

# CONSTRUCTION PLANS

# MARSH/BELT LINE SHOPPING CENTER

AN ADDITION TO

## THE TOWN OF ADDISON, TEXAS

### Index Of Drawings

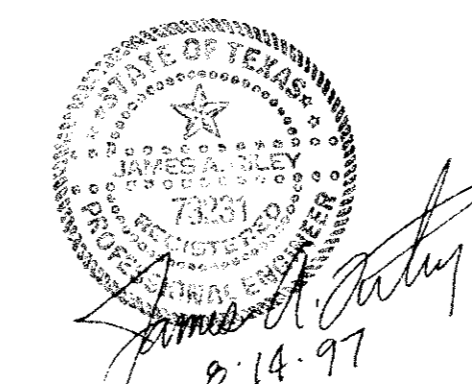
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- C-9 Erosion Control Plan
- C-10 Details
- C-11 General Notes

### Developer

Beltway Development  
15280 Addison Road  
Suite 300  
Dallas, Texas 75248  
(972) 661-1011

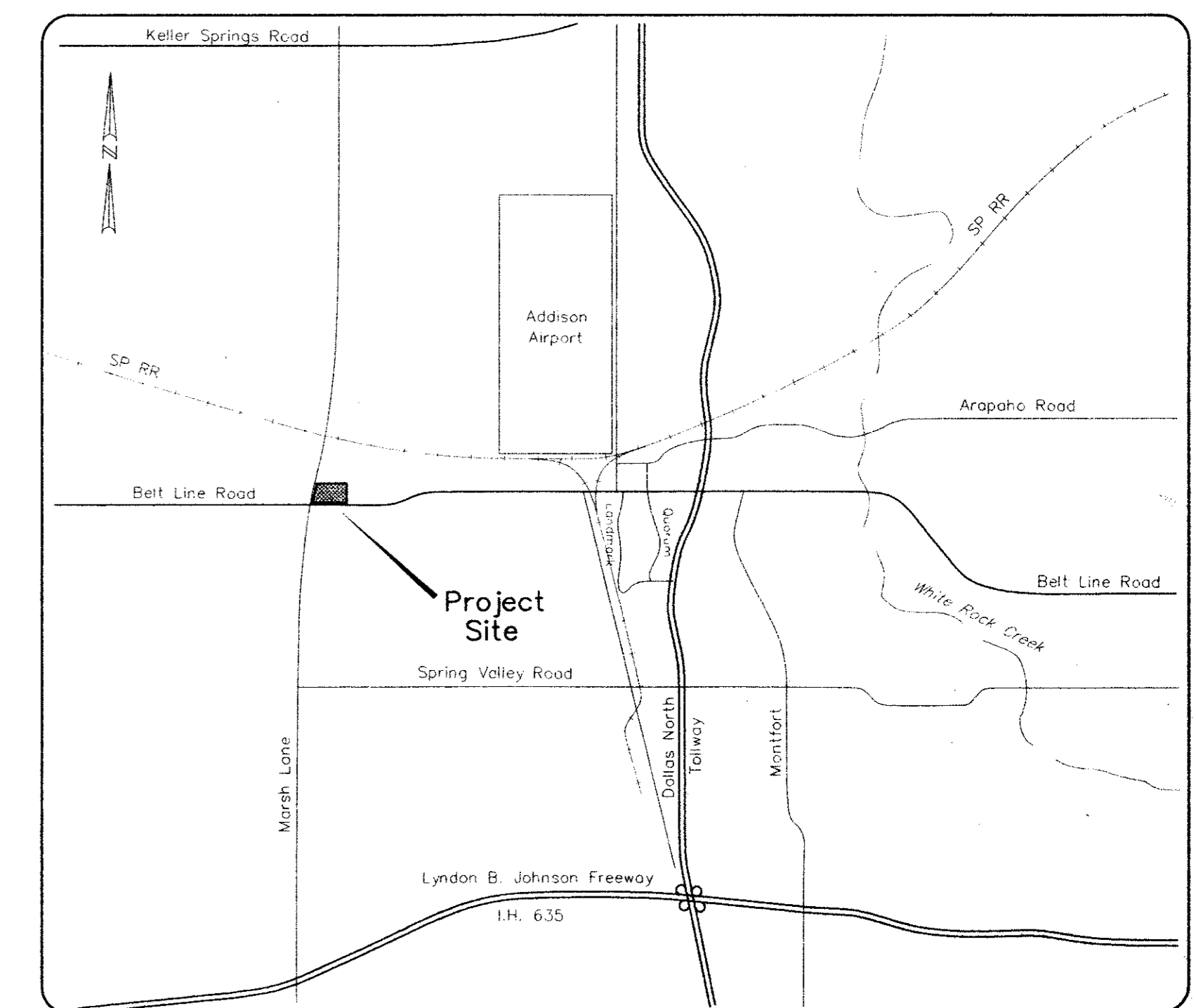
### Engineer

Brockette • Davis • Drake  
4144 N. Central Expressway, Suite 1100  
Dallas, Texas 75204  
(214) 824-3647



CONSTRUCTION SET  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT

NAME: B.P.H. DATE: 9 Jan 98  
*Highlighted Areas only*



Location Map  
nts

SCALE: 1"=60'

BLOCK 2  
BELT LINE-MARSH BUSINESS PARK  
VOL. 79252, PG. 0210

S 89°55'22" E - 1199.66

D. MYERS SURVEY, ABSTRACT NO. 923  
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273

Southwestern Bell Telephone Company Easement  
Vol. 92069, Pg. 2670

10' DRAINAGE ESM'T.  
VOL. 79252, PG. 0210

Total  
11,387.4 ACRES  
496,035 SQ. FT.

LOT 1  
45,446 SQ. FT.

LOT 2  
443,230 SQ. FT.

BLOCK 2  
BELT LINE-MARSH BUSINESS PARK  
VOL. 79252, PG. 0210

CHICK-FIL-A ADDITION  
VOL. 94249, PG. 03638

REMAINDER OF BLOCK 2  
BELT LINE-MARSH BUSINESS PARK  
VOL. 78155, PG. 0001

BELT LINE ROAD

MARSH LANE

BUSINESS AVENUE

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That BELTWAY DEVELOPMENT CO., INC. ("Owner") does hereby adopt this plat designating the herein above property as Marsh/Belt Line Shopping Center, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The city will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the city to channelize or construct any type of drainage structure in order to improve the storm drainage, then in such event, the city shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the city for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 1997.

BELTWAY DEVELOPMENT CO., INC.

By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_, 1997.

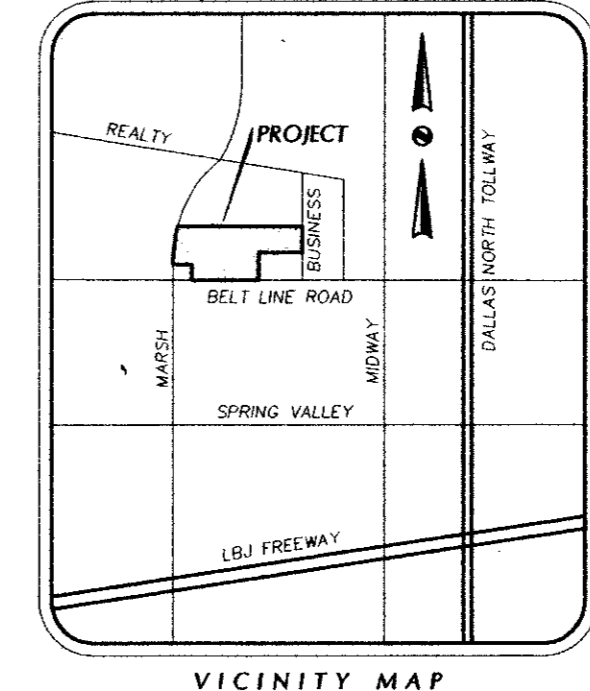
Notary Public in and for  
the State of Texas

CERTIFICATE OF APPROVAL:

MAYOR, TOWN OF ADDISON \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Beltway Development Co., Inc., is the owner of a tract of land situated in the D. Myers Survey, Abstract No. 923 and the T.L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being part of Block 2 of Belt-Line Marsh Business Park, an addition to the City of Addison as recorded in Volume 79252, Page 0210, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 100' R.O.W.) and the west line of Business Avenue (a 60' R.O.W.);

THENCE N89°54'31"W, along the north line of Belt Line Road, a distance of 407.00 feet to an "x" cut found for the POINT OF BEGINNING and being the southeast corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 94249, Page 03638;

THENCE continuing along the north line of said Belt Line Road the following:

N89°54'31"W, a distance of 233.05 feet to a 1/2" iron rod found for corner;

N89°52'23"W, a distance of 119.98 feet to a 1/2" iron rod found for corner;

N89°49'34"W, a distance of 293.63 feet to an "x" cut found for corner;

THENCE N00°06'34"W, departing said north line of Belt Line Road and parallel with the east line of Marsh Lane (a 100' R.O.W.), a distance of 150.00 feet to a 1/2" iron rod found for corner;

THENCE N89°49'34"W, and parallel with the aforementioned north line of Belt Line Road, a distance of 175.00 feet to a PK nail found for corner being situated in the east line of Marsh Lane;

THENCE along the east line of said Marsh Lane the following:

N00°06'34"W, a distance of 50.25 feet to an iron rod found for corner being the point of curvature to the right having a central angle of 14°48'56", a radius of 1223.24, a tangent of 159.04 feet and a chord that bears N07°17'58"E, 315.42;

Along said curve a distance of 316.31 feet to an "x" found for corner;

THENCE S89°55'22"E, departing the east line of said Marsh Lane a distance of 1199.66 feet to an "x" found for corner, said "x" being in the west line of said Business Avenue;

THENCE S00°04'38"W, along the west line of said Business Avenue a distance of 249.23 feet to a 5/8" iron rod found for corner;

THENCE N89°54'31"W, departing the west line of said Business Avenue, a distance of 416.93 feet to an "x" cut found for corner being the northwest corner of said CHICK-FIL-A ADDITION;

THENCE S00°05'29"W, along the west line of said CHICK-FIL-A ADDITION, a distance of 265.00 feet to the POINT OF BEGINNING and containing 496,035 square feet or 11,387.4 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an accurate and actual survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Town of Addison, Texas.

John R. Piburn, Jr., R.P.L.S.  
Registration No. 3689

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_, 1997.

Notary Public in and for  
the State of Texas

Bearings are based upon the north line of Belt Line Rd. (N 89°49'34" W) as recorded by plat in Volume 79252, Page 0210, Deed Records, Dallas County, Texas.

