



**LEGEND**

B	BOLLARD	TRAFFIC SIGN
EM	ELECTRIC METER	1/2-INCH IRON ROD
PP	POWER POLE	W/PACHECO KOCH" CAP SET
LS	LIGHT STANDARD	CONTROLLING MONUMENT
WM	WATER METER	PROPERTY LINE
WV	WATER VALVE	FENCE
ICV	IRRIGATION CONTROL VALVE	OVERHEAD UTILITY LINE
FH	FIRE HYDRANT	UNDERGROUND ELECTRIC LINE
CO	CLEANOUT	UNDERGROUND TELEPHONE LINE
MH	MANHOLE	UNDERGROUND CABLE LINE
TSC	TRAFFIC SIGNAL CONTROL	UNDERGROUND WATER LINE
TSP	TRAFFIC SIGNAL POLE	UNDERGROUND CABLE LINE
TEL	TELEPHONE BOX	PROP FDC LOCATION
FL	FLOOD LIGHT	PROP WATER LINE W/ BEND
FP	FLAG POLE	PROP SANITARY SEWER LINE

GRAPHIC SCALE IN FEET: 0 10 20 40 60

**COORDINATE!!**

CONTACT:  
 DIG-TESS 1-800-DIG-TESS  
 ATMOS ENERGY 1-800-332-8667  
 ONCOR ELECTRIC 972-888-1359  
 AT&T 1-817-589-1056  
 CHARTER SPECTRUM 1-817-205-8177  
 TXU 1-800-711-9112  
 TEXAS ONE CALL 811  
 48 HOURS PRIOR TO CONSTRUCTION

- WATER & SANITARY SEWER GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
  - ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
  - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
  - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
  - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
  - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS 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 TCEQ CHAPTERS SHALL APPLY:  
 6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.  
 6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
  - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR 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 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 SHALL 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.
  - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
  - EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
  - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
  - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
  - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

**CAUTION!!!!**

COMMUNICATION LINES IN THIS AREA. COORDINATE W/ FRANCHISE UTILITY COMPANY PRIOR TO CONSTRUCTION

**BENCH MARK LIST**

BM# 1	CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF EXCEL DRIVE, ±710 FEET WEST OF THE INTERSECTION OF ADDISON ROAD WITH EXCEL DRIVE AND ±66 FEET EAST OF AN UNKNOWN VAULT.	SURFACE COORDINATES N: 7,043,340.18 E: 2,479,787.48 ELEV=644.67 FEET
BM# 2	CUT ON THE BACK OF CURB ON THE WEST SIDE OF A PARKING LOT ±620 FEET WEST OF THE INTERSECTION OF ADDISON ROAD AND EXCEL DRIVE, ±230 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER OF THE SITE, AND ±10 FEET NORTH OF THE 3RD LIGHT STANDARD NORTH OF EXCEL DRIVE	SURFACE COORDINATES N: 7,043,647.10 E: 2,479,845.87 ELEV=646.47 FEET

**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:  
 SIGNATURE: *Cody Risner*  
 ENGINEER OF RECORD: CODY R. RISNER, PE # 123160  
 CONTRACTOR: STRATEGIC CONSTRUCTION  
 DATE REVISED: 11/10/2020

NO.	DATE	REVISION
11/10/2020	RECORD DRAWINGS	
03/03/2020	WATER LINE RELOCATION	

**Pacheco Koch**  
 7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

**SITE UTILITY PLAN**  
**OFFICE BUILDING**  
**4595 EXCEL PARKWAY**  
**0.978 ACRE TRACT**  
**TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			<b>C5.1</b>

CARRANAGA 2:08 PM 11/10/2020 19:05:55\DWG\CIVIL\C3D 2019\2112-19.055\_JUTIL.DWG

OFFICE BUILDING, 4595 EXCEL PARKWAY