

# CONSTRUCTION PLANS FOR TRIANGLE BOWL

## D. MYERS SURVEY, ABSTRACT NO. 923

### PROJECT 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.

The Owner shall provide one (1) reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and two (2) blue-line sets.

2) A one (1) year maintenance bond is required for the subdivision infrastructure.

3) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the Owner shall provide a VHS format video tape of the sanitary sewer. The final tests shall be completed upon the installation of paving and other utilities.

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) Hartron Cable Systems
- 6) T.U. Electric

C. Prior to beginning construction, the Owner or his authorized representative shall convene a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor(s), Utility Companies and any other affected parties. Notify Bruce Ellis (450-2847) at least 48 hours prior to the time of the Conference and 48 hours prior to beginning of construction.

D. Any existing pavement, curb, and/or sidewalks damaged or removed will be repaired by the Contractor at their expense.

E. Lot pins shall be in place during construction and prior to final acceptance. Concrete monuments shall be placed on all boundary corners, block corners, curve points and angle points in public right-of-way. Concrete monuments shall be six (6) inches in diameter and twenty-four (24) inches long. A copper pin one-fourth inch in diameter embedded at least three (3) inches in the monument at 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 (12) inches below the ground surface.

F. The Contractor shall stamp a 2-inch "S" in the curb at the location of the sewer service line.

G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of forty (40) feet from the intersecting curb line unless otherwise noted.

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.

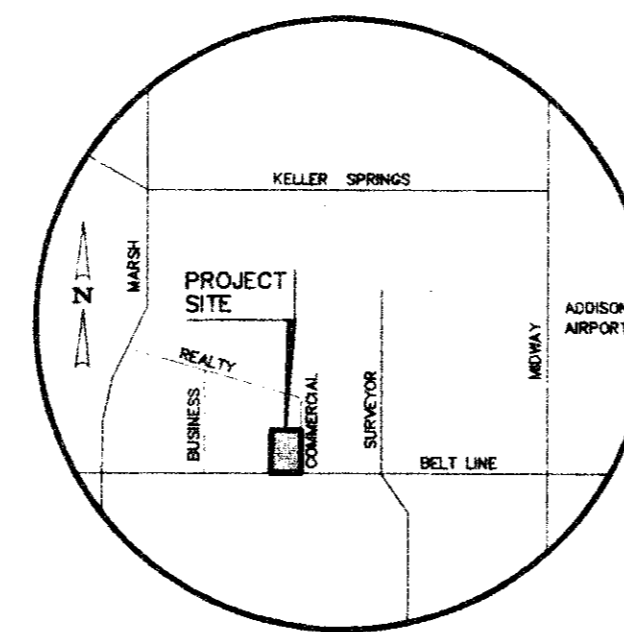
I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.

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.

## TOWN OF ADDISON

## DALLAS COUNTY, TEXAS



VICINITY MAP  
(NOT TO SCALE)

### SHEET INDEX

- C-1. COVER SHEET
- C-2. FINAL REPEAT
- C-3. DIMENSION CONTROL PLAN
- C-4. GRADING PLAN
- C-5. EROSION PROTECTION PLAN
- C-6. DRAINAGE PLAN
- C-7. STORM SEWER PROFILES
- C-8. UTILITY PLAN
- C-9. CIVIL PLAN

**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT  
NAME: *J. B. Engel* DATE: *4/18/95*

OWNER

TRIANGLE BOWL  
1717 N. BELT LINE ROAD  
IRVING, TEXAS 75061

DECEMBER 23, 1994

**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
12800 HILLCREST ROAD, SUITE 200 (214) 490-7090  
DALLAS, TEXAS 75230 (214) 490-7099 FAX

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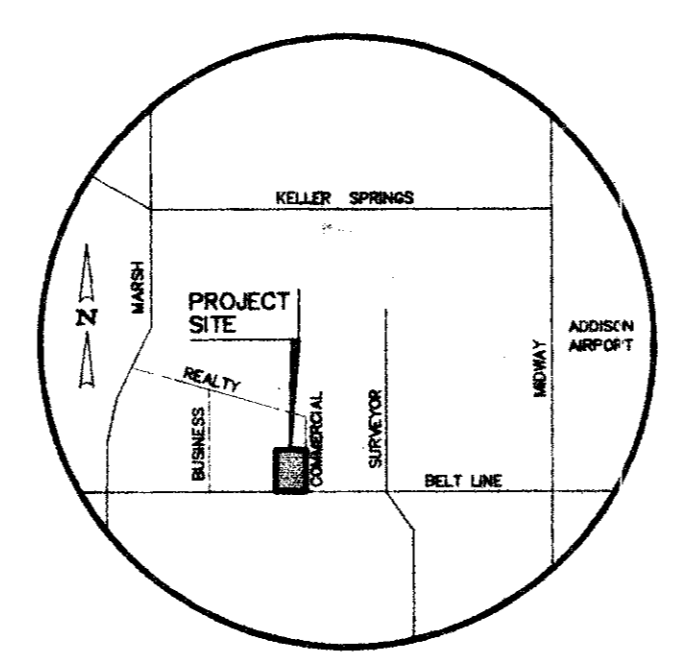
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TOWN OF ADDISON

DALLAS COUNTY, TEXAS



VICINITY MAP  
(NOT TO SCALE)

**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT  
NAME:                      DATE: 4-13-94

**SHEET INDEX**

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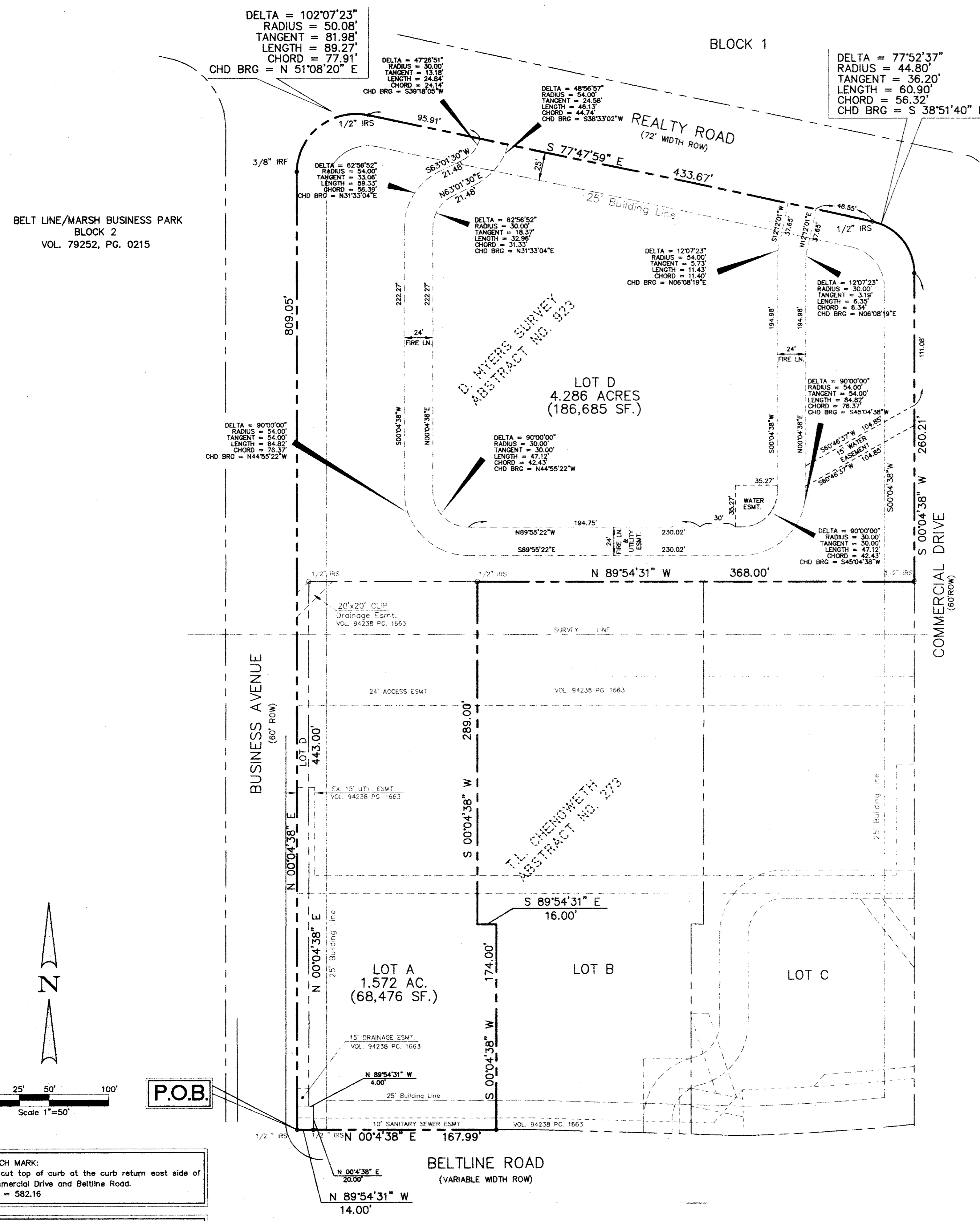
**OWNER**

TRIANGLE BOWL  
1717 N. BELT LINE ROAD  
IRVING, TEXAS 75061

DECEMBER 23, 1994

**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
12800 HILLCREST ROAD, SUITE 200 (214) 490-7090  
DALLAS, TEXAS 75230 (214) 490-7099 FAX



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Business/Beltline LP, and Triangle Bowl Associates are the owners of a tract of land situated in the D. MYERS SURVEY, Abstract No. 923, Dallas County, Texas and being all of Lot D of the Final Replat of Block 3 of BELT LINE-MARSH BUSINESS PARK, an addition to the City of Addison according to the plat recorded in Volume 94238, Page 1663 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the northerly right-of-way line of BELTLINE ROAD (variable width right-of-way) and the easterly right-of-way line of BUSINESS AVENUE (60 feet right-of-way);

THENCE along the easterly right-of-way line of said BUSINESS AVENUE, North 00°04'38" East, a distance of 809.00 feet to a 3/8 inch iron rod found for the beginning of a curve to the right having a radius of 50.08 feet, chord bearing of North 51°08'20" East and a chord length of 77.91 feet;

THENCE along the said curve to the right through a central angle of 102°07'23" for an arc length of 89.21 feet to a 1/2 inch iron rod set in the southerly right-of-way line of REALTY ROAD (60 feet right-of-way);

THENCE along the southerly right-of-way line of said REALTY ROAD, South 77°47'59" East, a distance of 433.67 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 44.80 feet, a chord bearing of South 38°51'40" East and a chord length of 56.32 feet;

THENCE along said curve to the right through a central angle of 77°52'37" for an arc length of 60.90 feet to a 3/8 inch iron rod found in the westerly right-of-way line of said COMMERCIAL DRIVE (60 feet right-of-way);

THENCE along the westerly right-of-way line of said COMMERCIAL DRIVE, South 00°04'38" West, a distance of 260.21 feet to a 1/2 inch iron rod set for the northeasterly corner of Lot C of said addition;

THENCE departing the westerly right-of-way line of said COMMERCIAL DRIVE and along the northerly right-of-way line of said lots C, B and A of said addition respectively, North 89°54'31" West, a distance of 368.00 feet to a 1/2 inch iron rod set for the northeasterly corner of said Lot A;

THENCE along the easterly line of said Lot A South 00°04'38" West, a distance of 289.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°54'31" East, a distance of 16 feet to a 1/2 inch iron rod set for corner;

THENCE South 00°04'38" West, a distance of 174 feet to a 1/2 inch iron rod set in the northerly right-of-way line BELT LINE ROAD;

THENCE along northerly right-of-way of BELTLINE ROAD North 89°54'31" West, a distance of 167.99 feet to the POINT OF BEGINNING;

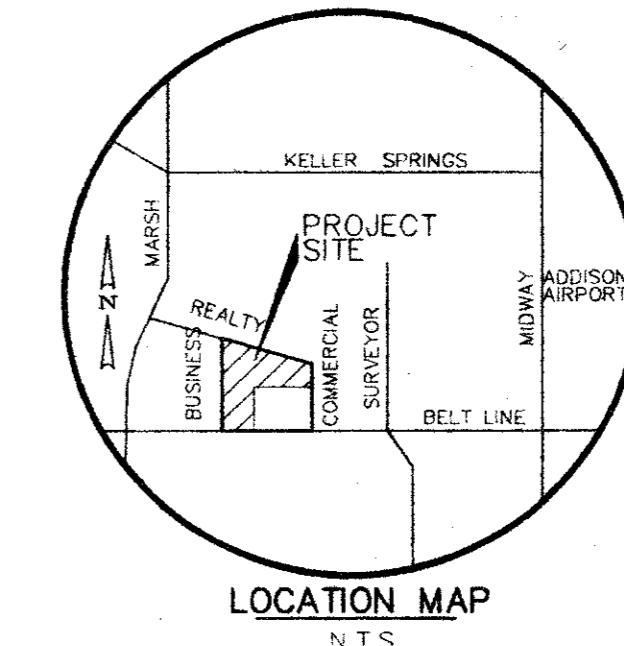
CONTAINING within these metes and bounds 5.858 acres or 255,174 square feet of land, more or less.

That Business/Beltline LP, and Triangle Bowl Associates ("Owners") does hereby adopt this plat designating the hereinabove property as a Replat of Lot A & D, Replat of the Final Replat of Block 3, Belt Line Marsh Business Park, 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 provided 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 consider erecting 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.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.



APPROV	
REVISION	
DATE	
NO.	

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
12800 Hillcrest Road, Suite 200  
Dallas, Texas 75244  
(214) 490-7990  
(214) 490-1099 FAX

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 proved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
TRIANGLE BOWL ASSOCIATES      BUSINESS/BELTLINE L.P.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, B. J. Elam, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision on the 5th day of January, 1995 and correctly shows the boundary lines, dimensions, and area of the land indicated thereon, and was made substantially in accordance with the platting rules and regulations for the City of Addison, Texas.

B. J. Elam  
Registered Professional Land Surveyor  
Texas Registration No. 4581  
Winkelmann & Associates, Inc.  
12800 Hillcrest Road, #200  
Dallas, Texas 75230  
(214) 490-7990

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared B. J. Elam, 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.

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\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
D. MYERS SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
TRIANGLE BOWL  
1717 N. BELTLINE ROAD  
IRVING, TX 75061

**REPLAT OF LOT A D OF THE FINAL REPLAT OF  
BLOCK 3, BELTLINE MARSH BUSINESS PARK  
ADDISON, TEXAS**

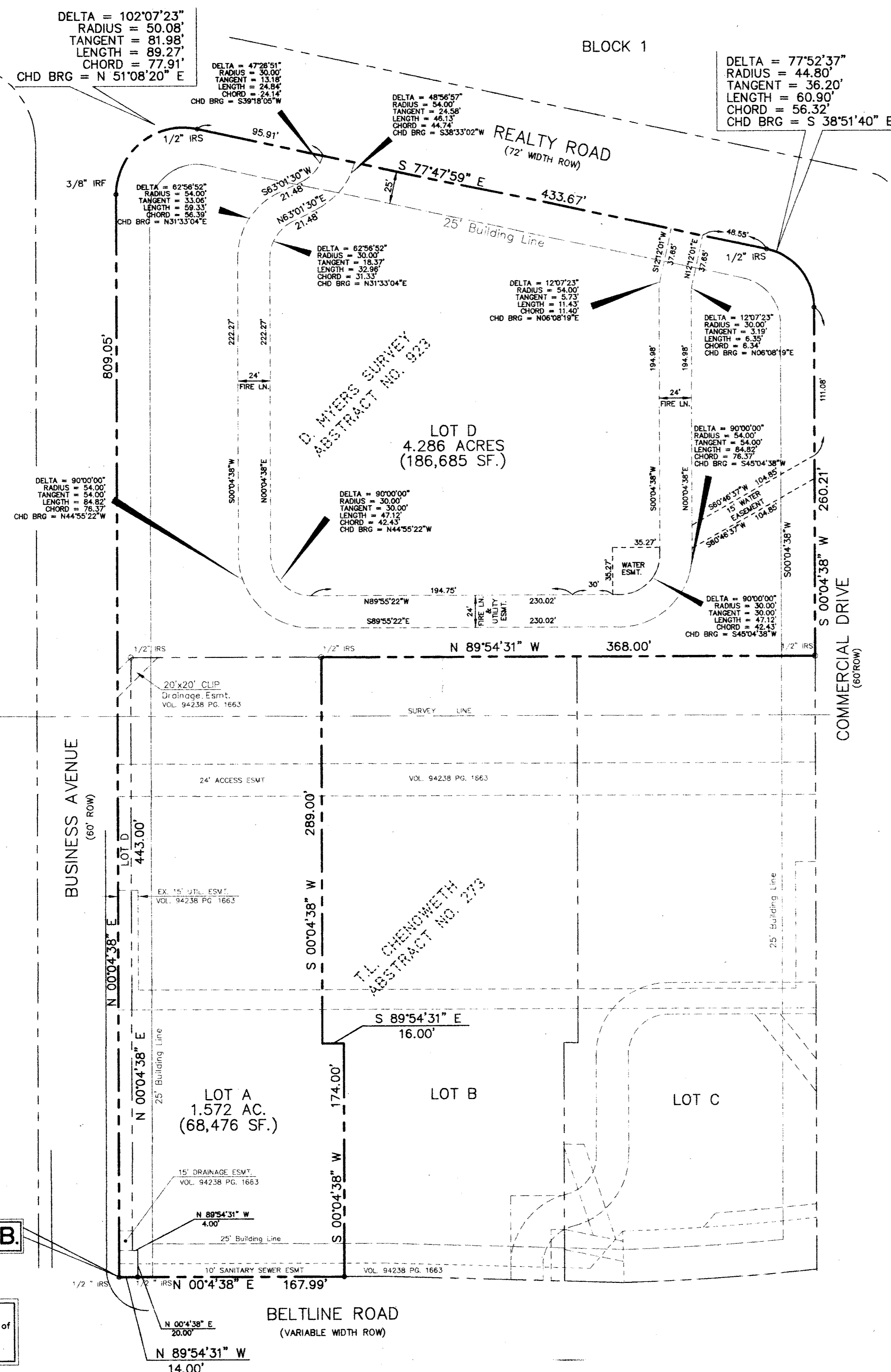
Scale: 1" = 50' Date: 2-12-95  
Designed By: T.L.  
Drawn By: M.K.  
Checked By: M.C.  
File: 482PPLT.dwg  
Project No.: 0482.01

**SHEET**  
C-2  
OF  
10

BENCH MARK:  
"T" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
Elev = 582.16

\* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94. THIS REPORT INDICATES NO DETENTION REQUIRED, IF MIN. FIN. FLOOR IS MAINTAINED.

BELT LINE/MARSH BUSINESS PARK  
BLOCK 2  
VOL. 79252, PG. 0215



**BENCH MARK:**  
"D" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
Elev = 582.16

**P.O.B.**

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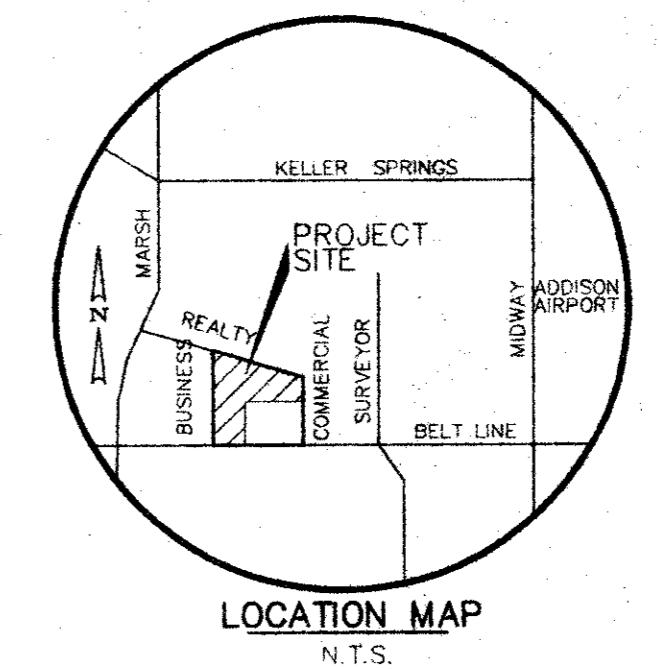
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The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity on any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, 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 proved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

TRIANGLE BOWL ASSOCIATES      BUSINESS/BELTLINE L.P.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

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Notary Public  
My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, B. J. Elam, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision on the 5th day of January, 1995 and correctly shows the boundary lines, dimensions, and area of the land indicated thereon, and was made substantially in accordance with the platting rules and regulations for the City of Addison.

