



**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
IR	1/2-INCH IRON ROD
W/P	W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
X	FENCE
⊕	COORDINATE DESIGNATION
X	PROPOSED FENCE
---	FIRE LANE
---	GRADE BREAKS
---	SWALES

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

**GENERAL NOTES**

- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS 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 SPECIFICATIONS 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 CROSSINGS. 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, AND FIRE HYDRANTS, ETC.. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE 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.
- PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
  - PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
  - 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;
  - 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 AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS 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 ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
- EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

**THE ATRIUM, A REPLAT OF PART OF LOT 19, CARROLL ESTATES (VOL. 82006, PG. 361)**  
 JP BENT TREE LIMITED PARTNERSHIP  
 (INST. NO. 201100064451)

**LOT 2, BLOCK A WESTGROVE/BENT TREE PLAZA ADDITION (VOL. 2002096, PG. 25)**  
 AKF3 ADDISON TECH LLC  
 (INST. NO. 201700312681)

**EXCEL PARKWAY**  
 (A VARIABLE WIDTH RIGHT-OF-WAY)

**RECORD DRAWING**

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY: *Cody Risinger*  
 ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160  
 CONTRACTOR: STRATEGIC CONSTRUCTION  
 DATE REVISED: 11/10/2020

NO.	DATE	REVISION				
11/10/2020	RECORD DRAWINGS					
<b>Pacheco Koch</b>						
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000						
<b>DIMENSIONAL CONTROL PLAN</b>						
<b>OFFICE BUILDING</b>						
<b>4595 EXCEL PARKWAY</b>						
<b>0.978 ACRE TRACT</b>						
<b>TOWN OF ADDISON, DALLAS COUNTY, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			<b>C1.1</b>

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OFFICE BUILDING, 4595 EXCEL PARKWAY