**FINAL PLAT  
MARSH / BELT LINE SHOPPING CENTER**

SITUATED IN THE

D. MYERS SURVEY, ABSTRACT NO. 923  
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273

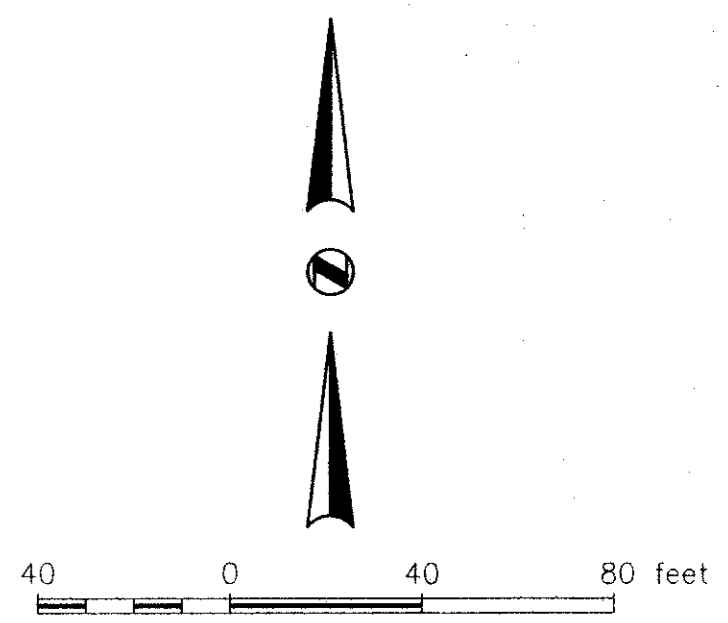
AND BEING PART OF

BLOCK 2, BELT LINE-MARSH BUSINESS PARK  
AN ADDITION TO THE  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

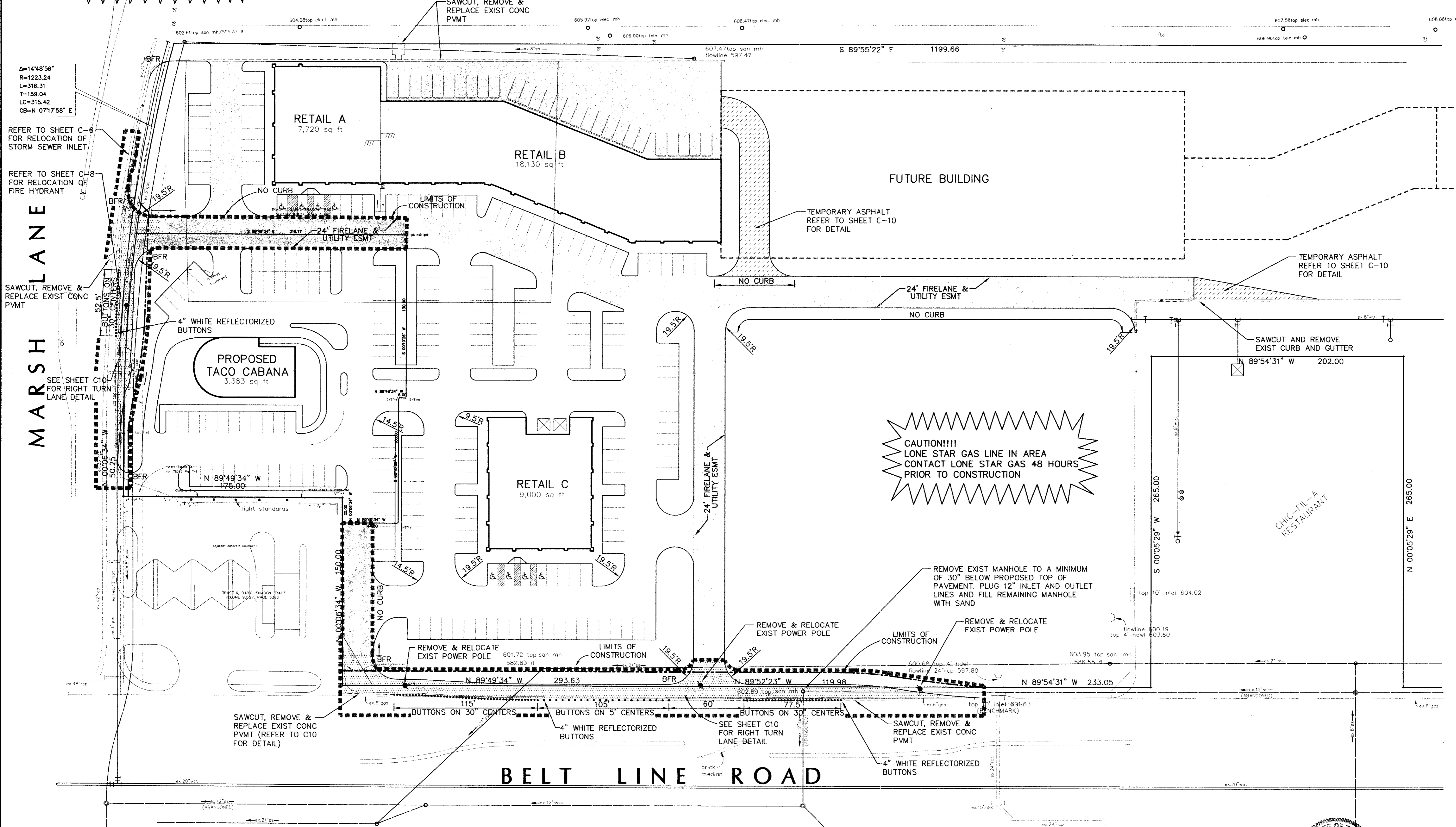
OWNER:  
BELTWAY DEVELOPMENT CO., INC.  
15280 ADDISON ROAD  
SUITE 300  
DALLAS, TX 75248  
(972) 661-1011

PREPARED BY:  
BROCKETTE-DAVIS-DRAKE, INC.  
4144 NORTH CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214) 824-3647





**CAUTION!!!**  
 LONE STAR GAS LINE IN AREA  
 CONTACT LONE STAR GAS 48 HOURS  
 PRIOR TO CONSTRUCTION



**CAUTION!!!**  
 LONE STAR GAS LINE IN AREA  
 CONTACT LONE STAR GAS 48 HOURS  
 PRIOR TO CONSTRUCTION

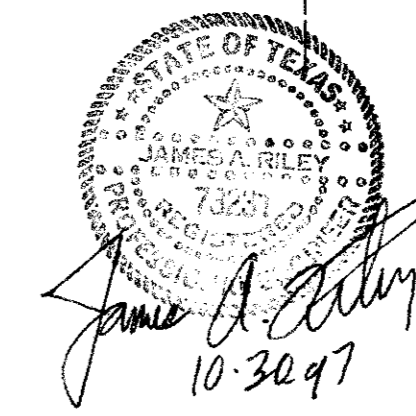
**General Notes**

- All materials and construction shall conform to the Town of Addison's standards and specifications.
- It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
- The Contractor will be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
- The Paving Contractor shall coordinate with the Utility Contractor to insure all sleeving for irrigation has been installed prior to placement of permanent pavement.
- All dimensions are to back of curb unless otherwise noted.
- All curb return radii are 1.5' unless otherwise noted.
- All construction debris shall be legally disposed of offsite.
- All paving shall conform to the recommendations in the Geotechnical Report (HBC Engineering, Report #42-1749-97).

**LEGEND**

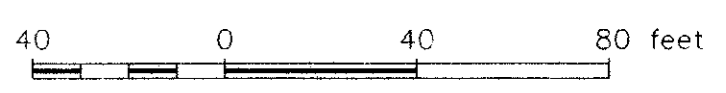
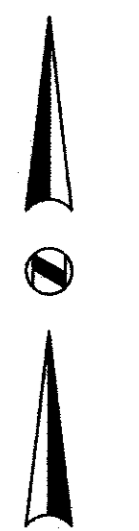
- 5" 3000 psi CONCRETE PAVEMENT  
W/ #3 @ 18" OCEW ON  
6" LIME TREATED SUBGRADE
- 6" 3500 psi CONCRETE PAVEMENT  
W/ #3 @ 18" OCEW ON  
6" LIME TREATED SUBGRADE
- 8" 3600 psi CONCRETE PAVEMENT  
W/ #4 @ 18" OCEW ON  
6" CEMENT TREATED SUBGRADE (7% PORTLAND)  
(SEE SHEET C10)
- TEMPORARY ASPHALT  
(SEE DETAIL SHEET C-10)
- BFR BARRIER FREE RAMP  
(PER TOWN OF ADDISON STD'S)

**BENCHMARK:**  
 TOP CURB EXISTING 10' INLET ±100' WEST  
 OF CHIC-FIL-A RESTAURANT NORTH SIDE OF  
 BELT LINE ROAD.  
 ELEV. 601.63



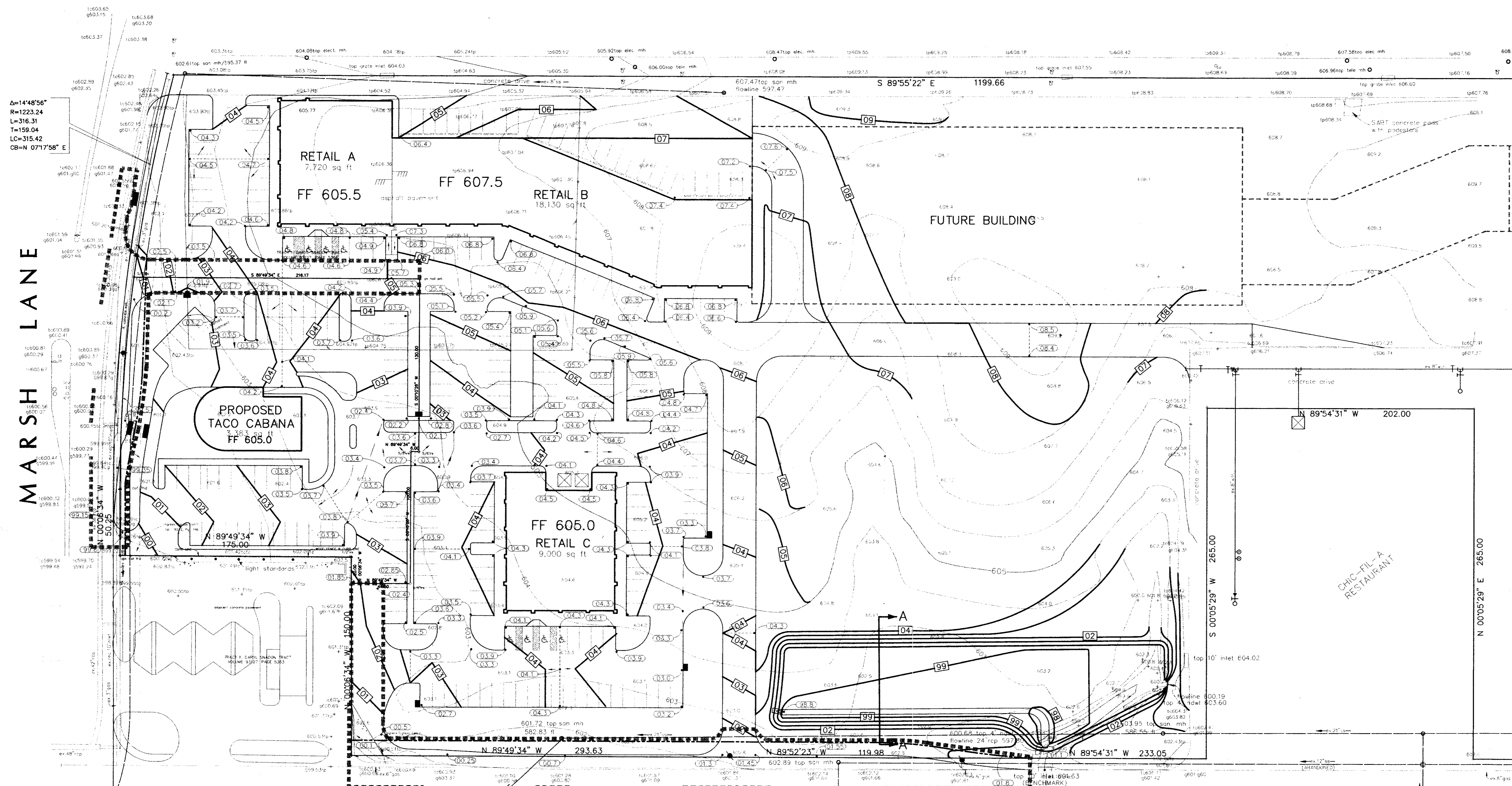
<b>PAVING PLAN</b>					
MARSH/BELT LINE SHOPPING CENTER					
TOWN OF ADDISON					
DALLAS COUNTY, TEXAS					
 BROCKETTE · DAVIS · DRAKE, inc. consulting engineers Civil & Structural Engineering-Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
JAR	DJR	AUG 97	1"=40'	BDD	C97268
					C-3





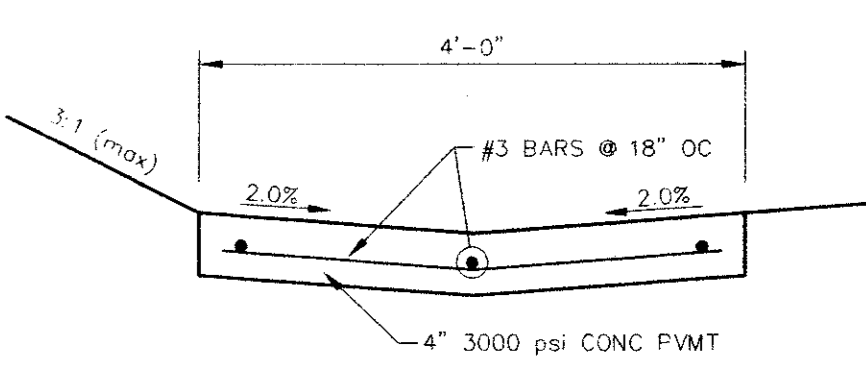
MARSH LANE

Δ=14°48'56"  
R=1223.24  
L=316.31  
T=159.04  
LC=315.42  
CB=N 071°58' E



LEGEND

- E50 - Existing Contour
- 50 - Proposed Contour
- 606.50 - Existing Spot Shot
- 07.3 - Proposed Spot Shot
- - - - - Flow Arrow



4' CONCRETE PILOT CHANNEL

CAUTION!!!!  
LONE STAR GAS LINE IN AREA  
CONTACT LONE STAR GAS 48 HOURS  
PRIOR TO CONSTRUCTION

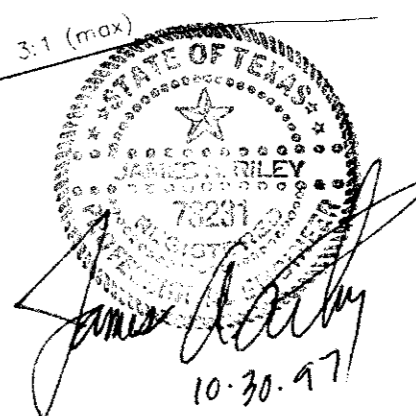
BELT LINE ROAD

General Notes

1. All materials and construction shall conform to the Town of Addison's Standards and Specifications except as noted herein or by the City.
2. All storm sewer pipe 18" and larger shall be Class III RCP.
3. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
4. Concrete for inlets and drainage structures shall be 3000 psi at 28 days.
5. Construction shall begin at downstream end of project and continue upstream with pipe grooves facing upstream.
6. Contractor shall protect all public utilities in the construction of this project.
7. The location of all utilities indicated on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
9. See Water and Sanitary Sewer Plan for additional information related to other utility construction.
10. All trench backfill for storm sewer shall be compacted as required by City.
11. It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
12. Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines cross through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to insure that undesirable fill is not used.
13. Prior to placing any fill material, all existing surfaces, vegetation, loose fill, and debris should be removed to a minimum depth of 6". All exposed surfaces should then be scarified, watered as required, and recompacted to a minimum density of 95% of the maximum dry density as defined by ASTM D 698 ( Standard Proctor Test ) at a moisture content between -1 and +3 percent above optimum moisture content.
14. Drainage should be maintained away from the foundations, both during and after construction.
15. Areas of construction shall be properly barricaded for the protection of the public.

