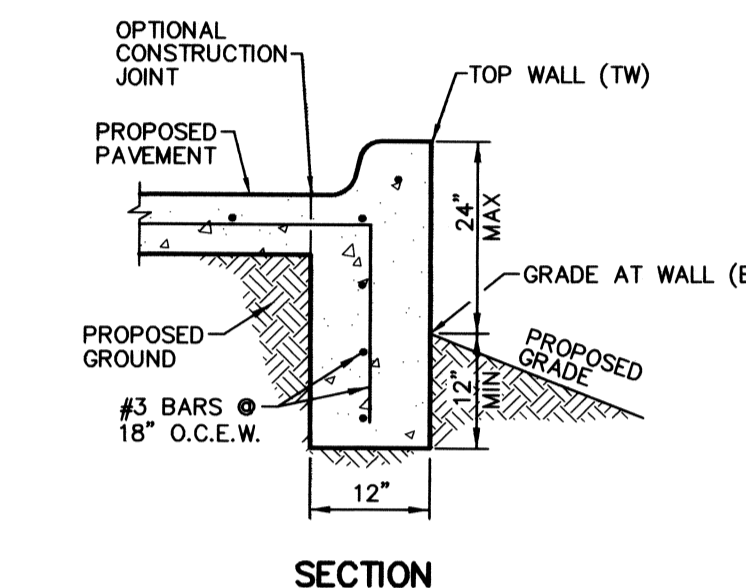
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70990 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CMC/CSKEY
06/24/2010 9:31AM
M: DWG-27 2792-07.089 (DWG) 2792-07.089CV-PHASE 1.DWG

JW OPERATING - PHASE 1



VICINITY MAP (NOT TO SCALE)



SECTION



LEGEND

- Legend items including BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, CLEANOUT, MANHOLE, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TELEPHONE BOX, FLOOD LIGHT, FLAG POLE, TRAFFIC SIGN, 1/2-INCH IRON ROD W/PACHECO KOCH CAP SET, CONTROLLING MONUMENT, PROPERTY LINE, FENCE, OVERHEAD UTILITY LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE LINE.

GRADING GENERAL NOTES

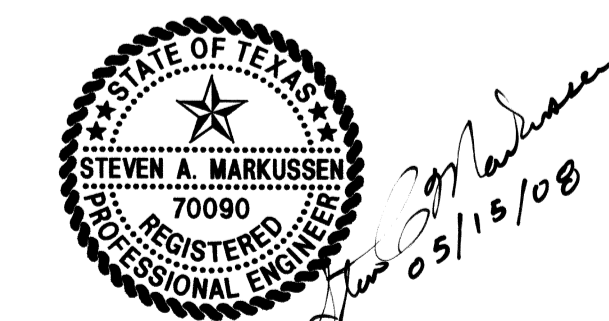
- Grading general notes including: 1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT. 2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. 3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL 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. FINAL PAVING, CURB AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT. 6. REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS. 7. ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE, BY ENGINEER, SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE. 8. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PW# 2007-002

Revision table with columns: NO., DATE, REVISION. Includes entries for added access ramps, transformer pad locations, storm drains, and grading.

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

Project title block: GRADING PLAN, JW OPERATING - PHASE 1, ADDISON AIRPORT INDUSTRIAL DISTRICT, LOT 7A, BLOCK B, TOWN OF ADDISON, TEXAS. Includes design, drawn, date, scale, notes, file, and no. (C2.1).



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

RECORD DRAWING

This drawing has been revised to reflect construction records maintained and provided by the contractor for this project. Contractor: PINION CONSTRUCTION, DATE REVISED: 06/24/2010

LOT 5, 6, & 7, BLOCK C ADDISON AIRPORT INDUSTRIAL DISTRICT (VOL. 50, PG. 207) WILEY POST JOINT VENTURE (VOL. 85095, PG. 2492)

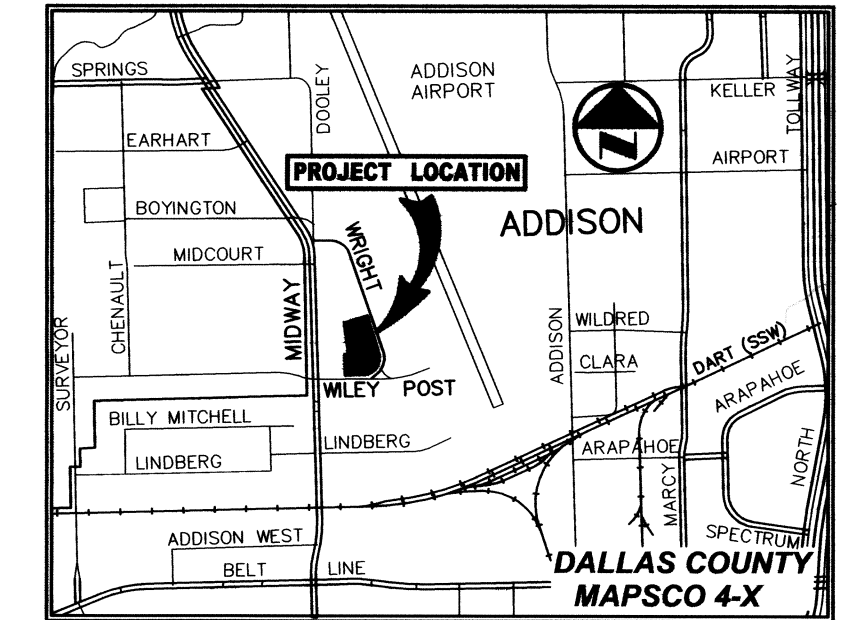
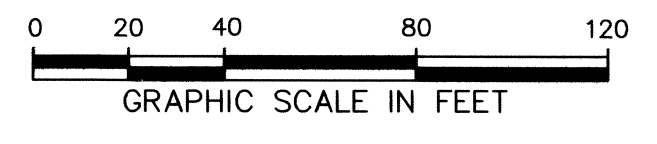
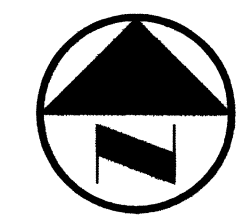
LOT 4, BLOCK C ADDISON AIRPORT INDUSTRIAL DISTRICT (VOL. 50, PG. 207) KEVIN & DONNA GARDNER (VOL. 2005101, PG. 9280)

LOT 8, BLOCK C ADDISON AIRPORT INDUSTRIAL DISTRICT (VOL. 50, PG. 207)

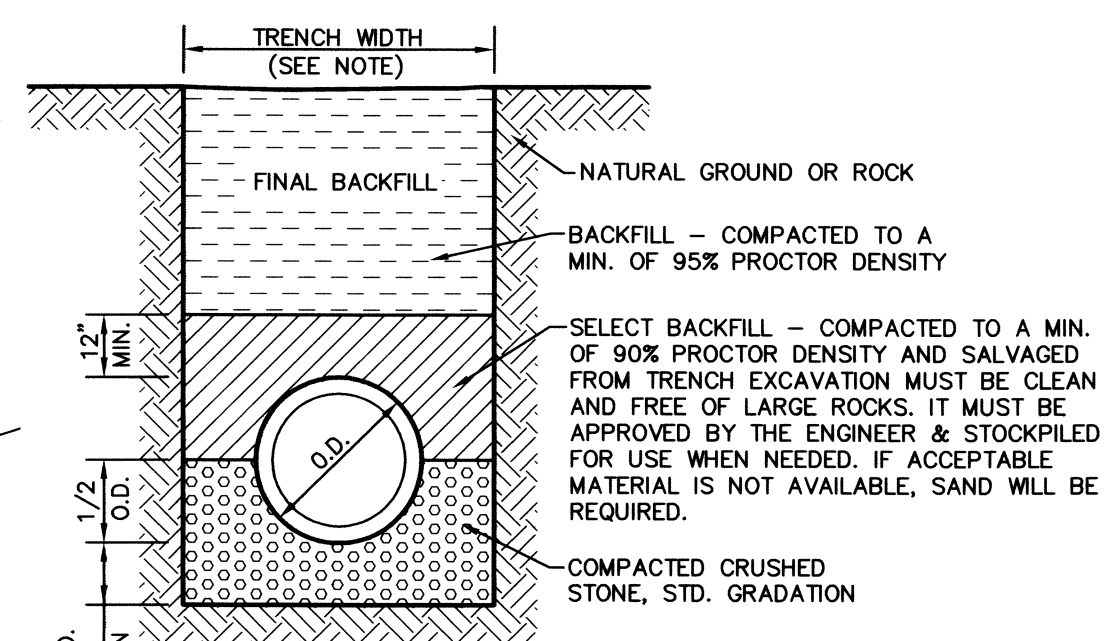
BENCH MARK LIST

Bench mark list table with columns: BM#, Description, ELEV. Includes BM# 1, 2, and 3 with their respective locations and elevations.

JW OPERATING - PHASE 1

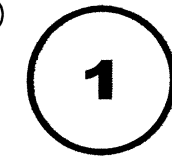


VICINITY MAP (NOT TO SCALE)



NOTE: WIDTH OF TRENCH SHALL BE AS FOLLOWS: (A) FOR 24" PIPE OR SMALLER, TRENCH WIDTH SHALL BE 24" OR O.D. OF PIPE PLUS 16", WHICHEVER IS GREATER (B) FOR 24" TO 72" PIPE, THE TRENCH WIDTH SHALL BE O.D. OF PIPE PLUS 24". (C) FOR PIPE GREATER THAN 72", THE TRENCH WIDTH SHALL BE 1.25 * O.D. PLUS 1 FT.

CLASS III REINFORCED CONCRETE PIPE EMBEDMENT



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
CG. CLEANOUT
MH. MANHOLE
TSC. TRAFFIC SIGNAL CONTROL
TSP. TRAFFIC SIGNAL POLE
TEL. TELEPHONE BOX
JL. FLOOD LIGHT
FP. FLAG POLE
SIGN. 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

DRAINAGE GENERAL NOTES

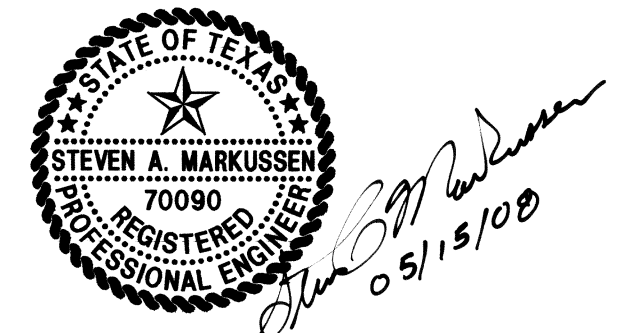
- 1. UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS: A. RCP C-75, CLASS III (REQUIRED IN THE PUBLIC RIGHT OF WAY) B. ADS N-12 C. HANCOR HI-Q AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PIPE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN, OF APPROVED EQUAL. 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 90% 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 PLACED 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.

PW# 2007-002

Table with 2 columns: NO., DATE, REVISION. Includes entries for 08/21/2008, 08/11/2008, 06/12/2008, and 06/11/2008.

