

Tenant Improvement  
4450 Sojourn Drive  
Addison, TX 75001

US Oncology  
US Oncology/McKesson Specialty Health  
PO Box 4052  
Danville, IL 61834-4052

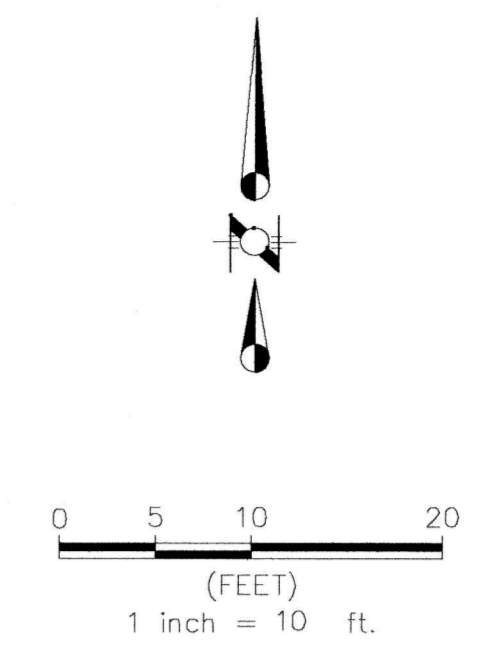
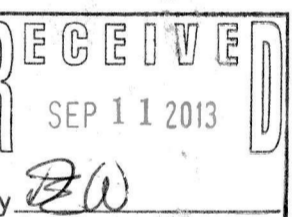
Gastinger Walker Harden  
+ BeeTriplett Buck  
Architecture | Interior Design | Construction Management

817 Wyandotte  
Kansas City, MO 64105  
816 421 8200 phone  
816 421 1262 fax  
design@wghinsight.com

MEP and Fire Protection  
PKMR Engineers, P.C.  
8801 Ballentine, Suite 200  
Overland Park, Kansas 66214  
913.492.2400 / 2437 (fax)

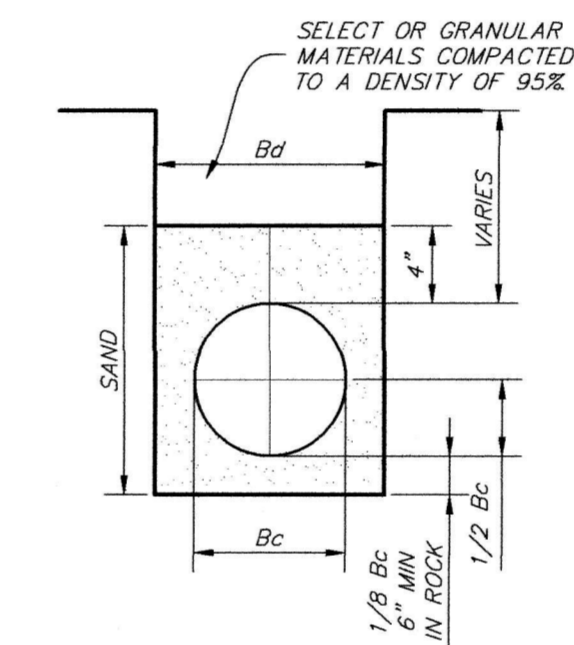
Structural  
Bob D. Campbell  
4338 Bellevue  
Kansas City, Missouri 64111  
816.531.4144 / 8572 (fax)

Civil  
RLG Consulting Engineers  
5445 La Sierra, Suite 100  
Dallas, Texas 75244  
214.738.8141



**UTILITY GENERAL NOTES**

1. All materials and workmanship shall conform to the City of Addison Standards and Specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the City of Addison addendum thereto.
2. All water service lines shall be ASTM D1785 PVC water pipe, schedule 40.
3. All 6" through 15" wastewater mains where PVC pipe is used shall be ASTM 3034 (SDR-35), unless otherwise specified.
4. The maximum allowable trench width for all pipe through 12" diameter shall be 32".



