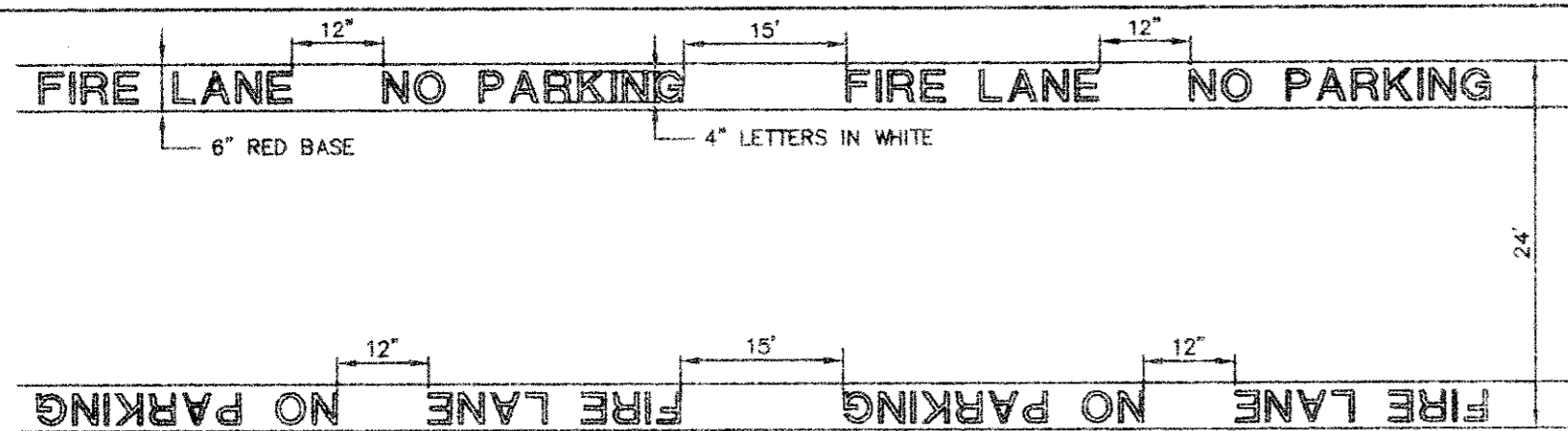


B20-2
3870 BELTLINE AS-BUILT
9/96

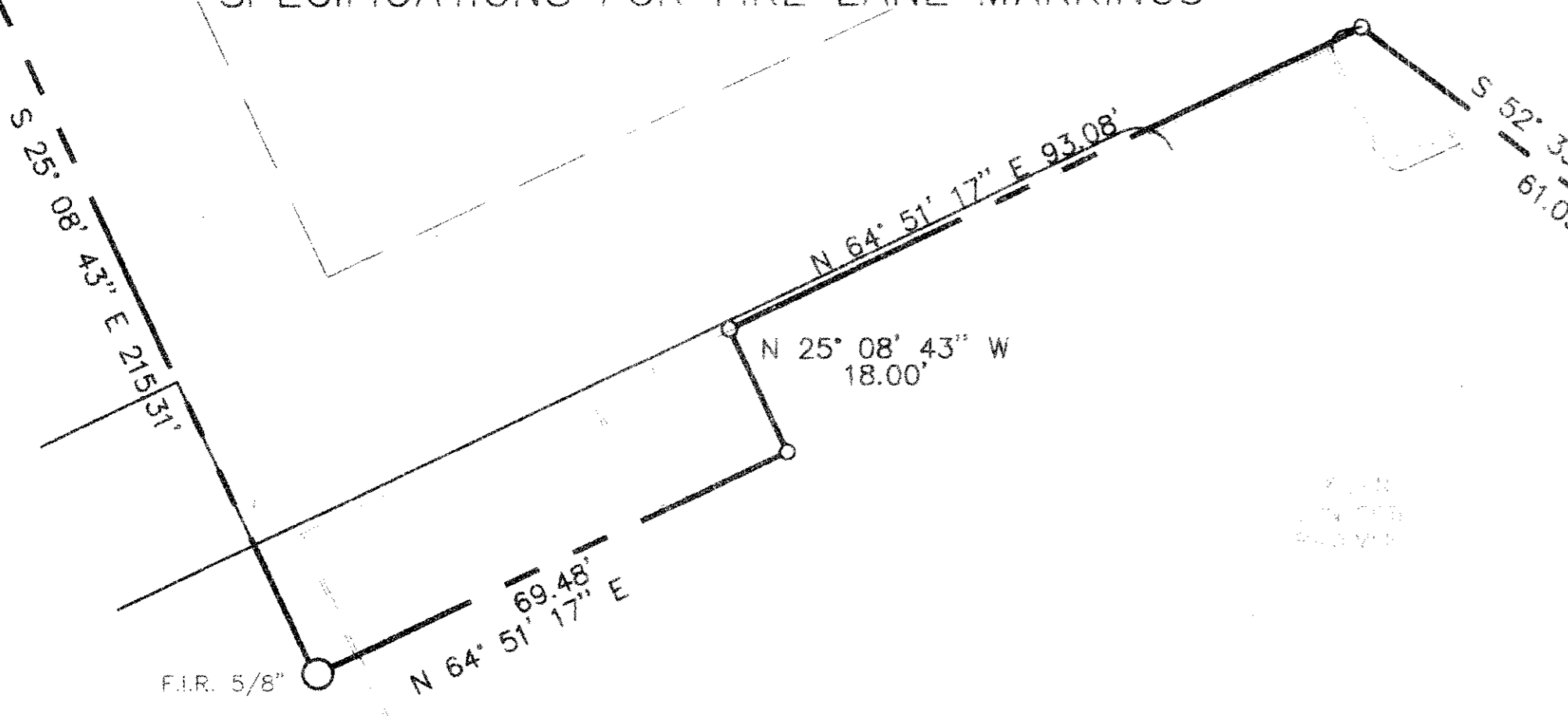


"AS BUILT"

This project was constructed in conformance to the Town of Addison Standards and Specifications, and functions as designed.

- "FIRE LANE NO PARKING" TO BE PAINTED ENTIRE LENGTH OF DEDICATED FIRE LANE.
- WHERE PRACTICAL, ALL FIRE LANE MARKINGS SHALL BE REQUIRED TO BE PLACED ON THE CURB.
- WHERE THE ABOVE FIRE LANE MARKINGS ARE DETERMINED TO BE INADEQUATE IN CONTROLLING TRAFFIC, THE PROPERTY OWNER WILL BE REQUIRED TO POST FIRE LANE SIGNS IN ADDITION TO OTHER FIRE LANE MARKINGS.
- WHEN RESTRIPING, ADDITIONS TO THE EXISTING FIRE LANES ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE FIRE DEPARTMENT.
- FOR ADDITIONAL FIRE LANE SPECIFICATIONS, PLEASE CONTACT THE FIRE DEPARTMENT.

SPECIFICATIONS FOR FIRE LANE MARKINGS



- ### GENERAL NOTES
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS, AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BLDG. CODE.
 - MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
 - GENERAL CONTRACTOR TO PLACE 6" PVC SLEEVES AS SHOWN.

