

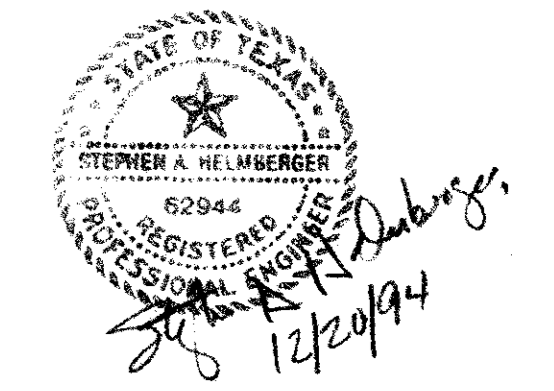
PAVING AND GRADING GENERAL NOTES

- All construction shall conform to the Town of Addison Standard Construction Details and Standard Specifications for Public Works Construction. In the event that an item is not covered, MTCG specifications shall be used.
- Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
- Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted.
- All subgrade beneath proposed pavement shall be compacted to 95% Standard Proctor (ASTM-D-698) at or slightly above optimum moisture content. If rock is encountered during excavation the area exposed at final subgrade shall be overexcavated to a depth of 8" and compacted fill placed in that area.
- All driveways/approaches shall match existing street pavement sections. Firelane pavement and drives shall be 6" thick 3000 psi concrete with #3 bars on 24" centers both ways. All on-site parking pavement shall be 5" thick 3000 psi at 28 day compressive strength concrete with #3 bars on 24" centers both ways. (Dumpster location 7" 3000 PSI)
- Sawed transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawed longitudinal dummy joints shall be installed along centerline of fire lane and out-sides where applicable. All joints shall be filled with an approved sealer.
- Contractor shall adjust all manholes and water valves to match finished grades as shown on the drawings.
- Street lights shall be installed 3 1/2 to 4' behind back of curbs as required.
- Contractor shall construct barrier free ramps at all intersections per Town of Addison.
- All conduit for irrigation sleeves shall be Class 200 PVC installed 12" below concrete pavement and extend 2' outside of back of curbs.
- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the Town of Addison and the Owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
- The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the Contractor to contact all area utility companies and field verify any and all utilities that may conflict with construction prior to beginning work.
- Erosion control shall conform to the North Central Texas Council of Government Details as approved by the Town of Addison.

DRAINAGE AREA CALCULATIONS

	Q 100	C	I 100	AREA	T _c
DA-1 (OFF-SITE) *	6.69	0.90	8.74	0.85	10.0
DA-2	13.61	0.90	8.74	1.73	10.0
DA-3**	1.57	0.90	8.74	0.20	10.0

* Runoff to be collected in storm sewer system when lot D develops.
 ** Runoff from drive and parkway to Beltline Road.



GRADING AND DRAINAGE PLAN					
JOE'S CRAB SHACK					
BLOCK 3 BELTLINE BUSINESS PARK					
ADDISON, TEXAS					
HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS <small>1224 HOOPER ROAD, WILCO, TEXAS 75150 (214) 442-7450</small>					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
HELM.	CADD	OCTOBER 1994	1"=30'	QDBORDER	9448 C-1

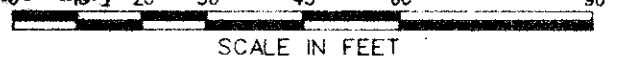
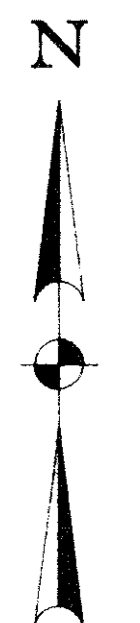
BENCHMARK:
 1" cut top of curb return east side of Commercial Drive and Beltline Road. Elevation = 582.16

*MIN. FINISH FLOOR ELEVATION = 583.69 WAS OBTAINED FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED 7/7/94.

TOPOGRAPHIC AND PLANIMETRIC SURVEY OBTAINED FROM WINKLEMAN & ASSOCIATES, INC. DATED 10/94.

UTILITY CONSTRUCTION GENERAL NOTES

- All water and sanitary sewer construction shall conform to the Town of Addison Standard Construction Details and Standard Specifications for Public Works Construction. In the event that an item is not covered, the MTCOG specification shall be used.
- All water mains 6" or less shall be Class 200, AWWA C900 PVC pipe. All water mains 8" through 12" shall be Class 150, AWWA C900 PVC pipe.
- All gate valves shall be City approved resilient Seat Gate Valves (A-2370-series).
- All fire hydrants must meet Town of Addison specifications. Hose/Pumper nozzles on fire hydrants shall be 18" above top of curb, or finished grade, and shall face the streets or firelane. Fire hydrant shall not be placed less than 2.0' nor more than 6.0' behind the curb.
- All water mains shall have a minimum cover of 48" below finished grade.
- All water mains shall be pressure tested in accordance with the specifications. The Contractor shall flush and sterilize all water mains.
- The location of existing utilities shown on these plans is approximate. All utilities may not be shown. It is the responsibility of the Contractor to contact all area utility companies and field verify any and all utilities that may conflict with construction prior to beginning work.
- All sanitary sewer pipe shall be SDR-35 PVC pipe.
- All concrete blocking and embedment for water and sewer line shall be in accordance with the City of Plano construction standards.
- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the Town of Addison and the Owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administrations trench safety standards.



