

CONSTRUCTION PLANS

FOR

RED ROBIN RESTAURANT

THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273

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) Hannon 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 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.

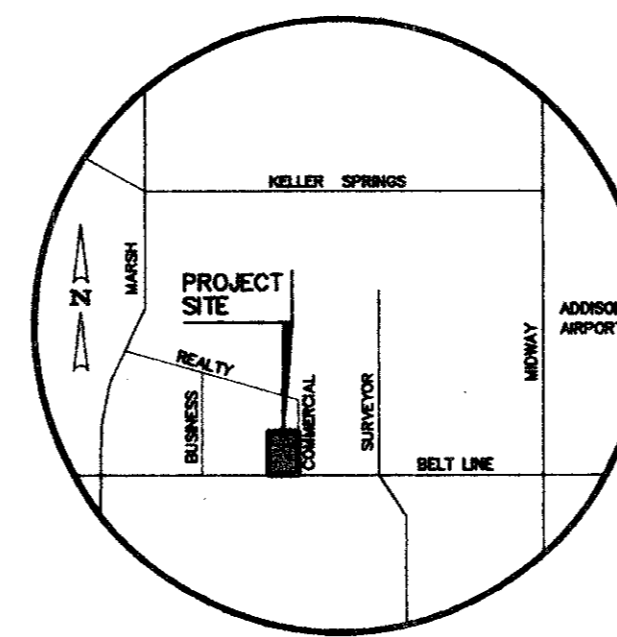
K. The Contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.

L. The site contractor shall not close any Belt Line road lanes for construction when the Town of Addison's contractor is working or scheduled to work on the westbound median side of the Business/Marsh/Belt Line intersection. All closures shall be coordinated with necessary Town of Addison's Public Works Inspector, Bruce Ellis; 450-2847.

M. The Contractor shall coordinate with the Joe's Crab Shack for paving, water & sanitary sewer.

TOWN OF ADDISON

DALLAS COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)

JANUARY 16, 1995

Michael [Signature]
7-10-95

AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications have been the originally approved construction documents have been made as per information provided by the contractor. Winkelman & Associates, Inc. does not certify as to the construction of utility infrastructure as no field inspection was performed.



Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75230

(214) 490-7090
(214) 490-7099 FAX

OWNER:

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

DELTA = 102°07'13"
 RADIUS = 60.00'
 TANGENT = 74.25'
 LENGTH = 106.94'
 CHORD = 93.34'
 CHD BRG = N 51°08'14" E

BLOCK 1

DELTA = 77°52'28"
 RADIUS = 60.00'
 TANGENT = 48.48'
 LENGTH = 81.55'
 CHORD = 75.42'
 CHD BRG = S 38°51'45" E

DELTA = 102°07'23"
 RADIUS = 50.08'
 TANGENT = 61.98'
 LENGTH = 89.27'
 CHORD = 77.91'
 CHD BRG = N51°08'20"E

DELTA = 77°52'37"
 RADIUS = 44.80'
 TANGENT = 36.20'
 LENGTH = 60.90'
 CHORD = 56.32'
 CHD BRG = S38°51'40"E

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

TANGENT TABLE
11 N89°54'31" W 15.00'
12 N40°43'38" E 37.18'
13 S00°04'38" E 24.13'
14 S89°54'31" W 24.13'
15 N38°21'28" W 73.92'
16 S89°54'31" E 18.18'
17 S38°21'28" E 43.13'
18 S89°54'31" E 189.50'
19 N89°54'31" W 177.50'
20 N00°04'38" E 40.28'
21 S00°04'38" E 13.84'
22 S00°04'38" W 10.06'
23 N89°54'31" W 15.89'
24 N00°04'38" E 15.31'
25 S00°04'38" E 14.44'
26 N78°18'23" W 5.72'
27 N18°18'23" W 67.98'
28 N00°04'38" E 13.72'
29 S18°18'23" E 75.03'
30 N88°11'00" W 53.82'
31 N89°54'31" W 50.99'
32 N89°54'31" W 10.00'
33 N00°04'38" E 11.98'
34 N00°04'38" E 74.88'
35 N89°54'31" W 110.02'
36 S00°04'38" E 74.88'
37 S88°11'00" W 92.72'
38 N89°54'31" W 189.25'