**CONSTRUCTION SET**  
ISSUED BY  
**TOWN OF ADDISON**  
**PUBLIC WORKS DEPARTMENT**

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

B. J. Elam  
Registered Professional Land Surveyor  
Texas Registration No. 4581  
Winkelmann & Associates, Inc.  
12800 Hillcrest Road, #200  
Dallas, Texas 75230  
(214) 490-7090

STATE OF TEXAS  
COUNTY OF DALLAS

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Notary Public  
My Commission Expires \_\_\_\_\_

APPROV.	
REVISION	
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(214) 490-7090  
FAX (214) 490-7098

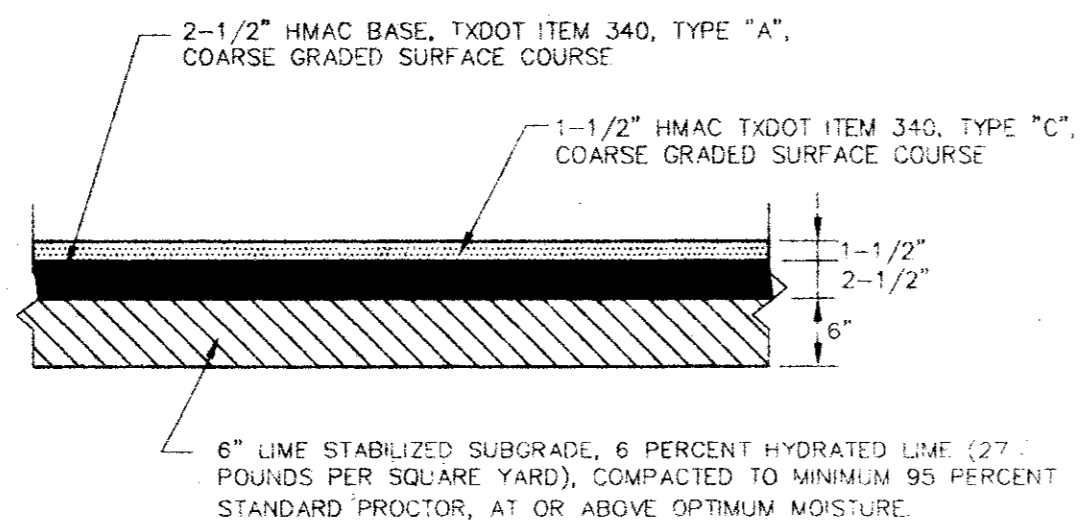
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
D. MYERS SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
TRIANGLE BOWL  
1777 N. BELTLINE ROAD  
IRVING, TX 75061

**REPLAT OF LOT A D OF THE FINAL REPLAT OF  
BLOCK 3, BELTLINE MARSH BUSINESS PARK  
ADDISON, TEXAS**

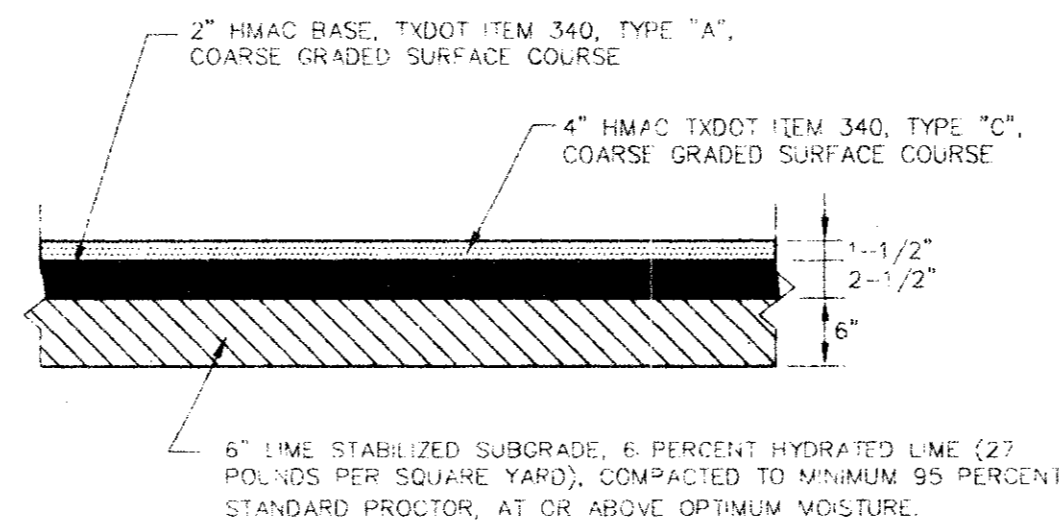
Scale: 1" = 50'	Date: 2-12-95
Designed By: T.L.	
Drawn By: M.K.	
Checked By: M.C.	
File: 482PPLT.dwg	
Project No.: 0-482.01	

**SHEET**  
C-2  
OF  
10



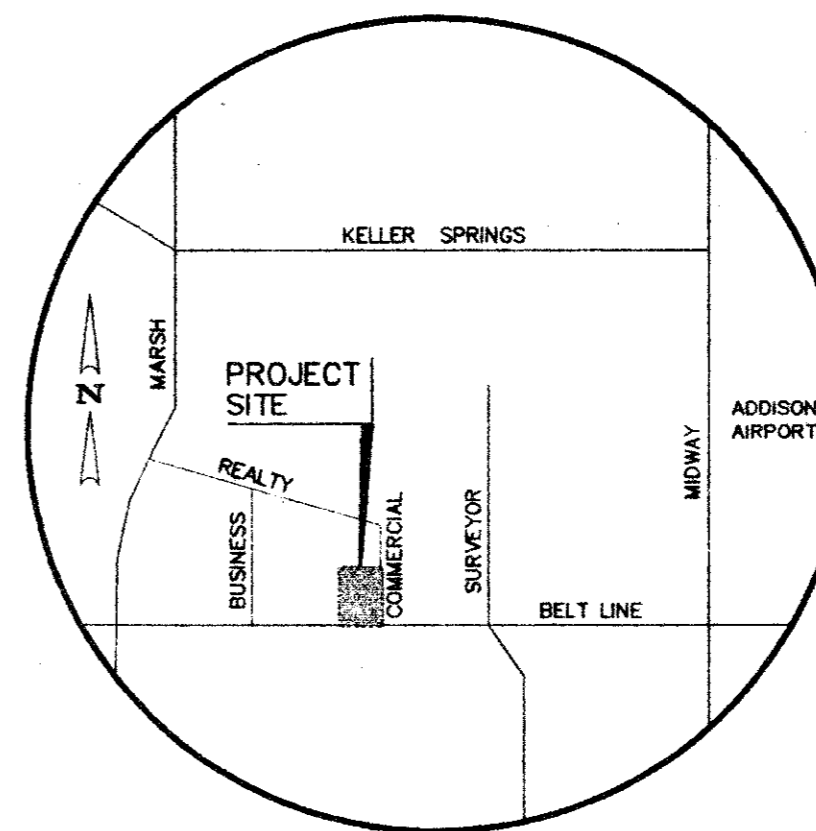
LIGHT DUTY PAVEMENT SECTION

N.T.S.



HEAVY DUTY PAVEMENT SECTION

N.T.S.



LOCATION MAP

N.T.S.



NOT FOR CONSTRUCTION

NO.	DATE	REVISION	APPROV.

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
1505 MARSH BLVD. SUITE 200  
DALLAS, TEXAS 75201  
(214) 441-7999 FAX

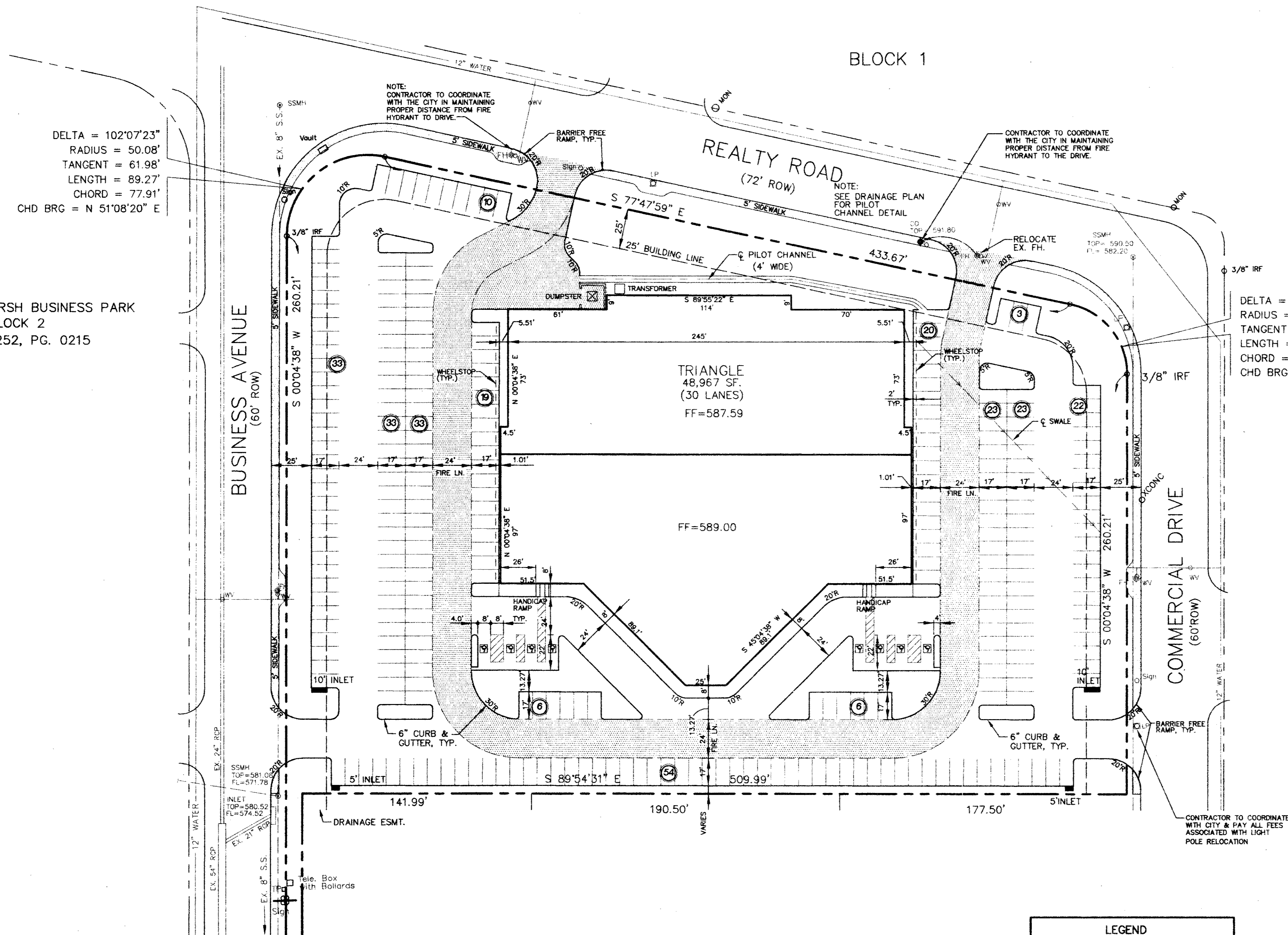
T.L. CHENWETH SURVEY, ABSTRACT NO. 273  
DIMEYERS SURVEY, ABSTRACT NO. 823  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
TRIANGLE BOWL  
1717 N. BELT LINE ROAD  
IRVING, TEXAS 75061

**DIMENSIONAL CONTROL PLAN**  
**BLOCK 3, BELT LINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

Scale: 1"=40' Date: 1/11/94  
Designed By: TL  
Drawn By: TL  
Checked By: MC  
File: 0482DIM.DWG  
Project No.: 0482.01

**SHEET**  
C  
3  
9



BELT LINE/MARSH BUSINESS PARK  
BLOCK 2  
VOL. 79252, PG. 0215

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON SPECIFICATIONS, AND DETAILS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISC. STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
- ALL JOINTS SHALL EXTEND THROUGH THE CURB.
- MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET.
- ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
- TRANSVERSE JOINTS MAY BE SKEWED OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
- MANHOLES, WATER VALVES, AND CLEANOUTS MAY BE BOXED OUT OR ISOLATED USING EXPANSION JOINT FILLER. MINIMUM LENGTH OF EACH SIDE OF BOX OUT SHALL BE 18 INCHES.
- SEE ARCHITECTURAL PLANS FOR PAVEMENT WITHIN GARDEN AREA, MISCELLANEOUS REINFORCED CONCRETE SIDEWALK ADJACENT TO BUILDING, & TRUCK DOCK RETAINING WALLS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS.
- CONTRACTOR TO REMOVE/RELOCATE & ADJUST SPRINKLER HEADS, CONTROL VALVES, ETC. AS NECESSARY.

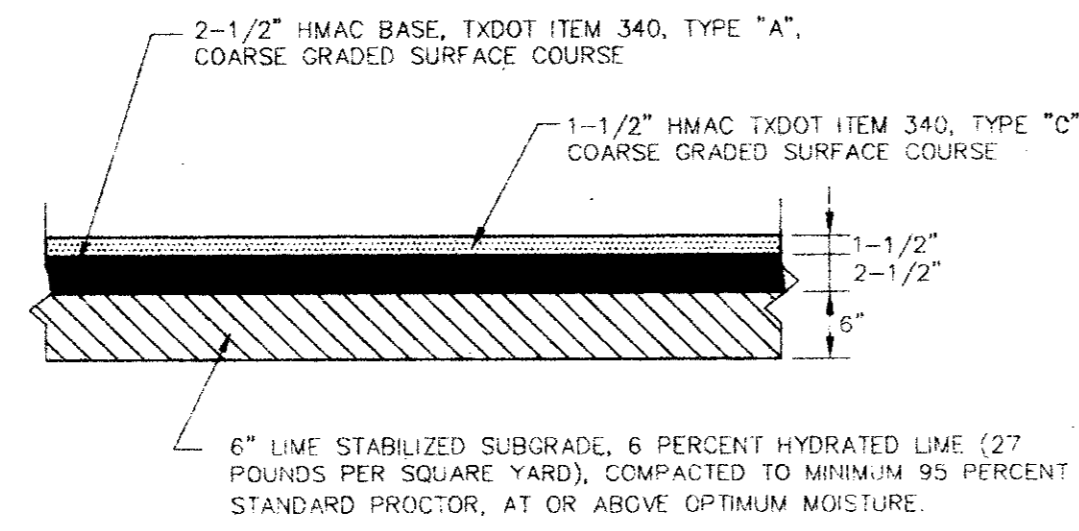
**LEGEND**

	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT
	PARKING SPACE COUNT
	SYMBOL FOR HANDICAPPED PARKING SPACE (SEE DETAIL ON SHEET C-10)

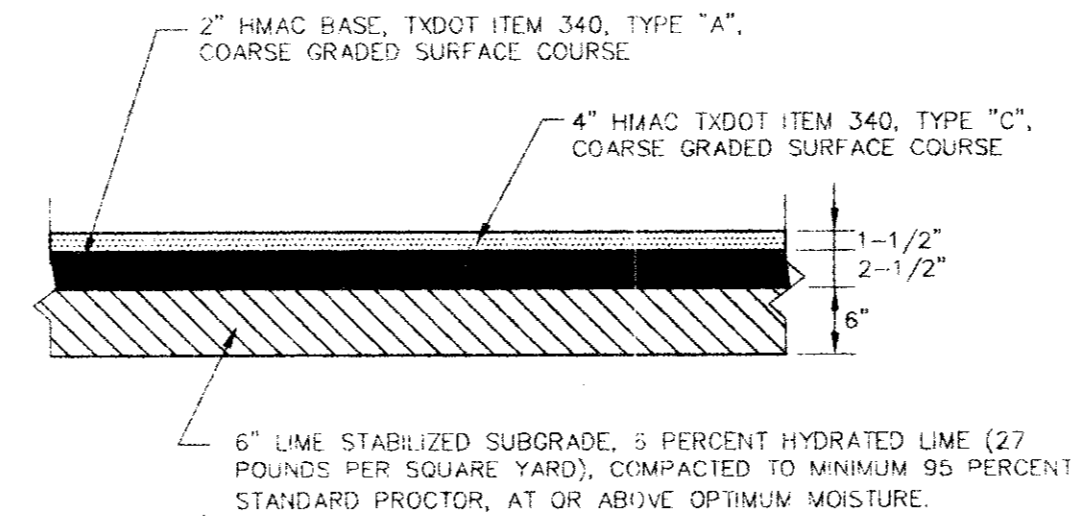
**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT

BENCH MARK:  
"I" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
Elev = 582.16

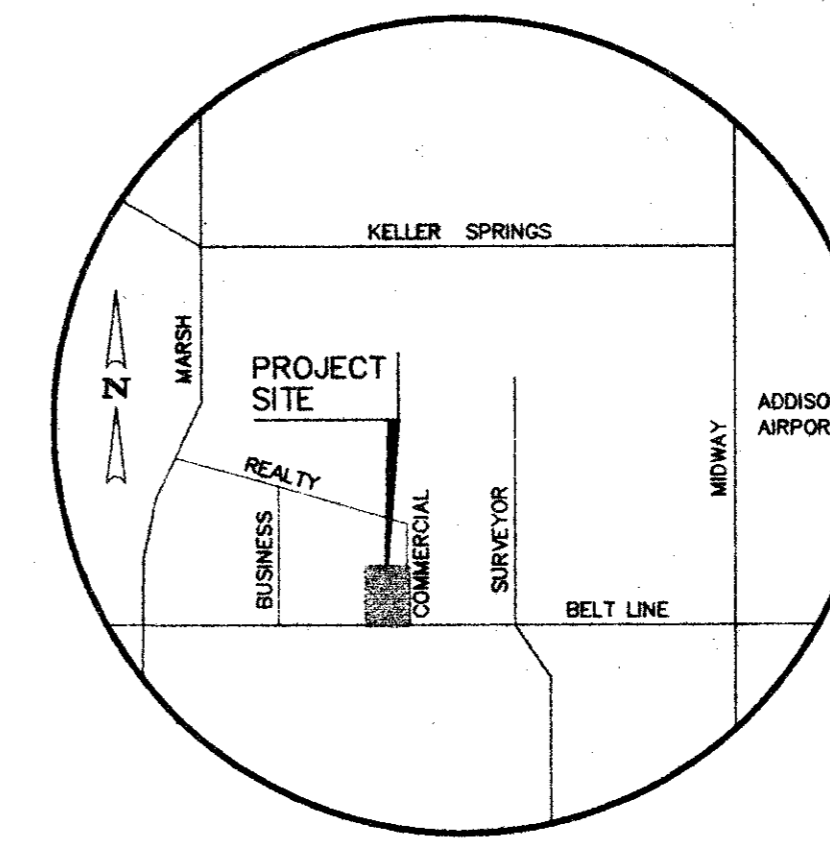
\* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94



LIGHT DUTY PAVEMENT SECTION  
N.T.S.



HEAVY DUTY PAVEMENT SECTION  
N.T.S.



LOCATION MAP  
N.T.S.

