BELT LINE ROAD

(100.0' R.O.W.-CONC. CURB & GUTTER W/ CONC. PAVING)

APROX. CENTERLINE BUSINESS AVENUE

NOTE:
NEW ENTRY TO FUTURE SHOPPING CENTER TO BE INSTALLED BY SHOPPING CENTER DEVELOPER.

SEE SHT A-1F FOR CONT.

NEW R.O.W. LINE

20' R.O.W. DEDICATION (BY OTHERS)

30' SAN.SEW. & DRAINAGE ESM'T

30' INGRESS / EGRESS ESM'T

N 00° 59' 34" E 252.25'

S 89° 00' 26" E 296.29'

20' WATER

10' UTILITY ESM'T

6" GAS

8" CROSS 2-8" G.V.

8"

POST INDICATOR VALVE

EXIST. 5' CONC. WALK TO REMAIN

EXIST. POWER POLE

8" 90 BEND

265.0' S 89° 00' 26" E

3'

SAN. SEWER MANHOLE
RIM ELEV. = 579.65
F.L. ELEV. = 564.80
ADJUST M.H. RIM
NEW ELEV. = 580.97

8" TEE 1-8" G.V.

DETECTOR CHECK 2" SP @ 9' - 26.0'

3" WATER METER SHALL BE SPECTRUM MODEL 260

NEW GAS LINE BY LONE STAR GASCO.

10' UTILITY EASEMENT

50' SAN.SEW. & DRAINAGE ESM'T

NEW FIRE HYDRANT IN 10' ESM'T

SEE DETAIL OF WALL/SEAT SHEET A-15

H.C. RAMP

SAN. SEWER MANHOLE
RIM ELEV. = 579.61
F.L. ELEV. = 564.41
ADJUST M.H. RIM
NEW ELEV. = 580.97

8"X6" TEE
16 L.F. 6" W.L. W/ G.V.

TRAFFIC WEIGHT GRADE C.O.

24' WIDE FIRE LANE
6" WIDE RED PAINT STRIPES PER TOWN OF ADDISON ORD. TYP.

MAIN ENTRY

2' PLANTING BED REF: P-2

REF: P-3

SPAGHETTI WAREHOUSE
F.F. ELEV. = 583.11

REF: P-2

7' PLANTING BED

6' PLANTING BED

10' UTILITY EASEMENT TYP.

TRASH ENCLOSURE

LANDSCAPED AREA

REF: P-2

MASONRY SCREEN WALL

8' 90° BEND

RAMP TO GUTTER

SERVICE ENTRY

4' EXP. AGG. WALK

TRAFFIC WEIGHT GRADE C.O.
8 SP @ 9' - 72.0'

H.C. RAMP TO GUTTER

N 89° 00' 26" W 101.42'

Δ = 38° 50' 18"
R = 184.12'
L = 124.81'

Δ = 02° 23' 28"
R = 1960.00'
L = 81.80'

S 83° 34' 49" E 100.43'

S 89° 00' 26" E 24.25'

S 0° 59' 34" W 30.50'

4' PAINT STRIPE ISLAND

101.0' S 83° 34' 49" E

11 SP @ 9' - 99.0'

MATCH LINE

END C & G AT PROP. LINE

EDGE OF TEMPORARY CONCRETE ACCESS DRIVE. TO BE REMOVED UPON COMPLETION OF ALTERNATE PERMANENT ACCESS DRIVE TO SITE (SEE PARTIAL PLAN FOR CONT.)

R 20'-0"

SAN. SEWER MANHOLE
RIM ELEV. = 580.89
F.L. ELEV. = 567.09

GAS METER, REGULATOR & LOOP IN ACCORDANCE W/ LONE STAR GAS CO. REGULATIONS
APPROX. DEMAND = 3507 CFH

24' WIDE FIRE LANE
6" WIDE RED PAINT STRIPES PER TOWN OF ADDISON ORD. TYP.

S 39° 49' 52" W 324.75'

PERMANENT 30' CONCRETE DRIVE BY SHOPPING CENTER DEVELOPER

EDGE OF CONCRETE PAVEMENT

8" X 6" TEE
16 L.F. 6" W.L. W/ G.V.

NEW FIRE HYDRANT IN 10' ESM'T

S 89° 00' 26" E

ELECTRIC TRANSFORMER

C.L. OF ENTRY TO ALIGN WITH C.L. OF COMMERCIAL DRIVE (SEE ENGINEERING DRAWINGS BY DEVELOPER FOR DETAILS & SPECIFICATIONS)

NEW SHOPPING CENTER ENTRY DRIVE AND ACCESS DRIVE TO SITE TO BE INSTALLED BY SHOPPING CENTER DEVELOPER. (SEE ENGINEERING DRAWINGS BY DEVELOPER FOR DETAILS & SPECIFICATIONS)

SITE DATA

TOTAL LOT AREA	89,398 SF
TOTAL BUILDING AREA	9600 SF
LOT COVERAGE	10.73 %
PARKING REQ'D (@ 1:80 SF)	120 SPACES
PARKING PROVIDED	166 SPACES

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF MASONRY.
2. WHEN PERMANENT EAST DRIVE IS CONSTRUCTED, TEMPORARY DRIVE WILL BE REMOVED.
3. ALL WALKS ARE 4' WIDE UNLESS SHOWN OTHERWISE.
4. SEE SHT. P-1 & E-1 FOR UTILITY LOCATIONS.

1 SITE PLAN

SCALE : 1"=20'

NOTE: PRIOR TO BEGINNING CONSTRUCTION ALL CONTRACTORS PERFORMING WORK IN STREET R.O.W. SHALL OBTAIN R.O.W. PERMIT FROM THE TOWN OF ADDISON.

PARTIAL PLAN @ EAST DRIVE

SCALE : 1"=20'

STATE OF TEXAS
John W. Baird, Jr.
42645
REGISTERED
PROFESSIONAL ENGINEER

9-14-92

SITE PLAN

REVISION DATA

SPAGHETTI WAREHOUSE, INC.
6120 ALDWICK DRIVE GARLAND, TEXAS 75043
(214)226-6000 CONTACT - JAMES AITKEN

PROJECT DATA.
ADDRESS 3820 BELT LINE ROAD
CITY ADDISON
STATE TEXAS

DATE 8/31/92

SHEET A-1

OF 20 A SHEETS