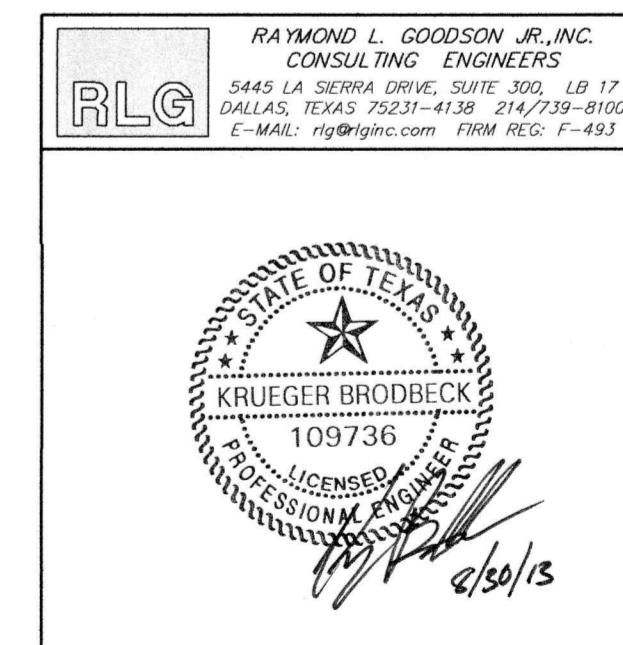
**EMBEDMENT FOR WATER CONDUITS**

**LEGEND**

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE

214 cell phone  
769 builder  
1836  
Dusty Johnson  
New Generation Plumbing

*Backflow Preventer -  
Appropriate to  
potential degree of hazard.  
Contact Phil Kaye or  
Robert Trerise, Addison Util/Des  
B.W. 9/24/13*



UTILITY PLAN						
DALLAS INTERVENTIONAL						
4450 SOJOURN DRIVE						
US ONCOLOGY						
CITY OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	08/13/13	1"=10'	UTIL	13	340
JOB NO.	13-340	E-FILE		DWG. NO.		

△ CITY COMMENTS #2 08/30/13

Drawn By \_\_\_\_\_ RLG  
Checked By \_\_\_\_\_ RLG

**UTILITY PLAN**

**C3.00**

4450 Sojourn

3 p.p.

EX BUILDING

END & PLUG  
2" WTR (DOMESTIC)  
5' FROM BUILDING  
(REF MEP FOR CONT)

INSTALL:  
1-2" 45° BEND

INSTALL:  
1-2" 90° BEND

2" WATER  
(DOMESTIC)

PROPOSED  
GENERATOR

INSTALL:  
1-1/2" DOMESTIC METER & METER  
BOX PER CITY OF ADDISON  
STANDARDS. WATER METER BOX  
TO BE LOCATED NO CLOSER THAN  
4' FROM EX FIRE HYDRANT

INSTALL:  
1-2" TAPPING SADDLE  
ON EXIST 8" WATER LINE

4' MIN  
EX FH

Backflow  
Preventer -  
Appropriate to  
Potential Degree of Hazard.  
Contact Phil Kayser or  
Robert Trevino, Addison Utilities  
RW 9/24/13

EX BUILDING

END & PLUG  
2" WTR (DOMESTIC)  
5' FROM BUILDING  
(REF MEP FOR CONT)

INSTALL:  
1-2" 45° BEND

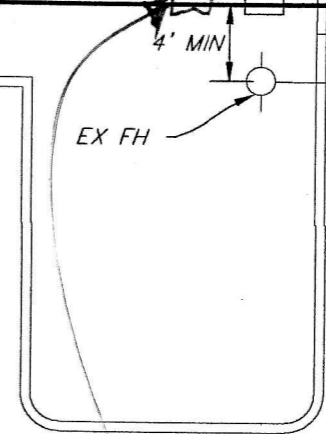
INSTALL:  
1-2" 90° BEND

2" WATER  
(DOMESTIC)

PROPOSED  
GENERATOR

INSTALL:  
1-1½" DOMESTIC METER & METER  
BOX PER CITY OF ADDISON  
STANDARDS. WATER METER BOX  
TO BE LOCATED NO CLOSER THAN  
4' FROM EX FIRE HYDRANT

INSTALL:  
1-2" TAPPING SADDLE  
ON EXIST 8" WATER LINE



Backflow  
Preventer -  
Appropriate to  
Potential Degree of Hazard.  
Contact Phil Kayaric or  
Robert Trevino, Addison Utilities  
RW 9/24/13

ADJUST EX. MH  
RIM TO PROP.  
ELEV. PER  
SHEET C-3  
RIM=650.66

STA 1+00.00  
CONNECT TO  
EXISTING 10" WATER  
W/10"x8" TSV

STA. 1+1.31  
PROP. 8" WL  
CROSSING  
PROPERTY LINE  
N=5356.31  
E=5197.51

SOJOURN DRIVE  
(60' R.O.W.)