NOT FOR CONSTRUCTION

NO.	DATE	REVISION	APPROVAL

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
1200 WALDELL ROAD, SUITE 200  
DALLAS, TEXAS 75220  
(214) 460-7900  
(214) 460-7999 FAX

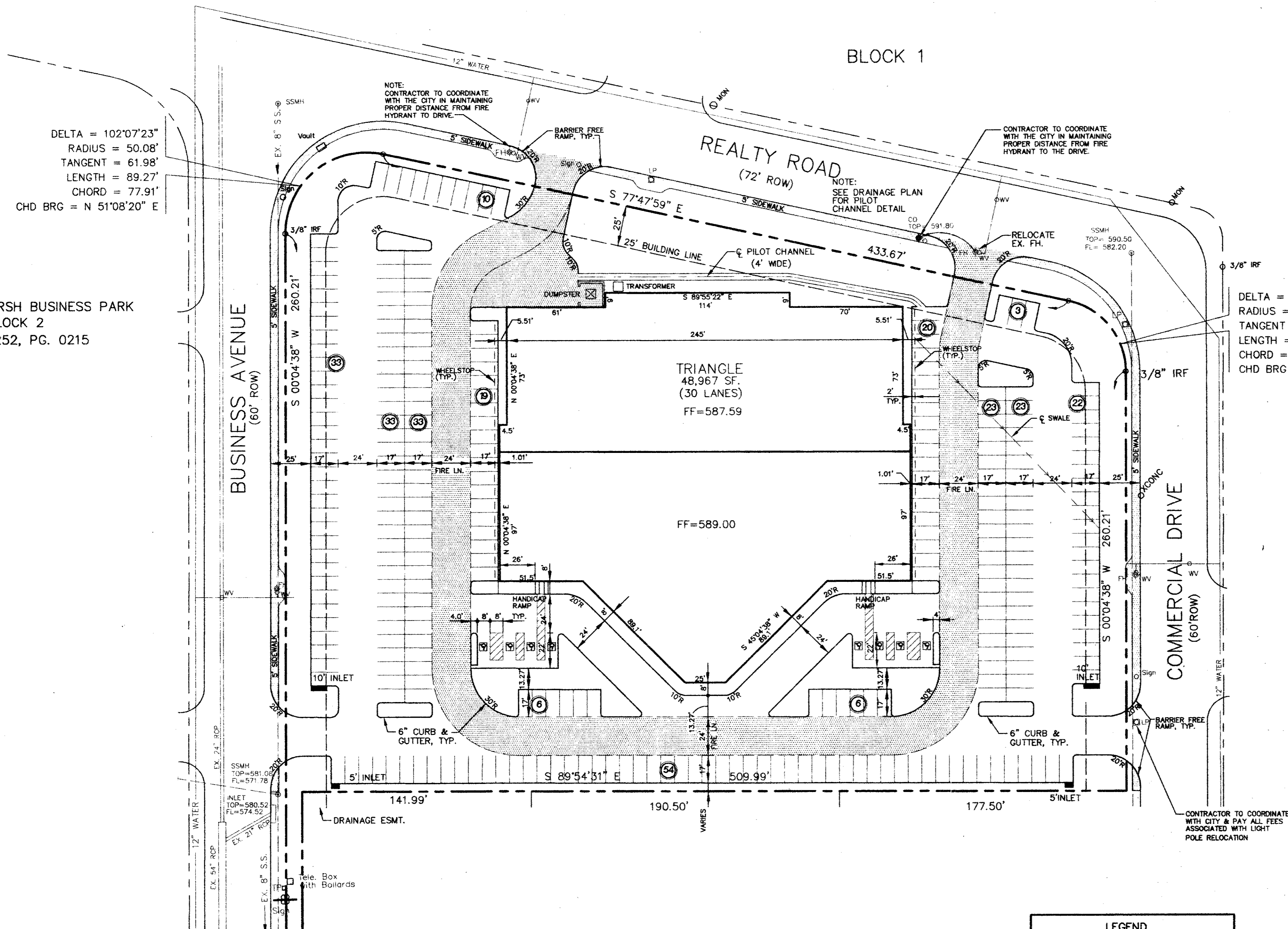
TL CHEROKEE SURVEY, ABSTRACT NO. 273  
DUKE'S SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
TRIANGLE BOWL  
1717 N. BELT LINE ROAD  
IRVING, TEXAS 75061

**DIMENSIONAL CONTROL PLAN**  
**BLOCK 3, BELT LINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

Scale: 1"=40' Date: 1/17/94  
Designed By: TL  
Drawn By: TL  
Checked By: MC  
File: 04812DMDWG  
Project No.: 0481E01

**SHEET**  
**C-3**  
**OF**  
**6**



DELTA = 102°07'23"  
RADIUS = 50.08'  
TANGENT = 61.98'  
LENGTH = 89.27'  
CHORD = 77.91'  
CHD BRG = N 51°08'20" E

DELTA = 77°52'37"  
RADIUS = 44.80'  
TANGENT = 36.20'  
LENGTH = 60.90'  
CHORD = 56.32'  
CHD BRG = S 38°51'40" E

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON SPECIFICATIONS, AND DETAILS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISC. STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
- ALL JOINTS SHALL EXTEND THROUGH THE CURB.
- MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET.
- ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
- TRANSVERSE JOINTS MAY BE SKEWED OR ADJUSTED BY SHIFTING TO MEET MANHOLES, INLETS, OTHER STRUCTURES, ETC.
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
- MANHOLES, WATER VALVES, AND CLEANOUTS MAY BE BOXED OUT OR ISOLATED USING EXPANSION JOINT FILLER. MINIMUM LENGTH OF EACH SIDE OF BOX OUT SHALL BE 18 INCHES.
- SEE ARCHITECTURAL PLANS FOR PAVEMENT WITHIN GARDEN AREA. MISCELLANEOUS REINFORCED CONCRETE SIDEWALK ADJACENT TO BUILDING, & TRUCK DOCK RETAINING WALLS.
- CONTRACTOR TO SO D ALL DISTURBED AREAS.
- CONTRACTOR TO REMOVE/RELOCATE & ADJUST SPRINKLER HEADS, CONTROL VALVES, ETC. AS NECESSARY.

**CONSTRUCTION SET**  
ISSUED BY  
**TOWN OF ADDISON**  
**PUBLIC WORKS DEPARTMENT**

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**LEGEND**

	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT
	PARKING SPACE COUNT
	SYMBOL FOR HANDICAPPED PARKING SPACE (SEE DETAIL ON SHEET C-XX)

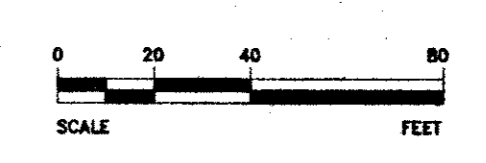
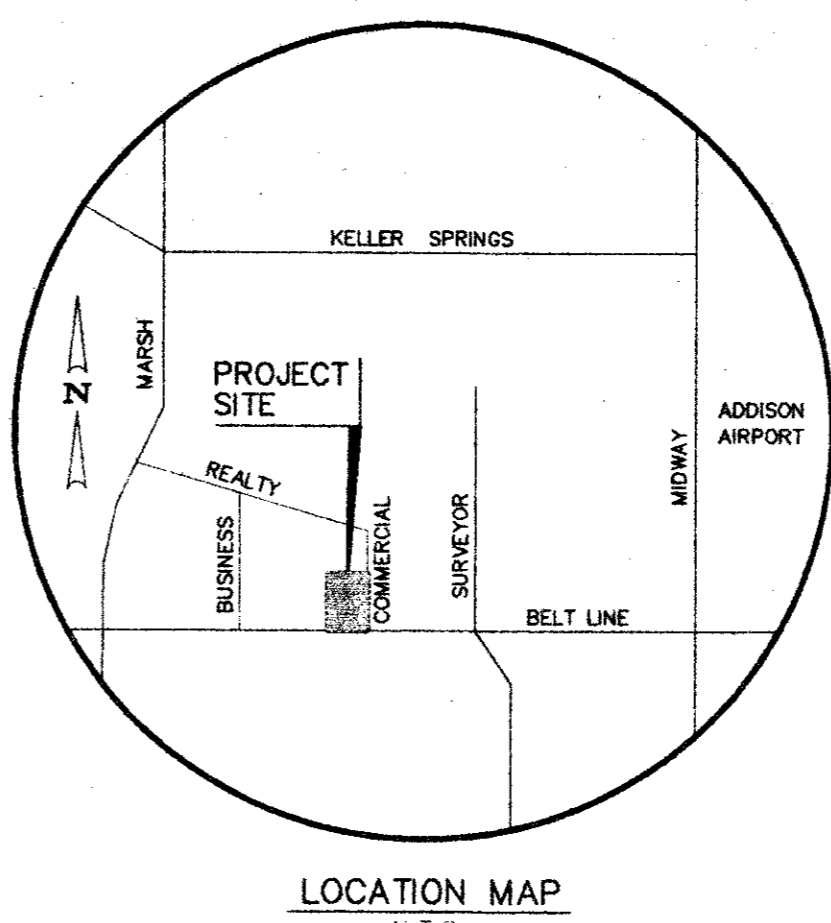
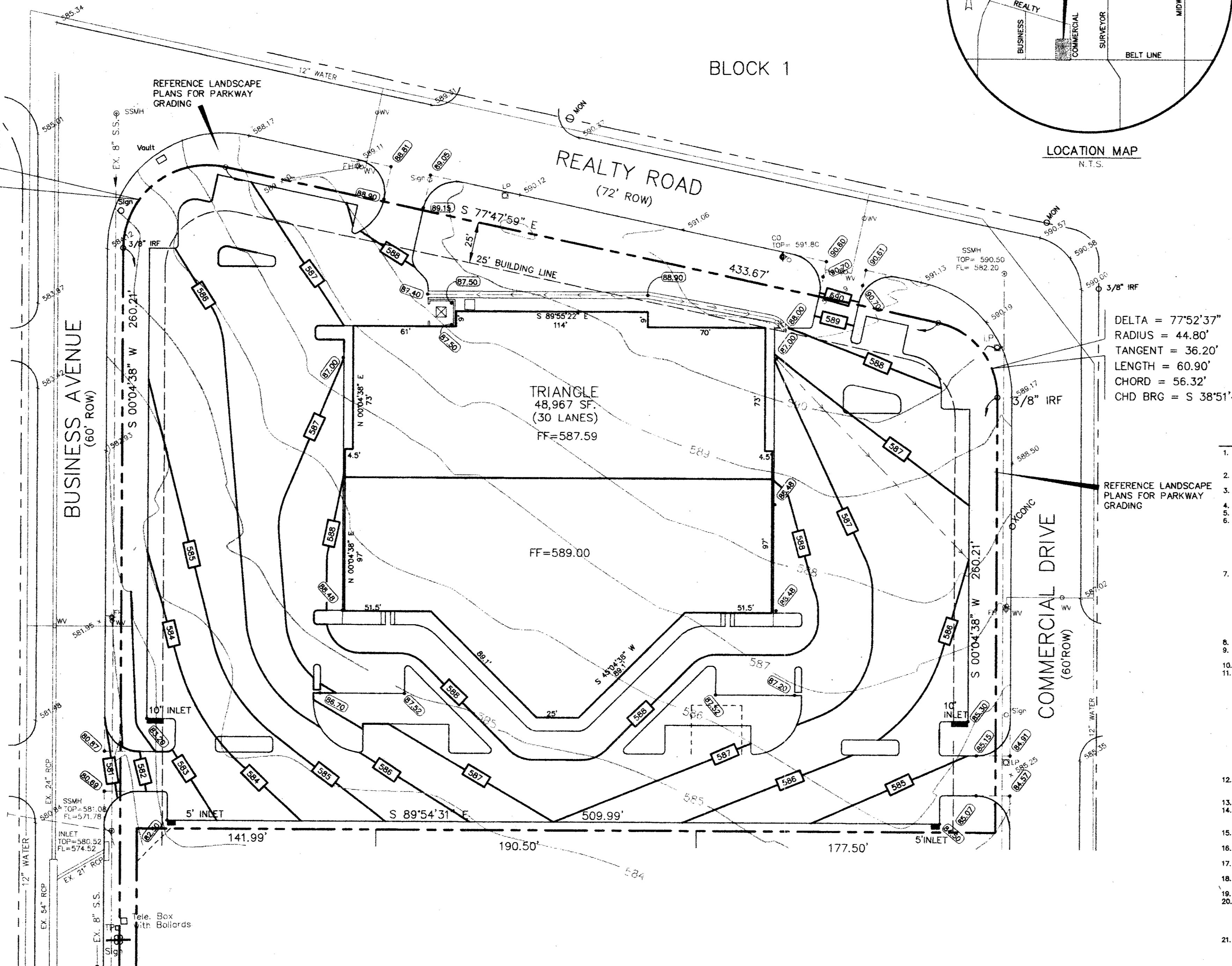
BENCH MARK:  
"O" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
Elev = 582.16

\* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94

BELT LINE/MARSH BUSINESS PARK  
BLOCK 2  
VOL. 79252, PG. 0215

DELTA = 102°07'23"  
 RADIUS = 50.08'  
 TANGENT = 61.98'  
 LENGTH = 89.27'  
 CHORD = 77.91'  
 CHD BRG = N 51°08'20" E

BELT LINE/MARSH BUSINESS PARK  
 BLOCK 2  
 VOL. 79252, PG. 0215



DELTA = 77°52'37"  
 RADIUS = 44.80'  
 TANGENT = 36.20'  
 LENGTH = 60.90'  
 CHORD = 56.32'  
 CHD BRG = S 38°51'40" E

**GENERAL NOTES**  
 SITE GRADING

1. VEGETATION, DEBRIS AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE (APPROXIMATE DEPTH OF 4-6 INCHES) AT THE BEGINNING OF EARTHWORK CONSTRUCTION.
2. REFERENCED THE SPECIFICATIONS FOR PAD PREPARATION AND PAVEMENT SUBGRADE PREPARATION REQUIREMENTS.
3. PROPOSED CONTOURS SHOWN ON AREAS OF PAVING ARE TOP OF PAVEMENT (OR TOP OF CURB AT CURB LINE). LIMITS OF GRADING ARE THE BOTTOM OF PAVEMENT.
4. PROPOSED CONTOURS SHOWN ON AREAS OTHER THAN PAVING ARE THE EXACT LIMITS OF GRADING. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SITE DRAINAGE DURING OPERATIONS.
5. THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY SMALL TEMPORARY SEDIMENT PONDS, SILT FENCES OF STEEL WIRE AND BURLAP OR BARRIERS OF CEDAR TREES AND/OR BALS OF STRAW. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
6. GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF, OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES. EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH EXISTING UTILITIES DURING CONSTRUCTION.
7. PAVING EXCAVATION WORK AND GENERAL SITE GRADING SHALL BE BROUGHT TO ± 0.1 FEET.
8. FINAL LAYOUT OF ALL PAVING AND BUILDING PADS SHALL BE PROVIDED ON THE PAVING & PAVING PLAN.
9. ALL SPOT GRADES ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
10. FOR THE WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE CONTRACTOR SHALL:
  - A. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT IN CASE OF MULTI-LANE HIGHWAYS, OR IN THE MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
  - B. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHTS, BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, THE CITY OF LEWISVILLE, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
  - C. COMPLETE THE WORK TO THE SATISFACTION OF THE CITY OF LEWISVILLE AND OBTAIN A STATING THAT THE WORK IS ACCEPTABLE.
  - D. POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR STATE.
11. CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE. AT NO ADDITIONAL COST TO OWNER.
12. REFER TO SHEET C-1 FOR TOPS OF PAVING AND SUBGRADE TO BE USED.
13. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES REMAINING ON SITE. COORDINATE WITH GENERAL CONTRACTOR. CONTACT THE OWNER OR ENGINEER REGARDING ANY ITEMS OF QUESTION.
14. A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
15. ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVING TO BE GRASSED, UNLESS OTHERWISE NOTED.
16. AREAS OUTSIDE THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED SHALL RECEIVE 4 INCHES OF TOPSOIL. THIS TOPSOIL TO BE PLACED AND LEVELED BY THE CONTRACTOR.
17. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY GRADING CONTRACTOR AT NO COST TO THE OWNER.
18. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
19. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
20. ROUGH GRADING ELEVATIONS ARE AS FOLLOWS:
  - 4" BELOW FINISHED CONTOURS IN AREAS TO BE SEEDED.
  - 5" BELOW FINISHED CONTOURS IN LIGHT DUTY PAVED AREAS.
  - 6" BELOW FINISHED CONTOURS IN HEAVY DUTY PAVED AREAS.
21. A DESIGN WILL BE REQUIRED BY THE CONTRACTOR FOR TRENCH EXCAVATION PROTECTION IN ACCORDANCE WITH CURRENT STATE LAW.
22. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR OBTAINING PERMITS AS REQUIRED BY THE CITY OF LEWISVILLE.

**NOT FOR CONSTRUCTION**

APPROVED: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 No. \_\_\_\_\_ DATE \_\_\_\_\_

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS • SURVEYORS  
 1717 N. BELTLINE ROAD, SUITE 200  
 IRVING, TEXAS 75061  
 (972) 480-2000  
 (972) 480-2000 FAX

TL CHENOWETH SURVEY, ABSTRACT NO. 273  
 DIMETERS SURVEY, ABSTRACT NO. 923  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
 TRIANGLE BONE  
 1717 N. BELTLINE ROAD  
 IRVING, TX 75061

**GRADING PLAN**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
 ADDISON, TEXAS

Scale: 1"=40' Date: 12/23/94  
 Designed By: TL  
 Drawn By: TL  
 Checked By: MC  
 File: 04B12GRD.DWG  
 Project No.: 0482.01

**CONSTRUCTION SET**  
 ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT

BENCH MARK:  
 "U" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
 Elev = 582.16

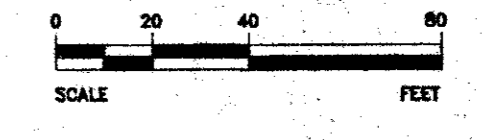
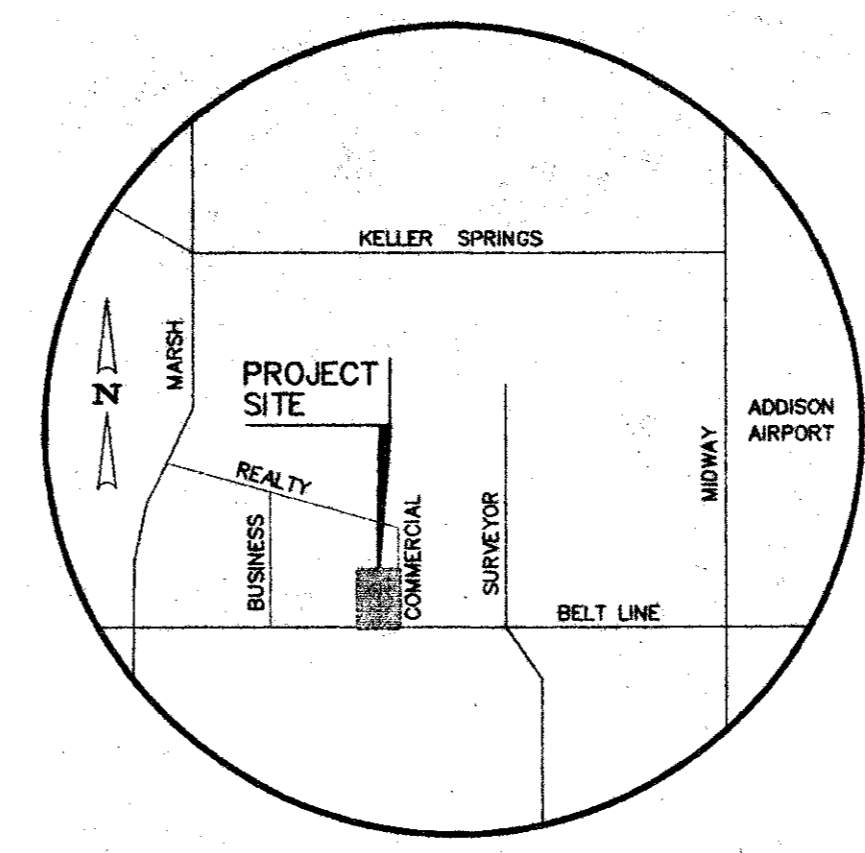
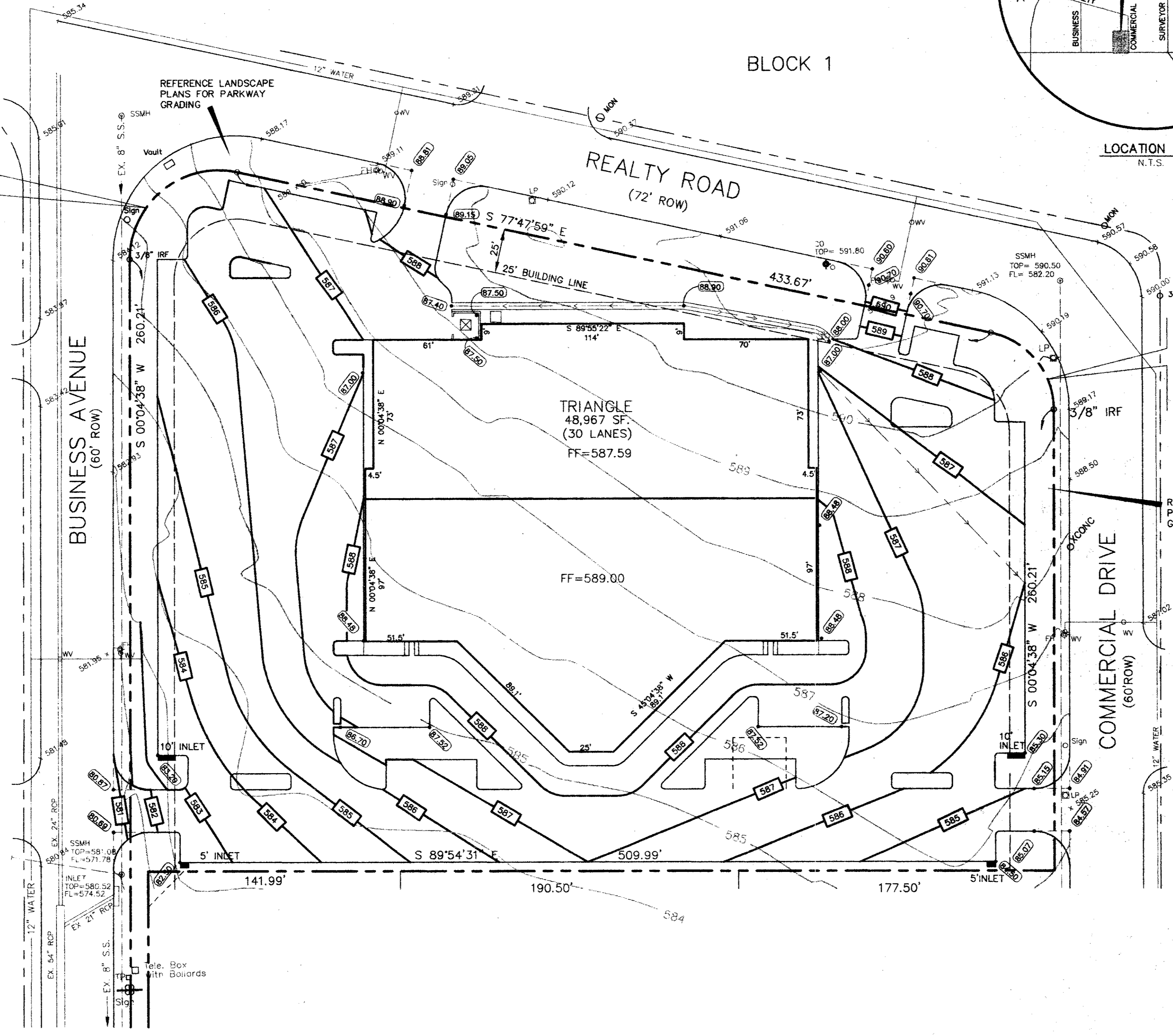
• MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94