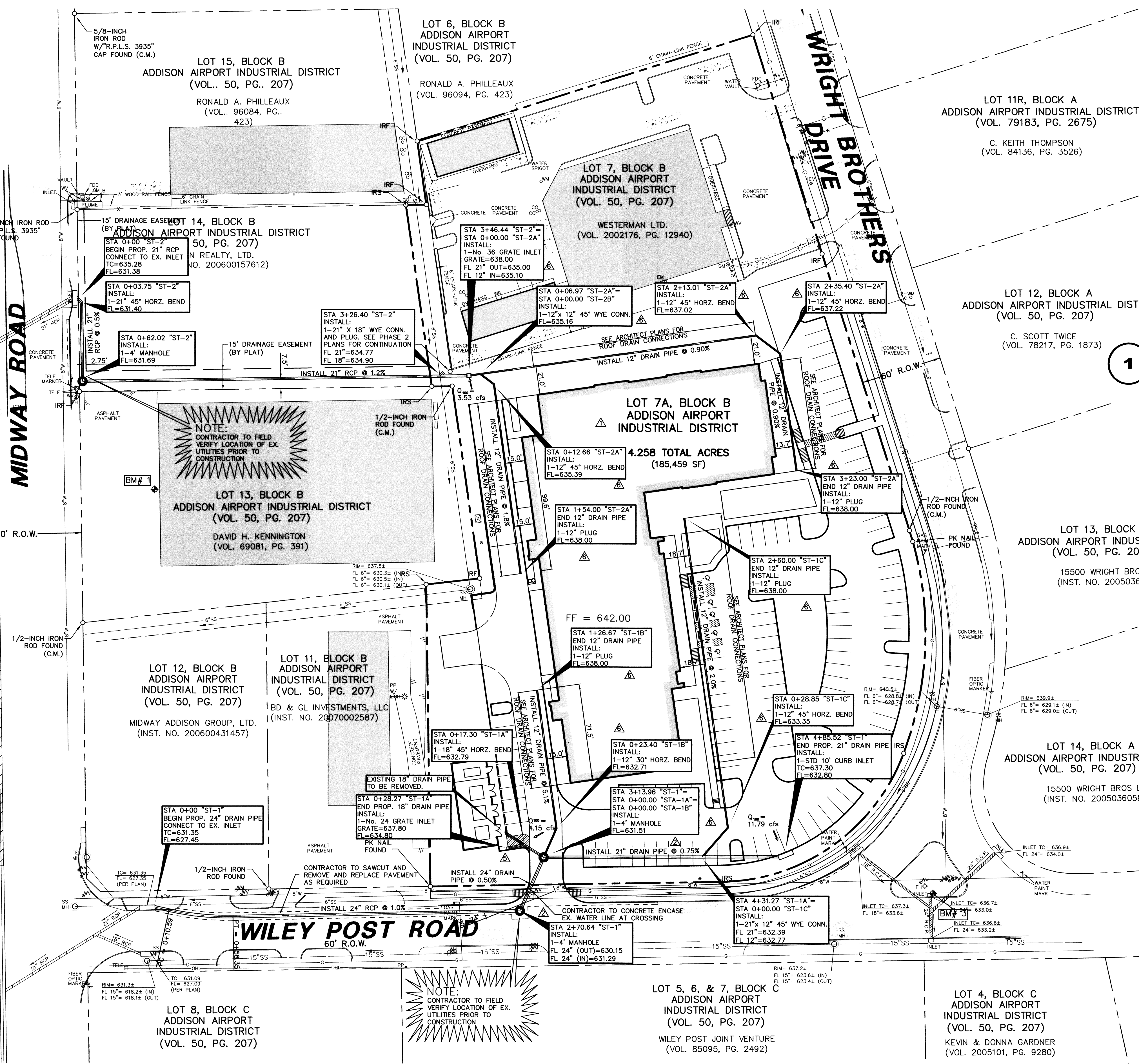
Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75208 972.235.3031

Table with 7 columns: DESIGN, DRAWN, DATE, SCALE, NOTES, FILE, NO. Includes project title: STORM SEWER PLAN, JW OPERATING - PHASE 1, ADDISON AIRPORT INDUSTRIAL DISTRICT, LOT 7A, BLOCK B, TOWN OF ADDISON, TEXAS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70990 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

RECORD DRAWING THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. CONTRACTOR: PINION CONSTRUCTION DATE REVISED: 06/24/2010

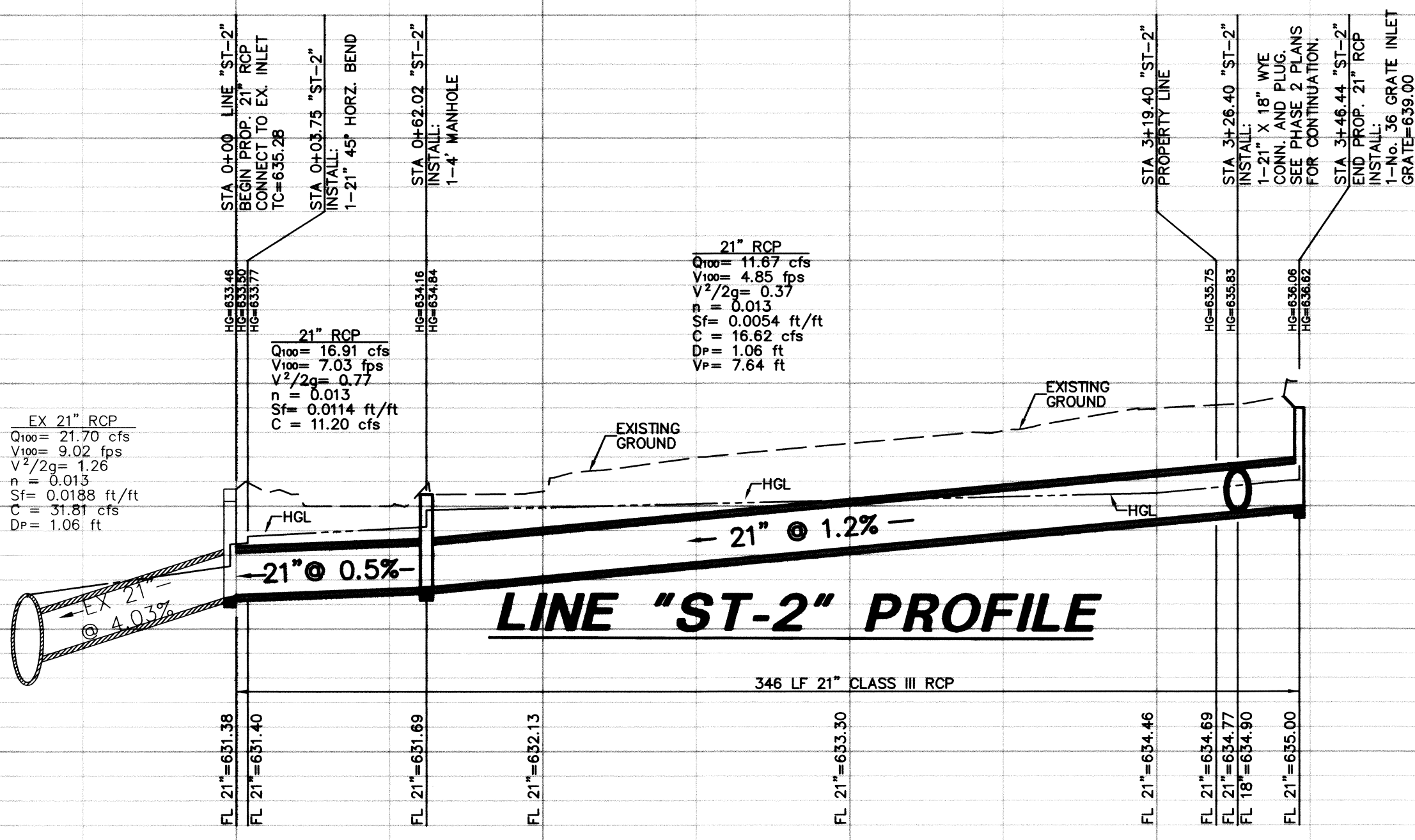
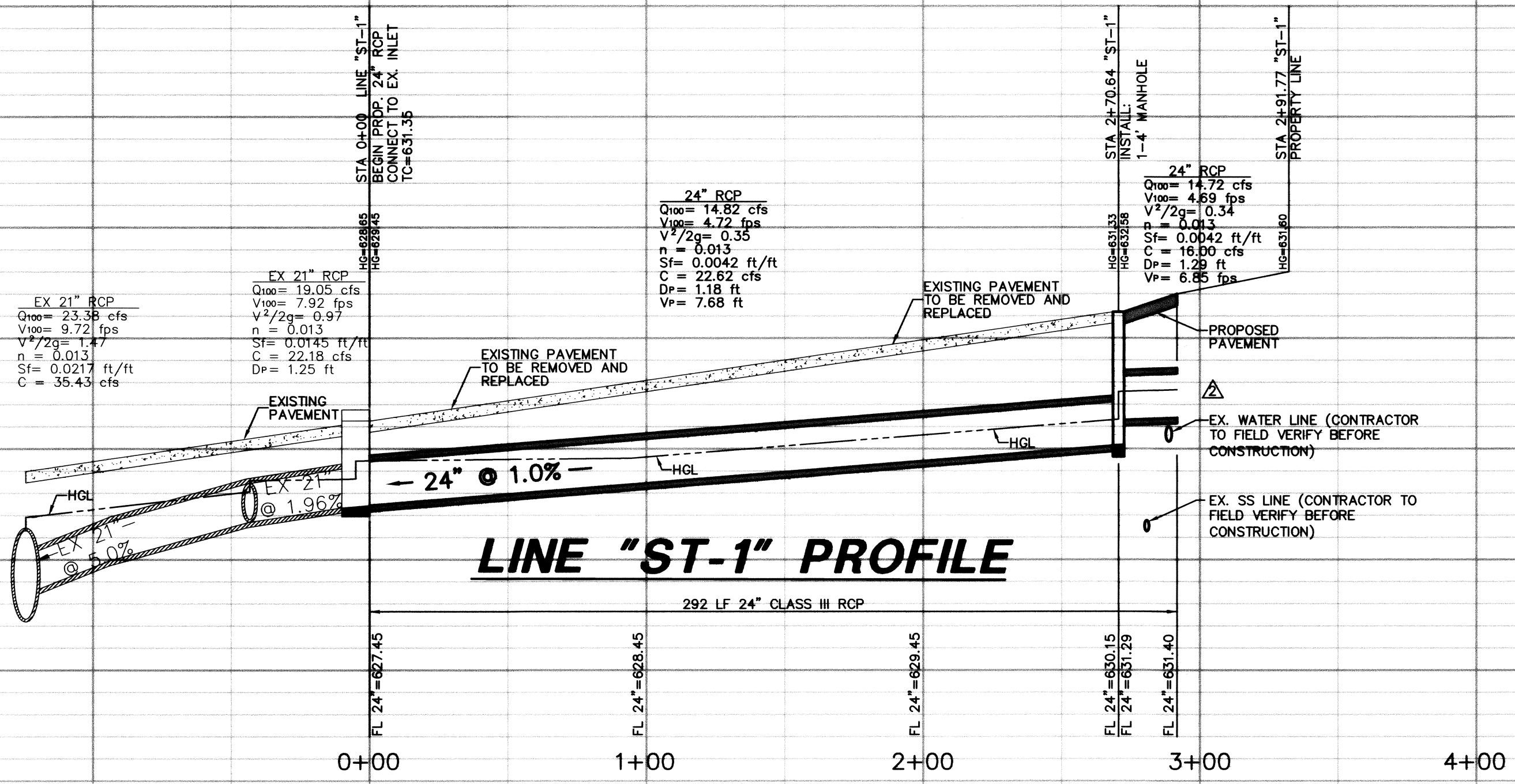


BENCH MARK LIST Table with 2 columns: BM#, Description. Includes BM# 1, 2, and 3 with their respective locations and elevations.

Vertical text on the left margin: C:\CLOCKUSKEY\06/24/2010 9:48AM N:\DWG-27\2792-07\089CV-07.089CV-PHASE 1.DWG

Vertical text on the right margin: JW OPERATING - PHASE 1

645
640
635
630
625
620



RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: PINION CONSTRUCTION

DATE REVISED: 06/24/2010



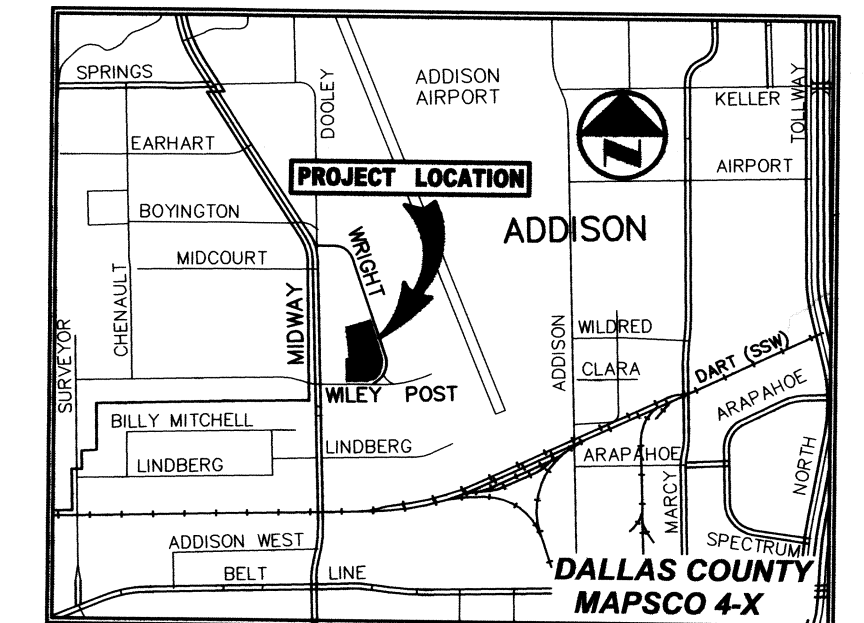
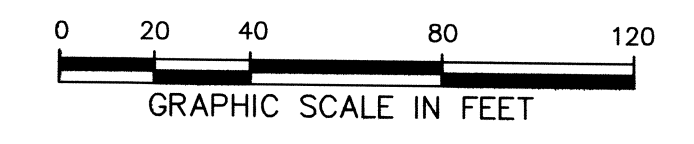
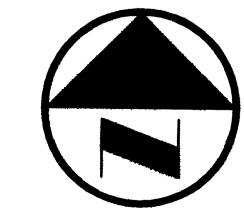
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PW# 2007-002