PAVING AND GRADING GENERAL NOTES

- All construction shall conform to the Town of Addison Standard Construction Details and Standard Specifications for Public Works Construction. In the event that an item is not covered, the MTCOG specifications shall be used.
- Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
- Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted.
- All subgrade beneath proposed pavement shall be compacted to 95% Standard Proctor (ASTM-D-698) at or slightly above optimum moisture content. If rock is encountered during excavation the area exposed at final subgrade shall be overexcavated to a depth of 8" and compacted fill placed in that area.
- All driveways/approaches shall match existing street pavement sections. Firelane pavement and drives shall be 6" thick 3000 psi concrete with #3 bars on 24" centers both ways. All on-site parking pavement shall be 5" thick 3000 psi at 28 day compressive strength concrete with #3 bars on 24" centers both ways. (Dumpster location 7" 3000 PSI) Sawn transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawn longitudinal dummy joints shall be installed along centerline of fire lane and outside where applicable. All joints shall be filled with an approved sealer.
- Contractor shall adjust all manholes and water valves to match finished grades as shown on the drawings.
- Street lights shall be installed 3 1/2 to 4' behind back of curbs as required.
- Contractor shall construct barrier free ramps at all intersections per Town of Addison.
- All conduit for irrigation sleeves shall be Class 200 PVC installed 12" below concrete pavement and extend 2' outside of back of curbs.
- Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the Town of Addison and the Owner.
- Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
- The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the Contractor to contact all area utility companies and field verify any and all utilities that may conflict with construction prior to beginning work.
- Erosion control shall conform to the North Central Texas Council of Government Details as approved by the Town of Addison.

BENCHMARK:
 "B" cut. Top of curb return east side of Commercial Drive and Beltline Road. Elevation = 582.16

***MIN. FINISH FLOOR ELEVATION = 583.69 WAS OBTAINED FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED 7/7/94.**

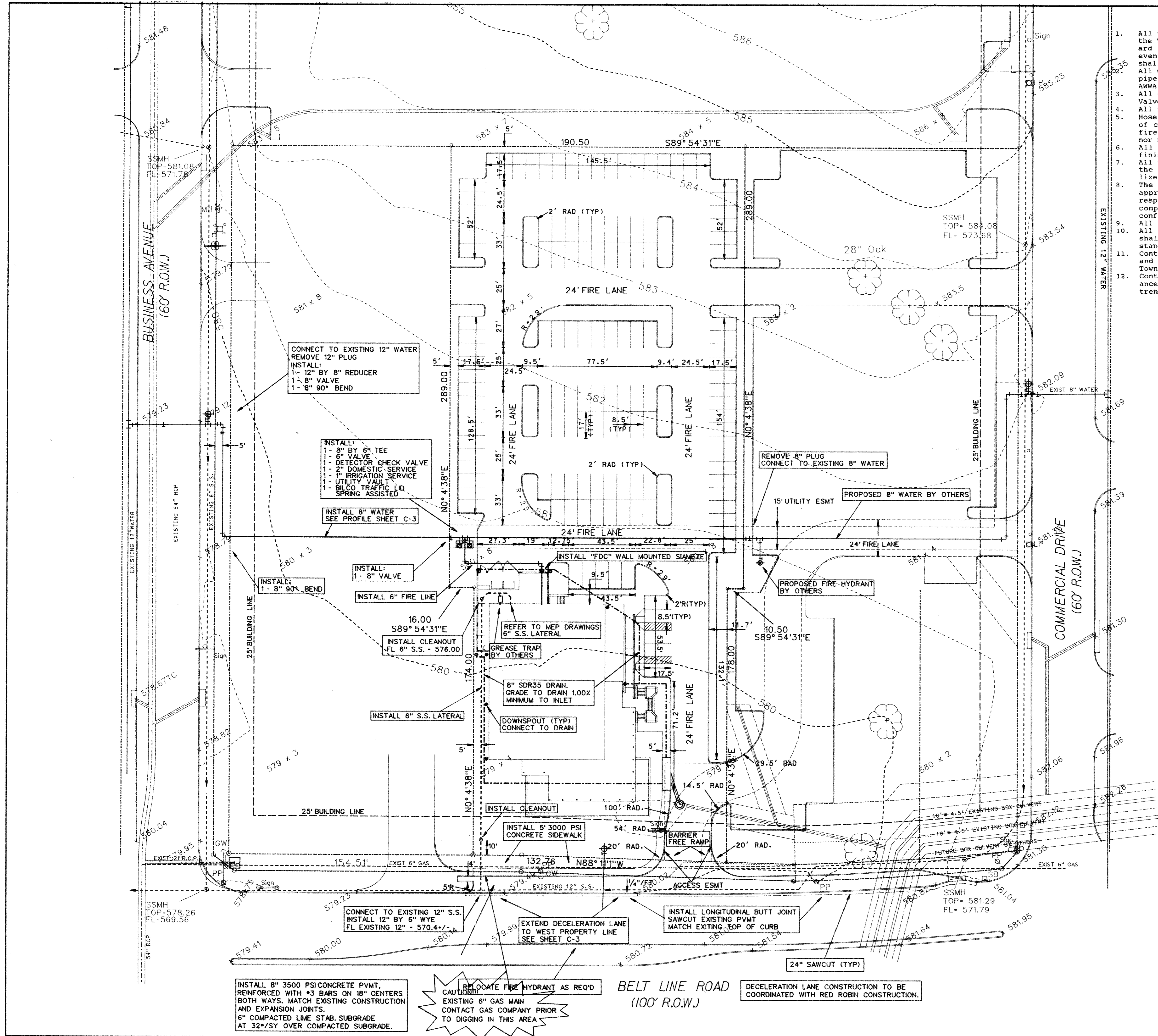
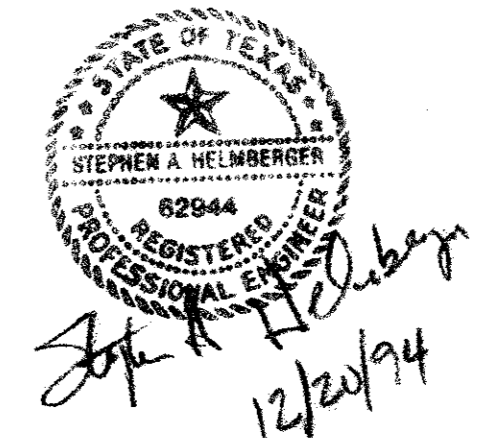
TOPOGRAPHIC AND PLANIMETRIC SURVEY OBTAINED FROM WINKLEMAN & ASSOCIATES, INC. DATED 10/94.