CURVE TABLE	
A = 02°41'19" R = 180.00' T = 42.45' L = 84.94' CL = 75.89' CB = S85°14'48" W	A = 76°13'04" R = 54.00' T = 42.35' L = 71.83' CL = 66.65' CB = N38°11'10" E
A = 02°24'54" R = 180.00' T = 37.94' L = 75.87' CL = 75.89' CB = N85°04'31" E	A = 89°59'08" R = 54.00' T = 53.99' L = 54.81' CL = 76.36' CB = N45°04'12" E
A = 76°13'04" R = 30.00' T = 23.53' L = 39.91' CL = 37.03' CB = N38°11'10" E	A = 04°29'57" R = 1840.00' T = 72.41' L = 144.82' CL = 144.83' CB = S86°16'39" W
A = 89°59'08" R = 30.00' T = 29.99' L = 47.12' CL = 42.42' CB = S45°04'12" W	A = 76°13'04" R = 30.00' T = 23.53' L = 39.91' CL = 37.03' CB = S38°11'10" W

D. MYERS SURVEY
 ABSTRACT NO. 423

LOT D
 4.285 ACRES
 (186,644 SQ. FT.)

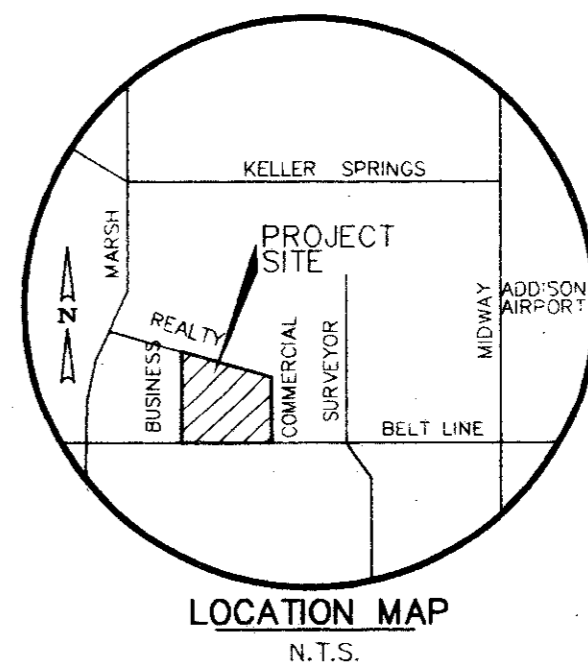
9.983 ACRES
 (434,852 SQ. FT.)

LOT A
 1.573 ACRES
 (68,526 SQ. FT.)
 * MIN. FF=582.46

LOT B
 1.925 ACRES
 (83,855 SQ. FT.)
 MIN. FF=583.69

LOT C
 1.938 ACRES
 (84,419 SQ. FT.)
 * MIN. FF=584.24

T.L. CHENOWETH SURVEY
 ABSTRACT NO. 273



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 1800 W. LBJ Fwy, Suite 200
 Dallas, Texas 75235
 (214) 490-7090 FAX

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS Business/Beltline, L.P., and Triangle Bowl Associates are the owners of a tract of land situated in the D. MYERS SURVEY, Abstract No. 923 and the T.L. CHENOWETH SURVEY, Abstract No. 273, Dallas County, Texas and being a portion of Block 3 of BELTLINE-MARSH BUSINESS PARK, an addition to the City of Addison according to the plat recorded in Volume 81060, Page 170 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 3/8" iron rod set for the northerly corner of a corner cut-off line at the intersection of the easterly right-of-way line of Business Avenue (60 feet right-of-way) with the northerly right-of-way line of Beltline Road (variable width right-of-way) said rod being the northerly corner of a 0.04 acre tract of land dedicated to the City of Addison, January 28, 1994;

THENCE along the easterly right-of-way line of said Business Avenue, North 00°04'38" East, a distance of 810.05 feet to a 3/8 inch iron rod found for the beginning of a curve to the right having a radius of 60.00 feet, chord bearing of North 51°08'14" East and a chord length of 83.34 feet;

THENCE along the said curve to the right through a central angle of 102°07'13" for an arc length of 106.94 feet to a 3/8 inch iron rod found 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 409.12 feet to the beginning of a curve to the right having a radius of 60.00 feet, a chord bearing of South 38°51'45" East and a chord length of 75.42 feet;

THENCE along said curve to the right through a central angle of 77°52'28" for an arc length of 81.55 feet to a 3/8 inch iron rod found in the westerly right-of-way line of Commercial Drive (60 feet right-of-way);