NO.	DATE	REVISION
	06/12/2008	REVISED ST-1
Pacheco Koch Consulting Engineers		
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031		
STORM SEWER PROFILES		
JW OPERATING - PHASE 1		
ADDISON AIRPORT INDUSTRIAL DISTRICT		
LOT 7A, BLOCK B		
TOWN OF ADDISON, TEXAS		
DESIGN	DRAWN	DATE
CPM	CPM	FEB 2008
SCALE	NOTES	FILE
1"=40'		
NO.	C2.3	

C:\COLLUSKEY
 06/24/2010 8:50AM
 M: D:\G-27\2792-07.089\DWG\2792-07.089CV-PHASE 1.DWG

JW OPERATING - PHASE 1

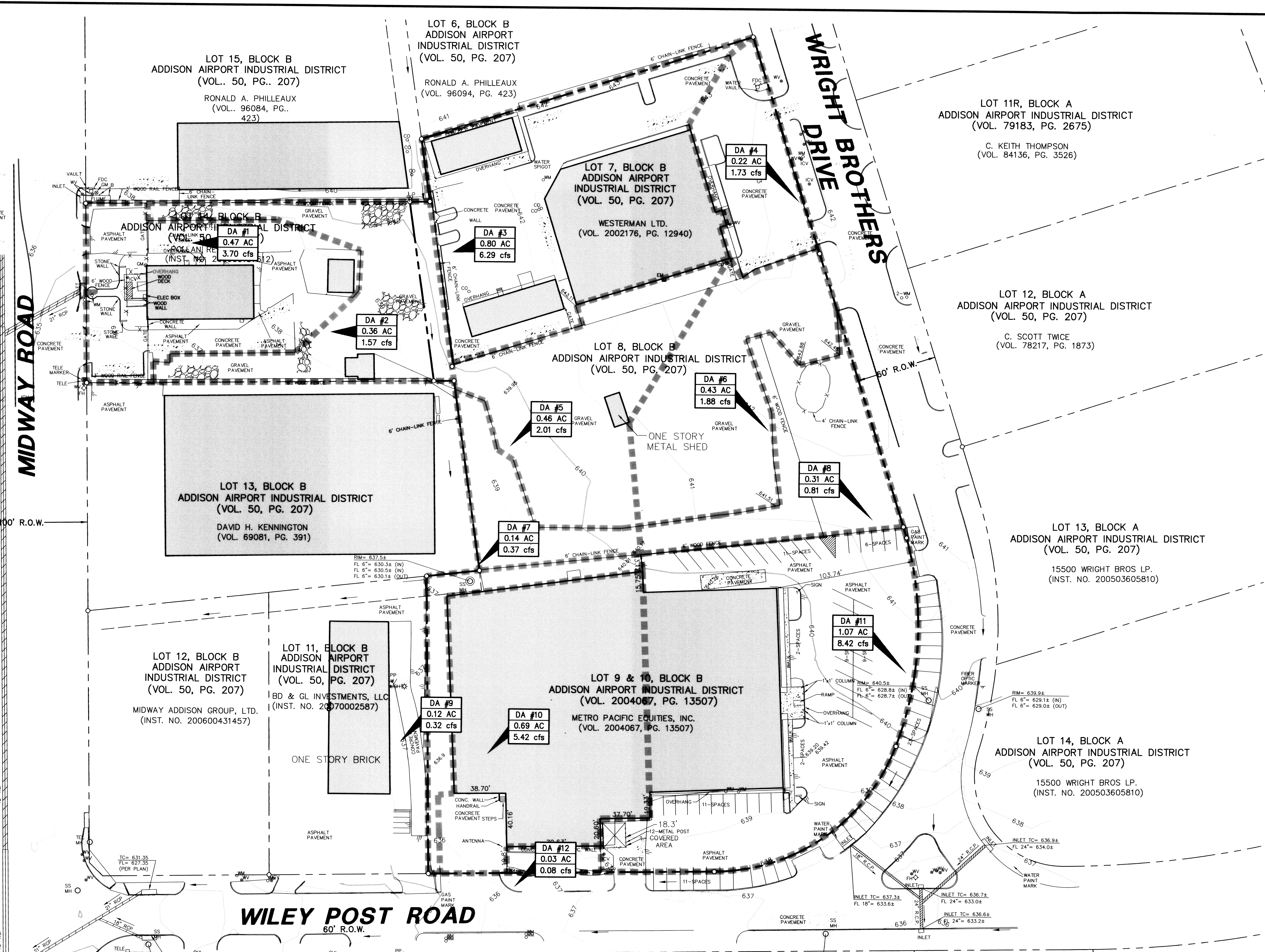


VICINITY MAP (NOT TO SCALE)

LEGEND

- B. BOLLARD
- EM ⊕ ELECTRIC METER
- PP ⊕ POWER POLE
- LS ⊕ LIGHT STANDARD
- WM ⊕ WATER METER
- WV ⊕ WATER VALVE
- ICV ⊕ IRRIGATION CONTROL VALVE
- FH ⊕ FIRE HYDRANT
- CL ⊕ CLEANOUT
- MH ⊕ MANHOLE
- TSC ⊕ TRAFFIC SIGNAL CONTROL
- TSP ⊕ TRAFFIC SIGNAL POLE
- TELE ⊕ TELEPHONE BOX
- FL ⊕ FLOOD LIGHT
- FP ⊕ FLAG POLE
- SIGN ⊕ TRAFFIC SIGN
- IRS ⊕ 1/2-INCH IRON ROD
- W/P ⊕ W/PACHECO KOCH® CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OH ⊕ OVERHEAD UTILITY LINE
- E ⊕ UNDERGROUND ELECTRIC LINE
- T ⊕ UNDERGROUND TELEPHONE LINE
- C ⊕ UNDERGROUND CABLE LINE
- PROPOSED DRAINAGE DIVIDE

- DA #1 0.49 AC 3.48 cfs
- WATERSHED DESIGNATION NUMBER
- AREA
- EXPECTED Q₁₀₀ IN CUBIC FEET PER SECOND



DRAINAGE AREA TABLE:

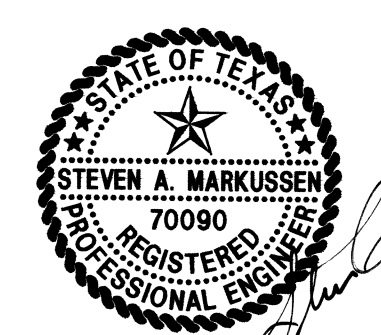
DRAINAGE AREA No.	AREA (acres)	C	T _c (minutes)	STORM FREQUENCY (year)	I ₁₀₀ (inches/hour)	Q ₁₀₀ (cfs)	REMARKS
DA #1	0.47	0.90	10	100 YEAR	8.74	3.70	DRAINS TO EX CURB INLET
DA #2	0.36	0.50	10	100 YEAR	8.74	1.57	DRAINS TO EX CURB INLET
DA #3	0.80	0.90	10	100 YEAR	8.74	6.29	DRAINS TO EX CURB INLET
DA #4	0.22	0.90	10	100 YEAR	8.74	1.73	DRAINS TO EX CURB INLET
DA #5	0.46	0.50	10	100 YEAR	8.74	2.01	DRAINS TO EX CURB INLET
DA #6	0.43	0.50	10	100 YEAR	8.74	1.88	DRAINS TO EX CURB INLET
DA #7	0.14	0.30	10	100 YEAR	8.74	0.81	DRAINS TO EX CURB INLET
DA #8	0.31	0.30	10	100 YEAR	8.74	0.81	DRAINS TO EX CURB INLET
DA #9	0.12	0.30	10	100 YEAR	8.74	0.32	DRAINS TO EX CURB INLET
DA #10	0.69	0.90	10	100 YEAR	8.74	5.42	DRAINS TO EX CURB INLET
DA #11	1.07	0.90	10	100 YEAR	8.74	8.42	DRAINS TO EX CURB INLET
DA #12	0.03	0.30	10	100 YEAR	8.74	0.08	DRAINS TO EX CURB INLET

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: PINION CONSTRUCTION

DATE REVISED: 06/24/2010



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PW# 2007-002

NO.	DATE	REVISION

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

EXISTING DRAINAGE AREA MAP

JW OPERATING - PHASE 1

ADDISON AIRPORT INDUSTRIAL DISTRICT

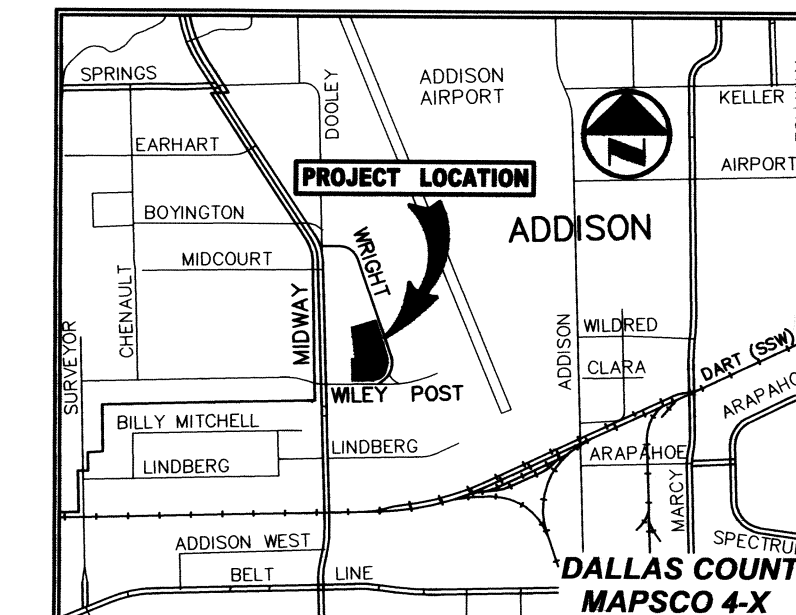
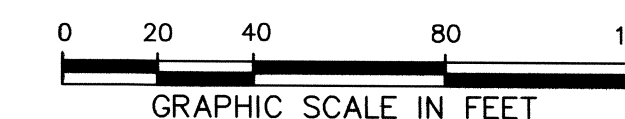
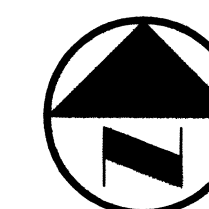
LOT 7A, BLOCK B

TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CPM	CPM	FEB 2008	1"=40'			C3.1

C:\CLOCKUSKEY 06/24/2010 9:51AM M:\DWG-27\2792-07.089\DWG\2792-07.089CV-PHASE 1.DWG

JW OPERATING - PHASE 1

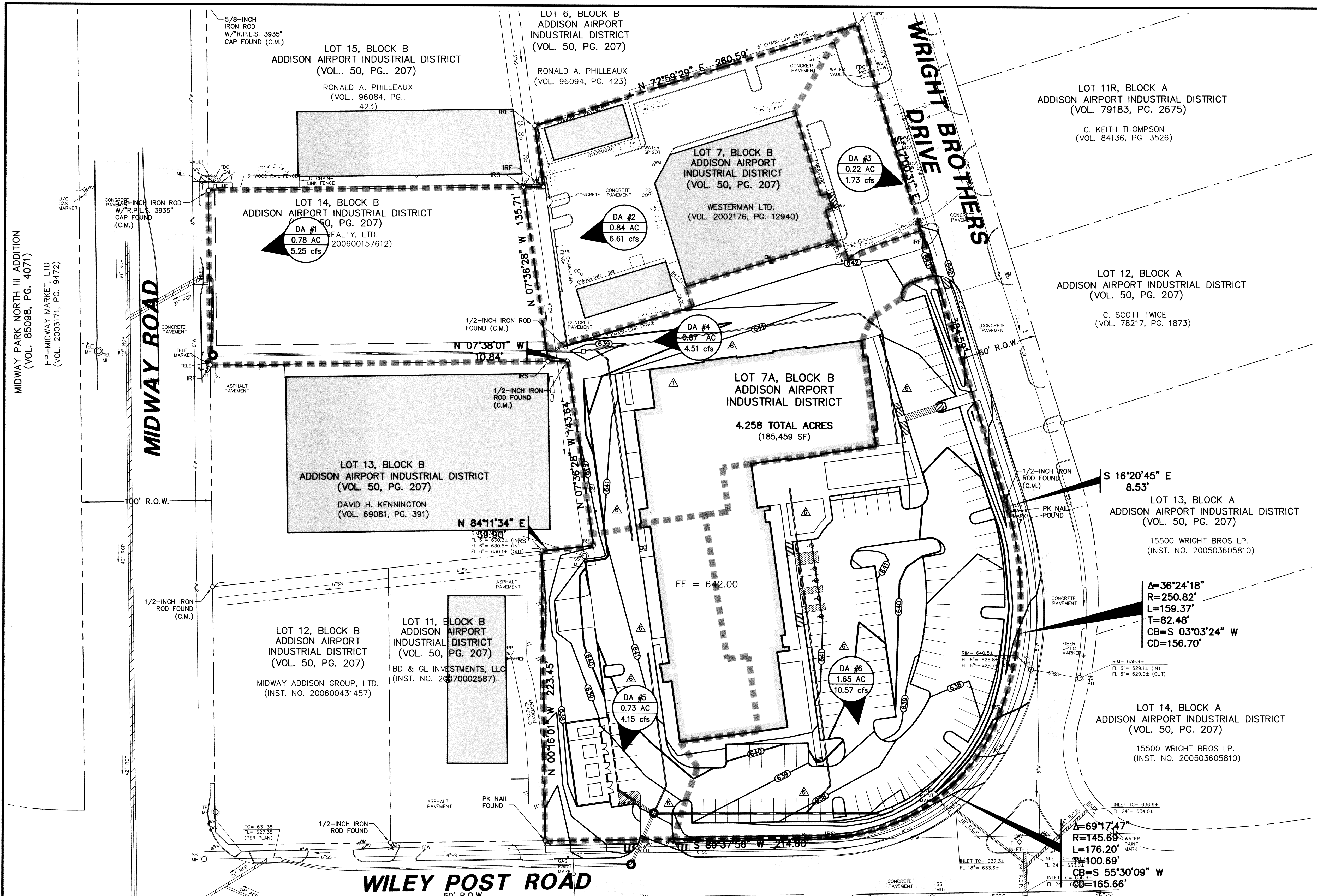


VICINITY MAP (NOT TO SCALE)

LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- CL. CLEANOUT
- MH. MANHOLE
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- TELE. TELEPHONE BOX
- FL. FLOOD LIGHT
- FP. FLAG POLE
- SIGN. 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
- PROPOSED DRAINAGE DIVIDE

- DA #1 0.49 AC 3.48 cfs
- WATERSHED DESIGNATION NUMBER
- AREA
- EXPECTED Q_{max} IN CUBIC FEET PER SECOND



WILEY POST ROAD

WRIGHT BROTHERS DRIVE

MIDWAY PARK NORTH III ADDITION (VOL. 85098, PG. 4071)

HP-MIDWAY MARKET, LTD. (VOL. 2003171, PG. 9472)

MIDWAY ROAD

DRAINAGE AREA TABLE:

DRAINAGE AREA No.	AREA (acres)	C	Tc (minutes)	STORM FREQUENCY	I ₁₀₀ (Inch/hour)	Q ₁₀₀ (cfs)	REMARKS
DA #1	0.78	0.77	10	100 YEAR	8.74	5.25	DRAINS TO EX CURB INLET
DA #2	0.84	0.90	10	100 YEAR	8.74	6.61	DRAINS TO EX CURB INLET
DA #3	0.22	0.90	10	100 YEAR	8.74	1.73	DRAINS TO EX CURB INLET
DA #4	0.87	0.59	10	100 YEAR	8.74	4.51	DRAINS TO PROP GRATE INLET
DA #5	0.73	0.65	10	100 YEAR	8.74	2.92	DRAINS TO PROP CURB INLET
DA #6	1.65	0.73	10	100 YEAR	8.74	10.57	DRAINS TO PROP CURB INLET

RECORD DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: PINION CONSTRUCTION
DATE REVISED: 08/24/2010



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PW# 2007-002

NO.	DATE	REVISION
1	08/21/2008	REVISED SITE PLAN AND ADDED STORM LINES
2	06/11/2008	REVISED BUILDING FOOTPRINT

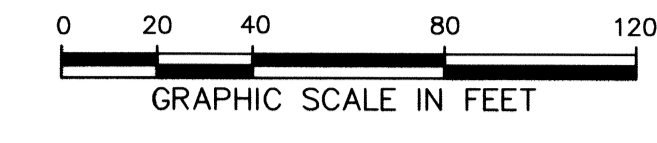
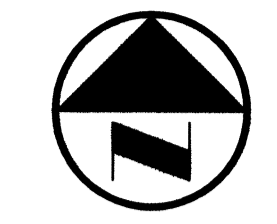
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX. 75206 972.235.3031

PROPOSED DRAINAGE AREA MAP
JW OPERATING - PHASE 1
ADDISON AIRPORT INDUSTRIAL DISTRICT
LOT 7A, BLOCK B
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CPM	CPM	FEB 2008	1"=40'			C3.2

C:\CADD\2010\08\24\2010\2792-07.089\DWG\2792-07.089CV-PHASE 1.DWG

JW OPERATING - PHASE 1



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

WATER AND SANITARY SEWER GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A", (3000 PSI).
- ALL WATER MAINS SHALL BE PVC C909, CLASS 150. FIRE PROTECTION SERVICES SHALL BE PVC C909, CLASS 200 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION ENGINEER.
- WATER AND SANITARY SEWER SERVICES BEYOND THE METER OR DOUBLE CLEANOUT, 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-35.
- 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 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.
 - 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 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 CITY 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.
- METERS SHALL BE SUPPLIED BY THE CONTRACTOR AND COMPLY WITH THE TOWN OF ADDISON WATER SYSTEMS REQUIREMENTS.

PW# 2007-002

NO.	DATE	REVISION
1	03/17/2009	REVISED WATER LINE - ADDED VERTICAL BENDS
2	03/03/2009	REVISED WATER LINE
3	06/18/2008	REVISED FIRE HYDRANT LOCATION
4	06/12/2008	REVISED ST-1
5	06/11/2008	REVISED BUILDING FOOTPRINT

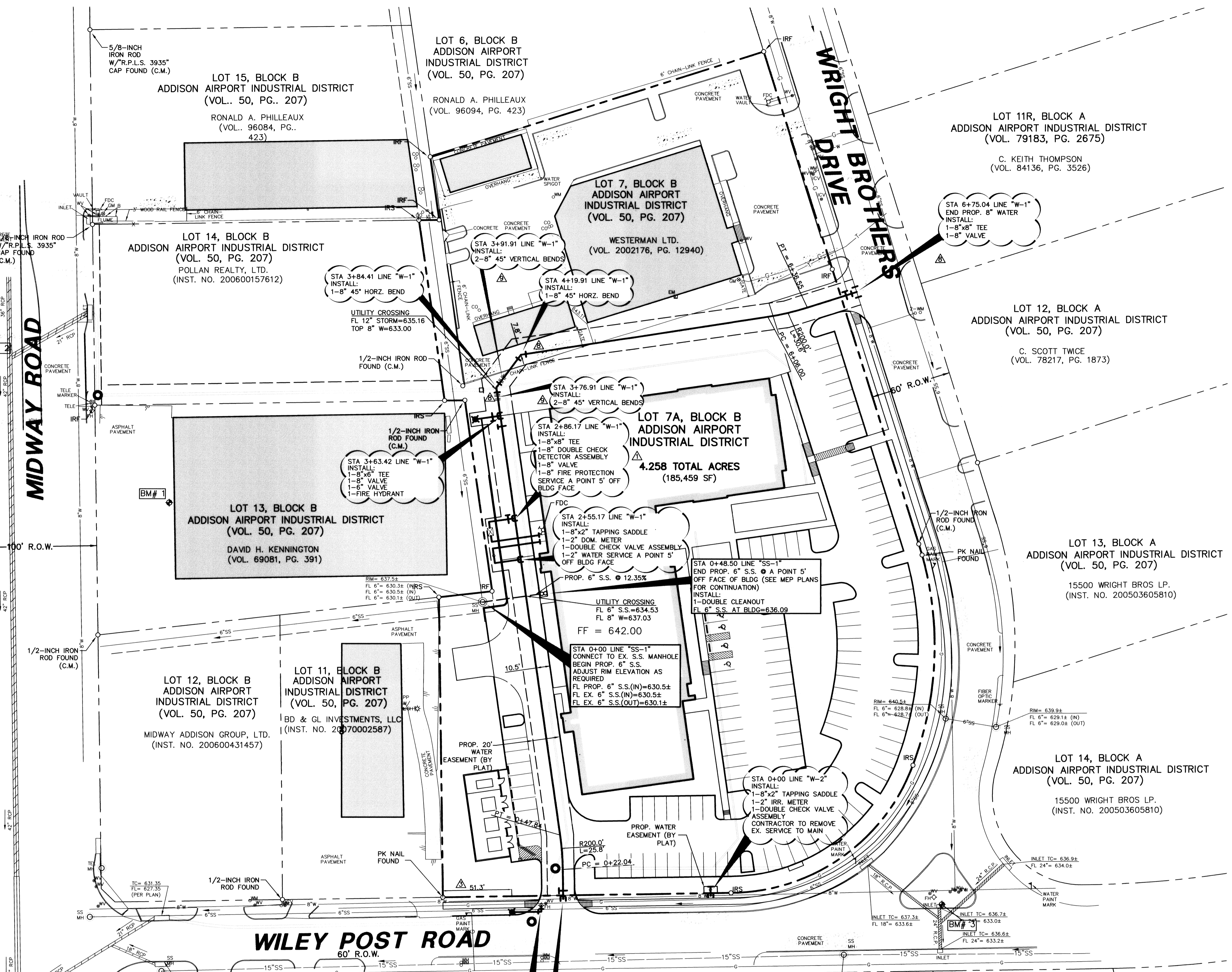
Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX. 75206 972.235.3031

WATER & SANITARY SEWER PLAN					
JW OPERATING - PHASE 1					
ADDISON AIRPORT INDUSTRIAL DISTRICT					
LOT 7A, BLOCK B					
TOWN OF ADDISON, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
CPM	CPM	FEB 2008	1"=40'		
					C4.1



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARRUSSON, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

RECORD DRAWING
 THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
 CONTRACTOR: PINION CONSTRUCTION
 DATE REVISED: 06/24/2010



BENCH MARK LIST

BM # 1	1/2" CUT FOUND IN BOTTOM STEP OF LOADING DOCK AT 15502 MIDWAY ROAD.	ELEV= 636.05
BM # 2	"X" CUT SET IN CONCRETE 2.3'± WEST OF THE SOUTHWIND BACK OF CURB AND 24'± NORTHWEST OF TELEPHONE MANHOLE.	ELEV= 633.87
BM # 3	"□" CUT SET ON THE NORTHEAST CORNER OF INLET ON THE SOUTH SIDE OF THE TRIANGLE MEDIAN AT THE INTERSECTION OF WILEY POST ROAD AND WRIGHT BROTHERS DRIVE.	ELEV= 636.76