LEGEND	
• 487.57	EX. SPOT ELEVATION
• 64.1	PROP. SPOT ELEVATION
— 470 —	EXISTING CONTOUR
— 481 —	PROPOSED CONTOUR

**SHEET**  
 04  
 01

DELTA = 102°07'23"  
 RADIUS = 50.08'  
 TANGENT = 61.98'  
 LENGTH = 89.27'  
 CHORD = 77.91'  
 CHD BRG = N 51°08'20" E

BELT LINE/MARSH BUSINESS PARK  
 BLOCK 2  
 VOL. 79252, PG. 0215



**GENERAL NOTES  
 SITE GRADING**

1. VEGETATION, DEBRIS AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE (APPROXIMATE DEPTH OF 4-6 INCHES) AT THE BEGINNING OF EARTHWORK CONSTRUCTION.
2. REFERENCE THE SPECIFICATIONS FOR PAD PREPARATION AND PAVEMENT SUBGRADE PREPARATION REQUIREMENTS.
3. PROPOSED CONTOURS SHOWN ON AREAS OF PAVING ARE TOP OF PAVEMENT (OR TOP OF CURB AT CURB LINE). LIMITS OF GRADING ARE THE BOTTOM OF PAVEMENT.
4. PROPOSED CONTOURS SHOWN ON AREAS OTHER THAN PAVING ARE THE EXACT LIMITS OF GRADING.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SITE DRAINAGE DURING OPERATIONS.
6. THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY SMALL TEMPORARY SEDIMENT POND, SILT FENCES OF STEEL WIRE AND BURLAP OR BARRIERS OF CEDAR TREES AND/OR BALES OF STRAW. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
7. GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF, OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES. EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH EXISTING UTILITIES DURING CONSTRUCTION.
8. PAVING EXCAVATION WORK AND GENERAL SITE GRADING SHALL BE BROUGHT TO + 0.1 FEET.
9. FINAL LAYOUT OF ALL PAVING AND BUILDING PADS SHALL BE PROVIDED ON THE PAVING & PAVING PLAN.
10. ALL SPOT GRADES ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
11. FOR THE WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE CONTRACTOR SHALL:
  - A. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT IN CASE OF MULTI-LANE HIGHWAYS, OR IN THE MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
  - B. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHTS, BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, THE CITY OF LEWISVILLE, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC. COMPLETE THE WORK TO THE SATISFACTION OF THE CITY OF LEWISVILLE AND OBTAIN A STATING THAT THE WORK IS ACCEPTABLE.
  - C. POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR STATE.
  - D. CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO OWNER. REFER TO SHEET C-1 FOR TYPE OF PAVING AND SUBGRADE TO BE USED.
12. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES REMAINING ON SITE. COORDINATE WITH GENERAL CONTRACTOR, CONTACT THE OWNER OR ENGINEER REGARDING ANY ITEMS OF QUESTION.
13. A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
14. ALL DISTURBED AREAS NOT COVERED BY BUILDING OR PAVING TO BE GRASSED, UNLESS OTHERWISE NOTED.
15. AREAS OUTSIDE THE PARKING LOT PERIMETERS SHOWN TO BE SEEDING SHALL RECEIVE 4 INCHES OF TOPSOIL. THIS TOPSOIL TO BE PLACED AND LEVELED BY THE CONTRACTOR.
16. UNDESIRABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEANING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY GRADING CONTRACTOR AT NO COST TO THE OWNER.
17. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
18. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
19. ROUGH GRADING ELEVATIONS ARE AS FOLLOWS:
  - A. BELOW FINISHED CONTOURS IN AREAS TO BE SEEDING.
  - B. BELOW FINISHED CONTOURS IN LIGHT DUTY PAVED AREAS.
  - C. BELOW FINISHED CONTOURS IN HEAVY DUTY PAVED AREAS.
20. A DESIGN WILL BE REQUIRED BY THE CONTRACTOR FOR TRENCH EXCAVATION PROTECTION IN ACCORDANCE WITH CURRENT STATE LAW.
21. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR OBTAINING PERMITS AS REQUIRED BY THE CITY OF LEWISVILLE.

**CONSTRUCTION SET**  
 ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT

LEGEND	
• 461.51	EX. SPOT ELEVATION
• 64.1	PROP. SPOT ELEVATION
— 4.70 —	EXISTING CONTOUR
— 4.81 —	PROPOSED CONTOUR

BENCH MARK:  
 "D" cut top of curb at the curb return east side of  
 Commercial Drive and Bellline Road.  
 Elev = 582.16

• MIN. FINISH FLOOR ELEVATION ARE FROM  
 REPORT PREPARED BY O'BRIEN ENGINEERS  
 DATED: 7/7/94

**NOT FOR CONSTRUCTION**

No.	DATE	REVISION	APPROV.

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS • SURVEYORS  
 1880 HUNTERS BLVD. SUITE 200  
 DALLAS, TEXAS 75238  
 (214) 890-9799 FAX

TL CHONEMETH SURVEY, ABSTRACT NO. 273  
 DIMIERS SURVEY, ABSTRACT NO. 923  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

**GRADING PLAN**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
 ADDISON, TEXAS

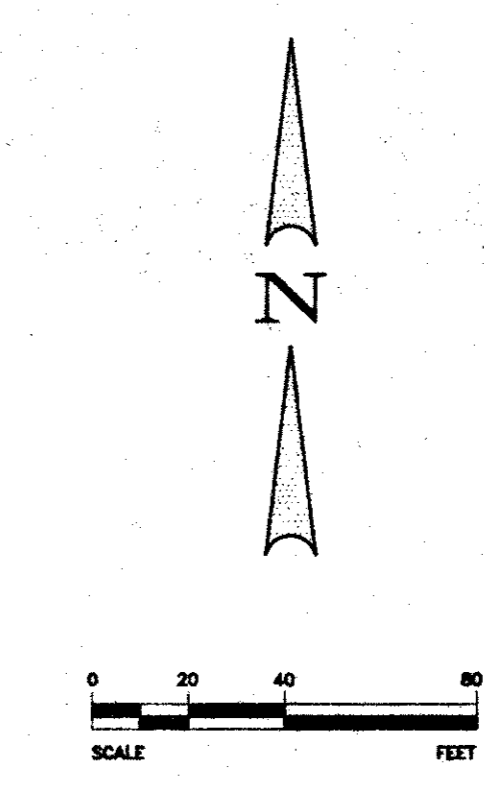
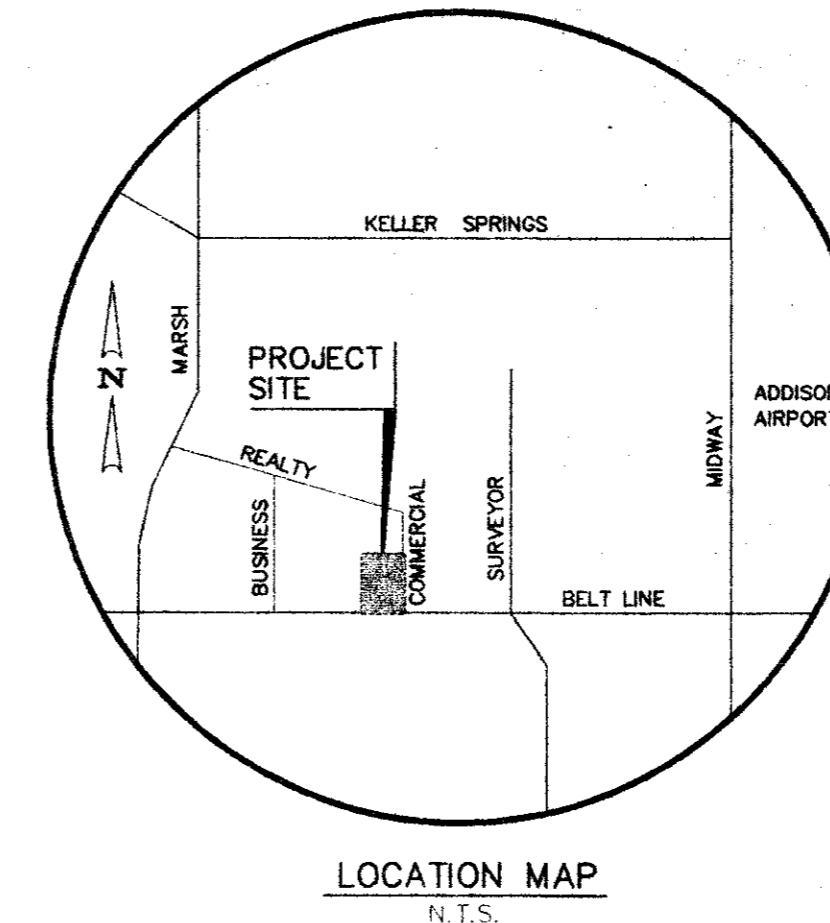
Scale: 1"=40'  
 Date: 12/23/94  
 Designed By: TL  
 Drawn By: TL  
 Checked By: MC  
 Plot: 04B2EGRD.DWG  
 Project No.: 04B2EGRD

**SHEET**  
 C-4  
 OF  
 8



**NOT FOR CONSTRUCTION**

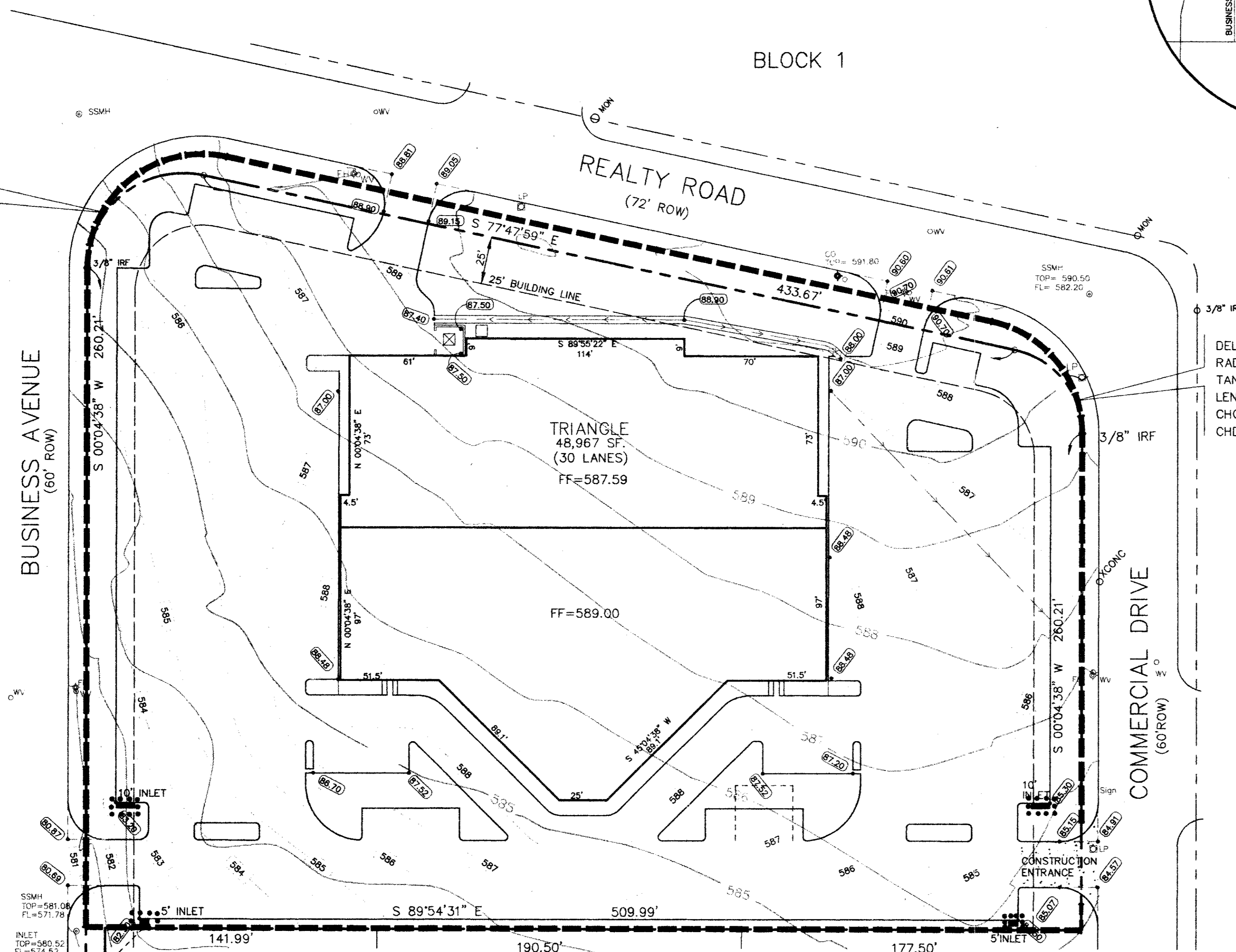
No.	DATE	REVISION	APPROVAL



BLOCK 1

DELTA = 102°07'23"  
 RADIUS = 50.08'  
 TANGENT = 61.98'  
 LENGTH = 89.27'  
 CHORD = 77.91'  
 CHD BRG = N 51°08'20" E

BELT LINE/MARSH BUSINESS PARK  
 BLOCK 2  
 VOL. 79252, PG. 0215



DELTA = 77°52'37"  
 RADIUS = 44.80'  
 TANGENT = 36.20'  
 LENGTH = 60.90'  
 CHORD = 56.32'  
 CHD BRG = S 38°51'40" E

**STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS**

1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE FOR CURB INLET WITH WATER FULLY IMPROVED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUBMERGION WITH STRENGTH, SIZE, 40-60, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN SINCE FINES WOULD CLOG THE CLOTH.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1" BEYOND BOTH ENDS OF THE TARGET SPACING.
6. FROM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE CURB AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET, PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT BANKS DIRECTING FLOW INTO INLET.

**A SWALE, DITCHLINE OR YARD INLET PROTECTION**

1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
2. DRIVE 2 X 4 POST 1' INTO GROUND AT FOUR CORNERS OF INLET. PLACE MAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSEMBLE TOP PORTION OF 2 X 4 FRAME USING OVERLAP JOINT METHOD. TOP OF FRAME (WEIR) MUST BE 6" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
3. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST.
4. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE ENVELOPPED AND TUCKED UNDER FASTENED BOARD.
5. BACKFILL AROUND INLET IN COMPACTED 6" LAYERS UNTIL LAYER OF CLOTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
6. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A COMPACTED EARTH DIKE ON THE DITCHLINE BELOW THE TOP OF THE DIKE IS TO BE AT LEAST 6" HIGHER THAN THE TOP OF FRAME (WEIR).
7. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

**CURB INLET PROTECTION**

1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN. WIDTH BY THICKNESS LENGTH PLUS 4" TO THE 2" X 4" WIRE OVERHANGING THROAT LENGTH PLUS 2" AS SHOWN ON THE STANDARD DRAWING).
2. PLACE A FRAME OF APPROVED FILTER CLOTH (40-60 SERIES OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2" X 4" WIRE TO 18" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND DALET FACE (MAX. 4" APART).
3. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND WALL (MINIMUM 2" LENGTHS OF 2" X 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2" X 4" ANCHORS SHALL EXTEND ABOVE THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.

**STRAW BALE DIKE CONSTRUCTION SPECIFICATIONS**

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE CHECKED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BRUSHES ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPERE STORM FLOW OR DRAINAGE.

**STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION SPECIFICATIONS**

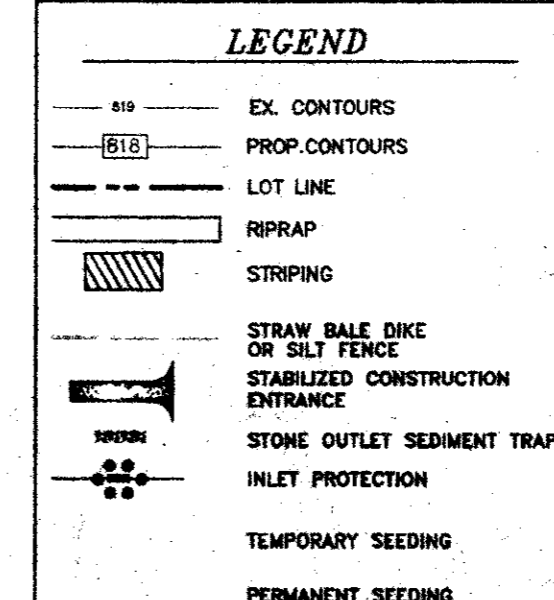
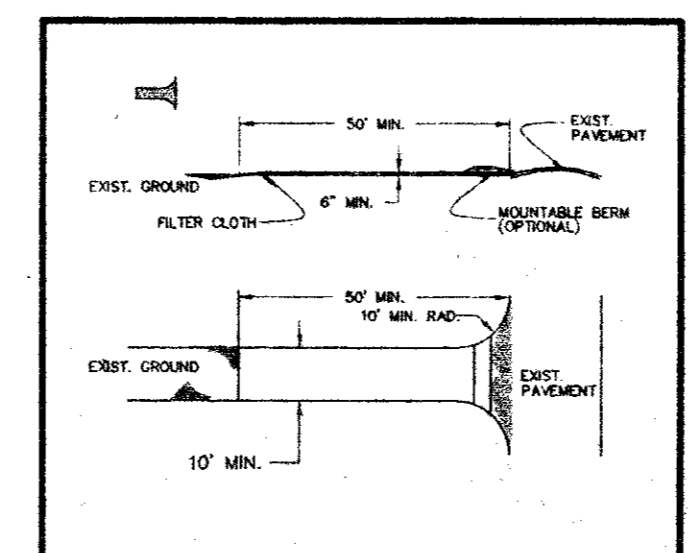
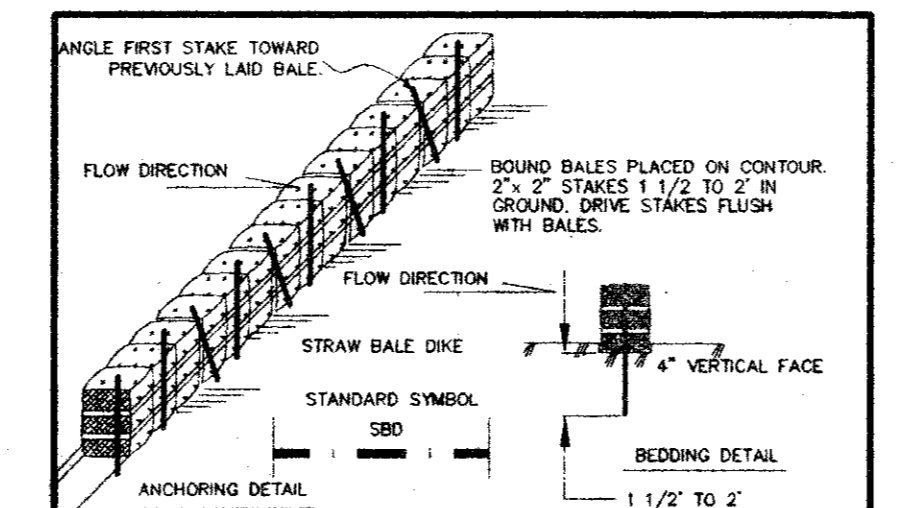
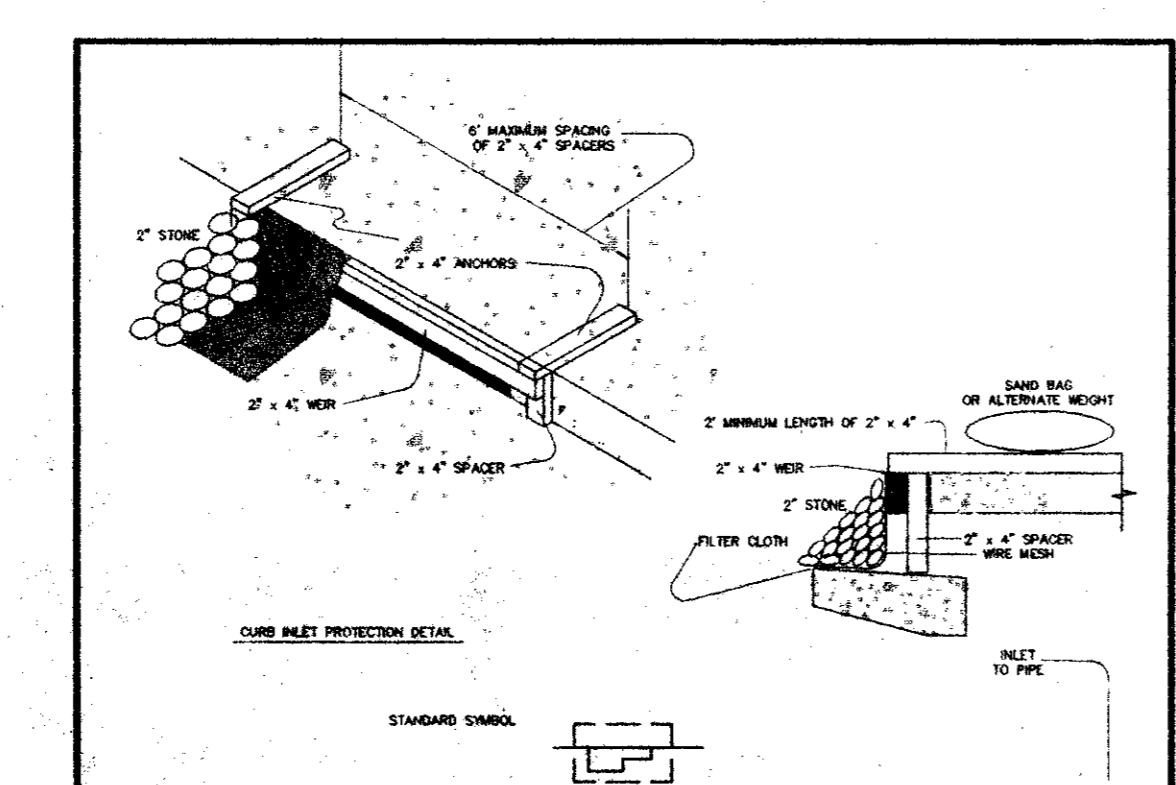
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE - THENCE MINIMUM A 20 FOOT MINIMUM LENGTH SHALL APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INCREASES OR DECREASES OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PERMITTED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL. A REMEDIABLE BERM WITH 5% SLOPES SHALL BE PROVIDED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OR DIVERTED WATER TO ADJACENT AREAS. ANY REPAIRS OR MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION. ANY REPAIRS OR MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION. ANY REPAIRS OR MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION.
8. VANDALISM - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHTS-OF-WAY. VANDALISM IS PROHIBITED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
9. PERIODIC INSPECTION - PERIODIC INSPECTION SHALL BE REQUIRED TO MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OR DIVERTED WATER TO ADJACENT AREAS.