PAVING AND UTILITY PLAN

JOE'S CRAB SHACK
 BLOCK 3 BELTLINE BUSINESS PARK
 ADDISON, TEXAS

HELMBERGER ASSOCIATES, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERS
 124 HOOPER ROAD, WYLE, TEXAS 75098 (214) 442-7450

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	OCTOBER 1994	1"=30'	PBORDER	9448	C-2



CONNECT TO EXISTING 12" WATER
 REMOVE 12" PLUG
 INSTALL:
 1- 12" BY 8" REDUCER
 1- 8" VALVE
 1- 8" 90° BEND

INSTALL:
 1- 8" BY 6" TEE
 1- 6" VALVE
 1- DETECTOR CHECK VALVE
 1- 2" DOMESTIC SERVICE
 1- 1" IRRIGATION SERVICE
 1- UTILITY VAULT
 1- BILCO TRAFFIC LID
 1- SPRING ASSISTED

INSTALL 8" WATER
 SEE PROFILE SHEET C-3

INSTALL:
 1- 8" 90° BEND

INSTALL:
 1- 8" VALVE

INSTALL 6" FIRE LINE

16.00
 S89° 54' 31" E
 INSTALL CLEANOUT
 FL 6" S.S. = 576.00

REFER TO MEP DRAWINGS
 6" S.S. LATERAL

GREASE TRAP
 BY OTHERS

8" SDR35 DRAIN.
 GRADE TO DRAIN 1.00%
 MINIMUM TO INLET

INSTALL 6" S.S. LATERAL

DOWNSPOUT (TYP)
 CONNECT TO DRAIN

INSTALL CLEANOUT

INSTALL 5' 3000 PSI
 CONCRETE SIDEWALK

CONNECT TO EXISTING 12" S.S.
 INSTALL 12" BY 6" WYE
 FL EXISTING 12" = 570.47

EXTEND DECELERATION LANE
 TO WEST PROPERTY LINE
 SEE SHEET C-3

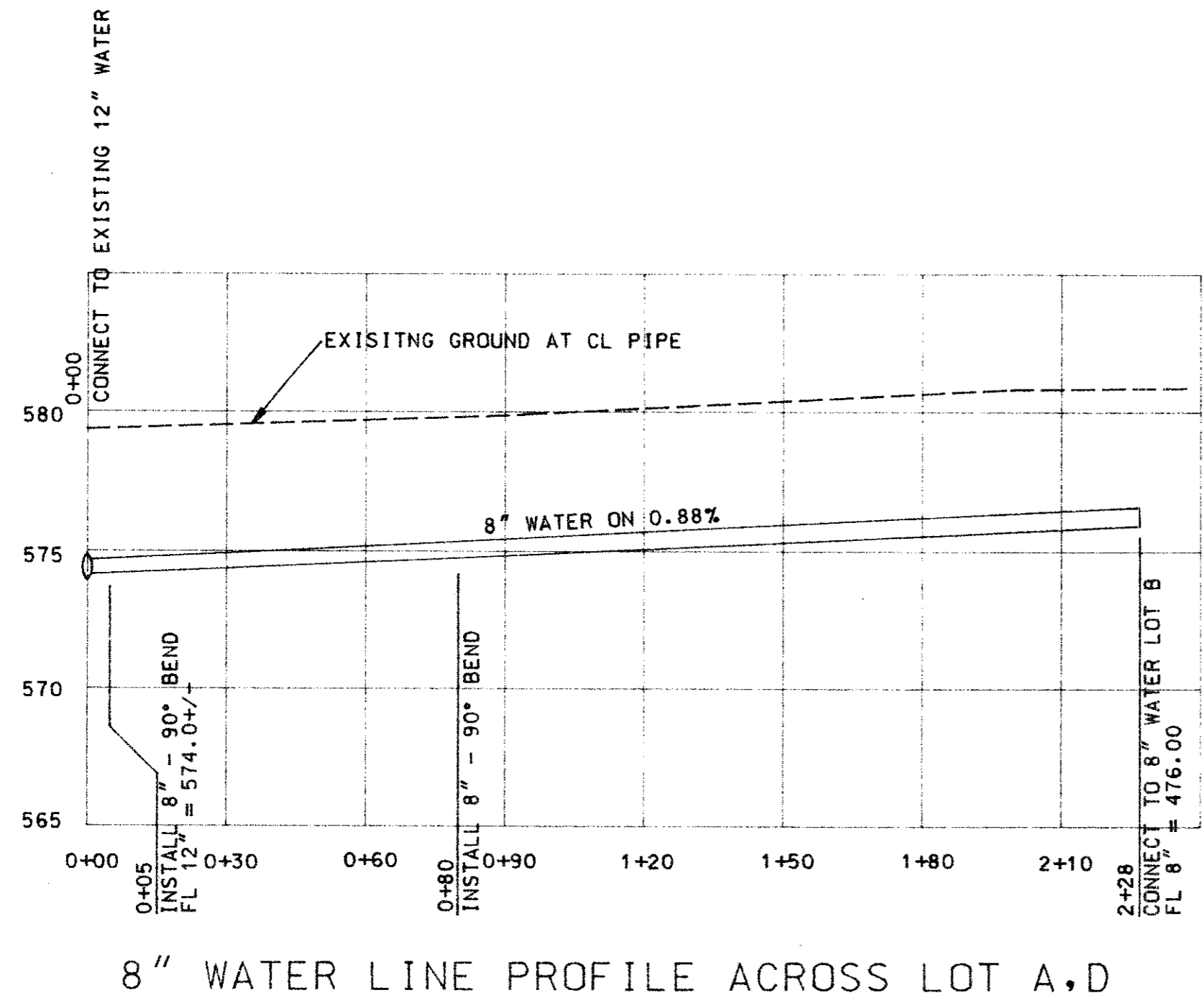
INSTALL LONGITUDINAL BUTT JOINT
 SAWCUT EXISTING PVMT
 MATCH EXISTING TOP OF CURB

INSTALL 8" 3500 PSI CONCRETE PVMT,
 REINFORCED WITH #3 BARS ON 18" CENTERS
 BOTH WAYS. MATCH EXISTING CONSTRUCTION
 AND EXPANSION JOINTS.
 6" COMPACTED LIME STAB. SUBGRADE
 AT 32"/SY OVER COMPACTED SUBGRADE.