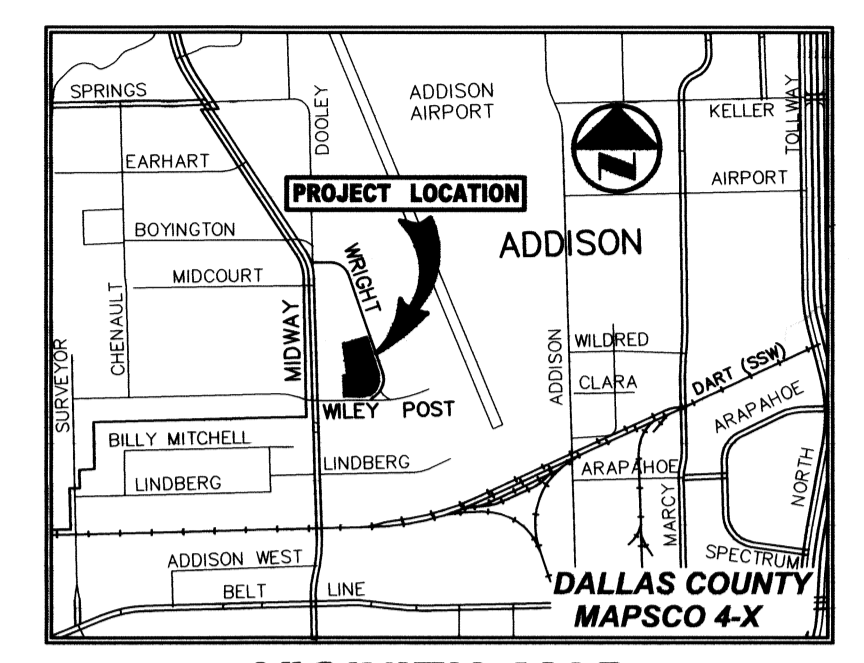
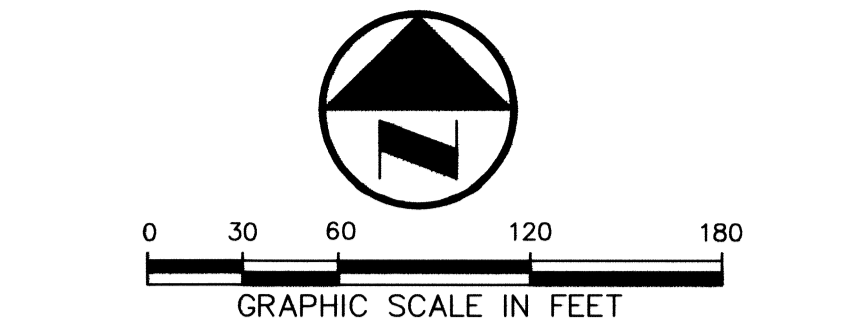
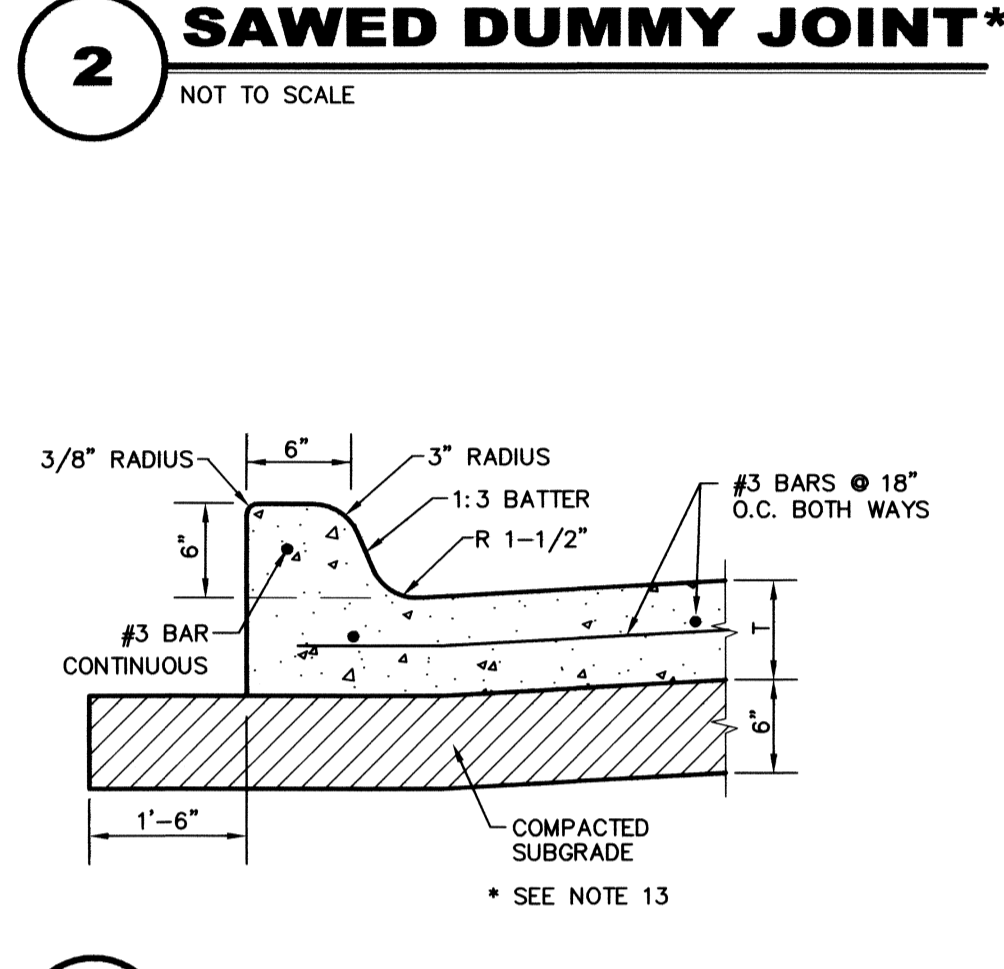
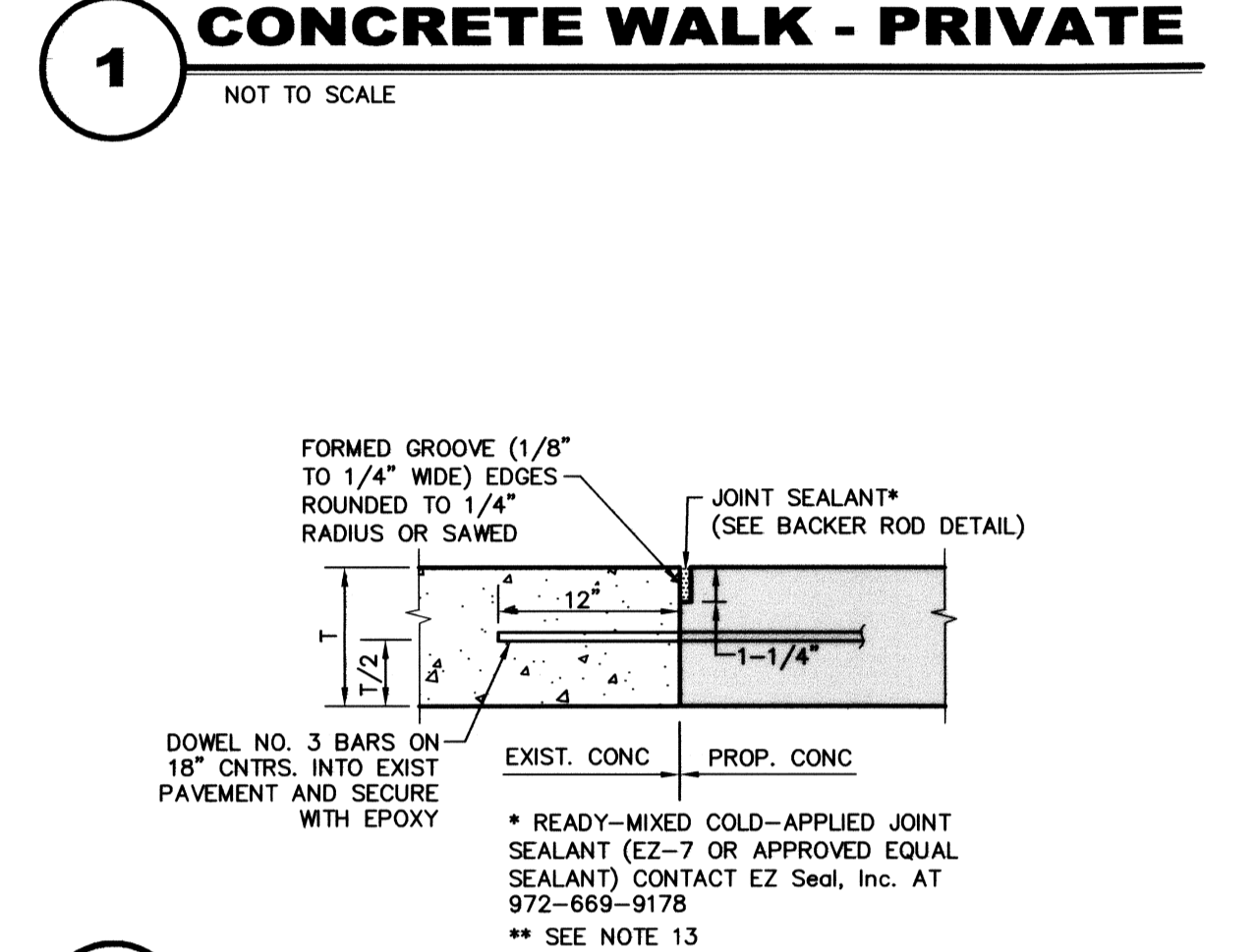
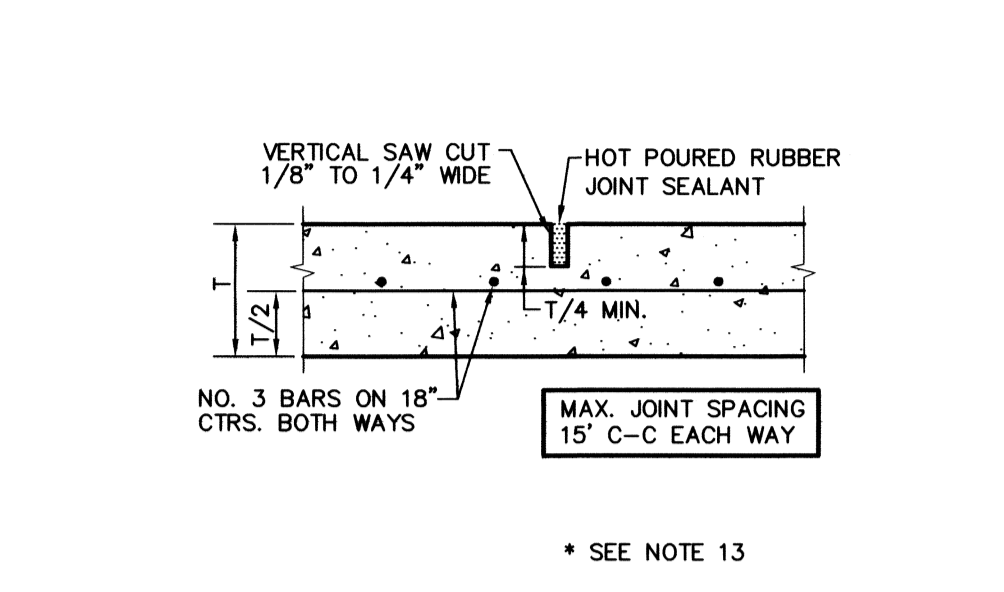
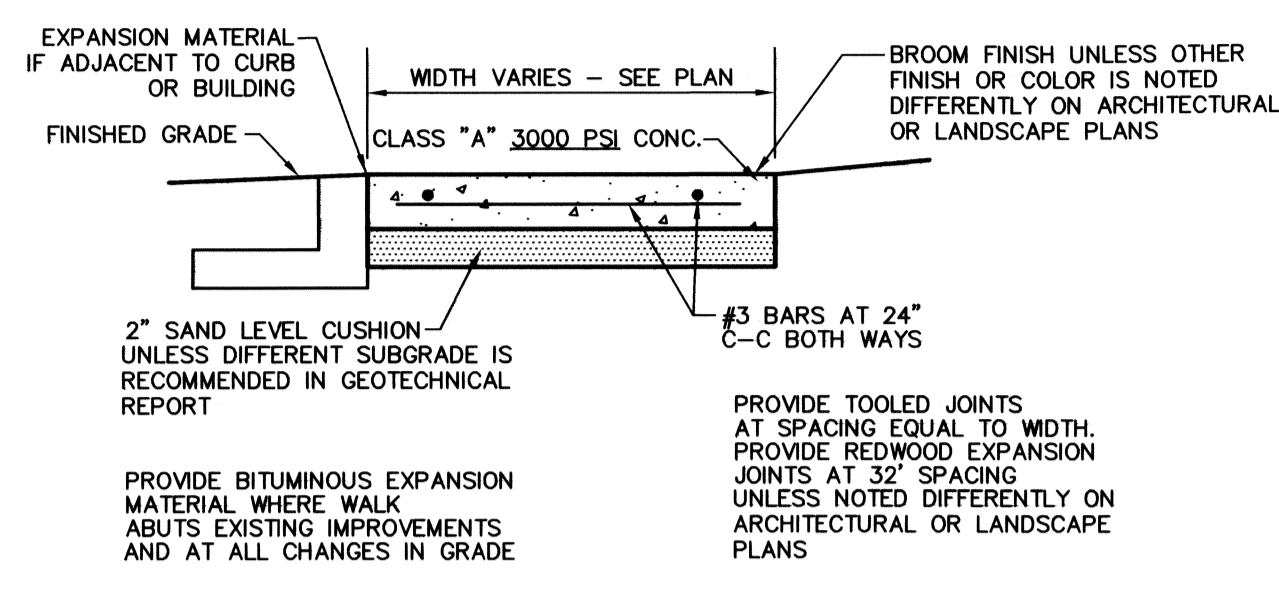
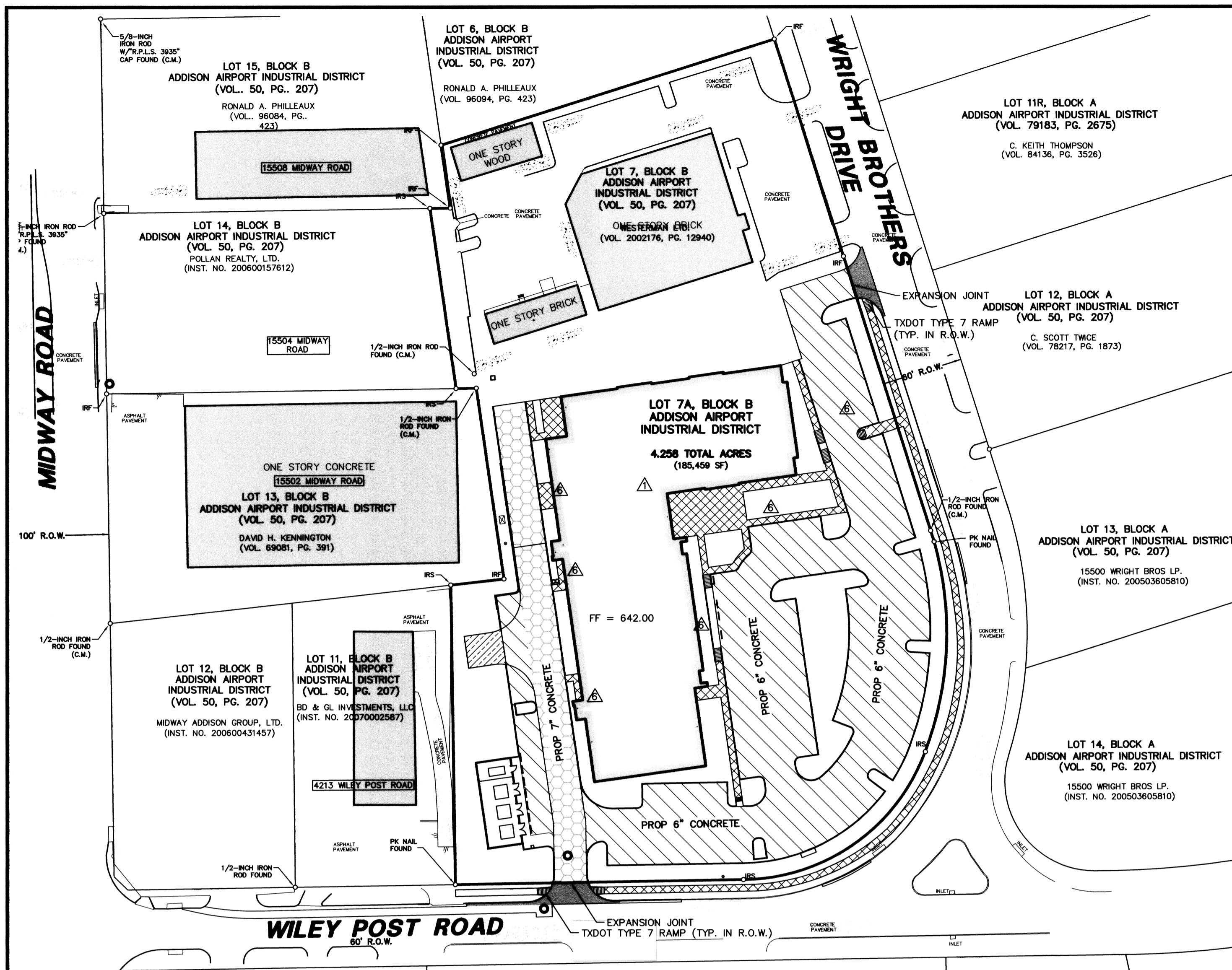
EX. FIRE HYDRANT TO BE REMOVED AND RELOCATED AS SHOWN.
 INSTALL: 1-90° HORZ. BEND 24 LF OF 6" PVC