**CONSTRUCTION SET**

ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BENCH MARK:  
 10" cut top of curb at the curb return east side of  
 Commercial Drive and Beltline Road.  
 Elev = 582.16

\* MIN. FINISH FLOOR ELEVATION ARE FROM  
 REPORT PREPARED BY O'BRIEN ENGINEERS  
 DATED: 7/7/94



T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
 DMEYERS SURVEY, ABSTRACT NO. 923  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

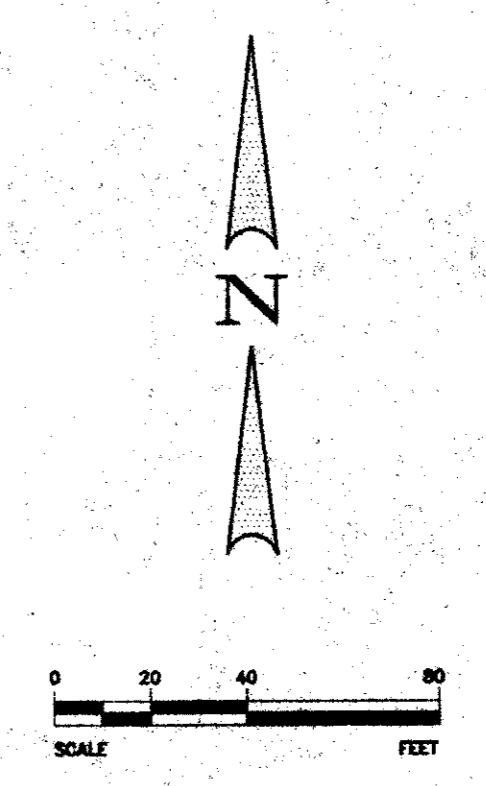
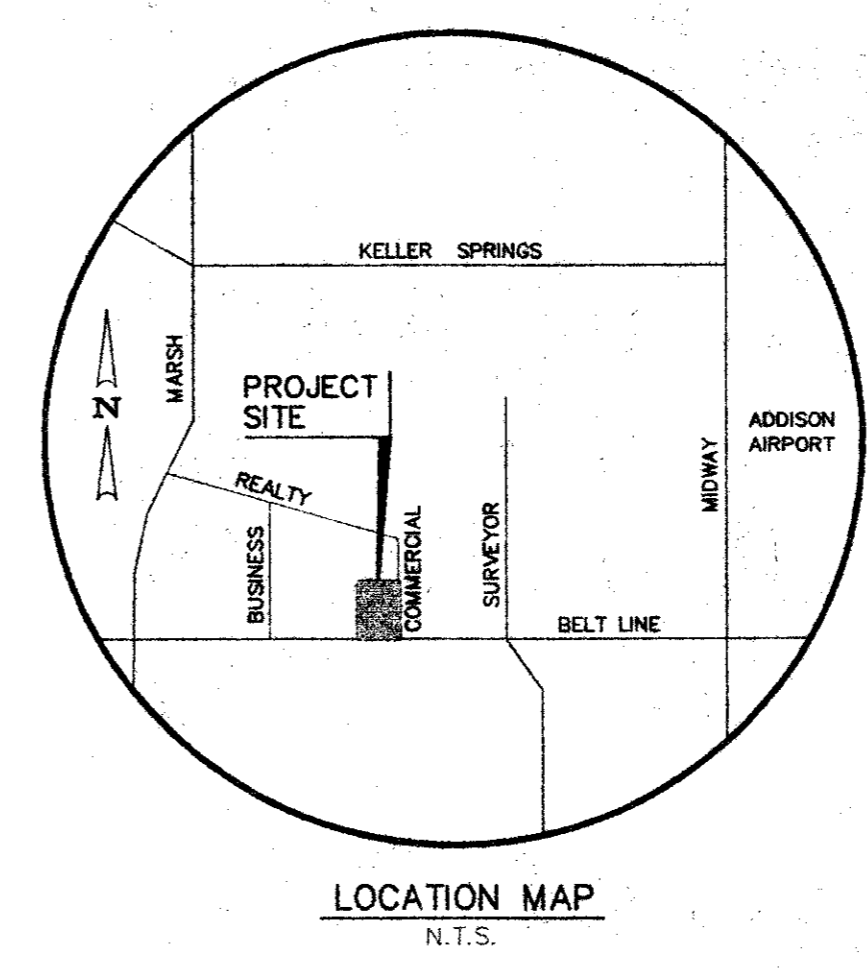
EROSION PROTECTION PLAN  
 BLOCK 3, BELTLINE MARSH BUSINESS PARK  
 ADDISON, TEXAS

Scale: 1"=40' Date: 12/23/94  
 Designed By: TL  
 Drawn By: TL  
 Checked By: MC  
 File: 04826RD.DWG  
 Project No.: 0482.01

SHEET  
 C-5  
 OF  
 9

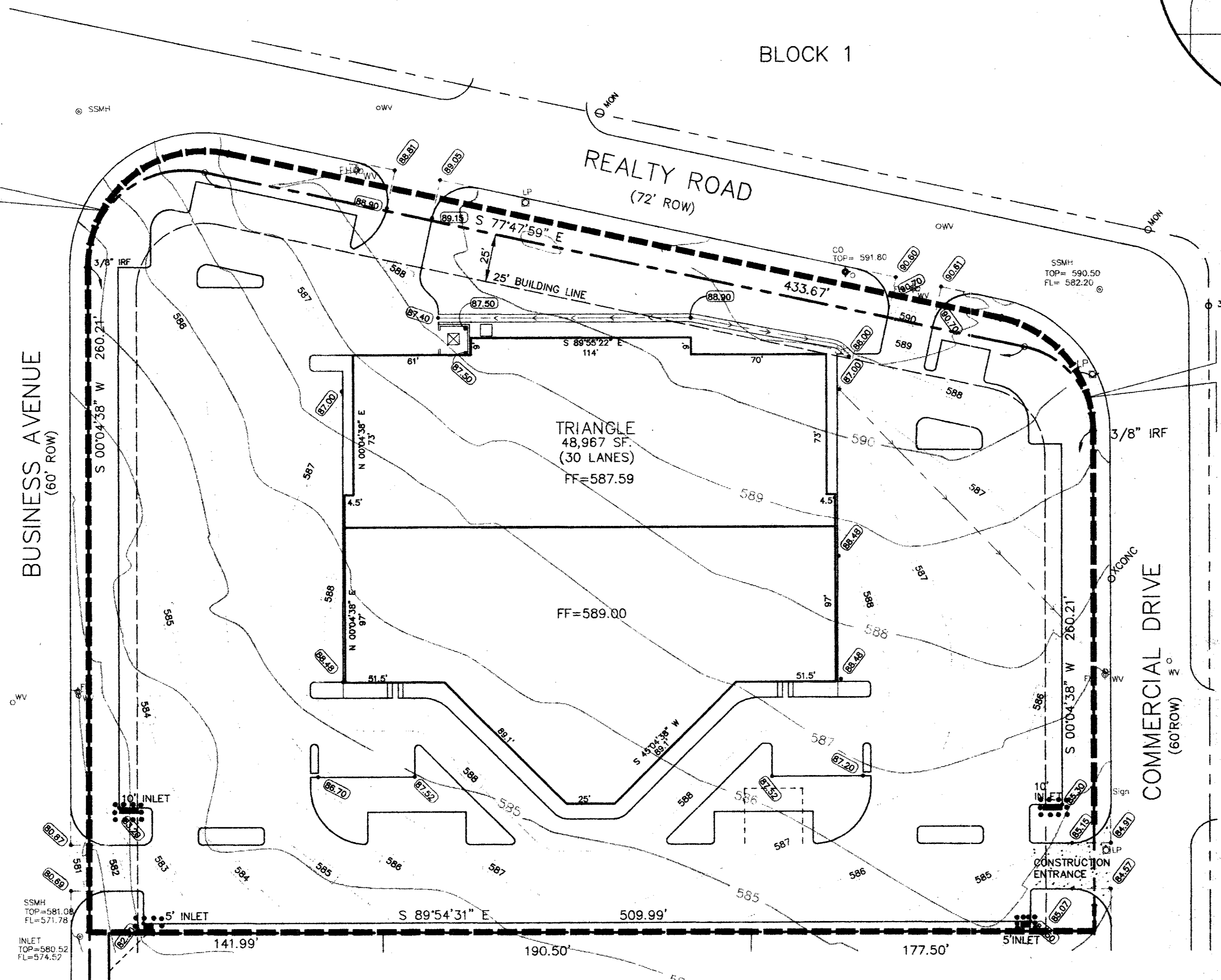
**BID SET  
 NOT FOR CONSTRUCTION**

NO.	DATE	REVISION	APPROVAL



DELTA = 102°07'23"  
 RADIUS = 50.08'  
 TANGENT = 61.98'  
 LENGTH = 89.27'  
 CHORD = 77.91'  
 CHD BRG = N 51°08'20" E

BELT LINE/MARSH BUSINESS PARK  
 BLOCK 2  
 VOL. 79252, PG. 0215



DELTA = 77°52'37"  
 RADIUS = 44.80'  
 TANGENT = 36.20'  
 LENGTH = 60.90'  
 CHORD = 56.32'  
 CHD BRG = S 38°51'40" E

**STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS**

- WOODEN FRAME IS TO BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
- WIRES MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR OPEN INLETS WITH WATER FULLY IMPROVED AGAINST IT.
- FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE RESISTANT TO SOAKING WITH A TENSILE STRENGTH OF 40-50 LBS PER YD TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
- STONE IS TO BE 6" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
- THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1" BEYOND BOTH ENDS OF THE THROAT OPENING.
- FORM THE WIRES MESH AND FILTER CLOTH TO THE COMPLETE BUTTER AND ADJUST THE FACES OF CLOTH TO BE CLEAN ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRES MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PROTECT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
- THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
- ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DICES DIRECTING FLOW INTO INLET.

**A SWALE, DITCHLINE OR YARD INLET PROTECTION**

- EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
- DRIVE 2 X 4 POST 1" INTO GROUND AT FOUR CORNERS OF INLET. PLACE MAIL STRIPS BETWEEN POSTS IN ENDS OF INLET. ASSURE TOP SURFACE OF 2 X 4 FRAME USING OVERLAP JOINT BEYOND 1/2" OF FRAME OVERSIDE MUST BE 4" BELOW EDGE OF ROADWAY ADJACENT TO INLET.
- STRETCH WIRES MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST.
- STRETCH FILTER CLOTH TIGHTLY OVER WIRES MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST, BE ENVELOPED AND FASTENED TO FRAME.
- BACKFILL AROUND INLET IN COMPACTED 4" LAYERS. UPPER LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON DICES AND TOP ELEVATION ON SIDES.
- IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A COMPACTED EARTH DIKE IN THE NOTCHLINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 4" HIGHER THAN THE TOP OF FRAME WEIR.
- THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

**CURB INLET PROTECTION**

- ATTACH A CONTINUOUS PIECE OF WIRES MESH (30" MIN. WIDTH BY THROAT LENGTH PLUS 4" TO THE 2" X 4" WEIR OVERCOURING THROAT LENGTH PLUS 3" AS SHOWN IN THE STANDARD DRAWING.
- PLACE A PIECE OF APPROVED FILTER CLOTH (40-50 LBS PER YD OF THE SAME DIMENSIONS AS THE WIRES MESH OVER THE WIRES MESH AND SECURELY ATTACH TO THE 2" X 4" WEIR.
- SECURELY MAIL THE 2" X 4" WEIR TO 3" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND BELT FRAME AT 4" SPACINGS.
- PLACE THE ASSEMBLY AGAINST THE BELT THROAT AND MAILING (MINIMUM 2" LENGTHS OF 2" X 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2" X 4" ANCHORS SHALL EXTEND ABOVE THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.

**STRAW BALE DIKE CONSTRUCTION SPECIFICATIONS**

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE CHECKED BY THE SOIL A MINIMUM OF 100 INCHES AND PLACED ON THE HORIZONTAL AND HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAD BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPERE STORM FLOW OR DRAINAGE.

**STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS NECESSARY BUT NOT LESS THAN 50 FEET EXCEPT ON A SINGLE REAR-BEARS LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS - NOT LESS THAN SIX INCHES.
- WEIR - 10" HIGH WITH 1/2" SLOPE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE OVERSIS OR DICES ARE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF FILTER CLOTH - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PREVENTED FROM ENTERING UNDER THE WEIR. A PERMANENT 10" WITH 2% SLOPE SHALL BE PERMITTED.
- MAINTENANCE - THE DRIPPING OF SEDIMENT INTO RIGHTS-OF-WAY MAY REQUIRE PERIODIC TRIMMING OF THE OVERHANGING AS CHANGES OCCUR. TRIMMING SHALL BE PERFORMED BY ANY MEANS USED TO TRAP SEDIMENT. ALL SPILLAGE SHALL BE CLEANED UP BY THE CONTRACTOR.
- VEGETATION - VEGETATION SHALL BE PLANTED WITHIN THE RIGHTS-OF-WAY WITHIN APPROVED SEEDING TRAMPING STABILIZED WITH STONE AND WHICH SHALL BE MAINTAINED AFTER EACH PERIODIC INSPECTION AND REPAIR.

ISSUED BY  
**TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT**

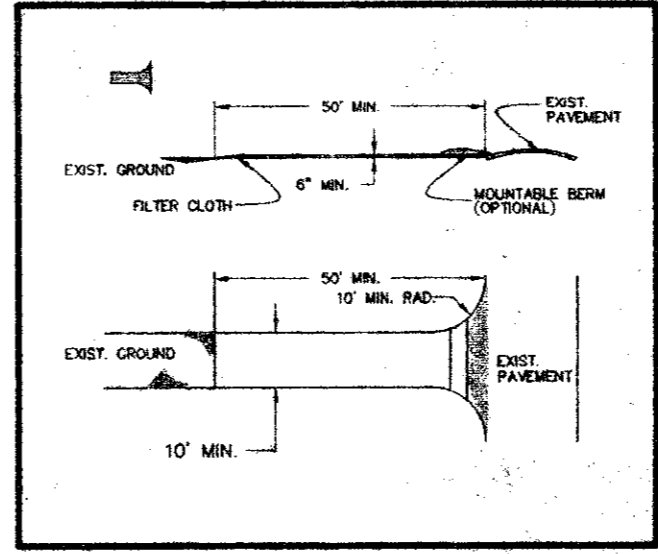
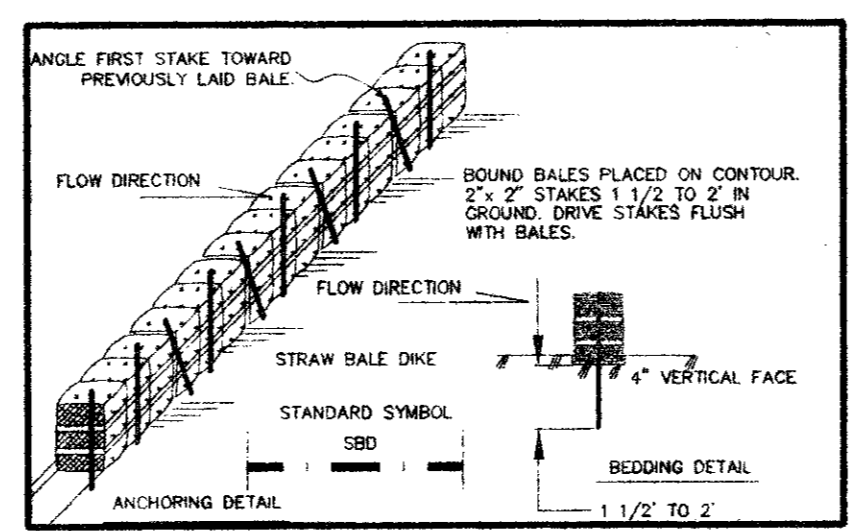
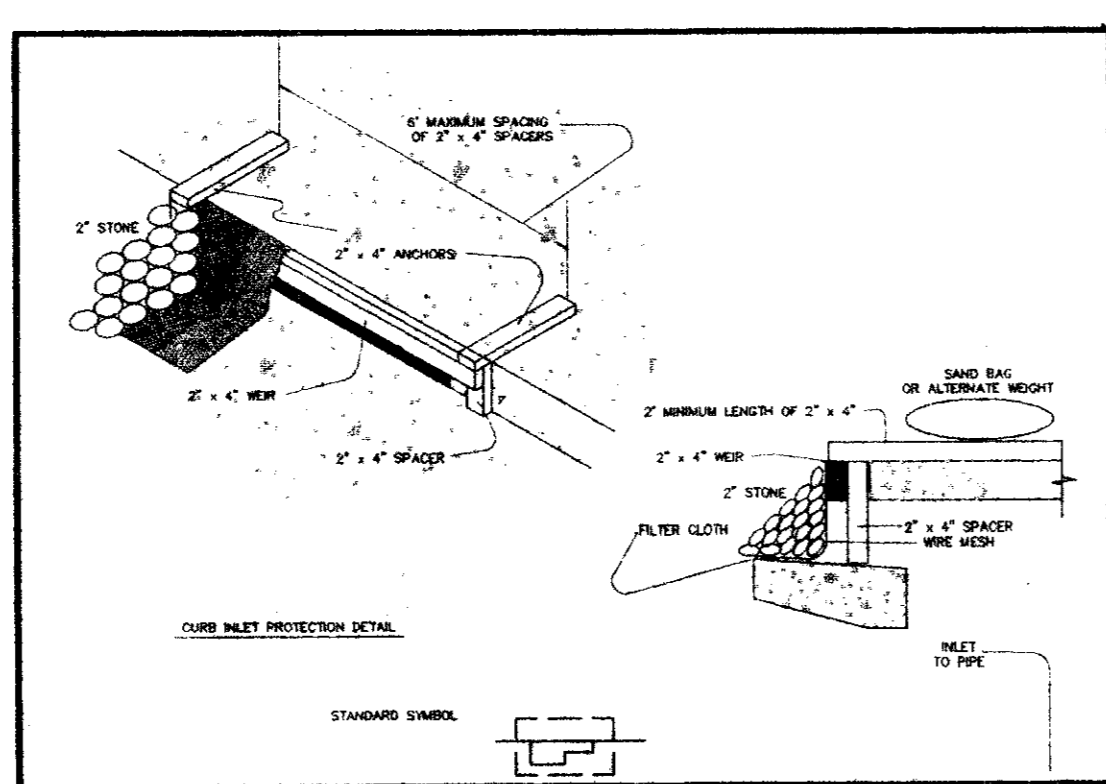
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNED BY: TL  
 DRAWN BY: TL  
 CHECKED BY: MC  
 FILE NO.: 041820RD.DWG  
 PROJECT NO.: 041820.01

BENCH MARK:  
 10" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
 Elev = 582.16