ALT PAVING

WL/SEWER CROSSING  
REFER TO NOTE 22  
THIS SHEET

STA. 2+95.33  
INSTALL:  
1-8"x8" TEE  
1-8" GV

WL/SEWER CROSSING  
REFER TO NOTE 22  
THIS SHEET

CONNECT TO  
EXISTING 8" SS  
CONSTRUCT  
1-4' SSMH PER TOWN  
OF ADDISON DETAILS  
RIM=648.65  
FL= 640.06  
N=5095.98  
E=5209.01

ADJUST EX. MH  
RIM TO PROP.  
ELEV. PER  
SHEET C-3  
RIM=647.53

STA: 6+30.58, 8.00' R.  
INSTALL:  
1-FH ASSEMBLY

STA: 6+15.66  
INSTALL:  
1-8"x8" TEE  
1-8" GV

15' UTILITY  
EASEMENT

EXISTING SS  
EASEMENT

8" WATER - LINE "A"

24' FIRELANE/UTILITY/NON-EXCLUSIVE INGRESS & EGRESS EASEMENT

15' UTILITY  
EASEMENT

INSTALL:  
1-2" WM  
N=5302.32  
E=5181.12

STA 1+64.49  
INSTALL:  
1-8"x2" TEE  
1-2" GV  
1-8" GV

STA: 2+95.33, 8.00' RT  
INSTALL:  
1-FH ASSEMBLY

STA 6+15.66, 14' RT  
INSTALL:  
1-8"x2" TEE  
1-2" GV

SD LINE "B"

EXISTING  
SS EASEMENT

6" SS LINE "A"  
@ 2.6%

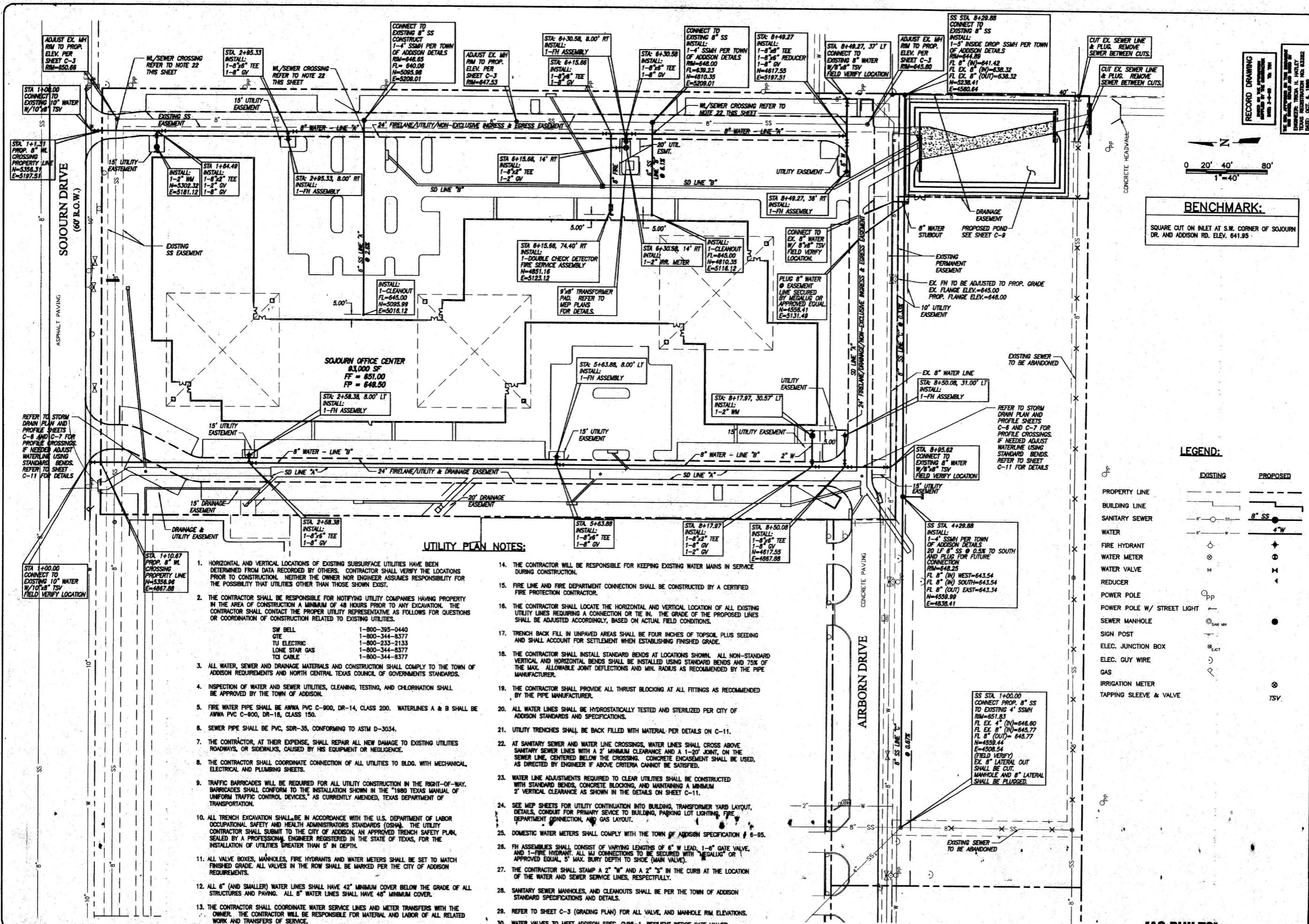
INSTALL:  
1-CLEANOUT  
FL=645.00  
N=5095.99  
E=5016.12