SECTION A-A

REFER TO DETAIL THIS SHEET FOR PILOT CHANNEL



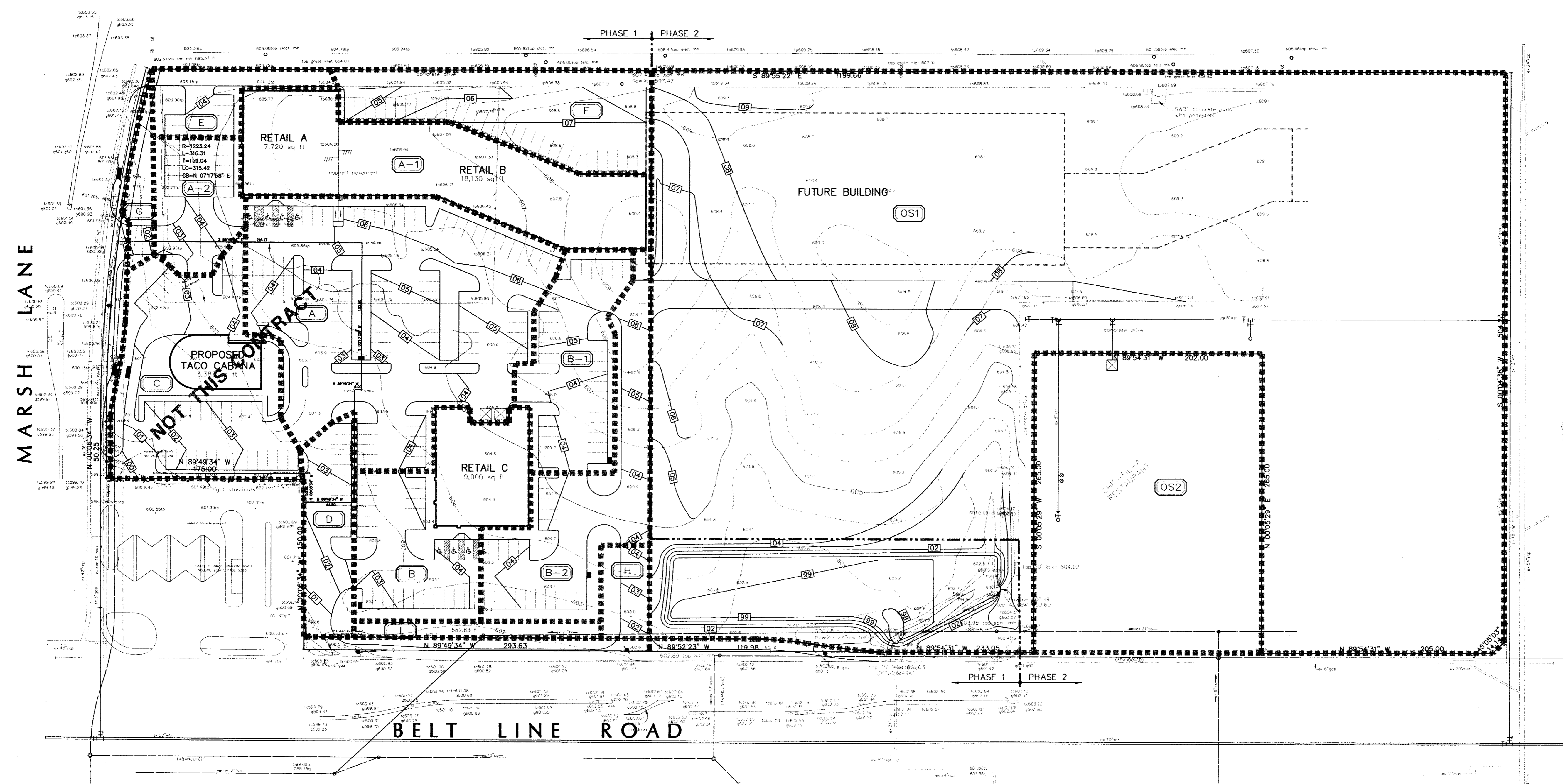
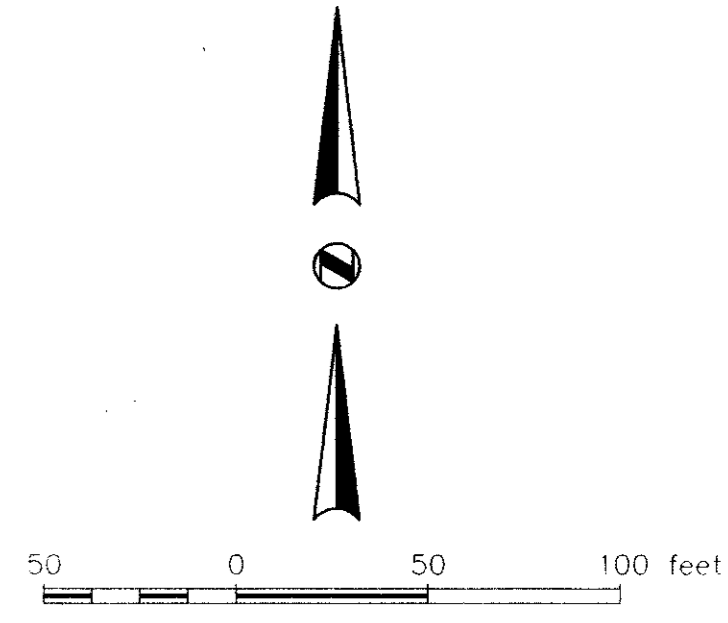
BENCHMARK:  
TOP CURB EXISTING 10' INLET ±100' WEST OF CHIC-FIL-A RESTAURANT NORTH SIDE OF BELT LINE ROAD.  
ELEV. 601.63

**GRADING PLAN**  
MARSH/BELT LINE SHOPPING CENTER  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

BRACKETTE · DAVIS · DRAKE, inc.  
consulting engineers  
Civil & Structural Engineering · Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3647, fax (214) 824-7064

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=40'	BDD	C97268	C-4





**NOT THIS CONTRACT**

PROPOSED TACO CABANA

MARSH LANE

BELT LINE ROAD

PHASE 1 PHASE 2

PHASE 1 PHASE 2

**ALLOWABLE FLOW**

$$Q = \left(\frac{1.49}{n}\right) AR^{2/3} S^{1/2}$$

$n = 0.013$   
 $A = 3.1416$   
 $R = 0.5000$   
 $S = 0.0137$   
 $Q_{top} = 26.5 \text{ cfs}$   
 LESS 8 cfs (estimated contribution from Belt Line Road)  
 $Q_{allowable} = 18.5 \text{ cfs}$

**DEVELOPED CONDITIONS**

AREA	ACRES	C	CA
B	0.64	0.9	0.576
B-1	0.32	0.9	0.288
OS-1	7.72	0.5	3.860
OS-2	1.22	0.9	1.098
TOTAL SITE CA =			5.822

$\frac{5.822 \text{ acres}}{9.90 \text{ acres}} = 0.588 = \text{WEIGHTED "C"}$   
 $t_c = 10 \text{ min}$   
 $I_{100} = 8.88 \text{ in/hr}$   
 $Q_{100} = (0.588)(8.88)(9.9) = 51.7 \text{ cfs}$

50 min	$I_{100} = 4.4 \text{ in/hr}$	$Q = (0.588)(4.4)(9.9) = 25.6 \text{ cfs}$
60 min	$I_{100} = 4.0 \text{ in/hr}$	$Q = (0.588)(4.0)(9.9) = 23.3 \text{ cfs}$
70 min	$I_{100} = 3.7 \text{ in/hr}$	$Q = (0.588)(3.7)(9.9) = 21.5 \text{ cfs}$
80 min	$I_{100} = 3.4 \text{ in/hr}$	$Q = (0.588)(3.4)(9.9) = 19.8 \text{ cfs}$

**DETENTION CALCULATIONS**

50 min STORM	INFLOW (50)(25.6)(60) = 76800	OUTFLOW (0.5)(60)(18.5)(60) = 33300	43500 c.f.
60 min STORM	INFLOW (60)(23.3)(60) = 83880	OUTFLOW (0.5)(70)(18.5)(60) = 38850	45030 c.f.
70 min STORM	INFLOW (70)(21.5)(60) = 90300	OUTFLOW (0.5)(80)(18.5)(60) = 44400	45900 c.f.
80 min STORM	INFLOW (80)(19.8)(60) = 95040	OUTFLOW (0.5)(90)(18.5)(60) = 49950	45090 c.f.

**DETENTION PROVIDED**

$WS \text{ ELEV } 601.4$   
 $VOLUME = 45941 \text{ c.f.}$

**OUTLET CALCULATION**

PIPE DIAMETER 18"  
 $h = 2.85'$   
 $EX \ 24" \text{ RCP } W/ \ 18" \text{ RESTRICTOR PLATE}$   
 $597.80$   
 $Q = CA \sqrt{2gh}$   
 $[(0.70)(1.77)][(2)(32.2)(2.85)]^{1/2} = 16.8 \text{ cfs}$

DRAINAGE AREA NO.	DRAINAGE AREA (acres)	C	$I_{100}$ (in/hr)	$Q_{100}$ (cfs)	Comments
A	1.16	0.90	8.88	9.3	5' CURB INLET
A-1	0.62	0.90	8.88	5.0	ROOF DRAIN TO 15" RCP
A-2	0.20	0.90	8.88	1.6	5' CURB INLET
B	0.49	0.90	8.88	3.9	5' CURB INLET - DETAINED
B-1	0.34	0.90	8.88	2.7	5' CURB INLET - DETAINED
B-2	0.47	0.90	8.88	3.8	5' CURB INLET - DETAINED
C	0.60	0.90	8.88	4.8	5' CURB INLET
D	0.19	0.90	8.88	1.5	SHEET FLOW TO BELT LINE ROAD
E	0.14	0.90	8.88	1.1	SHEET FLOW TO MARSH LANE
F	0.42	0.90	8.88	3.4	SHEET FLOW TO MARSH LANE
G	0.07	0.90	8.88	0.6	SHEET FLOW TO MARSH LANE
H	0.08	0.90	8.88	0.7	SHEET FLOW TO BELT LINE ROAD
I	0.07	0.90	8.88	0.6	SHEET FLOW TO BELT LINE ROAD
OS1	7.72	0.50	8.88	34.3	SHEET FLOW - DETAINED
OS2	1.22	0.90	8.88	9.8	10' CURB INLET - DETAINED

**DRAINAGE CRITERIA**

$Q = C I A$   
 $C = 0.85$   
 $I_{100} = 8.88 \text{ in/hr}$   
 $t_c = 10 \text{ min.}$

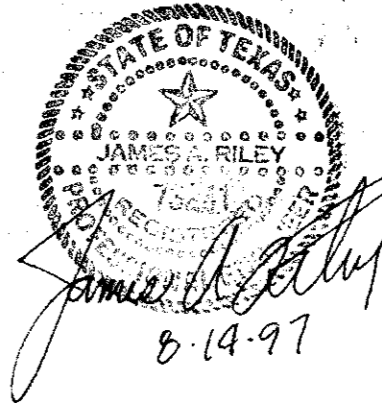
**LEGEND**

- Existing Curb
- Proposed Curb
- Drainage Divide Line
- ① Area No.