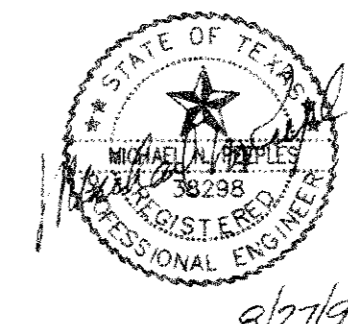
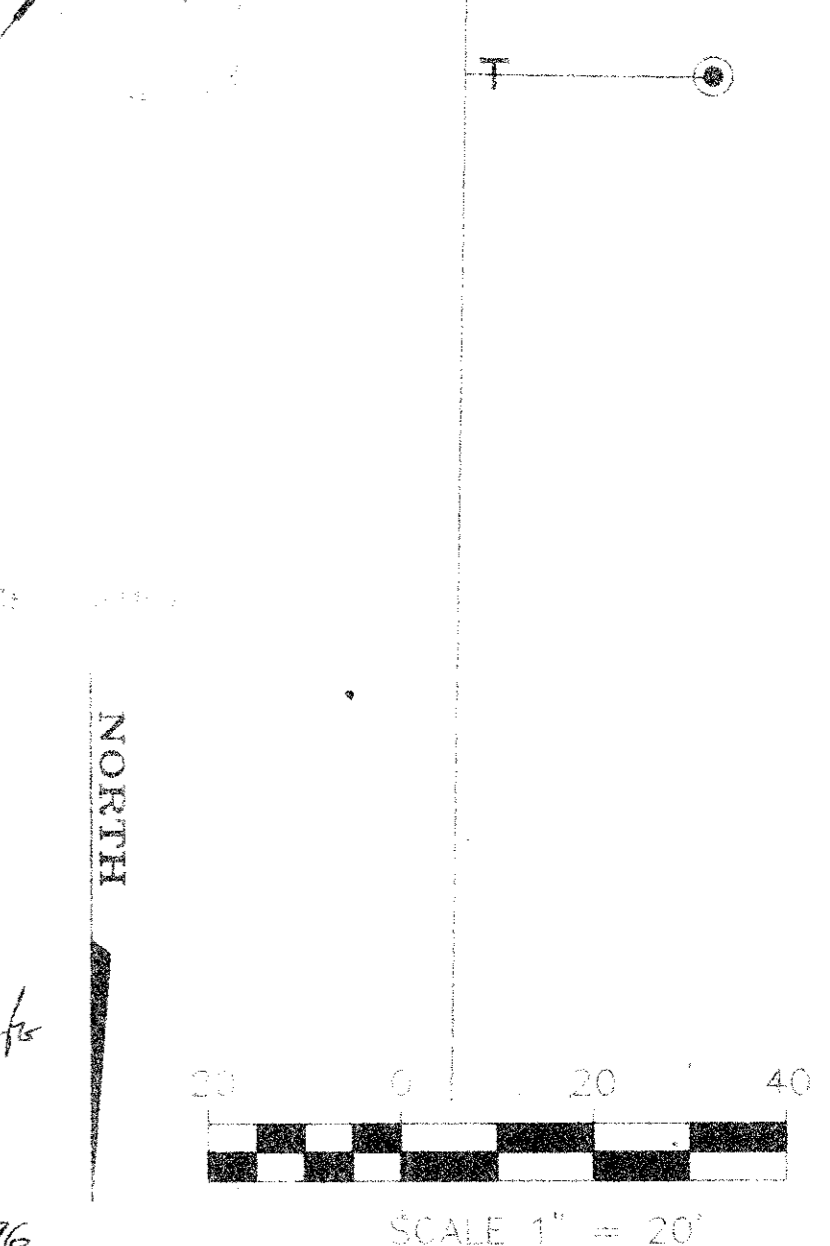