STA 6+15.66, 74.40' RT  
INSTALL:  
1-DOUBLE CHECK DETECTOR  
FIRE SERVICE ASSEMBLY  
N=4851.16  
E=5123.12

9'x8' TRANSFORM  
PAD. REFER TO  
MEP PLANS  
FOR DETAILS.

5.00'

5.00'



**UTILITY PLAN NOTES:**

- HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER ASSUMES RESPONSIBILITY FOR THE POSSIBILITY THAT UTILITIES OTHER THAN THOSE SHOWN EXIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES HAVING PROPERTY IN THE AREA OF CONSTRUCTION A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY REPRESENTATIVE AS FOLLOWS FOR QUESTIONS OR COORDINATION OF CONSTRUCTION RELATED TO EXISTING UTILITIES.
 

SW BELL	1-800-395-0440
GTE	1-800-344-8377
TU ELECTRIC	1-800-233-2133
LOUISIANA STAR GAS	1-800-344-8377
TCI CABLE	1-800-344-8377
- ALL WATER, SEWER AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL COMPLY TO THE TOWN OF ADDISON REQUIREMENTS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARDS.
- INSPECTION OF WATER AND SEWER UTILITIES, CLEANING, TESTING, AND CHLORINATION SHALL BE APPROVED BY THE TOWN OF ADDISON.
- FIRE WATER PIPE SHALL BE ANWVA PVC C-900, DR-14, CLASS 200. WATERLINES A & B SHALL BE ANWVA PVC C-900, DR-18, CLASS 150.
- SEWER PIPE SHALL BE PVC, SDR-35, CONFORMING TO ASTM D-3034.
- THE CONTRACTOR, AT THEIR EXPENSE, SHALL REPAIR ALL NEW DAMAGE TO EXISTING UTILITIES ROADWAYS, OR SIDEWALKS, CAUSED BY HIS EQUIPMENT OR NEGLIGENCE.
- THE CONTRACTOR SHALL COORDINATE CONNECTION OF ALL UTILITIES TO BLDG. WITH MECHANICAL, ELECTRICAL AND PLUMBING SHEETS.
- TRAFFIC BARRICADES WILL BE REQUIRED FOR ALL UTILITY CONSTRUCTION IN THE RIGHT-OF-WAY. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "1980 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION.
- ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATORS STANDARDS (OSHA). THE UTILITY CONTRACTOR SHALL SUBMIT TO THE CITY OF ADDISON, AN APPROVED TRENCH SAFETY PLAN, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR THE INSTALLATION OF UTILITIES GREATER THAN 5' IN DEPTH.
- ALL VALVE BOXES, MANHOLES, FIRE HYDRANTS AND WATER METERS SHALL BE SET TO MATCH FINISHED GRADE. ALL VALVES IN THE ROW SHALL BE MARKED PER THE CITY OF ADDISON REQUIREMENTS.
- ALL 6" (AND SMALLER) WATER LINES SHALL HAVE 42" MINIMUM COVER BELOW THE GRADE OF ALL STRUCTURES AND PAVING. ALL 8" WATER LINES SHALL HAVE 48" MINIMUM COVER.
- THE CONTRACTOR SHALL COORDINATE WATER SERVICE LINES AND METER TRANSFERS WITH THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MATERIAL AND LABOR OF ALL RELATED WORK AND TRANSFERS OF SERVICE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING EXISTING WATER MAINS IN SERVICE DURING CONSTRUCTION.
- FIRE LINE AND FIRE DEPARTMENT CONNECTION SHALL BE CONSTRUCTED BY A CERTIFIED FIRE PROTECTION CONTRACTOR.
- THE CONTRACTOR SHALL LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITY LINES REQUIRING A CONNECTION OR THE IN. THE GRADE OF THE PROPOSED LINES SHALL BE ADJUSTED ACCORDINGLY, BASED ON ACTUAL FIELD CONDITIONS.