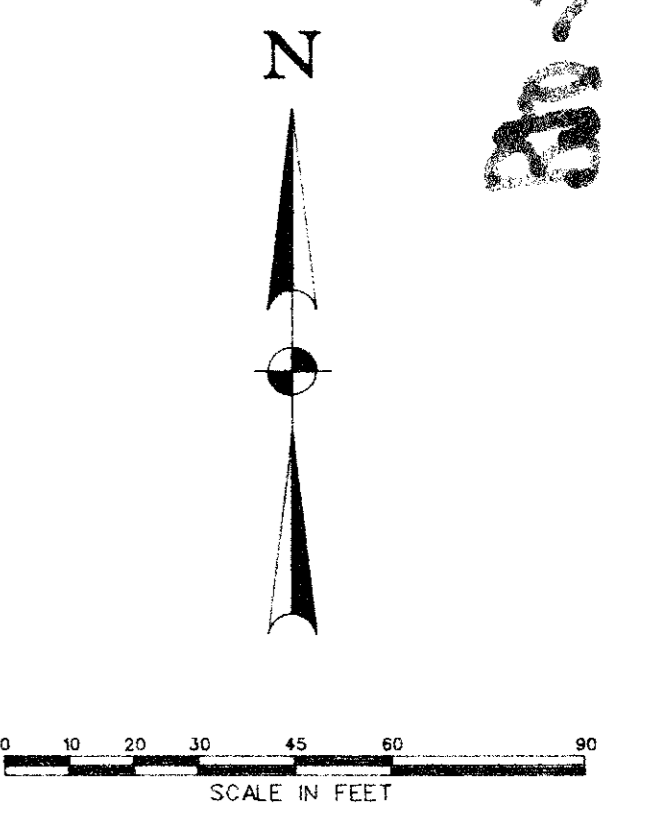
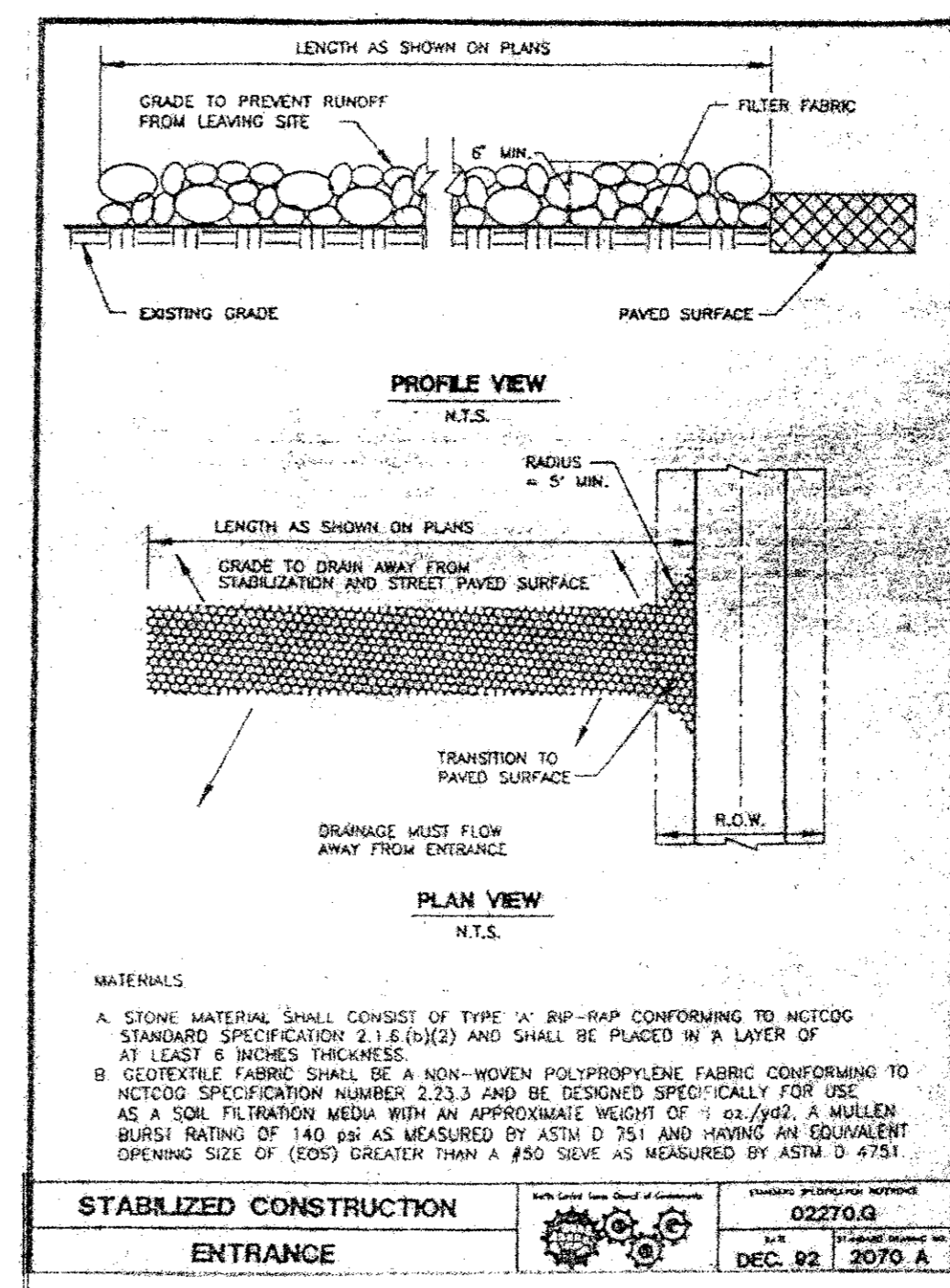
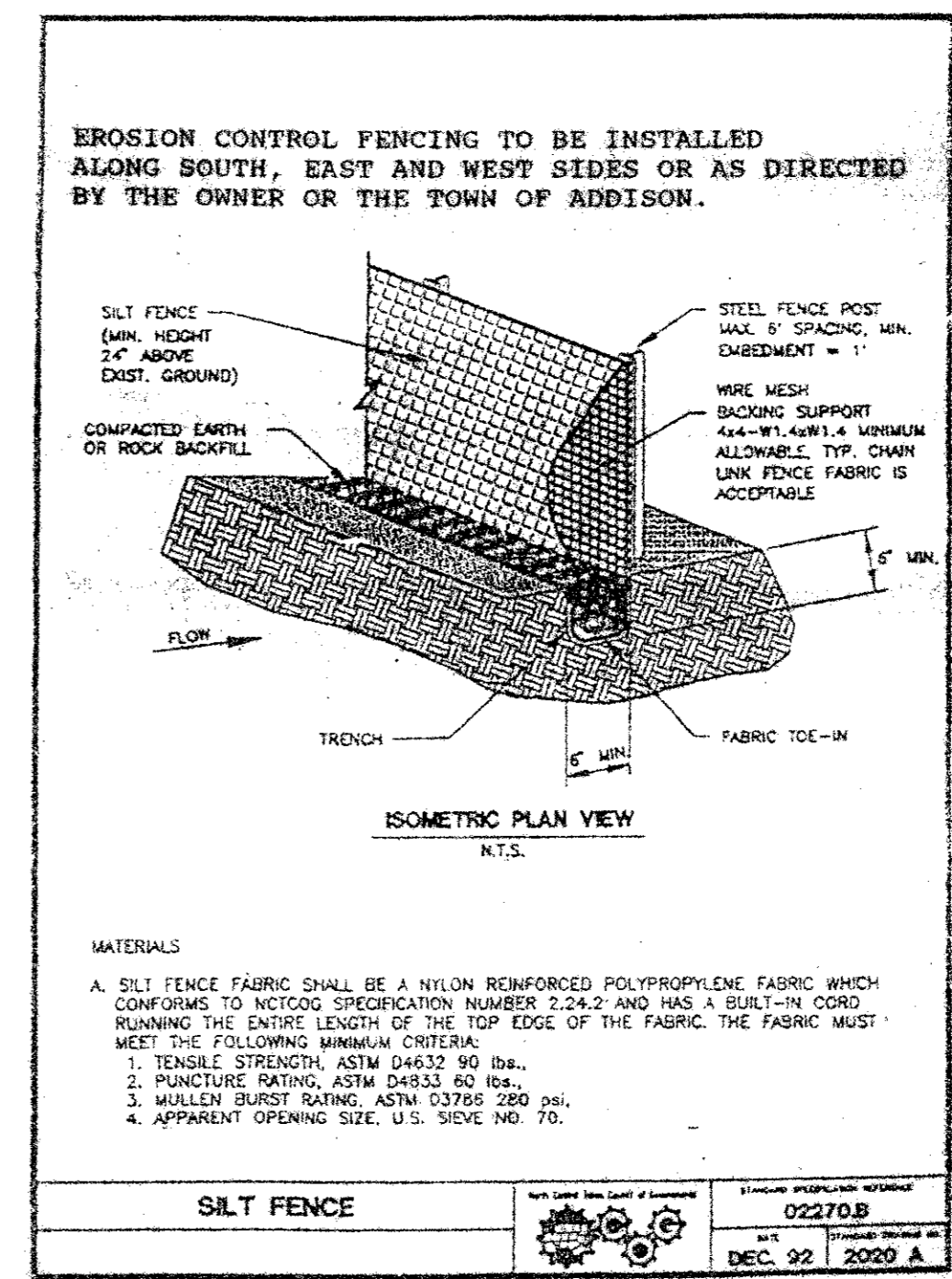