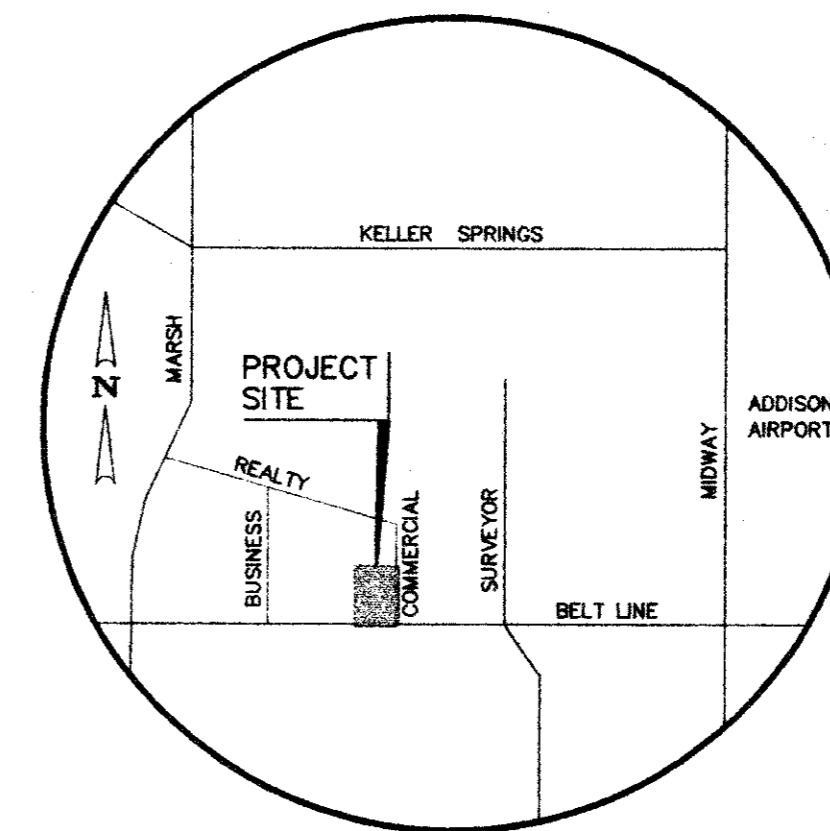
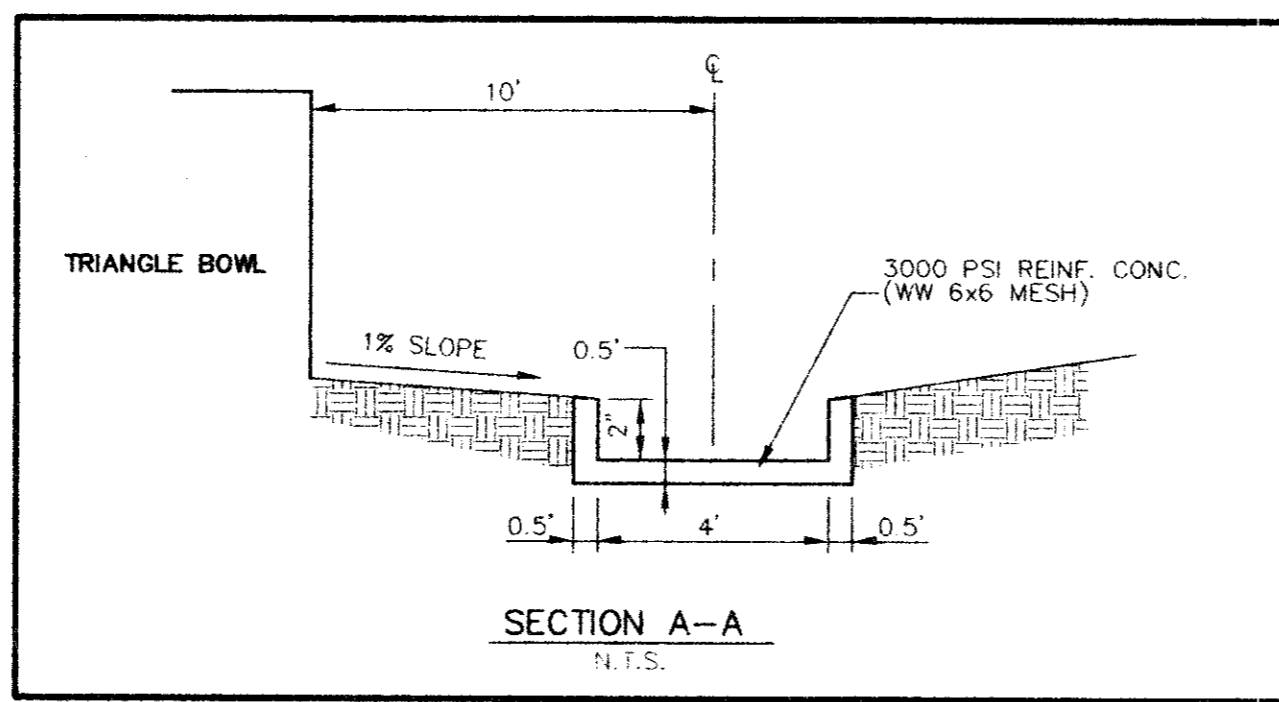
\* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94

**EROSION PROTECTION PLAN  
 BLOCK 3, BELTLINE MARSH BUSINESS PARK  
 ADDISON, TEXAS**



**LEGEND**

---	EX. CONTOURS
---	PROP. CONTOURS
---	LOT LINE
---	STRIPING
---	STRAW BALE DIKE OR SILT FENCE
---	STABILIZED CONSTRUCTION ENTRANCE
---	STONE OUTLET SEDIMENT TRAP
---	INLET PROTECTION
---	TEMPORARY SEEDING
---	PERMANENT SEEDING



**BID SET  
NOT FOR CONSTRUCTION**

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
12800 WALCOTT ROAD, SUITE 200  
DALLAS, TEXAS 75240  
(214) 485-7000 FAX

T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
D.MEYERS SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
TRIANGLE BOWL  
1717 N. BELTLINE ROAD  
IRVING, TX 75061

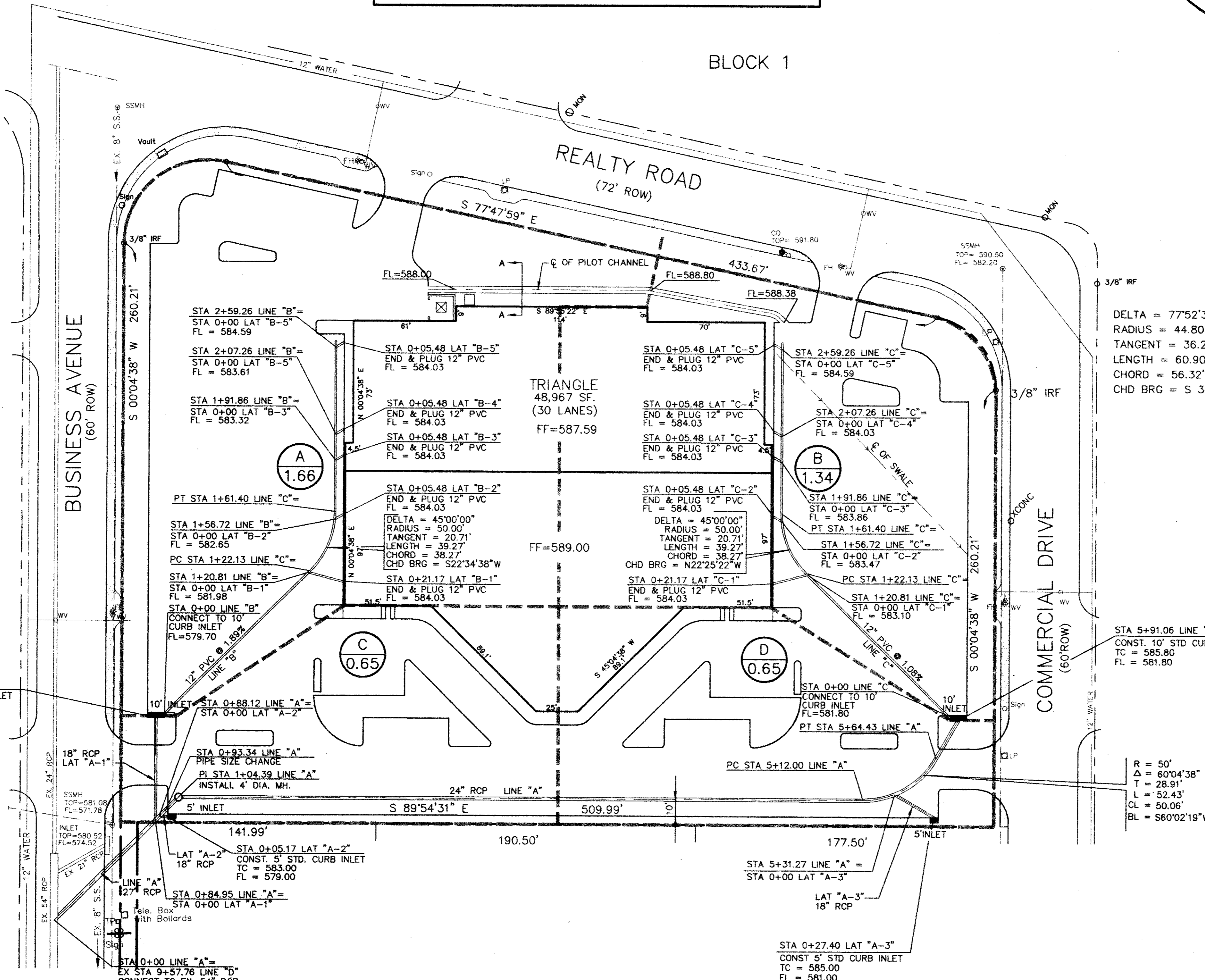
**DRAINAGE PLAN  
BLOCK 3, BELTLINE MARSH BUSINESS PARK  
ADDISON, TEXAS**

Scale: 1"=40'  
Date: 2/10/94  
Designed By: TL  
Drawn By: TL  
Checked By: MC  
File: 048IDRN.DWG  
Project No.: 0482.01

**SHEET**  
C-6  
OF  
9

BELT LINE/MARSH BUSINESS PARK  
BLOCK 2  
VOL. 79252, PG. 0215

DELTA = 102°07'23"  
RADIUS = 50.08'  
TANGENT = 61.98'  
LENGTH = 89.27'  
CHORD = 77.91'  
CHD BRG = N 51°08'20" E



DELTA = 77°52'37"  
RADIUS = 44.80'  
TANGENT = 36.20'  
LENGTH = 60.90'  
CHORD = 56.32'  
CHD BRG = S 38°51'40" E

AREA ID.	AREA (AC.)	C	I <sub>100</sub>	T <sub>c</sub> (MIN)	Q <sub>100</sub>
A	1.66	0.9	8.88	10	13.3
B	1.34	0.9	8.88	10	10.5
C	0.65	0.9	8.88	10	5.2
D	0.65	0.9	8.88	10	5.2

**LEGEND**

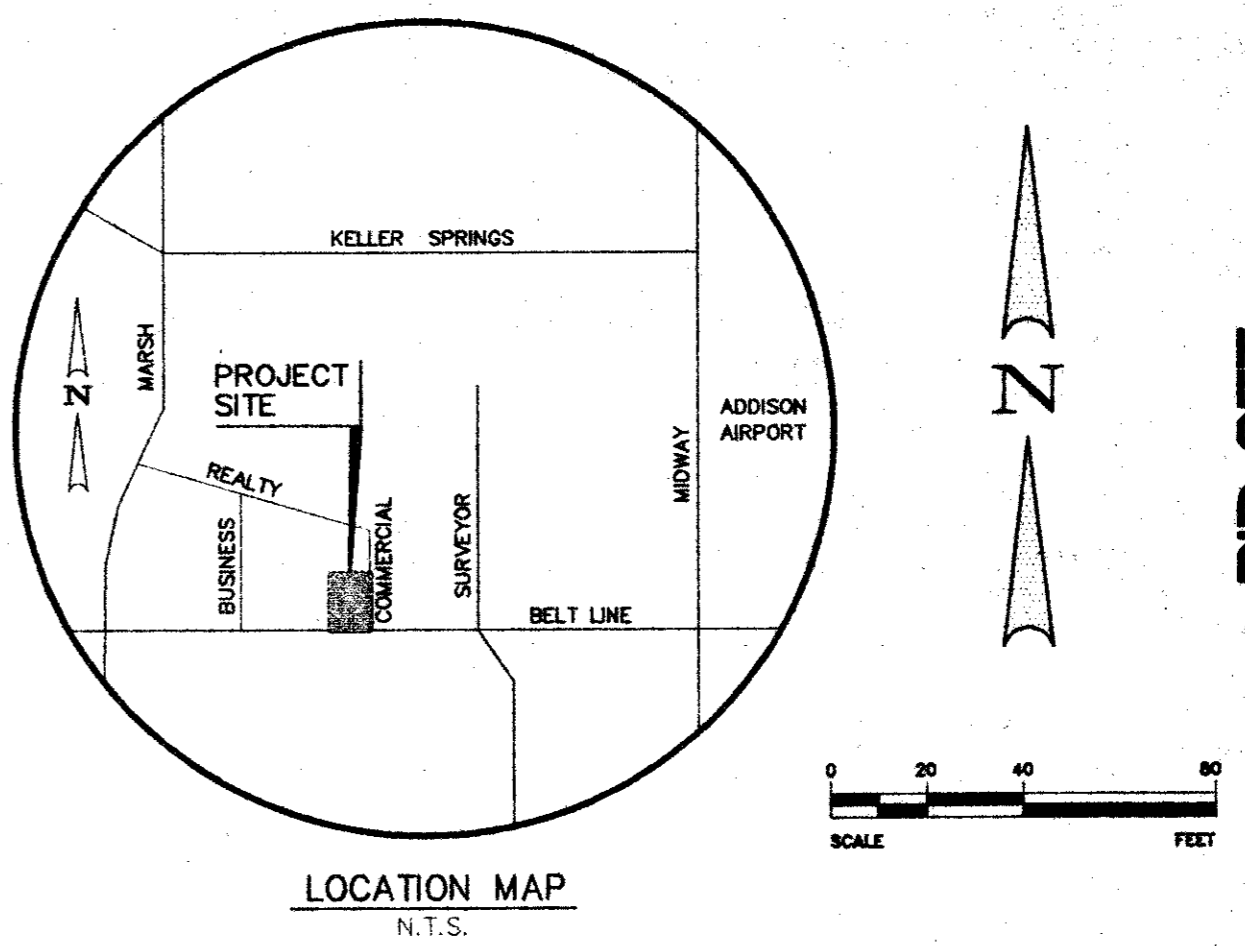
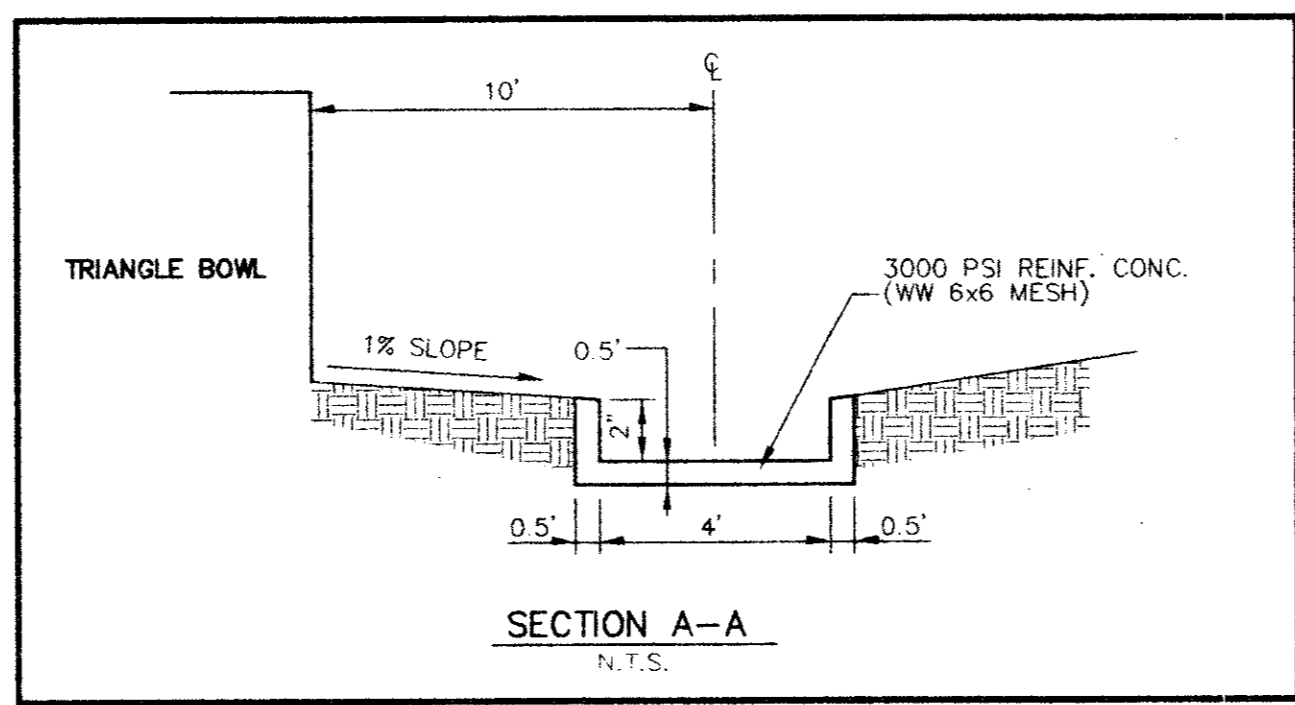
- (A) DRAINAGE AREA ID.
- (A) DRAINAGE AREA IN ACRES
- DRAINAGE AREA DIVIDES

R = 50'  
Δ = 60°04'38"  
T = 28.91'  
L = 52.43'  
CL = 50.06'  
BL = S60°02'19"W

**CONSTRUCTION SET  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT**

BENCH MARK:  
"I" cut top of curb at the curb return east side of  
Commercial Drive and Beltline Road.  
Elev = 582.16

\* MIN. FINISH FLOOR ELEVATION ARE FROM  
REPORT PREPARED BY O'BRIEN ENGINEERS  
DATED: 7/7/94



**BID SET**  
**NOT FOR CONSTRUCTION**

NO.	DATE	REVISION	APPROVAL

**Winkelman & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
12800 HALBERT ROAD, SUITE 200  
DALLAS, TEXAS 75240  
(214) 462-7000 FAX  
(214) 462-7099 FAX

T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
D.H. REYES SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
1717 N. BELTLINE ROAD  
IRVING, TX 75061

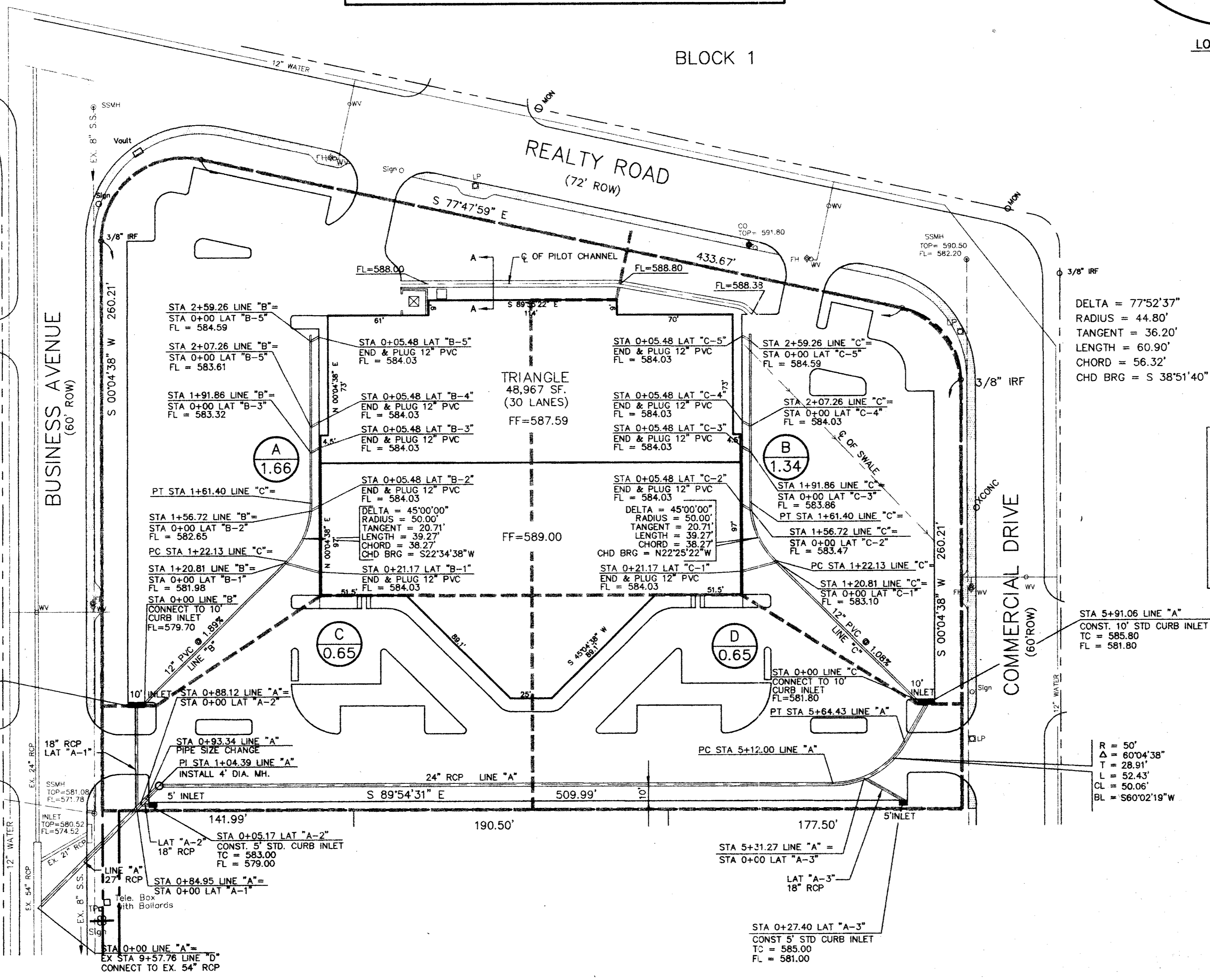
**DRAINAGE PLAN**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