**DRAINAGE AREA MAP**

MARSH/BELT LINE SHOPPING CENTER  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

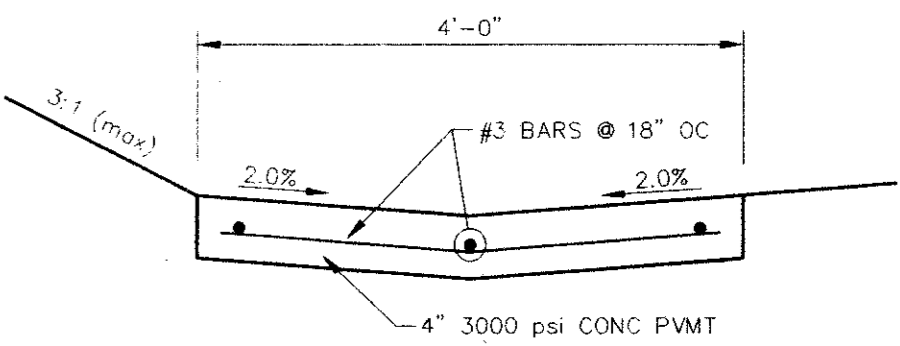
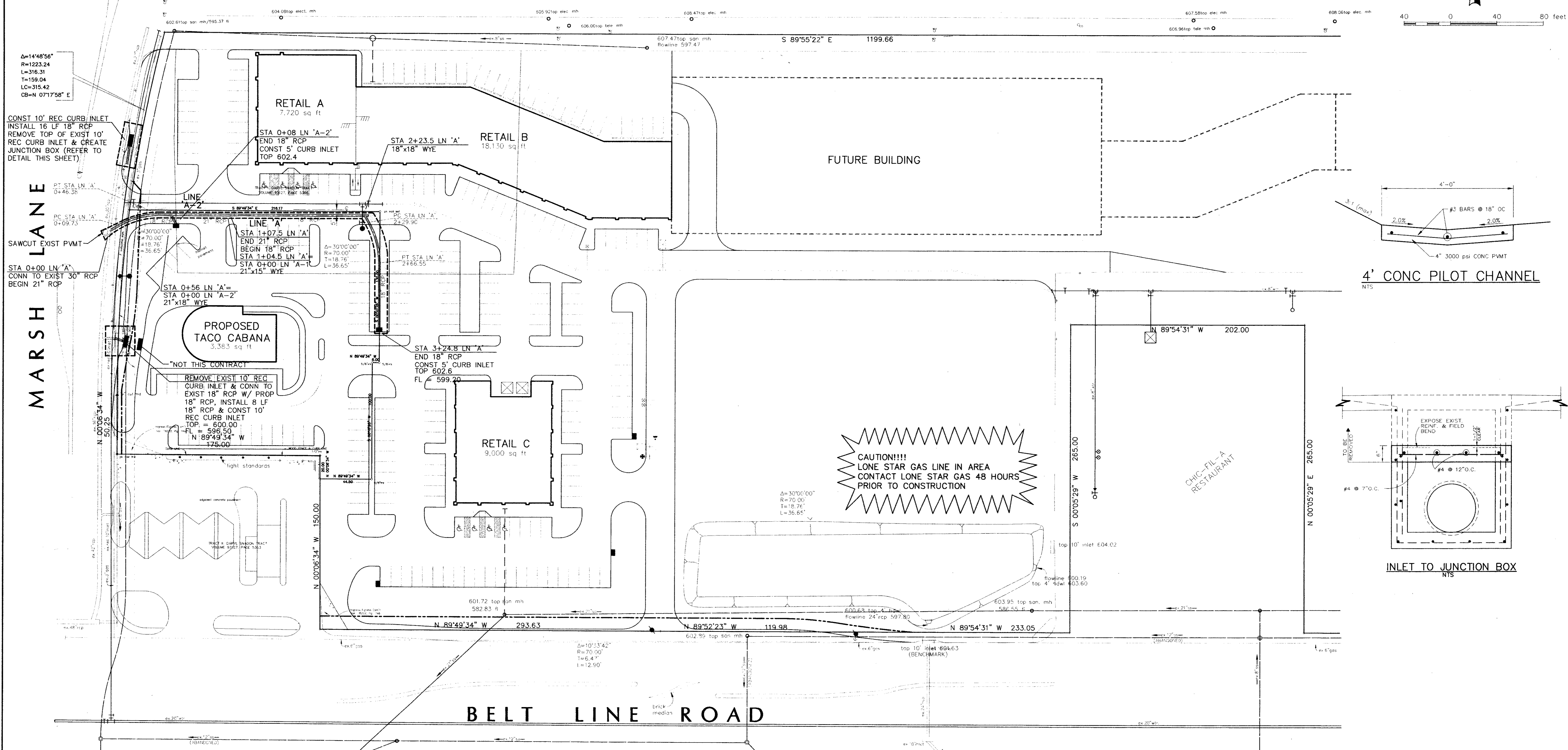
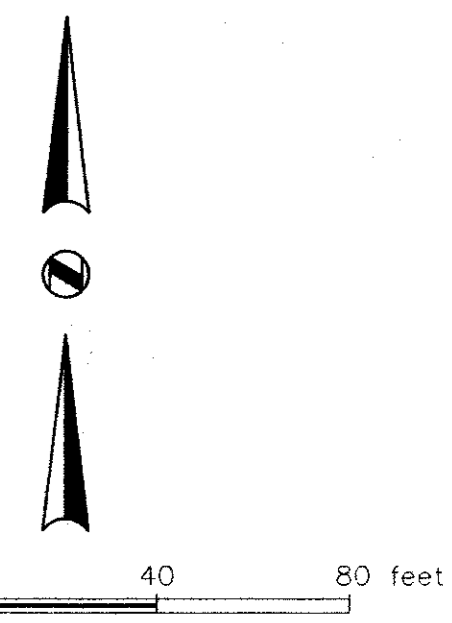
BROCKETTE · DAVIS · DRAKE, inc.  
consulting engineers  
Civil & Structural Engineering · Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3647, fax (214) 824-7064



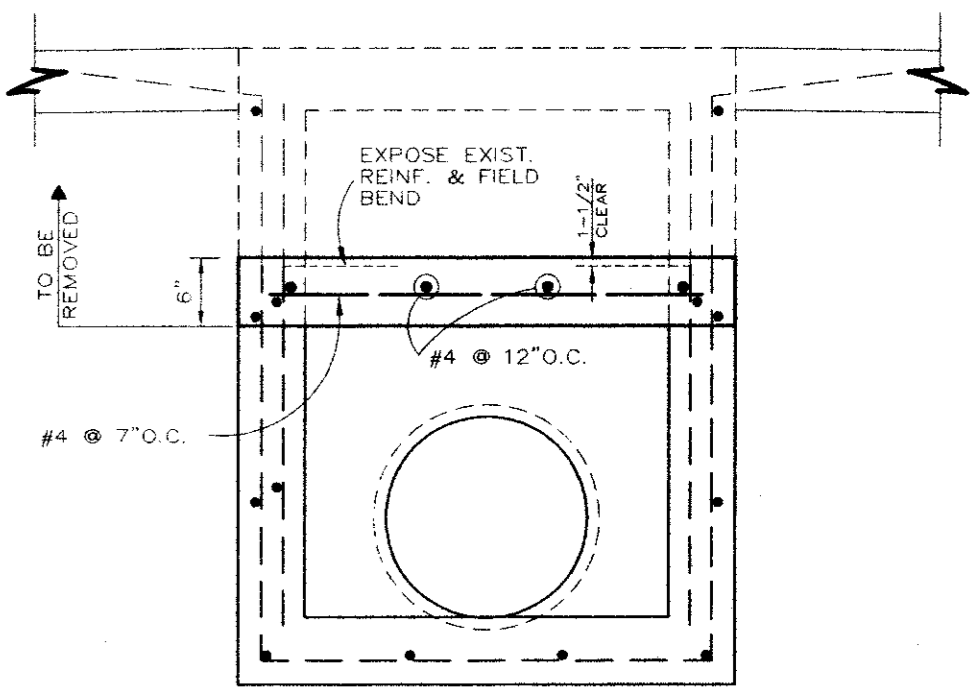
**BENCHMARK:**  
TOP CURB EXISTING 10' INLET ±100' WEST OF CHIC-FIL-A RESTAURANT NORTH SIDE OF BELT LINE ROAD.  
ELEV. 601.63

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=50'	BDD	C97268	C-5

**CAUTION!!!!**  
LONE STAR GAS LINE IN AREA  
CONTACT LONE STAR GAS 48 HOURS  
PRIOR TO CONSTRUCTION



4' CONC PILOT CHANNEL  
NTS



INLET TO JUNCTION BOX  
NTS

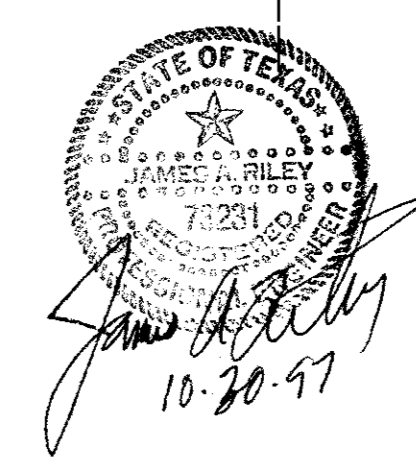
**CAUTION!!!!**  
LONE STAR GAS LINE IN AREA  
CONTACT LONE STAR GAS 48 HOURS  
PRIOR TO CONSTRUCTION

MARSH LANE

BELT LINE ROAD

**General Notes**

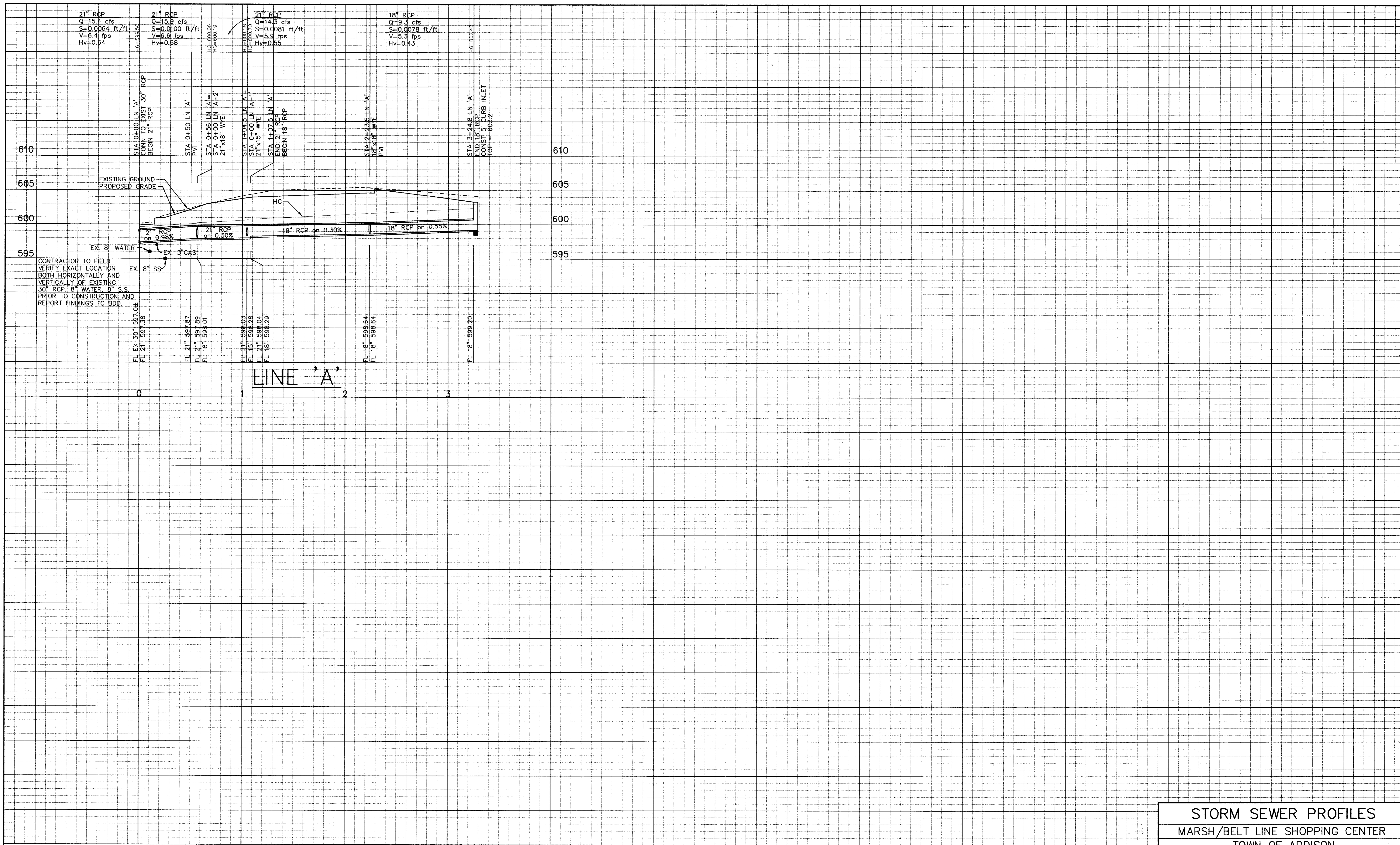
- All materials and construction shall conform to the Town of Addison's Standards and Specifications except as noted herein or by the City.
- All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" or smaller shall be SDR-35 PVC (ASTM 3034) or approved equal.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
- Concrete for inlets and drainage structures shall be 3000 psi at 28 days.
- Construction shall begin at downstream end of project and continue upstream with pipe grooves facing upstream.
- Contractor shall protect all public utilities in the construction of this project.
- The location of all utilities indicated on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
- See Water and Sanitary Sewer Plan for additional information related to other utility construction.
- All trench backfill for storm sewer shall be compacted as required by City.
- It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
- Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines cross through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to insure that undesirable fill is not used.
- Prior to placing any fill material, all existing surfaces, vegetation, loose fill, and debris should be removed to a minimum depth of 6". All exposed surfaces should then be scarified, watered as required, and recompacted to a minimum density of 95% of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test) at a moisture content between -1 and +3 percent above optimum moisture content.
- Drainage should be maintained away from the foundations, both during and after construction.
- Areas of construction shall be properly barricaded for the protection of the public.