LOT 5, 6, & 7, BLOCK C
 ADDISON AIRPORT INDUSTRIAL DISTRICT
 (VOL. 50, PG. 207)
 WILEY POST JOINT VENTURE
 (VOL. 85095, PG. 2492)

LOT 4, BLOCK C
 ADDISON AIRPORT INDUSTRIAL DISTRICT
 (VOL. 50, PG. 207)
 KEVIN & DONNA GARDNER
 (VOL. 2005101, PG. 9280)

JW OPERATING - PHASE 1

CKC/SLUSKEY 06/24/2010 9:59AM PL: (972) 272-7922-DWG: 2792-07.089CV-PHASE 1.DWG

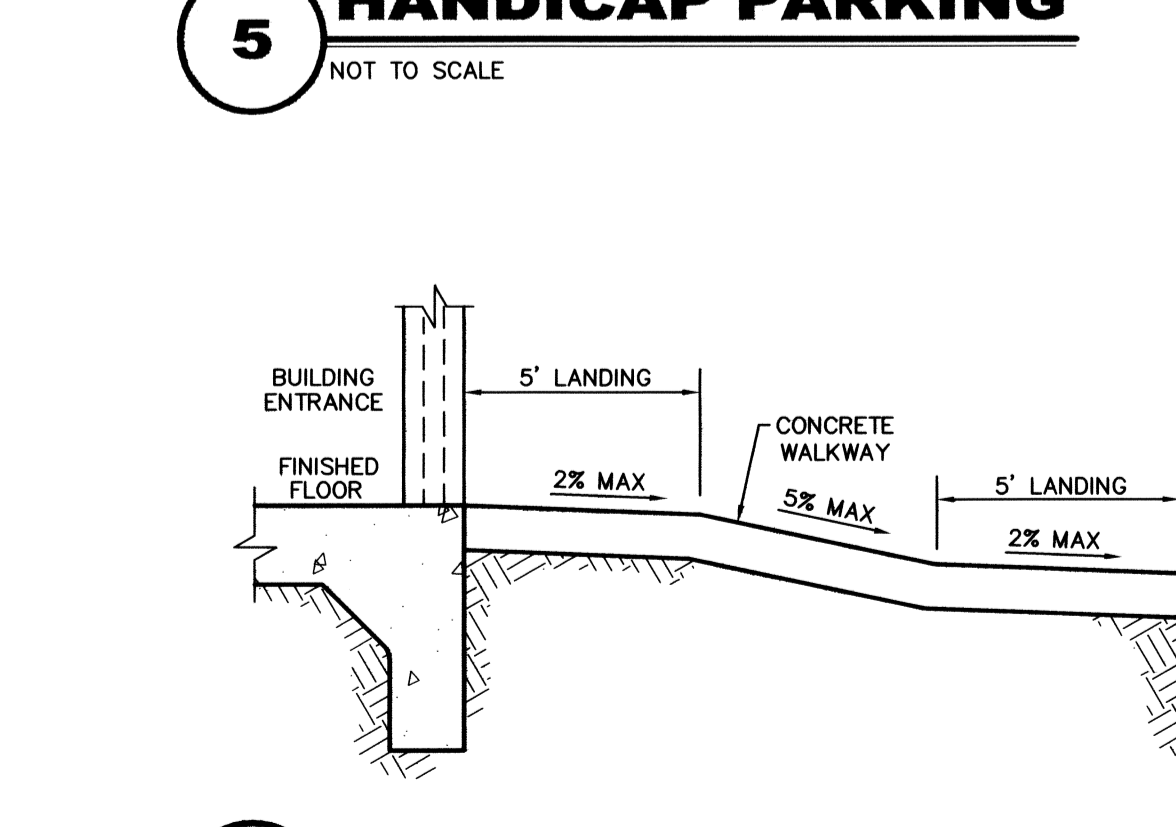
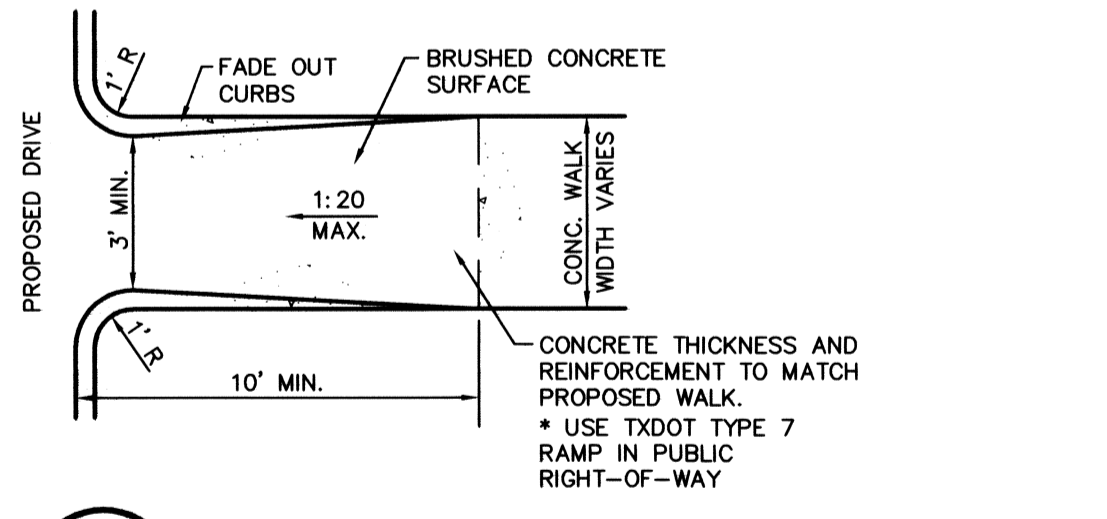
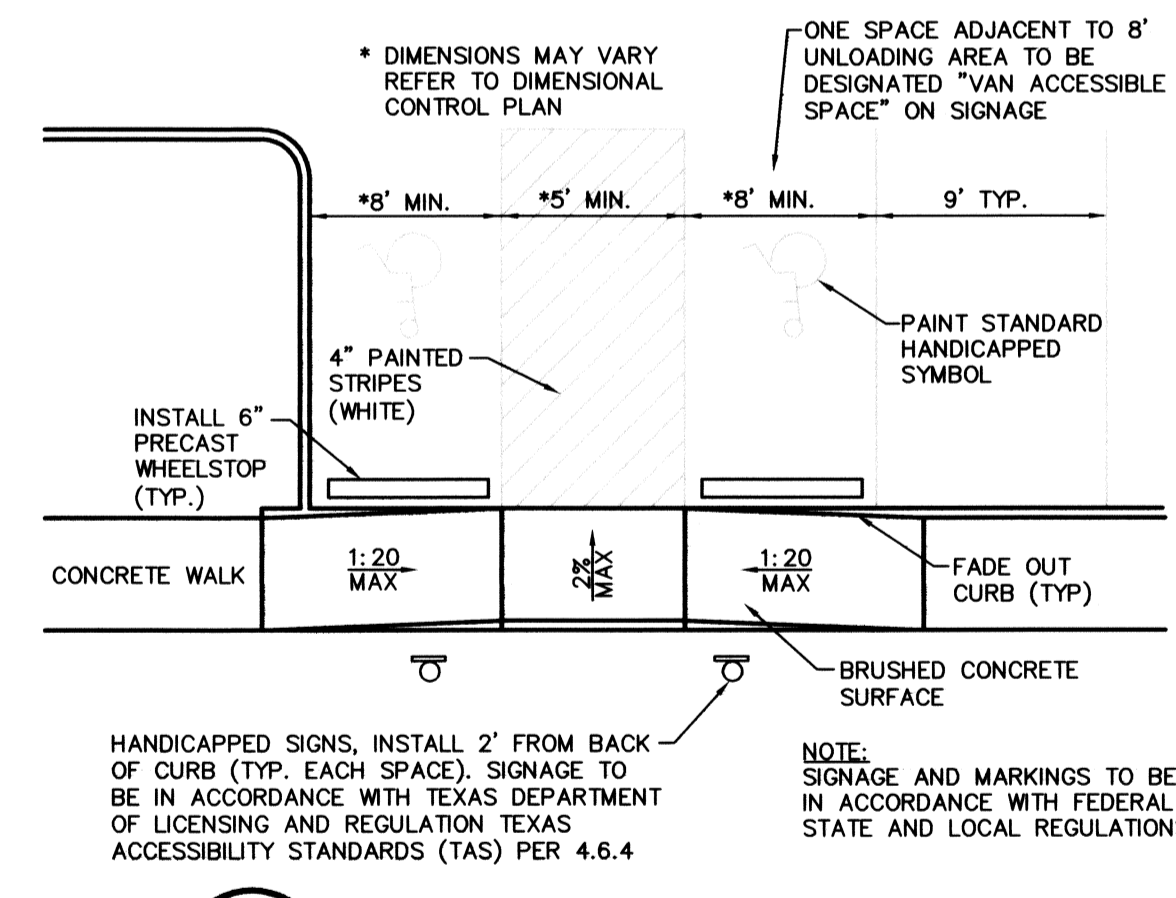
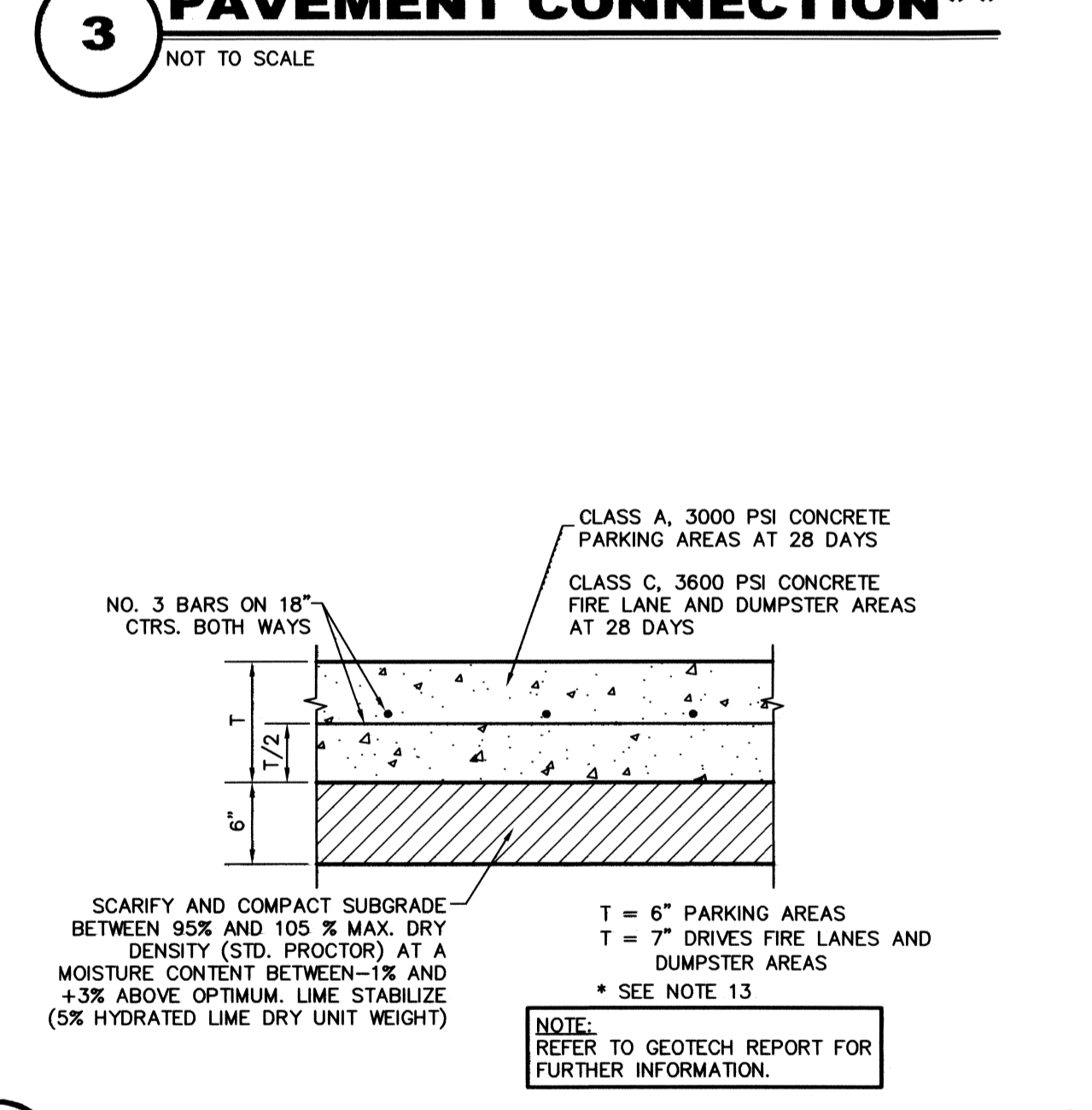