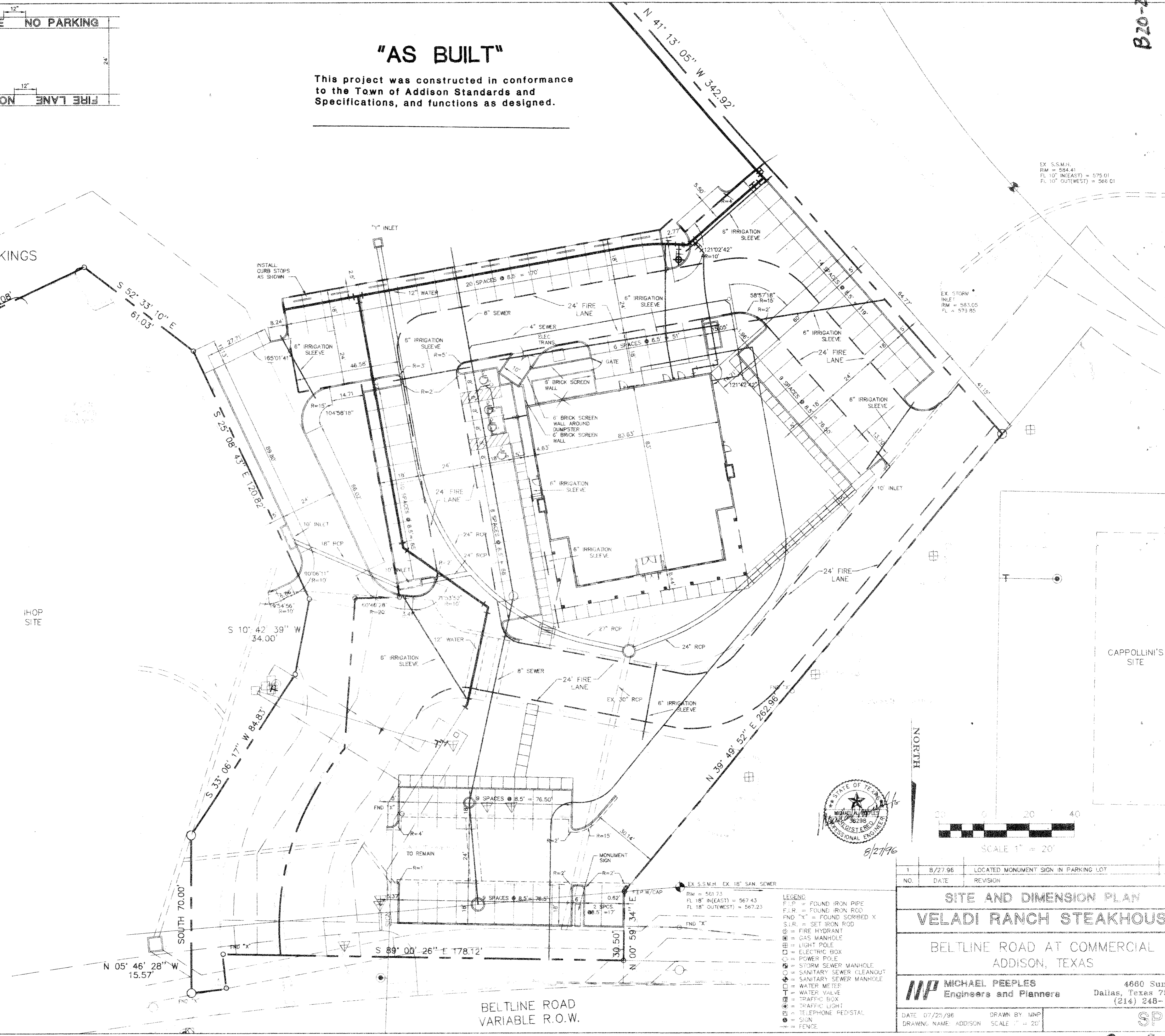
SITE DATA SUMMARY TABLE:

ZONING: PD SPECIAL USE PERMIT
 PROPOSED USE: RESTAURANT
 LOT AREA: 69,092 S.F.
 LOT LANDSCAPE AREA: 14,077 S.F.
 PERCENT LANDSCAPING: 20.37%
 R.O.W. LANDSCAPE AREA: 882 S.F.
 TOTAL PERCENT LANDSCAPING: 21.95%
 BUILDING AREA: 6,351 S.F.
 LOT COVERAGE: 9.192 PERCENT
 BUILDING HEIGHT: 20' (TOP PARAPET)
 PARKING REQUIRED: 109 SPACES
 PARKING PROVIDED: 142 SPACES
 HANDICAP PARKING REQUIRED: 4 SPACES
 HANDICAP PARKING PROVIDED: 4 SPACES
 DOMESTIC METER: 1-1 1/2" METER
 IRRIGATION METER: 1-1 1/2" METER

SITE NOTES

FIRE LANES ARE EXISTING ON WEST AND SOUTH SIDES AND SHALL REMAIN AS SHOWN. NEW FIRE LANES SHALL BE CONSTRUCTED ON NORTH AND EAST SIDE AS SHOWN. SEE CITY STDS. SD-1 THRU SD-4 FOR PUBLIC PAVING DETAILS. REFER TO CITY OF ADDISON STDS. FOR ALL DETAILS FOR PUBLIC CONSTRUCTION. CONSTRUCT BARRIER FREE RAMPS AT ALL CROSSWALKS AND HC SPACES. 60' FRONT & 10' SIDE YARD SETBACKS. 20' REAR SETBACK REFER TO ZONING ORDINANCE FOR DETAILS. REFER TO BUILDING CODE FOR FIRE PROTECTION.

SEE SP-1 FOR SITE & DIMENSIONAL CONTROL
 SEE CE-1 FOR GRADING PLAN
 SEE CE-2 FOR UTILITY PLAN
 SEE CE-3 FOR PAVING PLAN & DETAILS
 SEE CE-4 FOR STORM SEWER PLAN/PROFILE
 SEE LS-1 FOR LANDSCAPE PLANS
 SEE IR-1 FOR IRRIGATION PLAN



NO.	DATE	REVISION
1	8/27/96	LOCATED MONUMENT SIGN IN PARKING LOT

SITE AND DIMENSION PLAN VELADI RANCH STEAKHOUSE BELTLINE ROAD AT COMMERCIAL ADDISON, TEXAS

MP MICHAEL PEEPLES
 Engineers and Planners
 4660 Sunbelt
 Dallas, Texas 75246
 (214) 248-1968

DATE: 07/25/96 DRAWN BY: MNP
 DRAWING NAME: ADDISON SCALE: 1" = 20'

SP-1

C:\ADDON\ACAD\12\VELADI\ADDISON\ADDISON.TUE AUG 27 14:12:38 1996