<b>STORM SEWER PLAN</b>						
MARSH/BELT LINE SHOPPING CENTER						
TOWN OF ADDISON						
DALLAS COUNTY, TEXAS						
BROCKETTE • DAVIS • DRAKE, inc. consulting engineers Civil & Structural Engineering • Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=40'	BDD	C97268	C-6

BENCHMARK:  
TOP CURB EXISTING 10' INLET ±100' WEST  
OF CHIC-FIL-A RESTAURANT NORTH SIDE OF  
BELT LINE ROAD.  
ELEV. 601.63





21" RCP  
Q=15.4 cfs  
S=0.0064 ft/ft  
V=6.4 fps  
Hv=0.64

21" RCP  
Q=15.9 cfs  
S=0.0100 ft/ft  
V=6.6 fps  
Hv=0.68

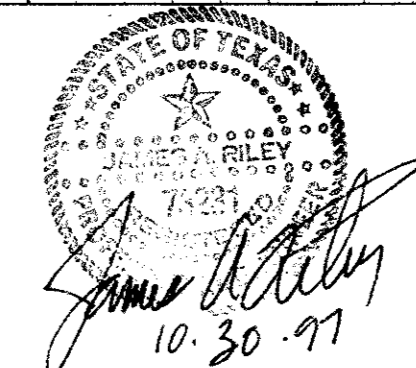
21" RCP  
Q=14.3 cfs  
S=0.0081 ft/ft  
V=5.9 fps  
Hv=0.55

18" RCP  
Q=9.3 cfs  
S=0.0078 ft/ft  
V=5.3 fps  
Hv=0.43

610  
605  
600  
595

CONTRACTOR TO FIELD  
VERIFY EXACT LOCATION  
BOTH HORIZONTALLY AND  
VERTICALLY OF EXISTING  
30" RCP, 8" WATER, 8" S.S.  
PRIOR TO CONSTRUCTION AND  
REPORT FINDINGS TO BDD.

LINE 'A'

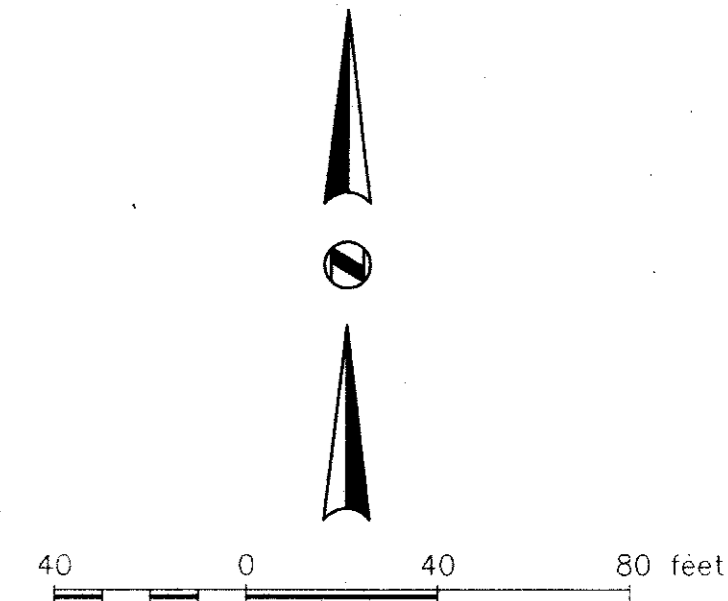


BENCHMARK:  
TOP CURB EXISTING 10' INLET ±100' WEST  
OF CHIC-FIL-A RESTAURANT NORTH SIDE OF  
BELT LINE ROAD.  
ELEV. 601.63

<b>STORM SEWER PROFILES</b>						
MARSH/BELT LINE SHOPPING CENTER						
TOWN OF ADDISON						
DALLAS COUNTY, TEXAS						
BROCKETTE · DAVIS · DRAKE , inc. consulting engineers Civil & Structural Engineering · Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	H:1"=40' V:1"=6'	BDD	C97268	C-7



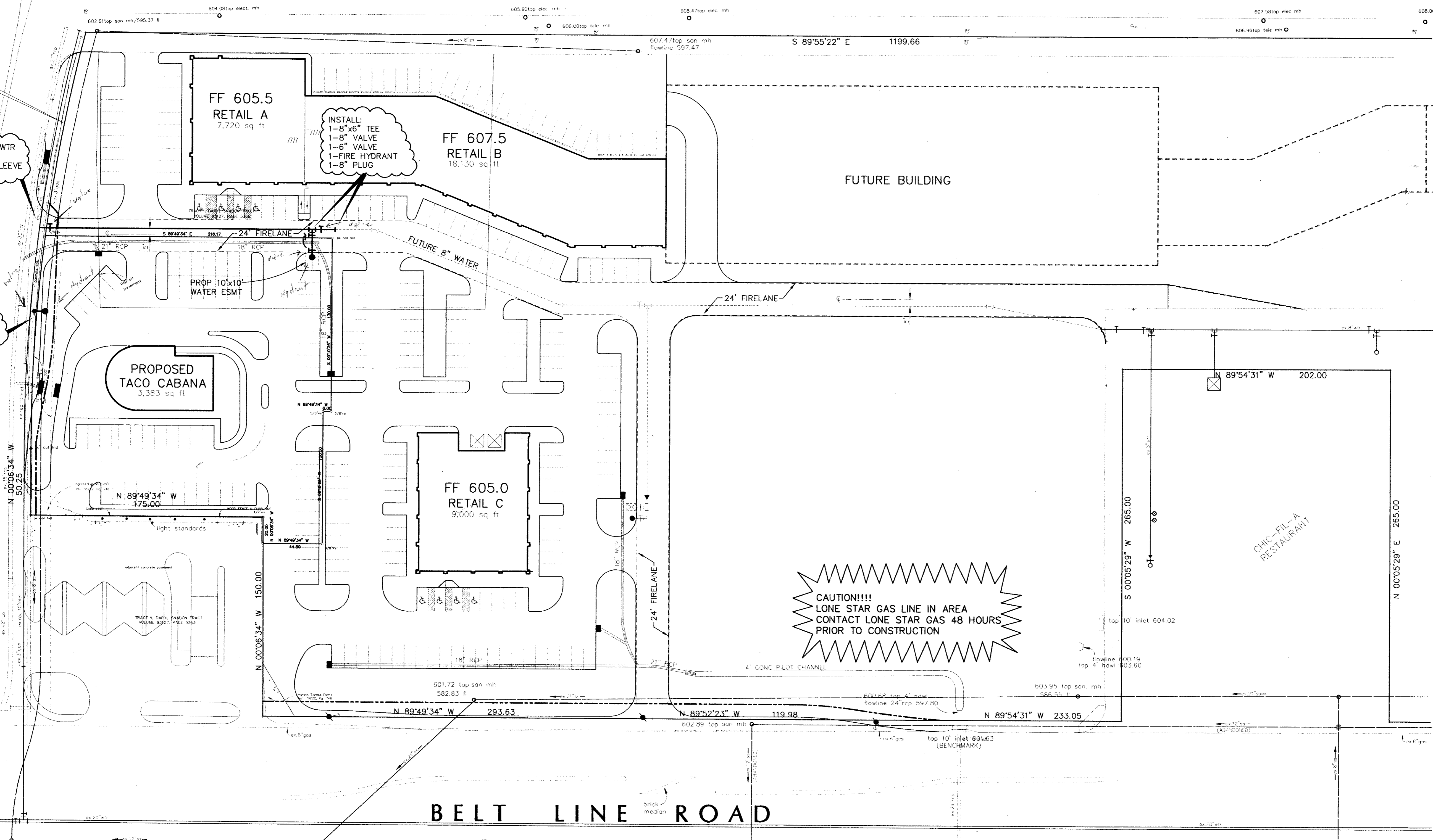
**CAUTION!!!**  
LONE STAR GAS LINE IN AREA  
CONTACT LONE STAR GAS 48 HOURS  
PRIOR TO CONSTRUCTION



Δ=14'48"56"  
R=1223.24  
L=316.31  
T=159.04  
LC=315.42  
CB=N 07'17"58" E

CONN TO EXIST 12" WTR  
INSTALL:  
1-12"x8" TAPPING SLEEVE  
1-8" VALVE

REMOVE AND  
RELOCATE EXIST  
FIRE HYDRANT  
INSTALL:  
10 LF 6" WATER LINE

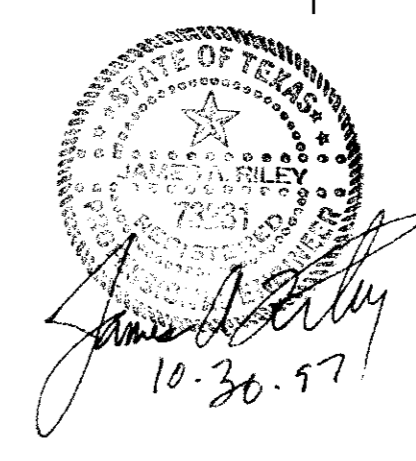


**CAUTION!!!**  
LONE STAR GAS LINE IN AREA  
CONTACT LONE STAR GAS 48 HOURS  
PRIOR TO CONSTRUCTION

**BELT LINE ROAD**

**General Notes:**

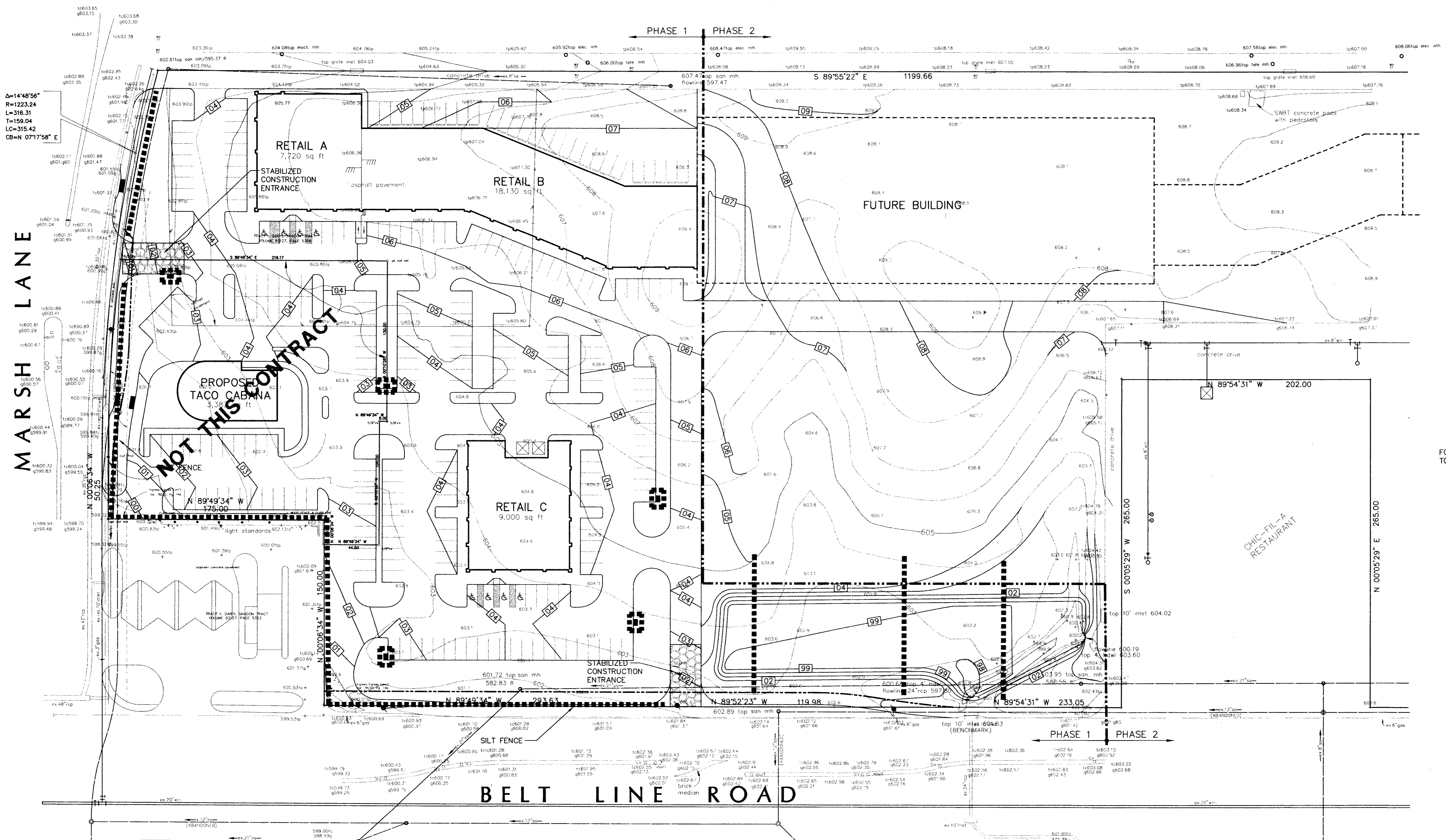
- All construction shall be in accordance with these plans and Town of Addison's ordinances and specifications.
- All materials and workmanship shall conform to "Standard Specifications for Public Works", published by the North Texas Council of Governments, except as modified by the Town of Addison.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities shall be determined by the Contractor prior to construction. Contractor shall have a trench safety plan prepared for all excavation in excess of 5 feet deep. It shall be the duty of Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- Contractor shall secure all necessary permits and contracts prior to commencing construction.
- It shall be the responsibility of the Contractor to protect all public utilities and other property in the construction of this project. Property damaged during this construction shall be repaired or replaced at the contractor's expense to the satisfaction of the owner.
- Concrete blocking shall be provided on water mains at all bends and fire hydrant per City Standards.
- Pavement affected by construction shall be replaced to match existing. Grassed areas affected shall be re-sodded with like materials.
- All public water mains shall be PVC-C900 water pipe.
- The water line shall be constructed with a minimum of 48" of cover.
- Set nozzle of fire hydrant at a height between 18" and 24" from finished ground elevation.
- The Certificate of Acceptance (COA) will not be issued until all water appurtenances have been adjusted to their final position.
- All water meter assemblies shall have Town of Addison approved testable backflow prevention devices. These devices shall be installed, tested, and certified to be working prior to issuance of a certificate of occupancy.
- Upon installation of meters, the owner or agent shall go to 5350 Belt Line Road to pay the proper deposit and initiate service.