LEGEND

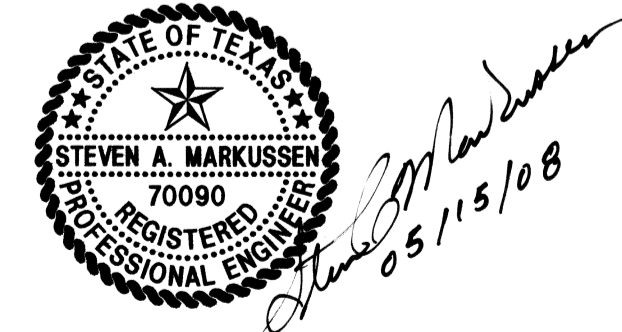
B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/ "PACHCO 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

PAVING NOTES

- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE CLASS "A" (3000 PSI).
- 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. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
- 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 SHALL BE 15' EACH WAY.
- TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAY'S PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
- 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 TO THE MAXIMUM EXTENT POSSIBLE.
- ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
- PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18" CENTER TO CENTER EACH WAY EXCEPT WHERE NOTED IN THE PLANS.
- BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
- ALL STRIPES SHALL BE 4" WIDE, UNLESS OTHERWISE NOTED.
- INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECTS AND MEP PLANS.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS FALL NO GREATER THAN 2% UNLESS NOTED OTHERWISE.
- TOWN OF ADDISON STANDARD DETAIL TO BE USED WITHIN THE PUBLIC RIGHT-OF-WAY.



RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
CONTRACTOR: PINION CONSTRUCTION
DATE REVISED: 08/24/2010



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PW# 2007-002

NO.	DATE	REVISION
1	08/21/2008	REVISED SITE PLAN AND ADDED STORM LINES
2	06/11/2008	REVISED BUILDING FOOTPRINT

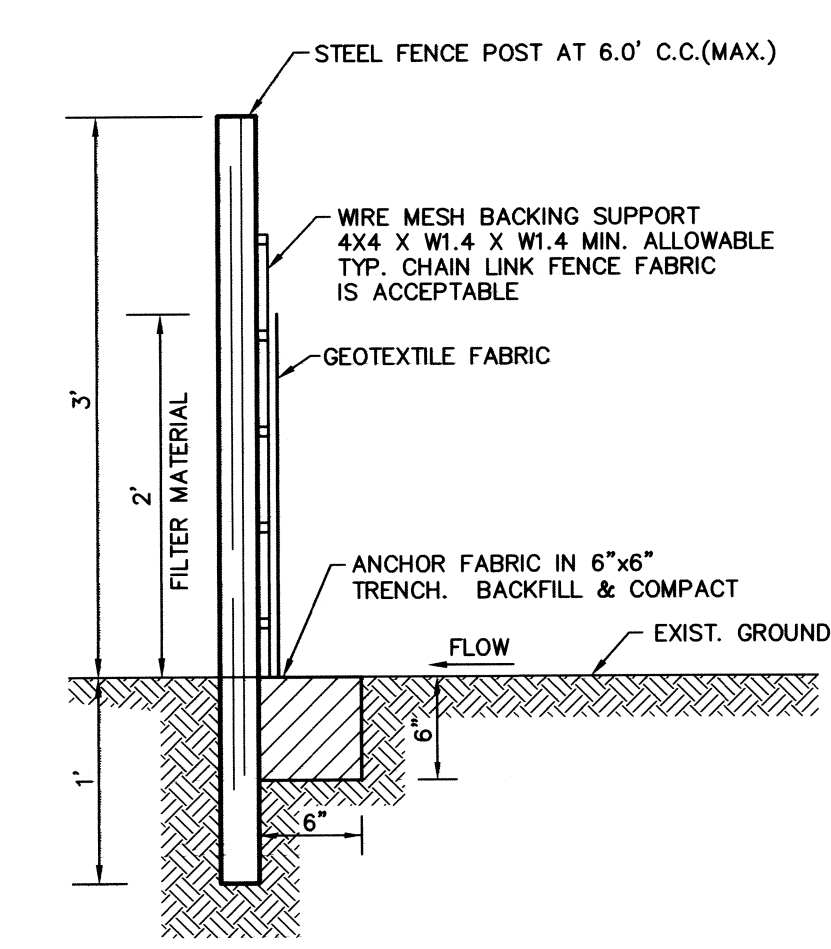
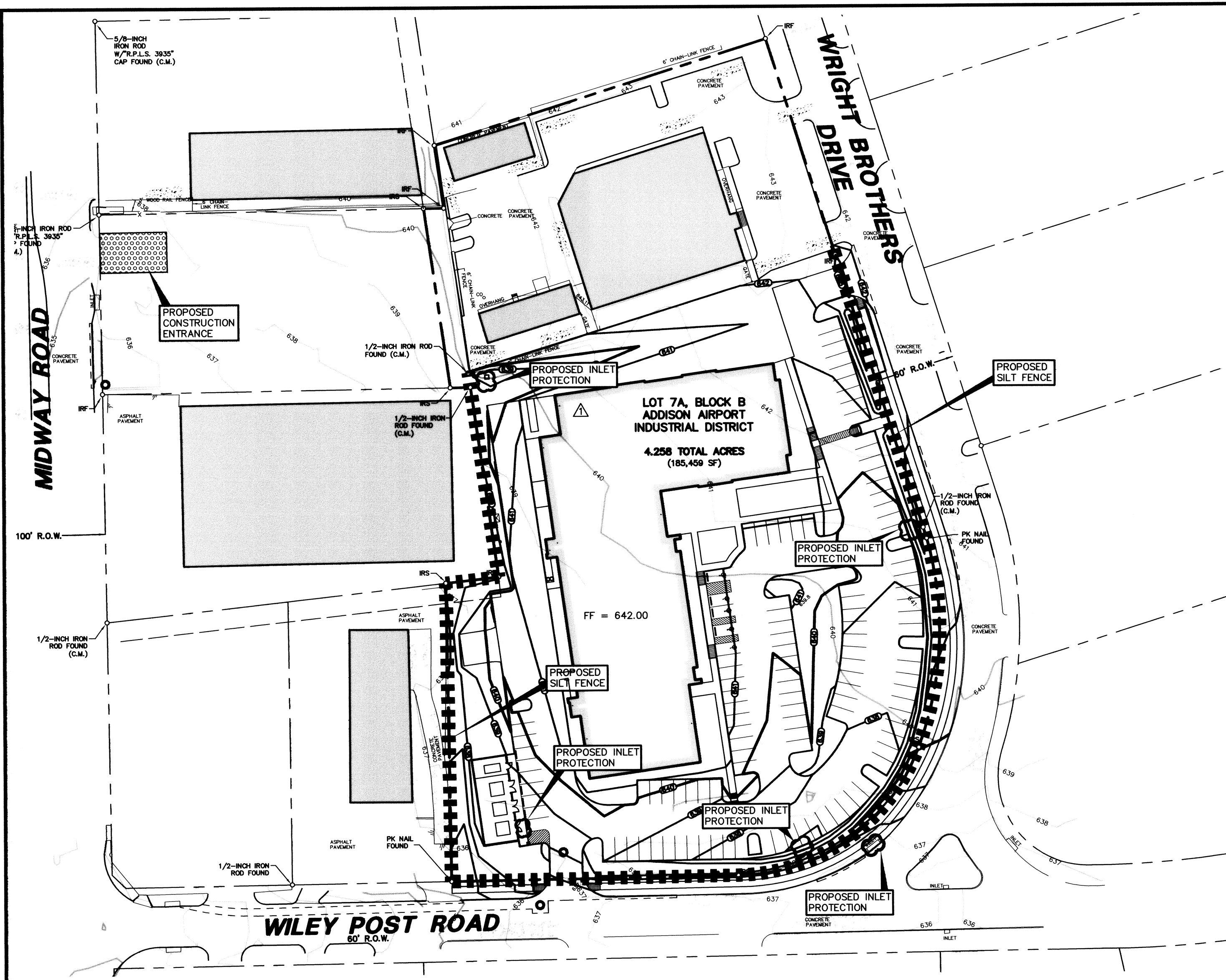
Pacheco Koch Consulting Engineers
8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX. 75206 972.235.3031

PAVING PLAN & DETAILS
JW OPERATING - PHASE 1
ADDISON AIRPORT INDUSTRIAL DISTRICT
LOT 7A, BLOCK B
TOWN OF ADDISON, TEXAS

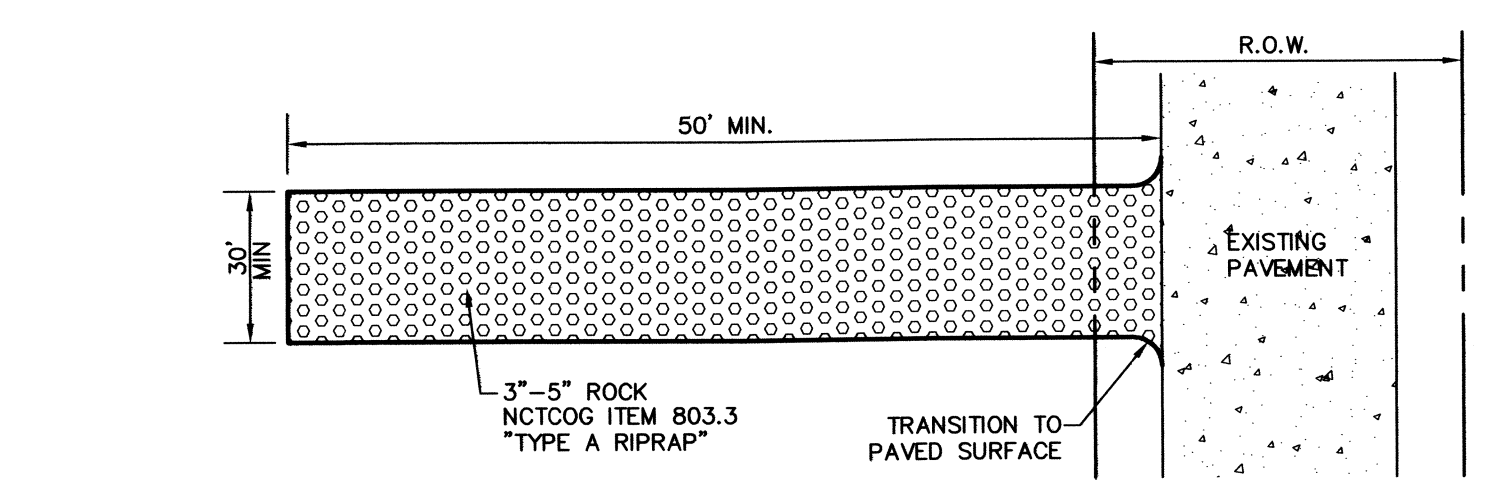
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CPM	CPM	FEB 2008	1"=60'			C5.1