- TRENCH BACK FILL IN UNPAVED AREAS SHALL BE FOUR INCHES OF TOPSOIL PLUS SEEDING AND SHALL ACCOUNT FOR SETTLEMENT WHEN ESTABLISHING FINISHED GRADE.
- THE CONTRACTOR SHALL INSTALL STANDARD BENDS AT LOCATIONS SHOWN. ALL NON-STANDARD VERTICAL AND HORIZONTAL BENDS SHALL BE INSTALLED USING STANDARD BENDS AND 75% OF THE MAX. ALLOWABLE JOINT DEFLECTIONS AND MIN. RADIUS AS RECOMMENDED BY THE PIPE MANUFACTURER.
- THE CONTRACTOR SHALL PROVIDE ALL THRUST BLOCKING AT ALL FITTINGS AS RECOMMENDED BY THE PIPE MANUFACTURER.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND STERILIZED PER CITY OF ADDISON STANDARDS AND SPECIFICATIONS.
- UTILITY TRENCHES SHALL BE BACK FILLED WITH MATERIAL PER DETAILS ON C-11.
- AT SANITARY SEWER AND WATER LINE CROSSINGS, WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES WITH A 2' MINIMUM CLEARANCE AND A 1-20" JOINT, ON THE SEWER LINE, CENTERED BELOW THE CROSSING. CONCRETE ENCASUREMENT SHALL BE USED, AS DIRECTED BY ENGINEER IF ABOVE CRITERIA CANNOT BE SATISFIED.
- WATER LINE ADJUSTMENTS REQUIRED TO CLEAR UTILITIES SHALL BE CONSTRUCTED WITH STANDARD BENDS, CONCRETE BLOCKING, AND MAINTAINING A MINIMUM 2' VERTICAL CLEARANCE AS SHOWN IN THE DETAILS ON SHEET C-11.
- SEE MEP SHEETS FOR UTILITY CONTINUATION INTO BUILDING, TRANSFORMER YARD LAYOUT, DETAILS, CONDUIT FOR PRIMARY SERVICE TO BUILDING, PARKING LOT LIGHTING, FIRE DEPARTMENT CONNECTION, AND GAS LAYOUT.
- DOMESTIC WATER METERS SHALL COMPLY WITH THE TOWN OF ADDISON SPECIFICATION # 6-95.
- FH ASSEMBLIES SHALL CONSIST OF VARYING LENGTHS OF 6" W LEAD, 1-6" GATE VALVE, AND 1-FIRE HYDRANT. ALL WJ CONNECTIONS TO BE SECURED WITH "MEGALUG" OR APPROVED EQUAL, 5" MAX. BURY DEPTH TO SHOE (MAIN VALVE).
- THE CONTRACTOR SHALL STAMP A 2" "W" AND A 2" "S" IN THE CURB AT THE LOCATION OF THE WATER AND SEWER SERVICE LINES, RESPECTIVELY.
- SANITARY SEWER MANHOLES, AND CLEANNOUTS SHALL BE PER THE TOWN OF ADDISON STANDARD SPECIFICATIONS AND DETAILS.
- REFER TO SHEET C-3 (GRADING PLAN) FOR ALL VALVE, AND MANHOLE RIM ELEVATIONS.
- WATER VALVES TO MEET ADDISON SPEC. GV95-1, RESILIENT WEDGE GATE VALVES.

**BENCHMARK:**  
 SQUARE CUT ON INLET AT S.W. CORNER OF SOJOURN DR. AND ADDISON RD. ELEV. 641.95

**LEGEND:**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SANITARY SEWER	---	---
WATER	---	---
FIRE HYDRANT	---	---
WATER METER	---	---
WATER VALVE	---	---
REDUCER	---	---
POWER POLE	---	---
POWER POLE W/ STREET LIGHT	---	---
SEWER MANHOLE	---	---
SIGN POST	---	---
ELEC. JUNCTION BOX	---	---
ELEC. GUY WIRE	---	---
GAS	---	---
IRRIGATION METER	---	---
TAPPING SLEEVE & VALVE	---	---

**SOJOURN OFFICE CENTER**  
 ADDISON, TEXAS



**FREESE-NICHOLS**  
 Dallas, Texas  
 214-620-2500

DATE	4/20/98	FILE	208/UTIL
BY	MM	DATE	7-26-98
DESIGNED	MM	DRAWN	MM
CHECKED	MM	THH	

Bar is one inch on original drawing. If not one inch on this sheet, adjust notes.

VERIFIED SCALE: 1" = 40'

SHEET **C-10**

SEQ. 13 OF 16

**"AS-BUILTS"**