**BENCHMARK:**  
TOP CURB EXISTING 10' INLET ±100' WEST  
OF CHIC-FIL-A RESTAURANT NORTH SIDE OF  
BELT LINE ROAD.  
ELEV. 601.63

<b>WATER &amp; SANITARY SWR PLAN</b>						
MARSH/BELT LINE SHOPPING CENTER						
TOWN OF ADDISON						
DALLAS COUNTY, TEXAS						
<b>BROCKETTE · DAVIS · DRAKE , inc.</b> consulting engineers Civil & Structural Engineering-Surveying 4144 North Central Expressway, Suite 1100, Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=40'	BDD	C97268	C-8





$\Delta=14'48''56''$   
 $R=1223.24$   
 $L=316.31$   
 $T=159.04$   
 $LC=315.42$   
 $CS=N 07'17''58'' E$

MARSH LANE

**NOT THIS CONTRACT**

PROPOSED TACO CABANA

RETAIL A  
7,720 sq ft

RETAIL B  
18,130 sq ft

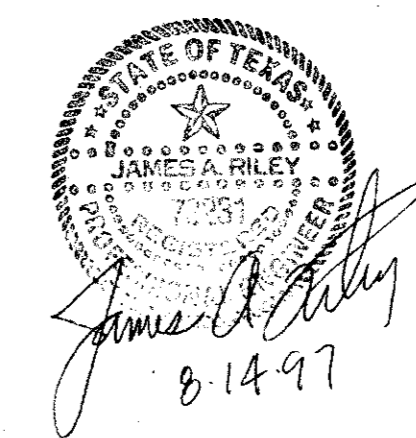
RETAIL C  
9,000 sq ft

FUTURE BUILDING

CHIC-FIL-A RESTAURANT

BELT LINE ROAD

FOR DETAILS OF EROSION CONTROL DEVICES REFER TO SHEET C-10



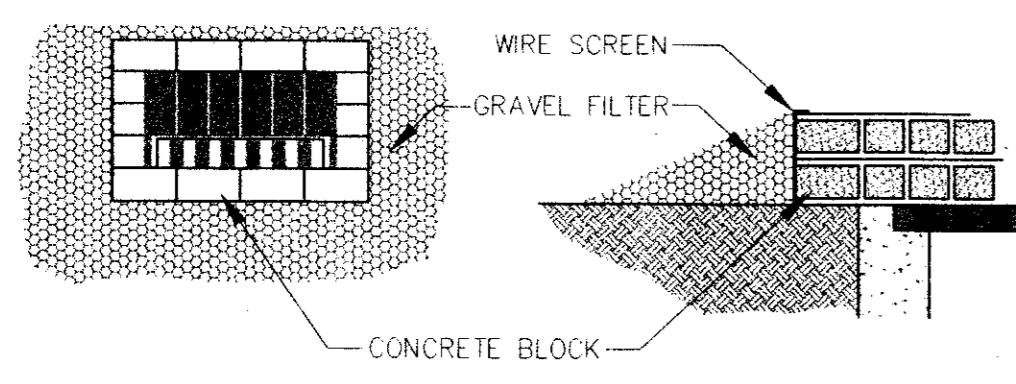
**EROSION CONTROL**  
**MARSH/BELT LINE SHOPPING CENTER**  
 TOWN OF ADDISON  
 DALLAS COUNTY, TEXAS

□ BROCKETTE · DAVIS · DRAKE, inc.  
 □ consulting engineers

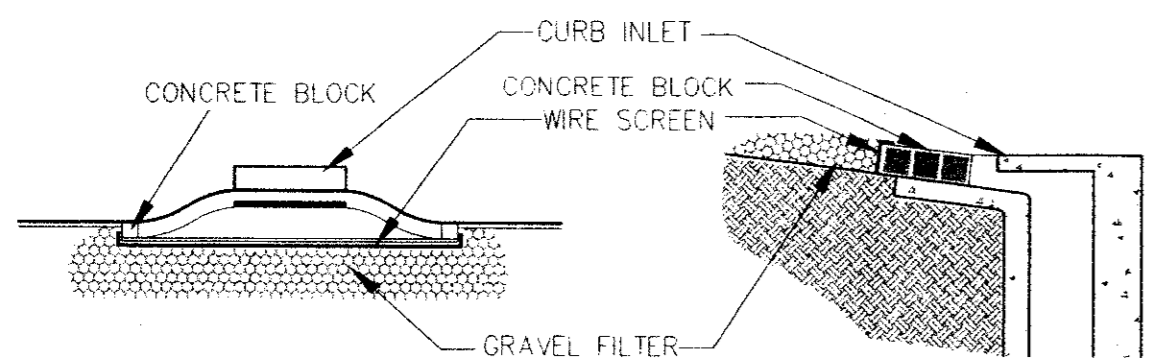
Civil & Structural Engineering-Surveying  
 4144 North Central Expressway, Suite 1100, Dallas, Texas 75204  
 (214)824-3647, fax (214) 824-7064

BENCHMARK:  
TOP CURB EXISTING 10' INLET ±100' WEST OF CHIC-FIL-A RESTAURANT NORTH SIDE OF BELT LINE ROAD.  
ELEV. 601.63

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=40'	BDD	C97268	C-9



**DROP INLET PROTECTION**



**CURB INLET PROTECTION**

**BLOCK AND GRAVEL PROTECTION**

Concrete blocks are to be placed on their sides in a single row around the perimeter of the inlet, with ends abutting. Opening in the blocks should face outward, not upward. Wire mesh shall then be placed over the outside face of the blocks covering the holes. Filter stone shall then be piled against the wire mesh to the top of the blocks with the base of the stone being a minimum of 18 inches from the blocks. Periodically, when the stone filter becomes clogged, the stone must be removed and cleaned in a proper manner or replaced with new stone and piled back against the wire mesh.

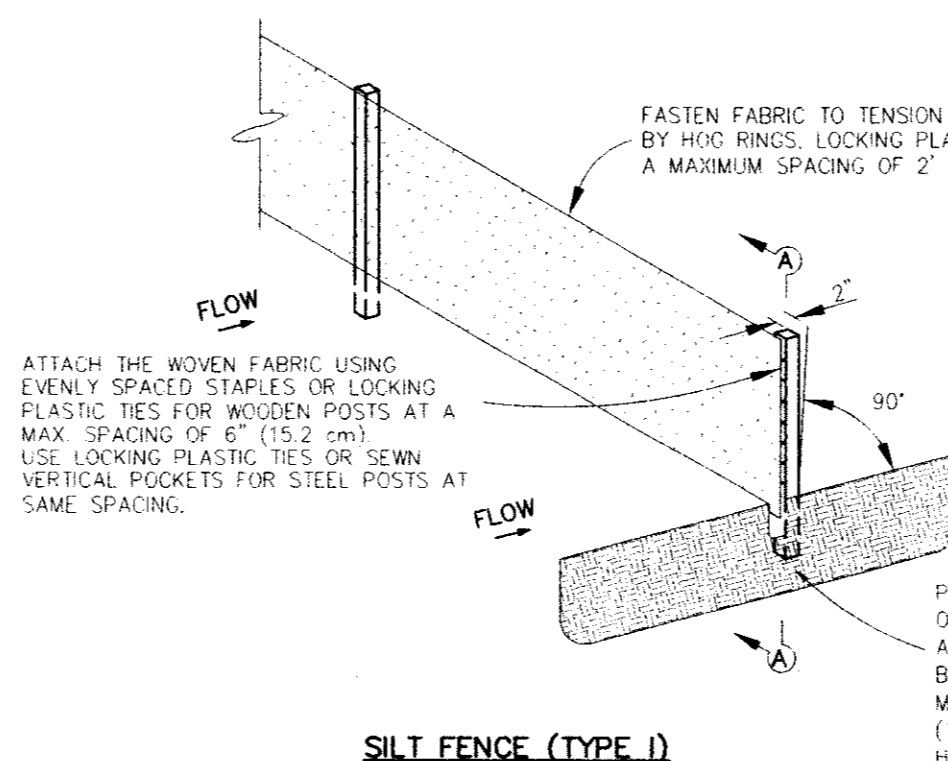
**NOTE:**  
The contractor shall provide any additional erosion or pollution devices as required during the construction phase in order to completely conform to the United States Environmental Protection Agency and all other agencies having jurisdiction.

**NOTE:**  
The contractor shall be responsible for submitting the N.O.I. and the N.O.T.

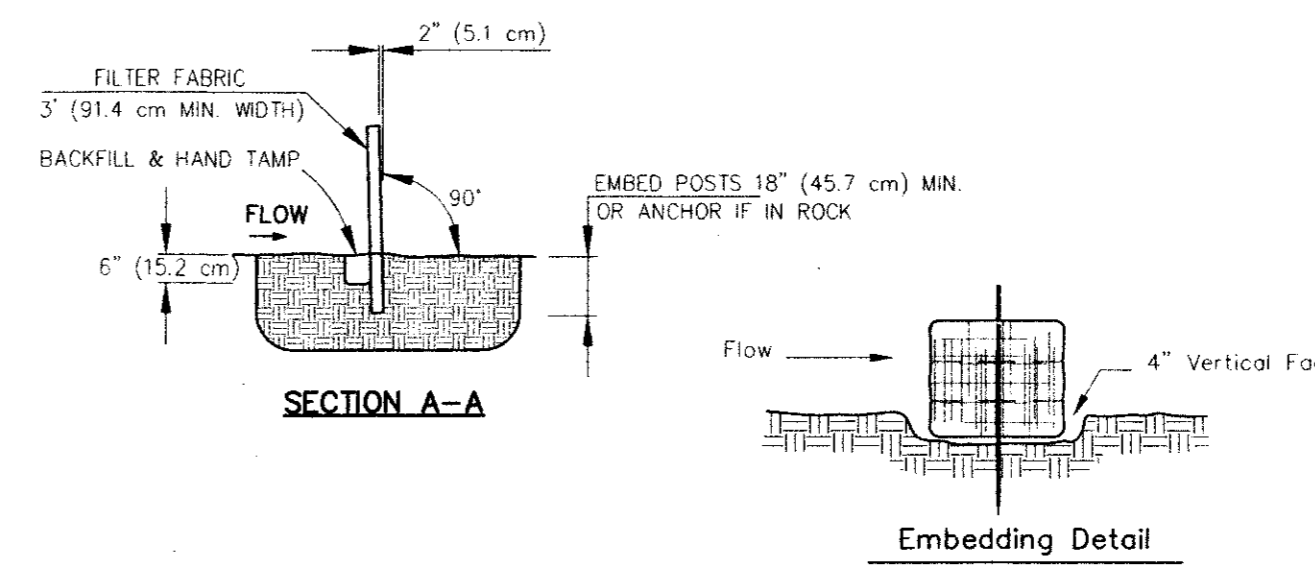
**Construction Notes**

- Bales shall be placed in a row with ends tightly abutting the adjacent bales.
- Each bale shall be embedded in the soil a minimum of 4" where possible.
- Bales shall be securely anchored in place by stakes through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
- Inspection shall be frequent and repair or replacement shall be made promptly as needed by contractor.
- Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.
- Accumulated silt shall be removed when it reaches a depth of six inches.