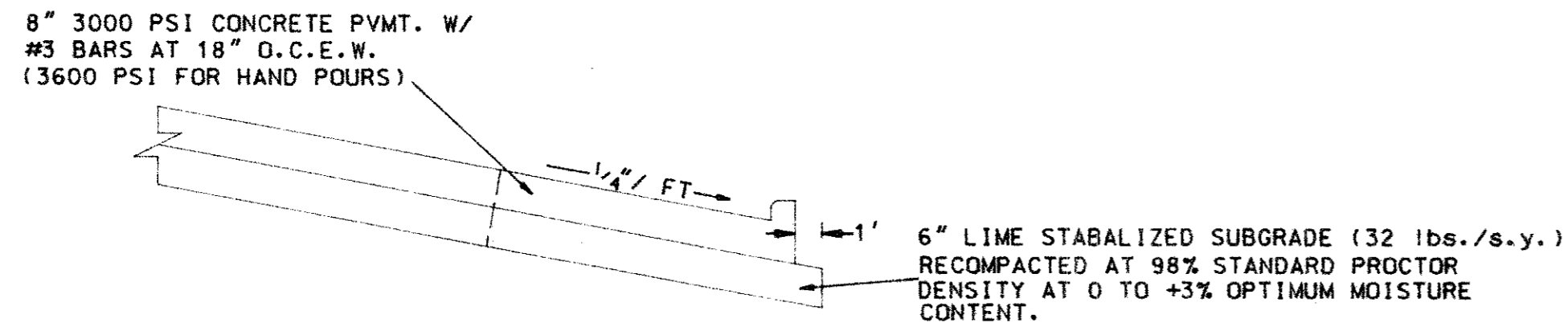
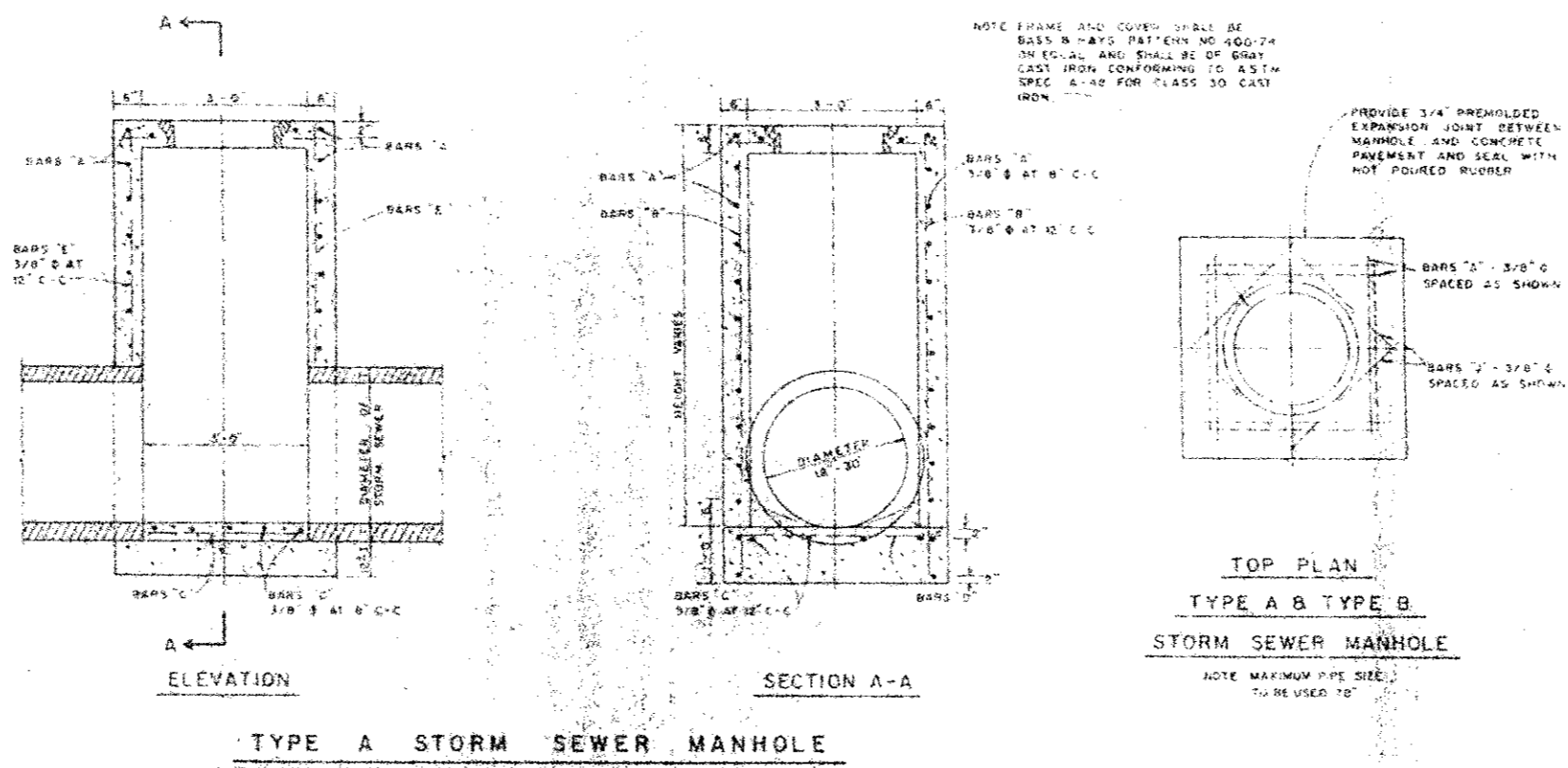
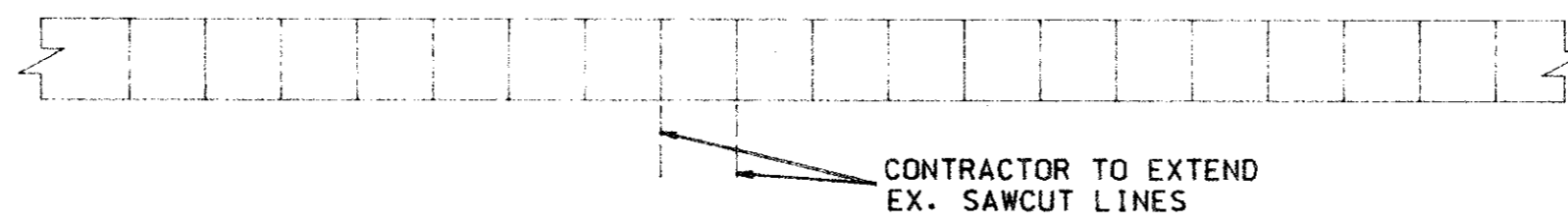
RELOCATE FIRE HYDRANT AS REQ'D
 CAUTION
 EXISTING 6" GAS MAIN
 CONTACT GAS COMPANY PRIOR
 TO DIGGING IN THIS AREA