Scale: 1"=40'  
Date: 2/10/94  
Designed By: TL  
Drawn By: TL  
Checked By: MC  
File: 0482DRN.DWG  
Project No.: 0482E.01

**SHEET**  
**C-6**  
**OF**  
**6**

DELTA = 102°07'23"  
RADIUS = 50.08'  
TANGENT = 61.98'  
LENGTH = 89.27'  
CHORD = 77.91'  
CHD BRG = N 51°08'20" E

BELT LINE/MARSH BUSINESS PARK  
BLOCK 2  
VOL. 79252, PG. 0215



DELTA = 77°52'37"  
RADIUS = 44.80'  
TANGENT = 36.20'  
LENGTH = 60.90'  
CHORD = 56.32'  
CHD BRG = S 38°51'40" E

AREA ID	AREA (AC.)	C	I <sub>100</sub>	T <sub>c</sub> (min)	Q <sub>100</sub>
A	1.66	0.9	8.88	10	13.3
B	1.34	0.9	8.88	10	10.5
C	0.65	0.9	8.88	10	5.2
D	0.65	0.9	8.88	10	5.2

**LEGEND**

- DRAINAGE AREA ID.
- DRAINAGE AREA IN ACRES
- DRAINAGE AREA DIVIDES

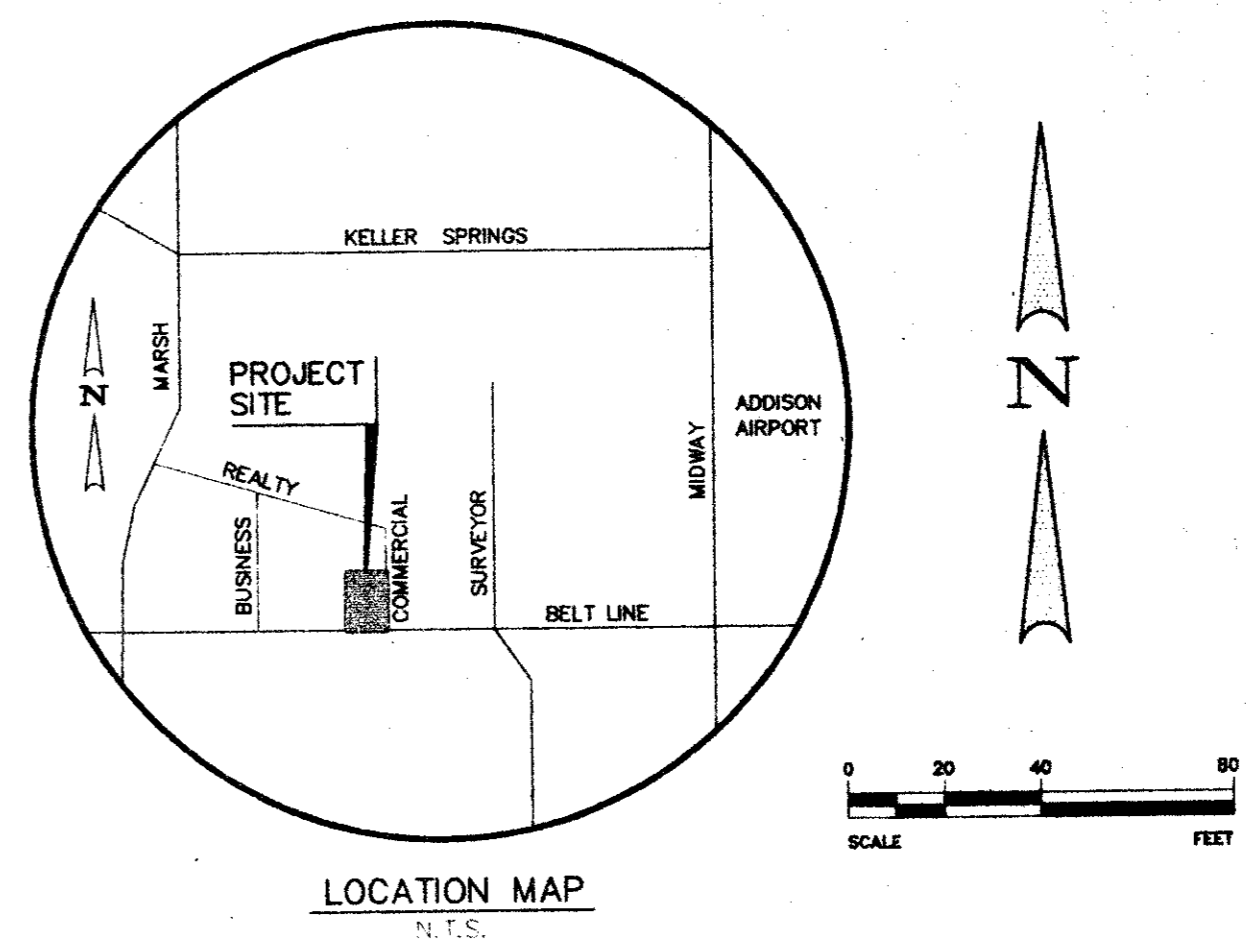
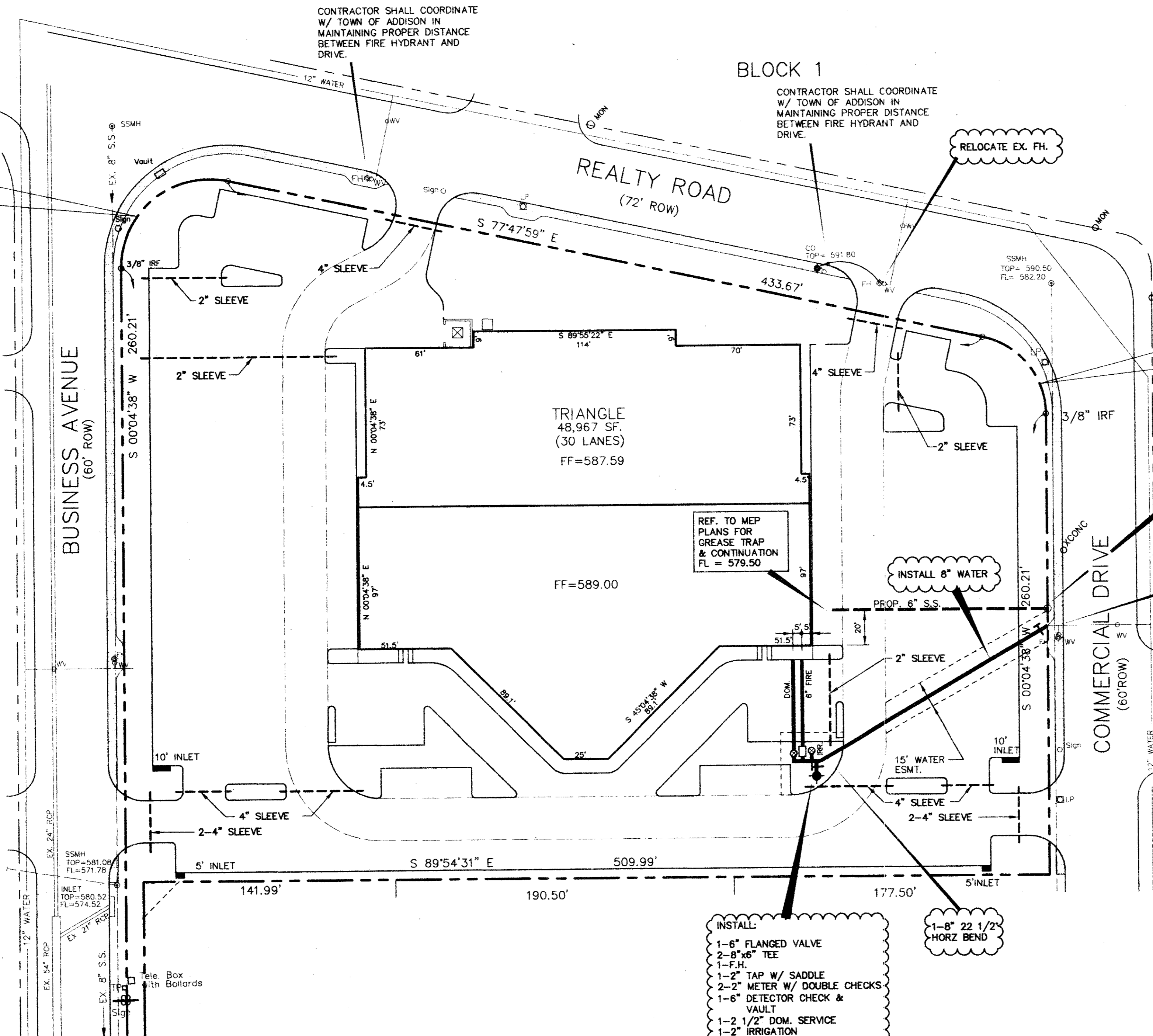
**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT

BENCH MARK:  
"I" cut top of curb at the curb return east side of  
Commercial Drive and Beltline Road.  
Elev = 582.16

\* MIN. FINISH FLOOR ELEVATION ARE FROM  
REPORT PREPARED BY O'BRIEN ENGINEERS  
DATED: 7/7/94

BELT LINE/MARSH BUSINESS PARK  
BLOCK 2  
VOL. 79252, PG. 0215

DELTA = 102°07'23"  
RADIUS = 50.08'  
TANGENT = 61.98'  
LENGTH = 89.27'  
CHORD = 77.91'  
CHD BRG = N 51°08'20" E



LOCATION MAP  
N.T.S.

**SITE UTILITY GENERAL NOTES**

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND CONSTRUCTION WILL CONFORM TO TOWN OF ADDISON STANDARD SPECIFICATIONS.
- THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE APPROPRIATE UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING MAINS.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48" ABOVE TOP OF PIPE.
- CONTRACTOR SHALL INCLUDE IN HIS BID TO ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL "TEES, ELBOWS, AND BENDS" OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A. - 24 FOR EXISTING SOIL CONDITIONS.
- GATE VALVES SHALL BE CITY APPROVED AND WILL AT A MINIMUM BE RESILIENT SEAT CONFORMING TO AWWA C-509.
- SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE ENGINEER. COSTS SHALL BE INCLUDED IN THE BASE BID.
- ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN AND THERE MAY BE UTILITY FACILITIES EXISTING THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK, IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED.
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- BACKFLOW DEVICE MUST BE TESTED BY A CROSS-CONNECTION CONTROL DEVICE INSPECTOR AT THE TIME OF INSTALLATION AND REPORT SUBMITTED TO WATER ENGINEERING BEFORE CERTIFICATE OF COMPLIANCE IS RELEASED.

INSTALL:  
1-6" FLANGED VALVE  
2-8" TEE  
1-F.H.  
1-2" TAP W/ SADDLE  
2-2" METER W/ DOUBLE CHECKS  
1-6" DETECTOR CHECK & VAULT  
1-2 1/2" DOM. SERVICE  
1-2" IRRIGATION

CONNECT 6" S.S. TO EX. 8" S.S.  
FL EX S.S. = 578.27  
INSTALL C.O. ● R.O.W.

CONNECT TO EX. 8" WATER  
INSTALL:  
1-8" FLANGED VALVE  
1-8" 22 1/2" HORZ BEND

**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT

BENCH MARK:  
"I" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
Elev = 582.16

MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS  
DATED: 7/7/94

NOT FOR CONSTRUCTION

APPROVED	
REVISION	
DATE	
NO.	

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
1800 WILBERT AVE. SUITE 200  
DALLAS, TEXAS 75210  
(214) 462-7888 FAX

T.L. CHERNETH SURVEY, ABSTRACT NO. 273  
DIMEYERS SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER  
TRIANGLE BOWL BELTLINE MARSH ROAD  
IRVING, TX 75061

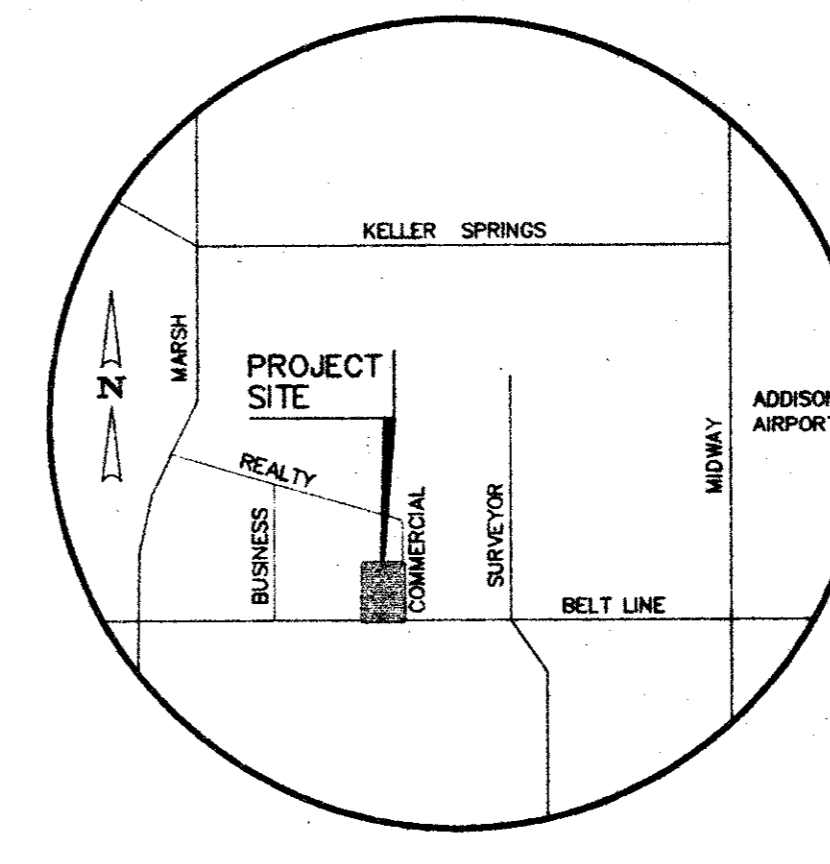
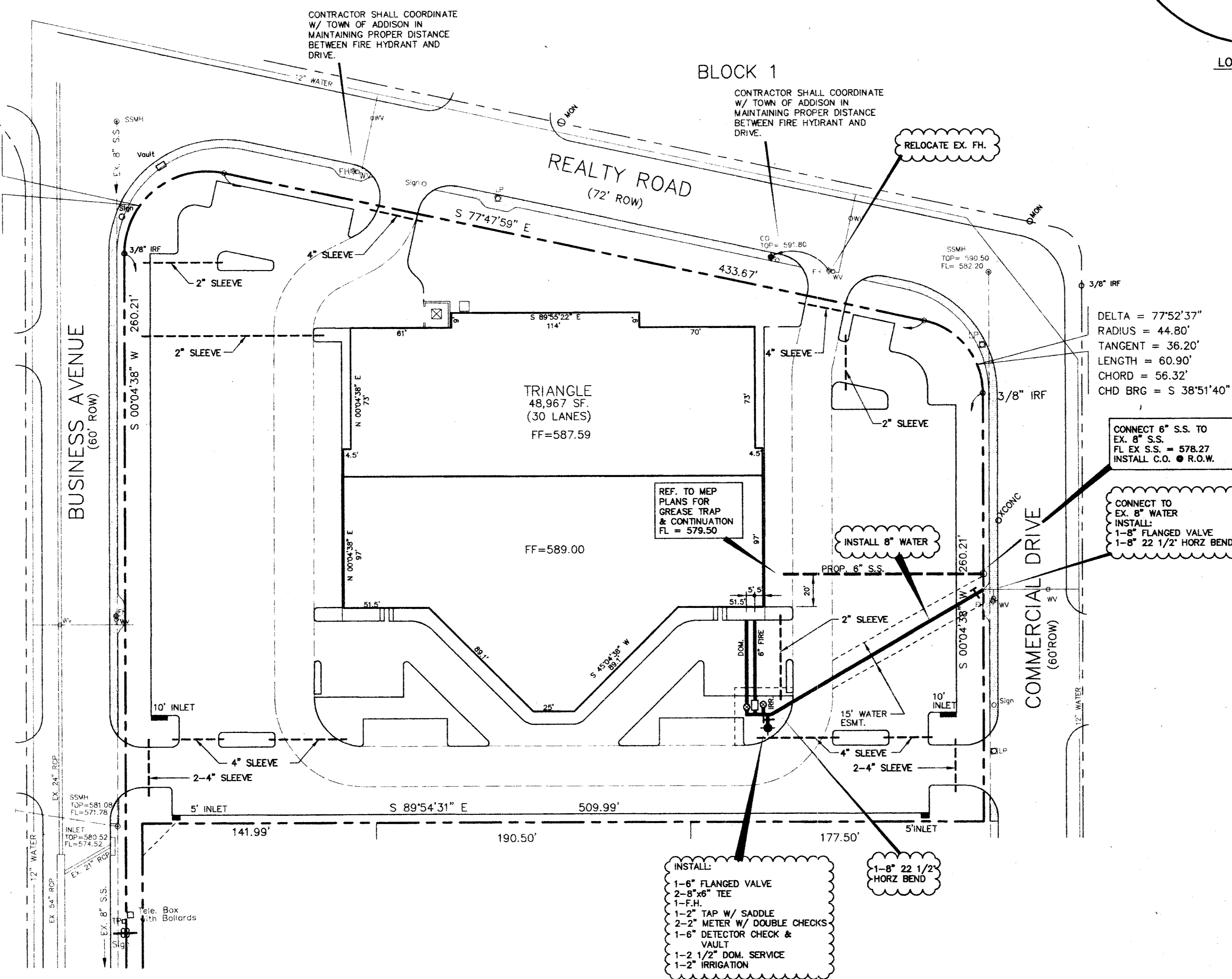
**UTILITY PLAN**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

Scale: 1"=40'	Date: 2/10/95
Designed By: TL	
Drawn By: TL	
Checked By: MC	
File: 0482UTL.DWG	
Project No.: 0482.01	

**SHEET**  
**C-8**  
**OF**

DELTA = 102°07'23"  
 RADIUS = 50.08'  
 TANGENT = 61.98'  
 LENGTH = 89.27'  
 CHORD = 77.91'  
 CHD BRG = N 51°08'20" E

BELT LINE/MARSH BUSINESS PARK  
 BLOCK 2  
 VOL. 79252, PG. 0215



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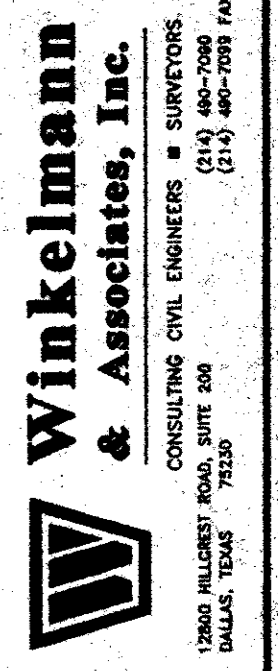
**CONSTRUCTION SET**  
 ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT

BENCH MARK:  
 "I" cut top of curb at the curb return east side of Commercial Drive and Beltline Road.  
 Elev = 582.16

\* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94

**NOT FOR CONSTRUCTION**

REVISION	DATE	APPROV.
No.		