4" (10.2 cm) MIN. STEEL OR WOOD POSTS SPACED AT 5' (1.5 m) TO 8' (2.4 m)  
SOFTWOOD POSTS SHALL BE 3" (7.6 cm) MIN. IN DIA. OR NOMINAL 2" x 4" (5.1 cm x 10.2 cm)  
HARDWOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5" x 1.5" (3.8 cm x 3.8 cm)

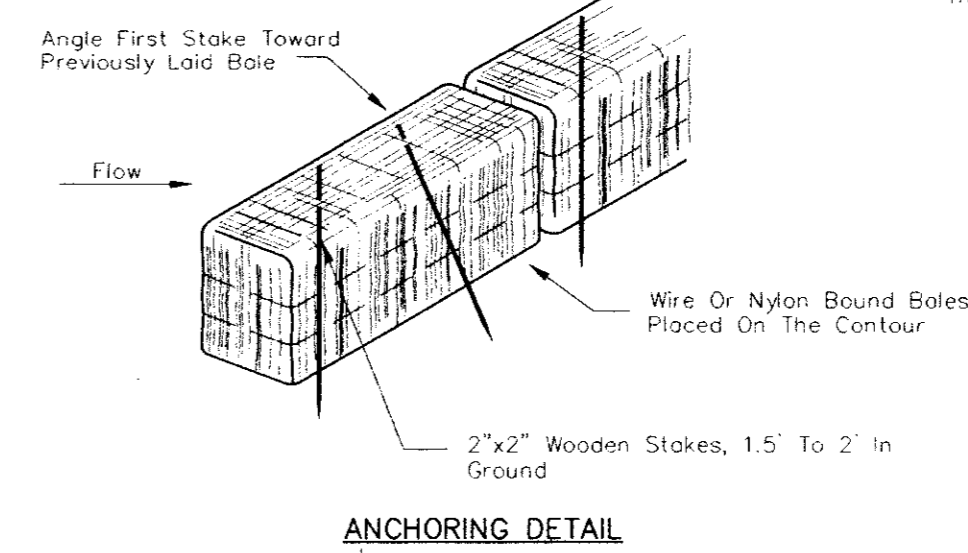


**SILT FENCE (TYPE I)**



**SECTION A-A**

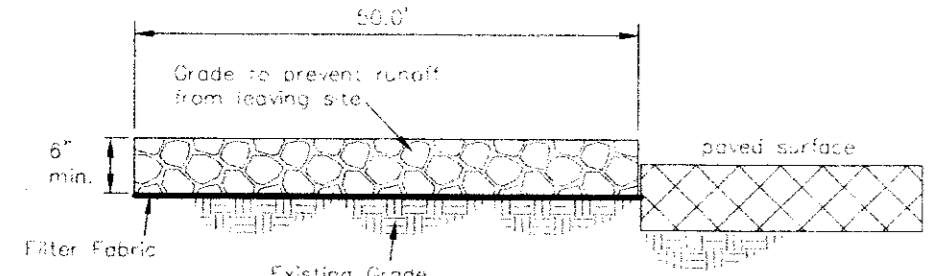
**Embedding Detail**



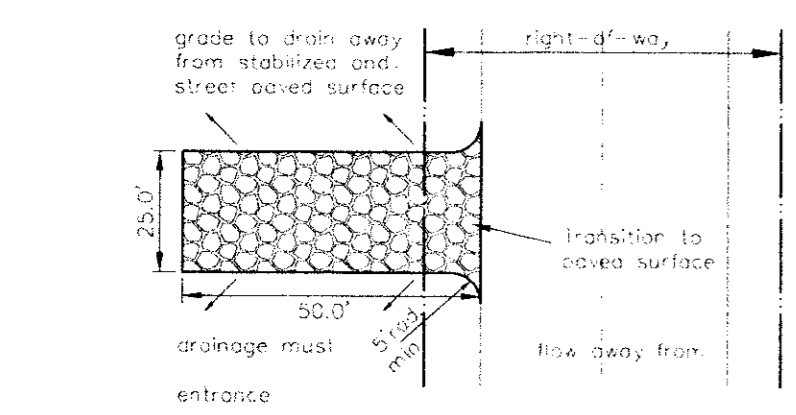
**ANCHORING DETAIL**

**CONSTRUCTION NOTES - SILT FENCE**

- Posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. The post must be embedded a minimum of 18 inches.
- The top of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downstream face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with washed gravel on the uphill side to prevent flow under fence.
- The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
- Silt fence shall be securely fastened to each support post or to woven wire, which is in turn attached to the support post. There shall be a 6 inch double overlap, securely fastened where ends of fabric meet.
- Inspection shall be made weekly or after each rainfall. Repair or replacement shall be made promptly as needed.
- Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
- Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.



**Profile View**

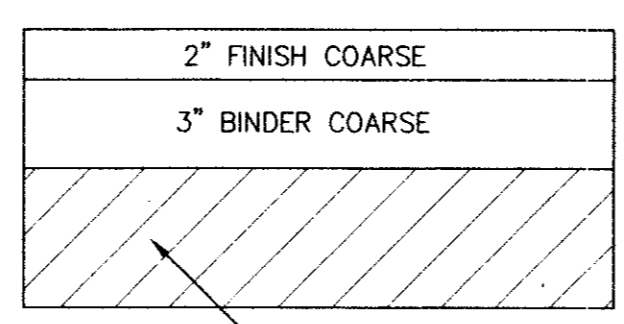


**Plan View**

**Stabilized Construction Entrance**

**Notes:**

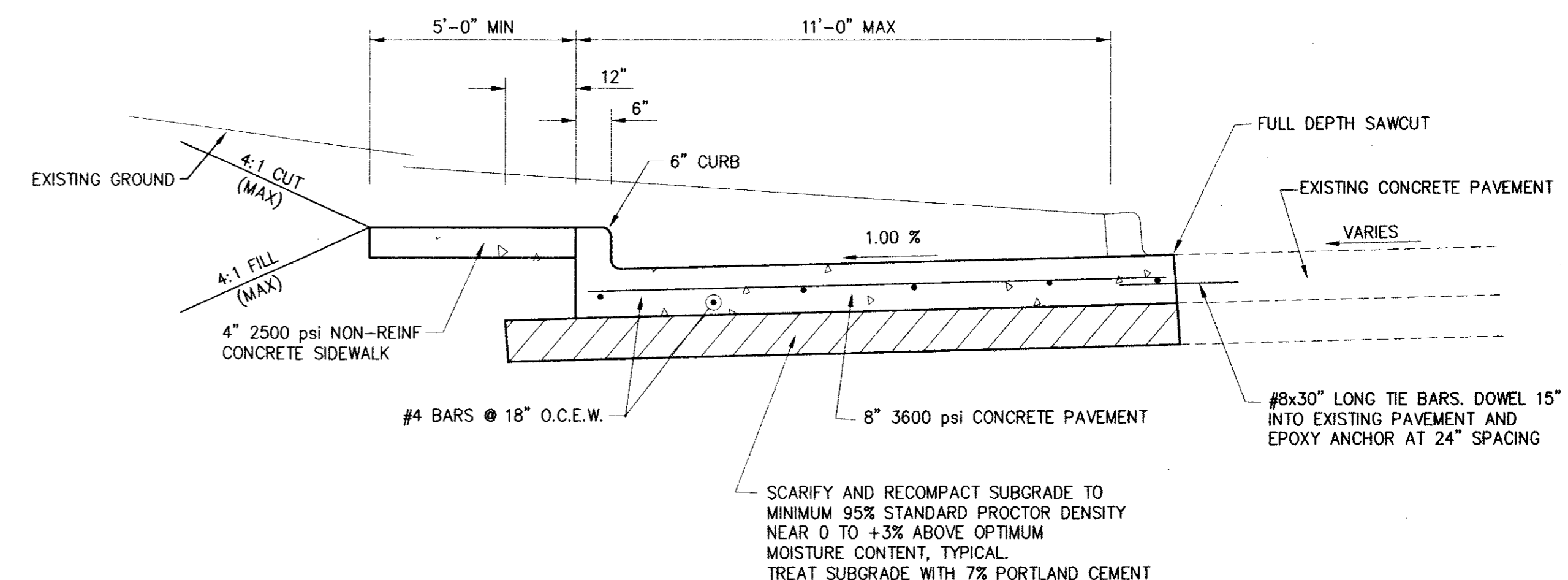
- Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
- When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
- The entrance shall maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone a conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
- The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.



**TEMPORARY ASPHALT SECTION**

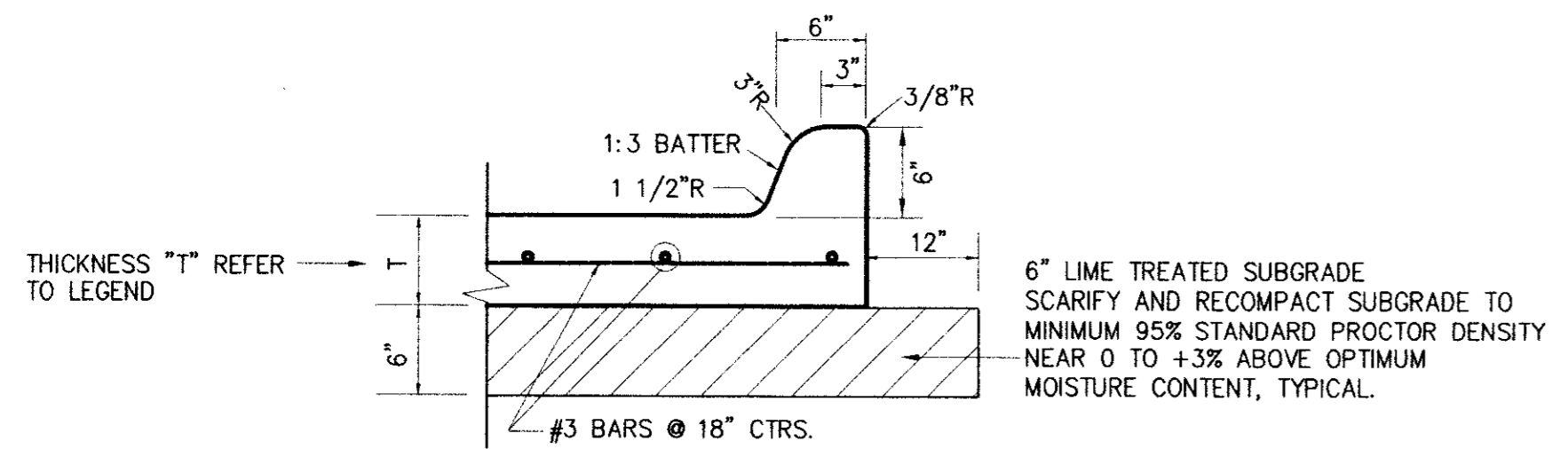
N.T.S.

SCARIFY AND RECOMPACT SUBGRADE TO MINIMUM 95% STANDARD PROCTOR DENSITY NEAR -1 TO +3% ABOVE OPTIMUM MOISTURE CONTENT, TYPICAL.



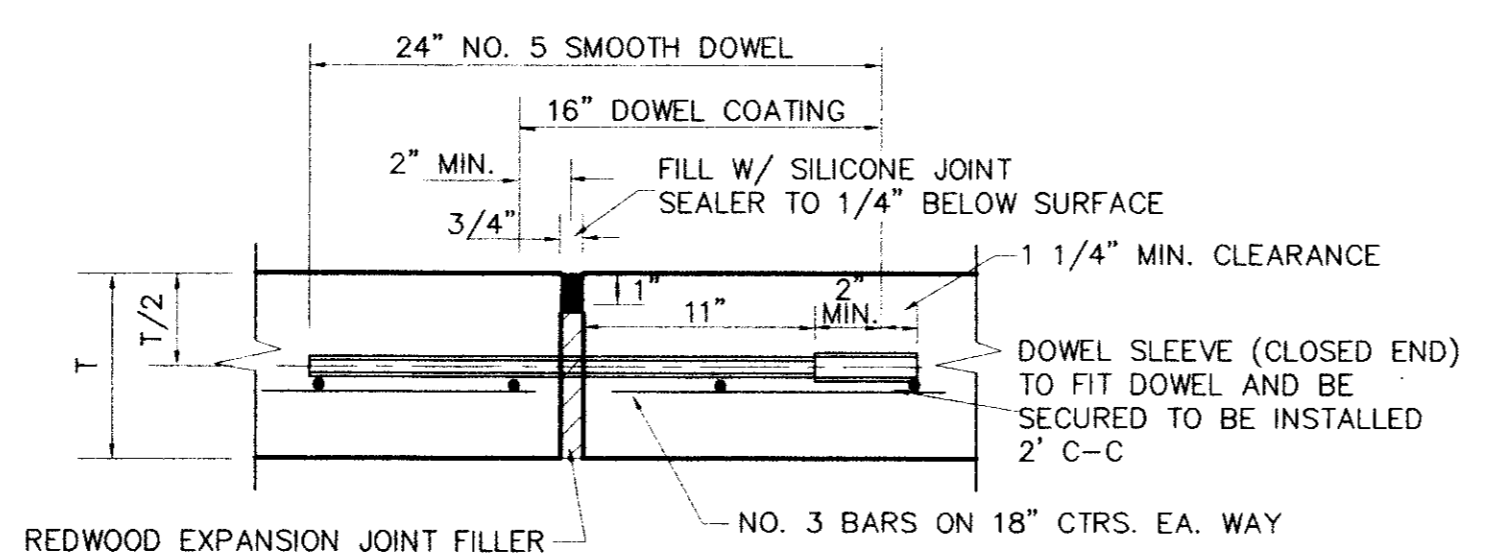
**RIGHT TURN LANE SECTION**

N.T.S.



**CONCRETE PAVEMENT SECTION**

N.T.S.