BELT LINE ROAD
 (100' R.O.W.)

DECELERATION LANE CONSTRUCTION TO BE
 COORDINATED WITH RED ROBIN CONSTRUCTION.

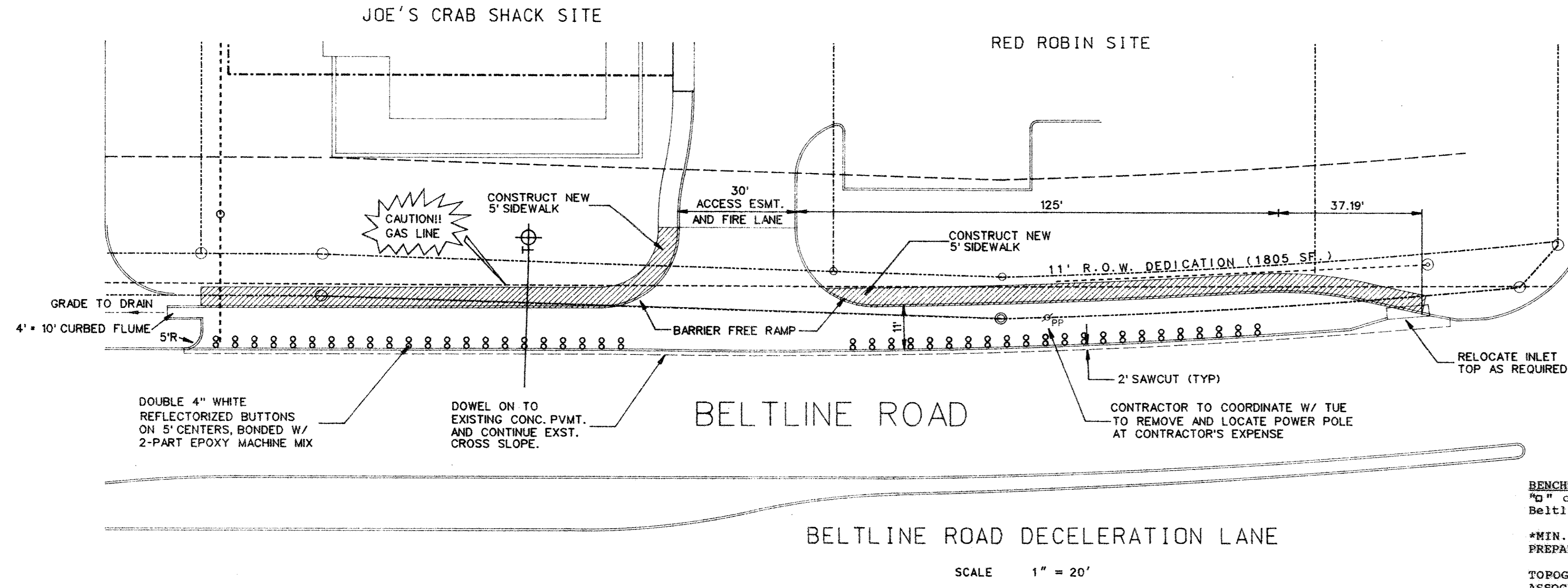


* NOTE:
IF AN EXIST. EXPANSION JOINT IS WITHIN THE DECELERATION LANE AREA, THEN EXTEND IT THROUGH THE NEW PAVING.



TOWN OF ADDISON GENERAL NOTES

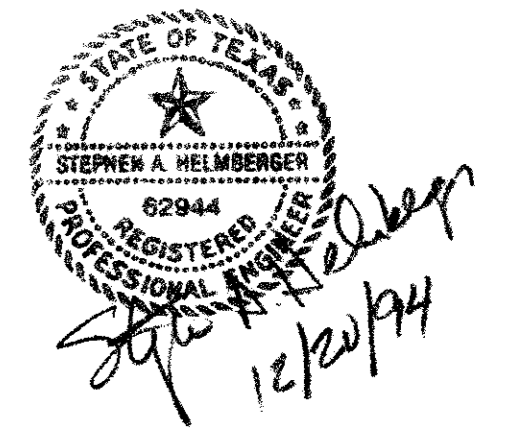
- Prior to final acceptance by the Town of Addison.
 - A Texas Registered Professional engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
 - The owner shall provide 1 reproducible set of as-builts (scaled and certified by a Texas Registered Engineer) and 2 blue-line sets.
 - A one year 10% maintenance bond is required for the public infrastructure.
 - 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.
- 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:
 - Town of Addison
 - Lone Star Gas
 - Southwestern Bell
 - Storer Cable
 - Planned Cable System
 - TU Electric
- 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 beginning of construction.
- Any existing pavement, curbs, and or sidewalks damaged or removed will be repaired by the contractor at their expense.
- 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 (6) inches in diameter and twenty-four (24) inches long. An iron rod one-half inch in diameter embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monument shall be at such elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.
- Contractor shall obtain a right-of-way permit by the Town of Addison working within the public right-of-way.
- 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.
- The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- 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 (5) feet in depth.
- Offsite drainage work will be completed prior to insurance of certificate of occupancy.
- Offsite water main shall be completed prior to issuance of certificate of occupancy.
- All existing and new utilities shall be adjusted to grade upon completion of landscaping.



BENCHMARK:
10" cut top of curb return east side of Commercial Drive and Beltline Road. Elevation = 582.16

*MIN. FINISH FLOOR ELEVATION = 583.69 WAS OBTAINED FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED 7/7/94.

TOPOGRAPHIC AND PLANIMETRIC SURVEY OBTAINED FROM WINKLEMAN & ASSOCIATES, INC. DATED 10/94.



PROFILE / DETAIL SHEET					
JOE'S CRAB SHACK					
BLOCK 3 BELTLINE BUSINESS PARK					
ADDISON, TEXAS					
HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 124 HOOPER ROAD, WYLE TEXAS 75088 (214) 442-7455					
DESIGN	DRAWN	DATE	SCALE	NOTES	NO.
HELM.	CADD	DECEMBER 1994	1"-30"	DETAIL	9448 3C-3