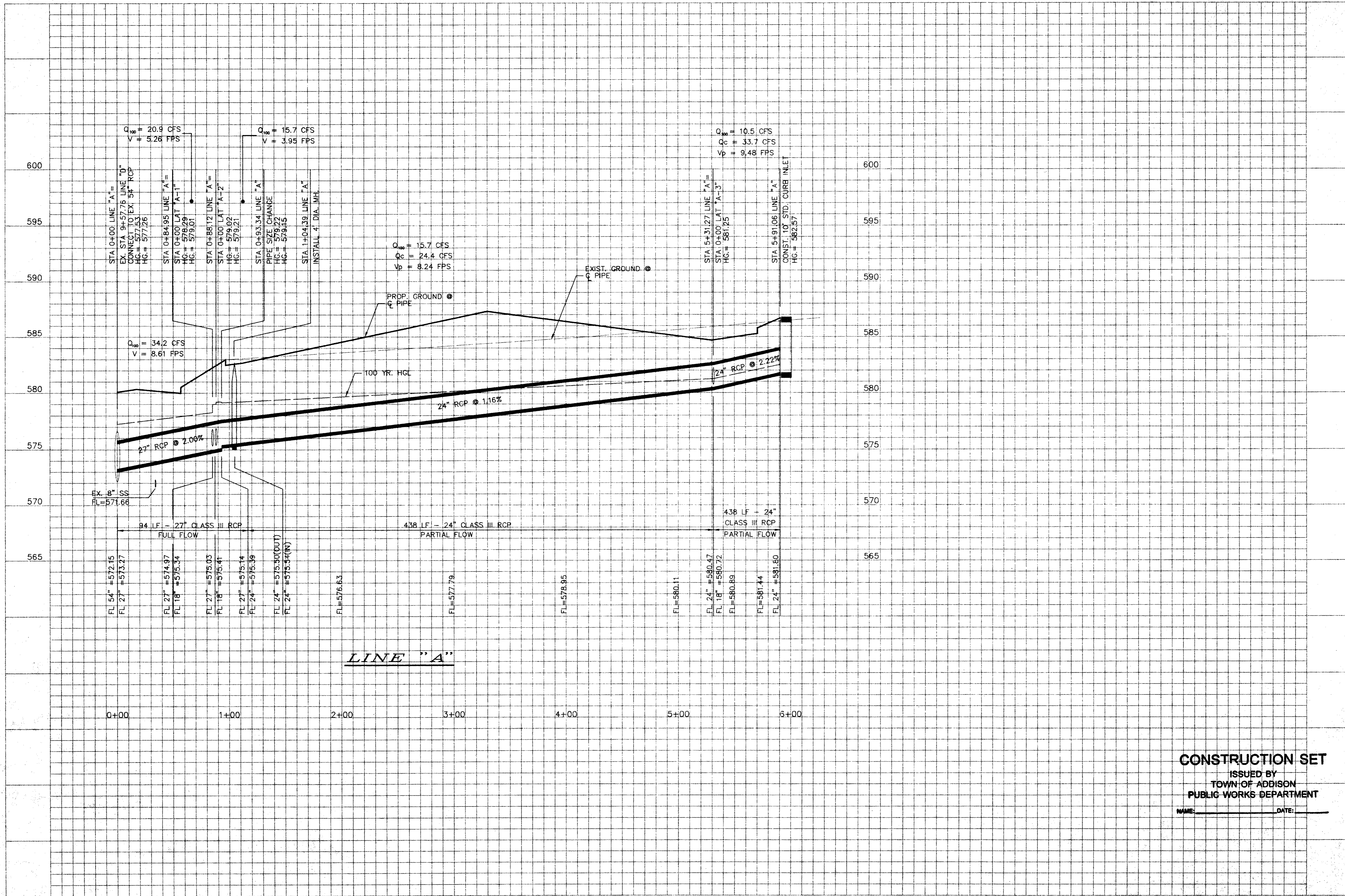
T.L. CHENWETH SURVEY, ABSTRACT NO. 273  
 D.MEXTERS SURVEY, ABSTRACT NO. 923  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
 TRIANGLE BOWL  
 1717 N. BELTLINE ROAD  
 IRVING, TX 75061

**UTILITY PLAN**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

Scale: 1"=40'  
 Date: 2/10/95  
 Designed By: TL  
 Drawn By: TL  
 Checked By: MC  
 File: 0482UTL.DWG  
 Project No.: 0482.01

**SHEET**  
 6  
 6



**CONSTRUCTION SET**  
 ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT  
 NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**BID SET**

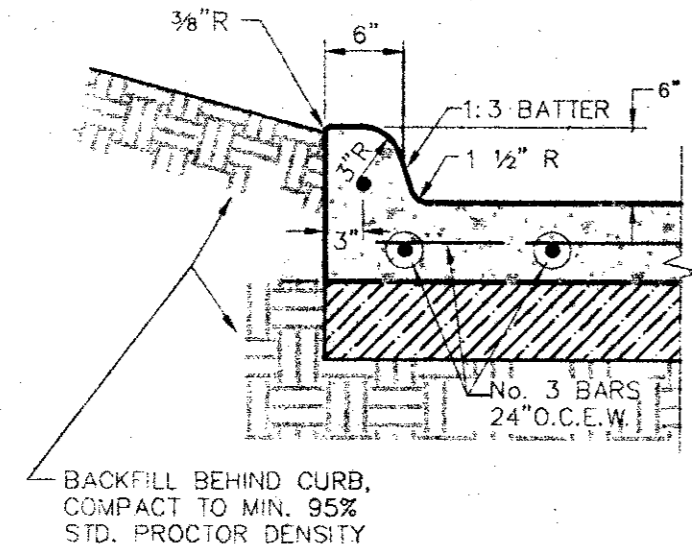
**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 1650 Hillcrest Dr., Suite 200  
 Dallas, Texas 75205  
 (214) 462-7999

**OWNER:**  
 TRIANGLE BOWL  
 1717 N. BELTLINE ROAD  
 IRVING, TX 75061

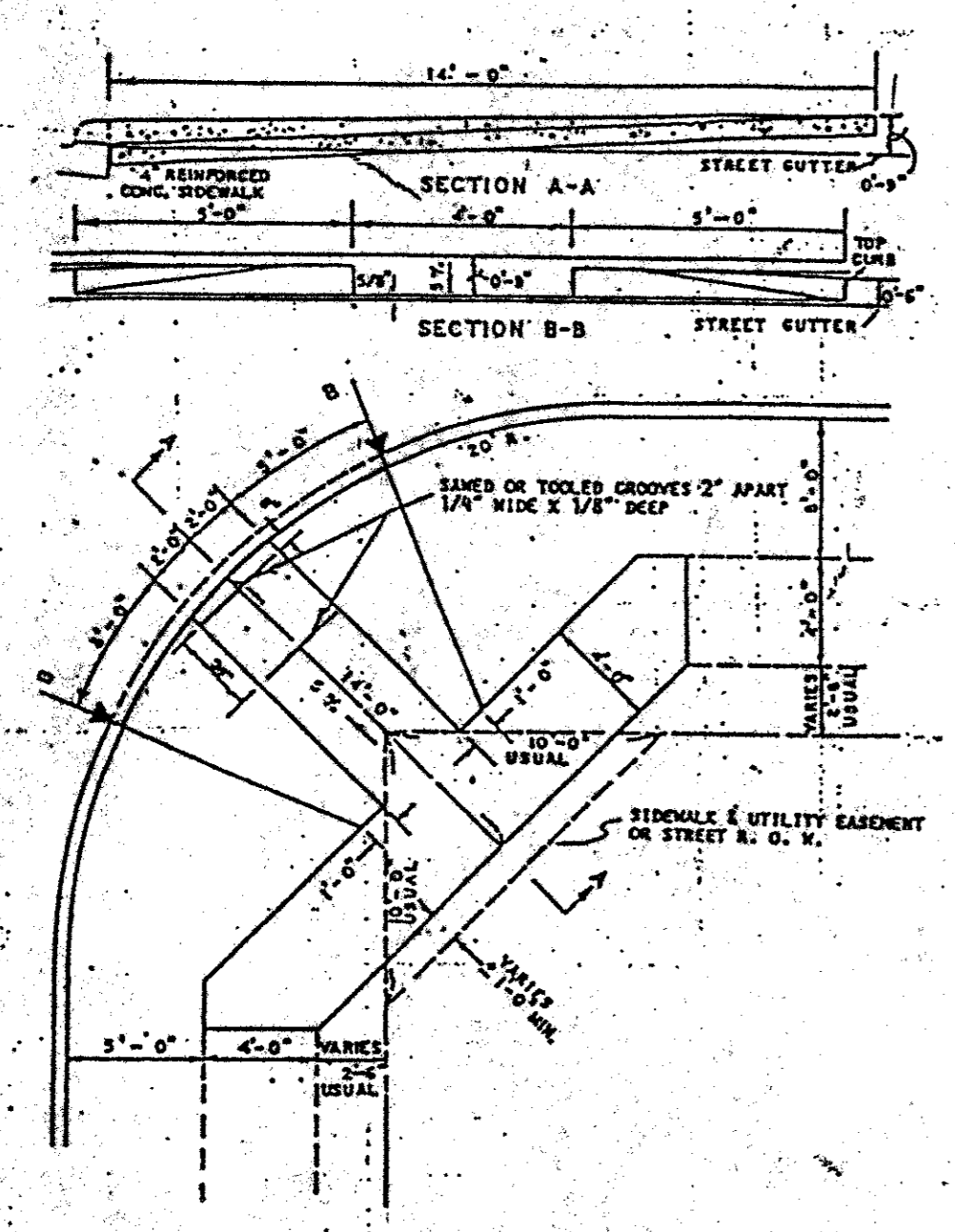
**STORM SEWER PROFILE**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
 ADDISON, TEXAS

TL CHENOMETH SURVEY ABSTRACT NO. 923  
 DANEYERS SURVEY ABSTRACT NO. 923  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

Scale: 1" = 10' Date: 11/23/04  
 Designed By: TL  
 Drawn By: TL  
 Checked By: MC  
 File: 04812PRZ.DWG  
 Project No.: 04812.01



**INTEGRAL CONCRETE CURB**  
N.T.S.

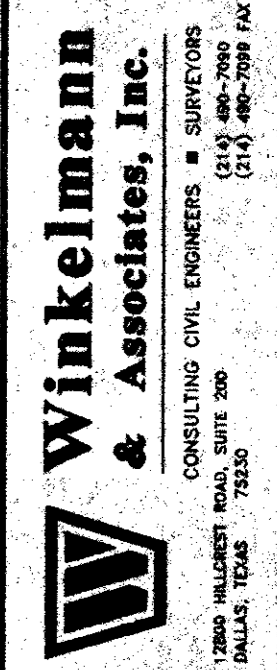


**BARRIER FREE RAMP**  
N.T.S.

**CONSTRUCTION SET**  
ISSUED BY  
TOWN OF ADDISON  
PUBLIC WORKS DEPARTMENT  
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOT FOR CONSTRUCTION**

No.	DATE	REVISION	APPROV.



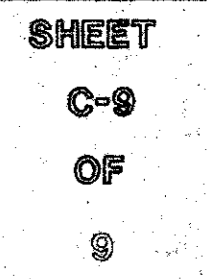
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
1200 WALDECK PARKWAY, SUITE 200  
DALLAS, TEXAS 75205  
(214) 496-2799 FAX

T.L. CHENOWETH SURVEY, ABSTRACT NO. 973  
D.MEYERS SURVEY, ABSTRACT NO. 923  
CITY OF ADDISON, DALLAS COUNTY, TEXAS

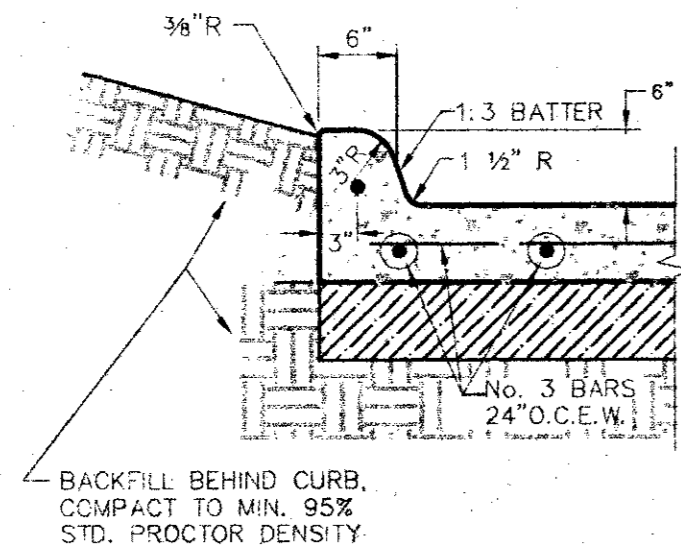
OWNER:  
RED ROBIN RESTAURANT INTERNATIONAL  
28 EXECUTIVE PARK, SUITE 200  
IRVINE, CA 92714

**CIVIL DETAILS**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
ADDISON, TEXAS

Scale : 1"=40'  
Date : 12/05/94  
Designed By : TL  
Drawn By : TL  
Checked By : MC  
File : 04820ET.DWG  
Project No. : 0482.01

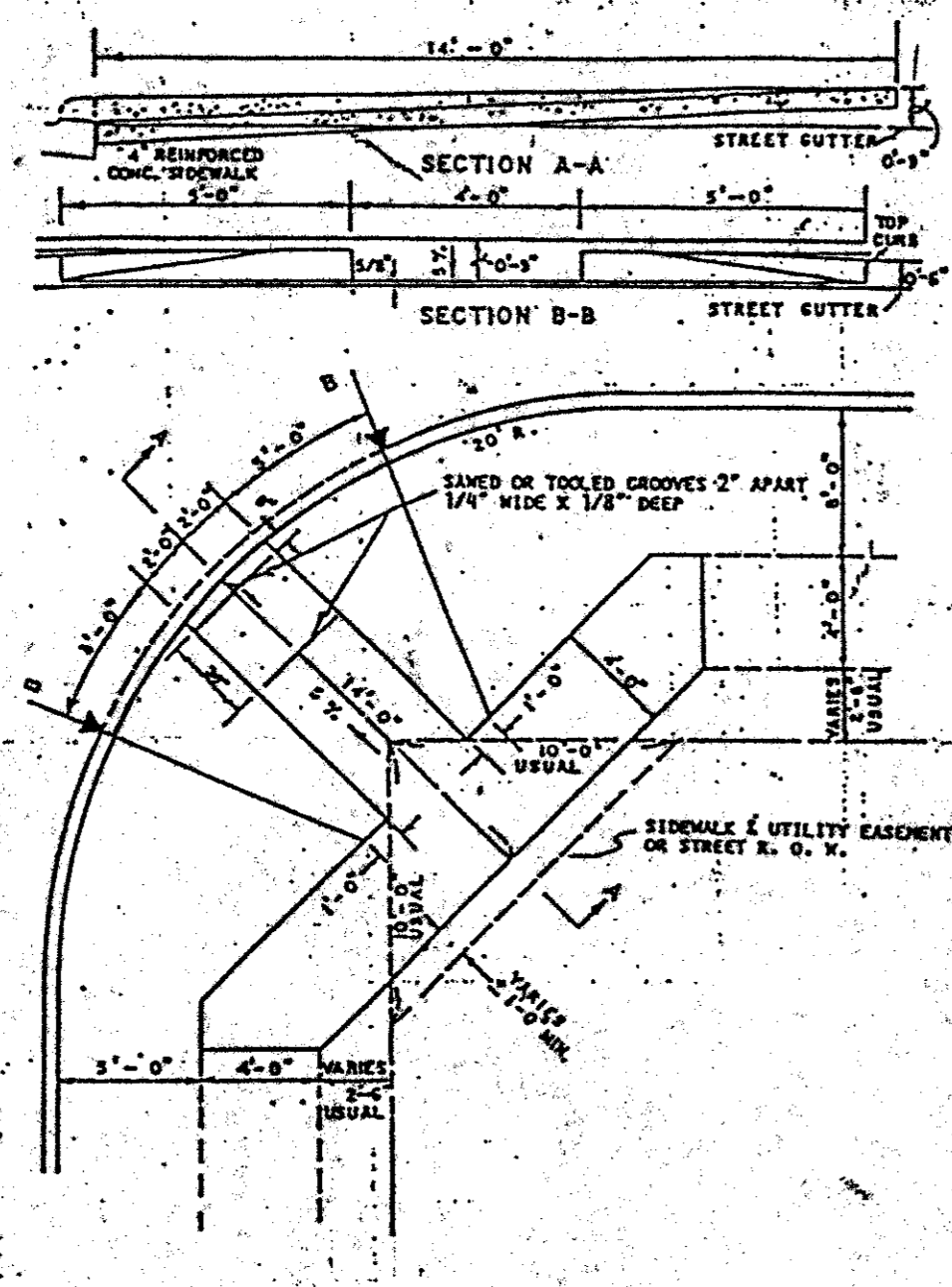






**INTEGRAL CONCRETE CURB**

N.T.S.



**BARRIER FREE RAMP**

N.T.S.

**NOT FOR CONSTRUCTION**

No.	DATE	REVISION	APPROVAL

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS • SURVEYORS  
 1100 WEST WALKER STREET, SUITE 200  
 IRVINE, TEXAS 75415

T.L. CHENOWETH SURVEY, ABSTRACT NO. 273  
 D.MEYERS SURVEY, ABSTRACT NO. 923  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

**CML DETAILS**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

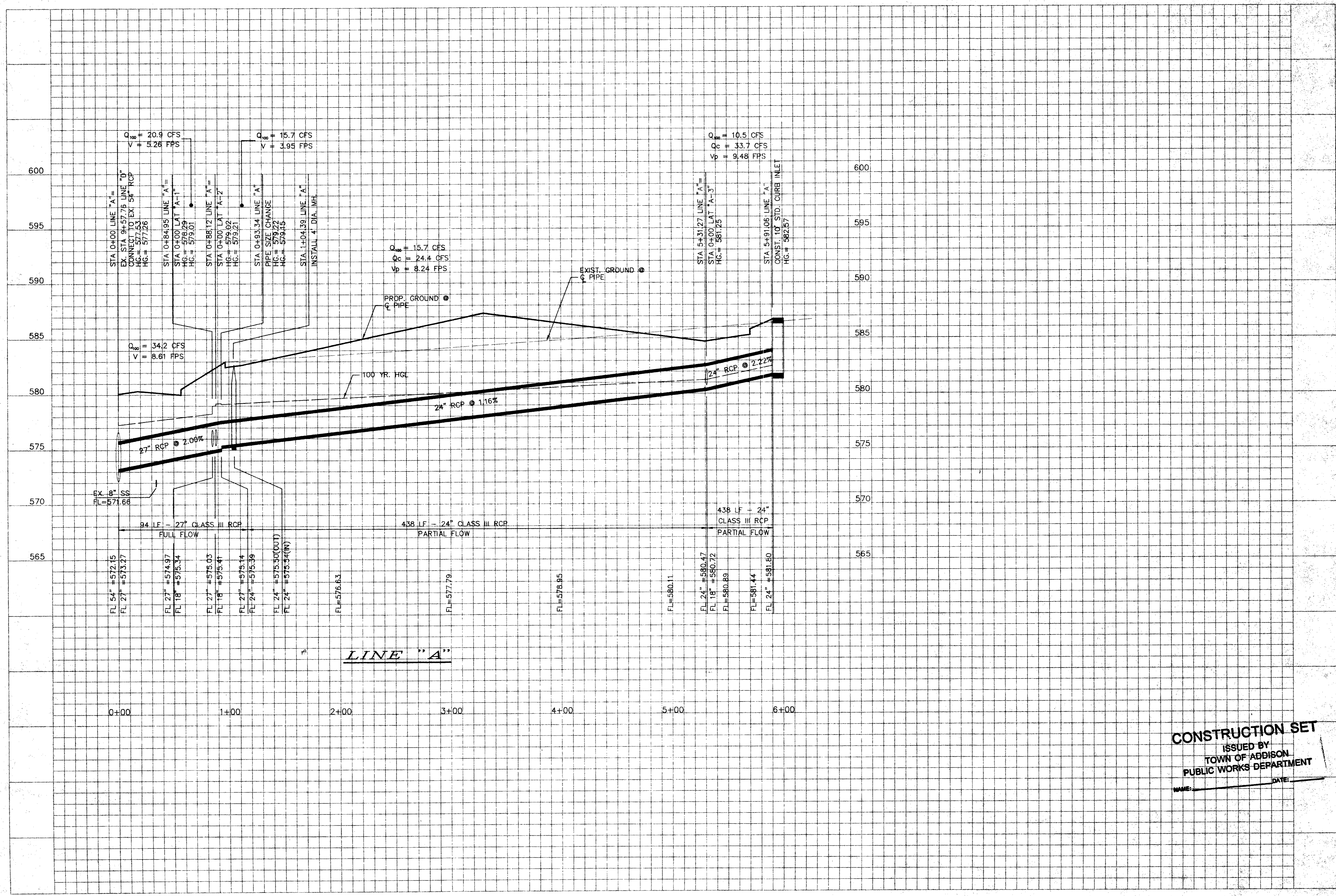
OWNER:  
 RED ROBIN RESTAURANT INTERNATIONAL  
 28 EXECUTIVE PARK, SUITE 200  
 IRVINE, CA 92714

Scale : 1"=40'  
 Designed By : TL  
 Drawn By : TL  
 Checked By : MC  
 File : 0482DE1.DWG  
 Project No. : 0482.01

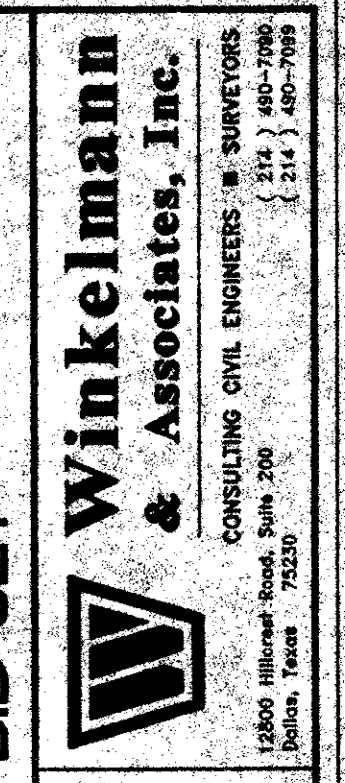
**CONSTRUCTION SET**  
 ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT

SHEET  
 C-3  
 OF  
 3

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**CONSTRUCTION SET**  
 ISSUED BY  
 TOWN OF ADDISON  
 PUBLIC WORKS DEPARTMENT



**BID SET**

T.L. CHELOWETH SURVEY, ABSTRACT NO. 273  
 DUVENS SURVEY, ABSTRACT NO. 823  
 CITY OF ADDISON, DALLAS COUNTY, TEXAS

OWNER:  
 TRANGLE BOWL  
 1717 N. BELTLINE ROAD  
 IRVING, TX 75061

**STORM SEWER PROFILE**  
**BLOCK 3, BELTLINE MARSH BUSINESS PARK**  
**ADDISON, TEXAS**

Scale: 1" = 10' Date: 12/23/94  
 Designed By: TL  
 Drawn By: TL  
 Checked By: HC  
 File: 04812PRF.DWG  
 Project No.: 04812-01

**SHEET**

①  
 ②  
 ③