C:\CCLUSKEY\06/24/2010 - 10:13AM M: DWG-27_2792-07.089\DWG\2792-07.089CV-PHASE 1.DWG

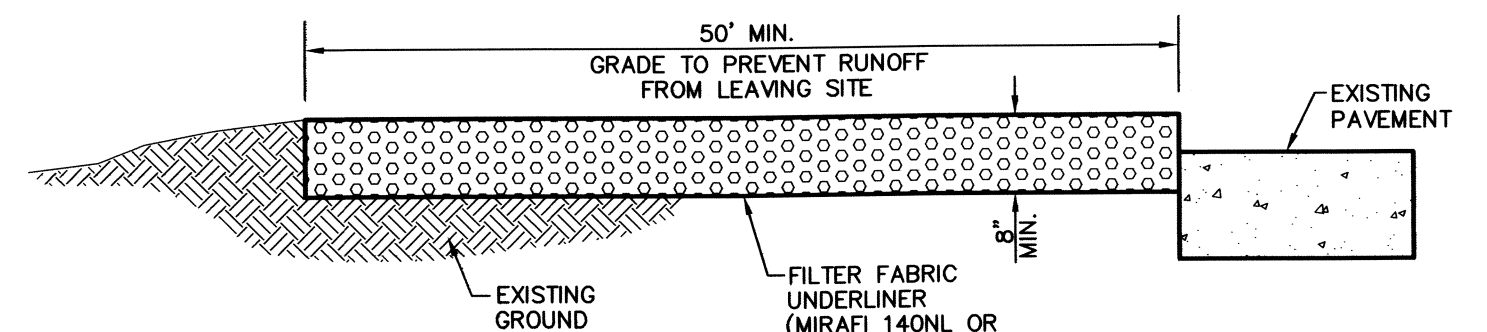
JW OPERATING - PHASE 1



1 SILT FENCE
NOT TO SCALE



PLAN VIEW

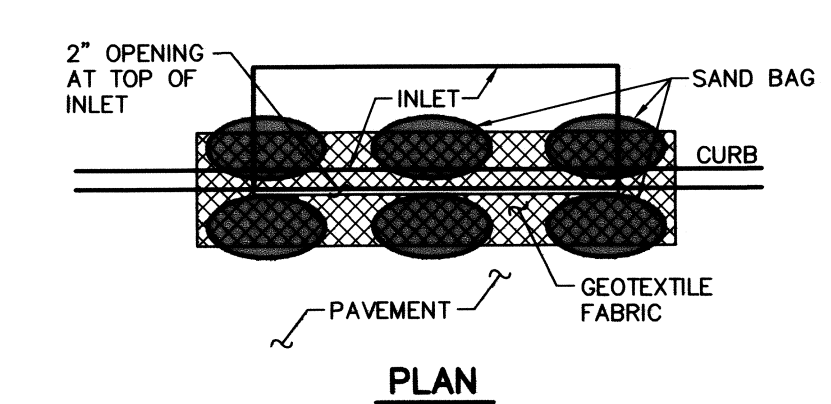


PROFILE

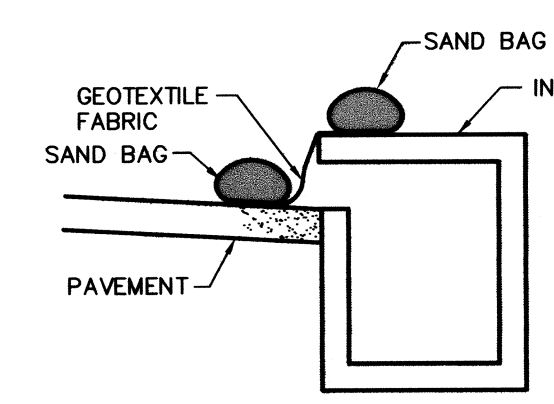
NOTE: GRADE TO DRAIN AWAY FROM STABILIZATION AND STREET PAVED SURFACE. DRAINAGE MUST FLOW AWAY FROM ENTRANCE.

STABILIZED CONSTRUCTION ENTRANCE

2 NOT TO SCALE



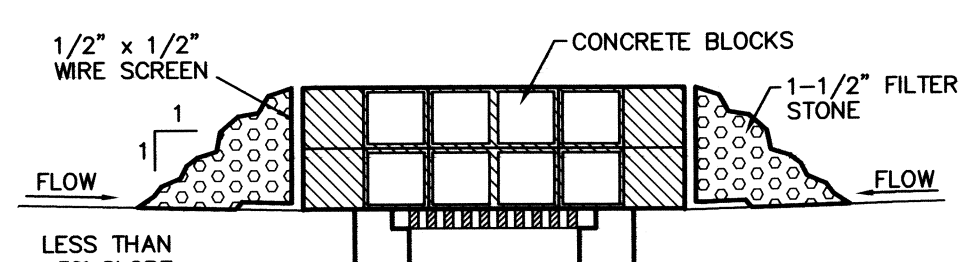
PLAN



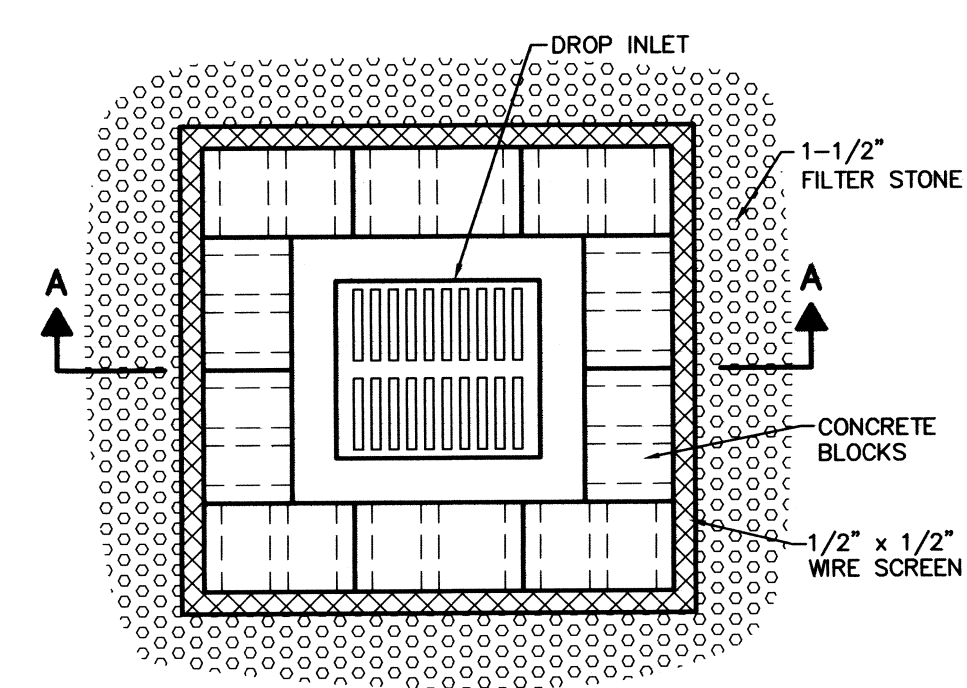
SECTION

4 CURB INLET PROTECTION "C"

NOT TO SCALE



SECTION A-A



PLAN VIEW

3 DROP INLET PROTECTION

NOT TO SCALE

POLLUTION CONTROL GENERAL NOTES

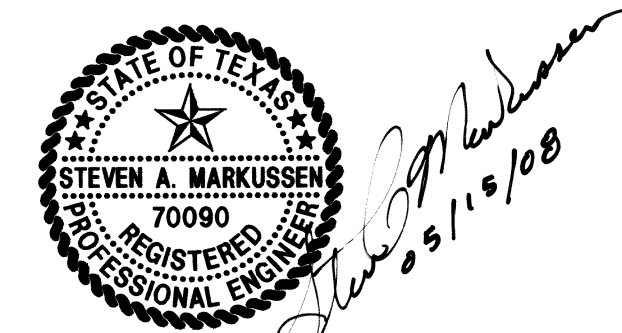
- THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
 - CLEARING AND GRUBBING
 - ROUGH GRADING
 - FINAL GRADING
 - UTILITY INSTALLATION
 - PAVEMENT INSTALLATION
 - BUILDING CONSTRUCTION
- THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 3.2 ACRES.
- THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.9X.
- THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE TOWN OF ADDISON, TEXAS.
- THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
- THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
- ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED FOR A MINIMUM OF 21 DAYS MUST BE STABILIZED BY THE CONTRACTOR TO CONTROL EROSION.
- THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
- THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
- A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
- CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
- ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
- A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
- A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON SITE.
- IF "SLUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
- TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME TO STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
- VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
- STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES.
- TRACKING OF SEDIMENT OFF SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
- INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY 2 WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR MORE. THE INSPECTIONS WILL INCLUDE:
 - DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED
 - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION
 - STRUCTURAL CONTROL MEASURES
 - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE
 - IDENTIFICATION OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED OR ADDED TO CORRECT PROBLEMS
- CONTRACTOR SHALL PREVENT THE DISCHARGE OF BUILDING MATERIALS, LIME, CEMENT, CONCRETE, ASPHALT, AND MORTAR TO THE MS4 OR TO THE WATERS OF THE UNITED STATES.
- PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
- CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
- MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.

RECORD DRAWING

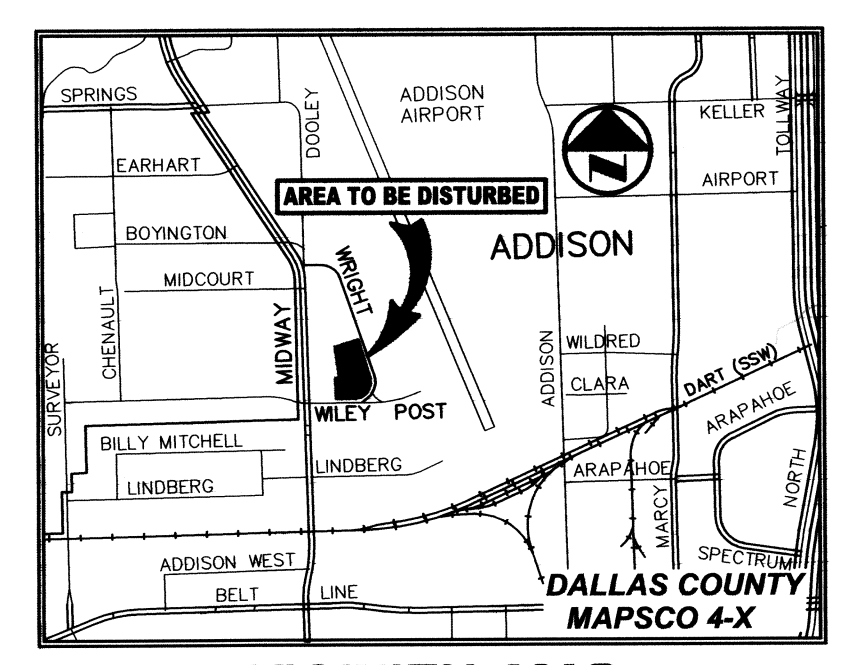
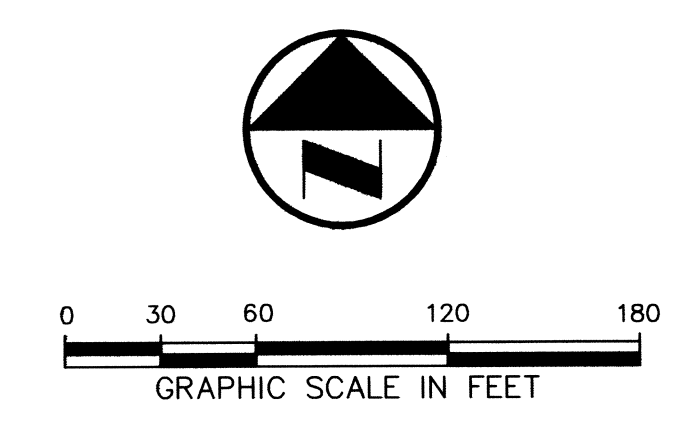
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: PINION CONSTRUCTION

DATE REVISED: 06/24/2010



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70990 ON 05/15/2008. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CB	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TRF	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

PW# 2007-002

NO.	DATE	REVISION
1	06/11/2008	REVISED BUILDING FOOTPRINT

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

EROSION CONTROL PLAN & DETAILS

JW OPERATING - PHASE 1

ADDISON AIRPORT INDUSTRIAL DISTRICT

LOT 7A, BLOCK B

TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CPM	CPM	FEB 2008	1"=60'			C6.1

C:\CLUSTER\06/24/2010 10:13AM
 M:\DWG-27\2792-07.089\DWG\2792-07.089CV-PHASE 1.DWG

JW OPERATING - PHASE 1