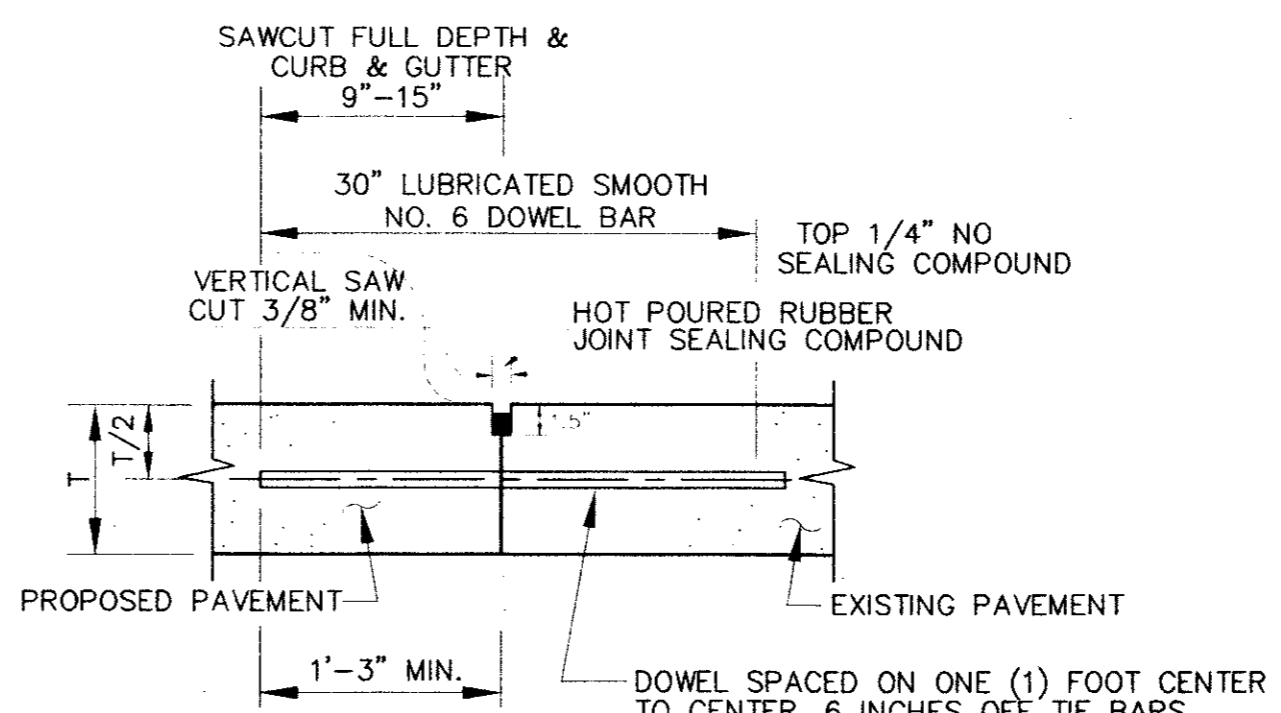


**EXPANSION JOINT**

N.T.S.

NOTE: DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

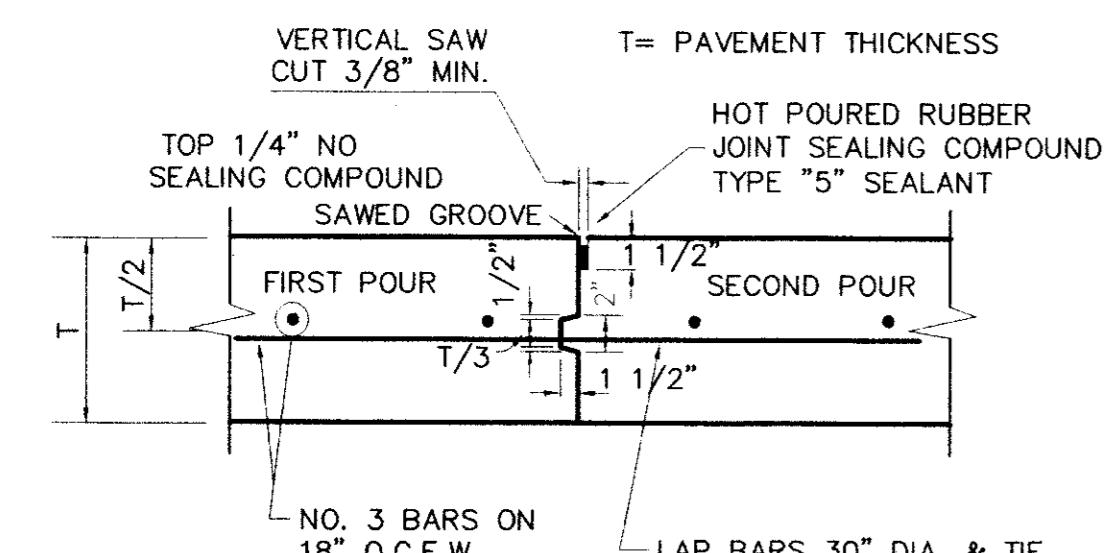
- NOTES:**
- NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
  - LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
  - DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
  - DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.



**LONGITUDINAL BUTT JOINT**

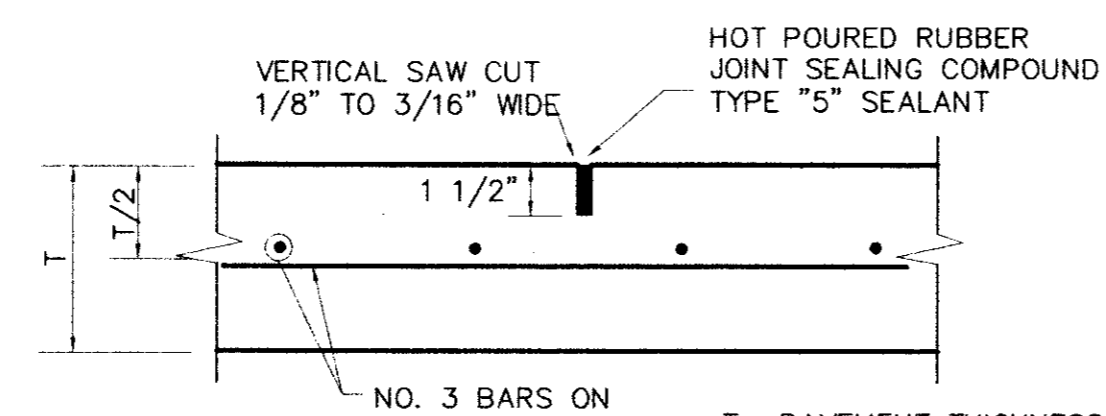
N.T.S.

NOTE: DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.



**CONSTRUCTION JOINT**

N.T.S.



**SAWED DUMMY (CONTROL) JOINT**

N.T.S.

**DETAILS**

MARSH/BELT LINE SHOPPING CENTER  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

BROCKETTE • DAVIS • DRAKE, inc.  
consulting engineers  
Civil & Structural Engineering • Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3647, fax (214) 824-7064

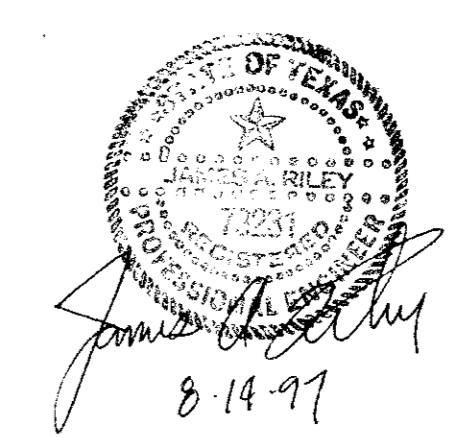
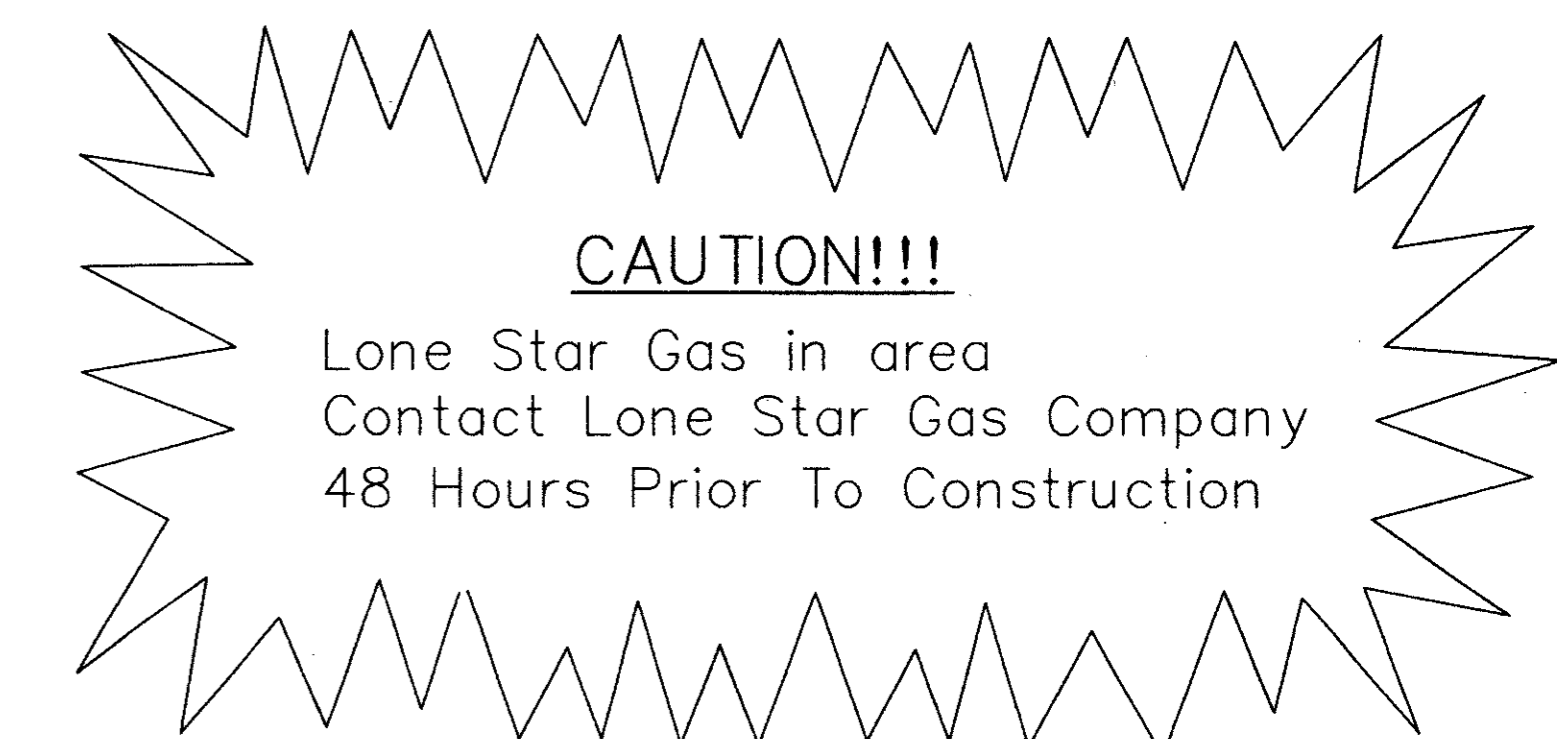
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=50'	BDD	C97268	C-10



B3-A

GENERAL NOTES

- A. Prior to final acceptance by the Town of Addison,
  - 1. A Texas Registered Professional Engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
  - 2. The Owner shall provide one reproducible set of as-built (sealed and certified by a Texas Registered Engineer) and two blue lines sets.
  - 3. A five foot (5') sidewalk shall be installed along the public streets. See attached detail.
  - 4. A one year 10% maintenance bond is required for the public infrastructure.
  - 5. Contractor shall demonstrate that the water and sanitary sewer systems meet the property pressure, bacteria, and mandrel tests. In addition, the Owner shall provide a VHS format video tape of the sanitary sewer.
- B. Prior to starting construction, the Contractor shall contact the utility companies to locate existing facilities. These include but may not be limited to the following:
  - 1. Town of Addison
  - 2. Lone Star Gas
  - 3. Southwestern Bell
  - 4. Storer Cable
  - 5. Planned Cable Systems
  - 6. T.U. Electric
- C. Prior to beginning construction, the Owner or his authorized representative shall convene a preconstruction conference among the Town of Addison, Consulting Engineers, Contractor(s), Utility companies and any other affected parties. Notify Bruce Ellis (972) 450-2847 at least 48 hours prior to beginning of construction.
- D. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the Contractor at their expense.
- E. Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plat and iron pins shall be placed at block corners, curve points and angle points in public right-of-way. Concrete monuments shall be six inches (6") in diameter and twenty-four inches (24") long. an iron rod one-half inch (1-1/2") in diameter embedded at least three inches (3") in the monument at the exact intersection point of the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve inches (12") below the ground surface.
- F. The Contractor shall stamp a two inch (2") "S" and a two inch (2") "W" in the curb at the location of the sewer service and water service lines, respectfully.
- G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of 40 feet (40') from the intersecting curb line unless otherwise note.
- H. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
- I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- J. During construction, the Owner shall provide a qualified geotechnical lab to perform materials testing during the construction at the request of the Town of Addison.
- K. The Contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- L. The utility contractor shall submit to the Town of Addison for approval a trench safety plan sealed by a Registered Professional Engineer for the installation of utilities greater than five feet (5') in depth.
- M. All existing and proposed improvements (valves, manholes, fire hydrants, water meters, etc.) shall be adjusted to finished grade by the Contractor.



GENERAL NOTES						
MARSH/BELT LINE SHOPPING CENTER						
TOWN OF ADDISON						
DALLAS COUNTY, TEXAS						
<input checked="" type="checkbox"/> BROCKETTE • DAVIS • DRAKE , inc. <input checked="" type="checkbox"/> consulting engineers <small>Civil &amp; Structural Engineering • Surveying</small> <small>4144 North Central Expressway, Suite 1100, Dallas, Texas 75204</small> <small>(214)824-3647, fax (214) 824-7064</small>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAR	DJR	AUG 97	1"=50'	BDD	C97268	C-11