THENCE along the westerly right-of-way line of Commercial Drive, South 00°04'38" West, a distance of 810.05 feet to a 3/8" iron rod found for the northerly corner of a corner cut-off line at the intersection of the westerly right-of-way line of said Commercial Drive with the northerly right-of-way line of said Beltline Road;

THENCE along said corner cut-off line South 42°08'50" West, a distance of 14.85 feet to a 3/8 inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 1860.00 feet, a chord bearing of South 86°27'17" West, a chord length of 134.86 feet;

THENCE along the northerly right-of-way line of said Beltline Road as follows:

Along said non-tangent curve to the right through a central angle of 04°09'19" for an arc length of 134.89 feet to a 1/2" iron rod set for corner;

North 88°11'00" West, a distance of 176.41 feet to a 1/2" iron rod set for corner;

North 89°54'31" West, a distance of 185.64 feet to a 1/2" iron rod set for the southerly corner of a corner cut-off line at the intersection of the northerly right-of-way line of said Beltline Road with the easterly right-of-way line of said Business Avenue;

THENCE along said corner cut-off line North 53°29'17" West, a distance of 16.76 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 9.983 acres or 434,852 square feet of land, more or less.

That Business/Beltline, L.P., and Triangle Bowl Associates ("Owners") do hereby adopt this plat designating the hereinabove property as Replat of Block 3, Beltline 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.

SURVEYOR'S CERTIFICATION

I, B. J. Elam, a Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision on the 8th day of July, 1994 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 Wilcrest Road, #200
 Dallas, Texas 75230
 (214) 490-7090

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 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 at 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 the 8th day of December, 1994.

Business/Beltline, L.P., a Texas limited partnership
 G. & B. Dallas Investments, Inc., a Texas Corporation, General Partner

BY: [Signature]
 R. J. Elam, Jr., President
 Owner of lots A, B, & C
 Triangle Bowl Associates

BY: [Signature]
 Neil Blomquist
 Gen. Partner
 Owner of lot D

APPROVED BY THE
 ADDISON CITY COUNCIL
 ON THE 8th DAY OF NOVEMBER
 1994

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared [Signature] 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 9th day of December, 1994.

[Signature]
 Notary Public
 My Commission Expires March 12, 1996

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared [Signature] 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 9th day of December, 1994.

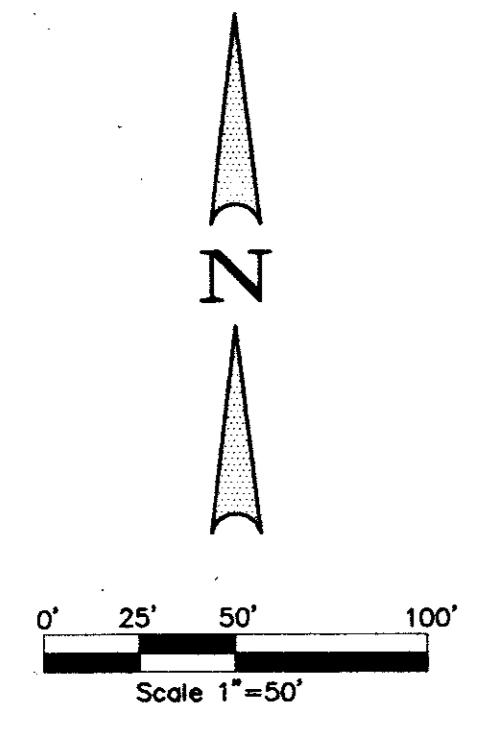
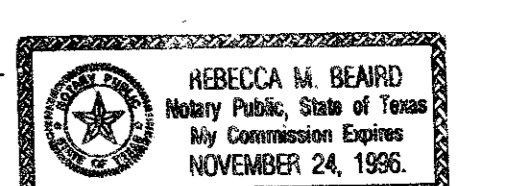
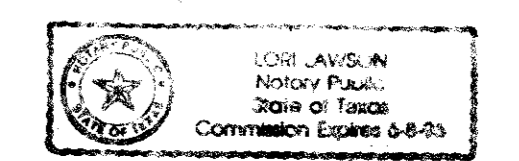
[Signature]
 Notary Public
 My Commission Expires 6-8-96

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of December, 1994.

[Signature]
 Notary Public
 My Commission Expires 11-24-96



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

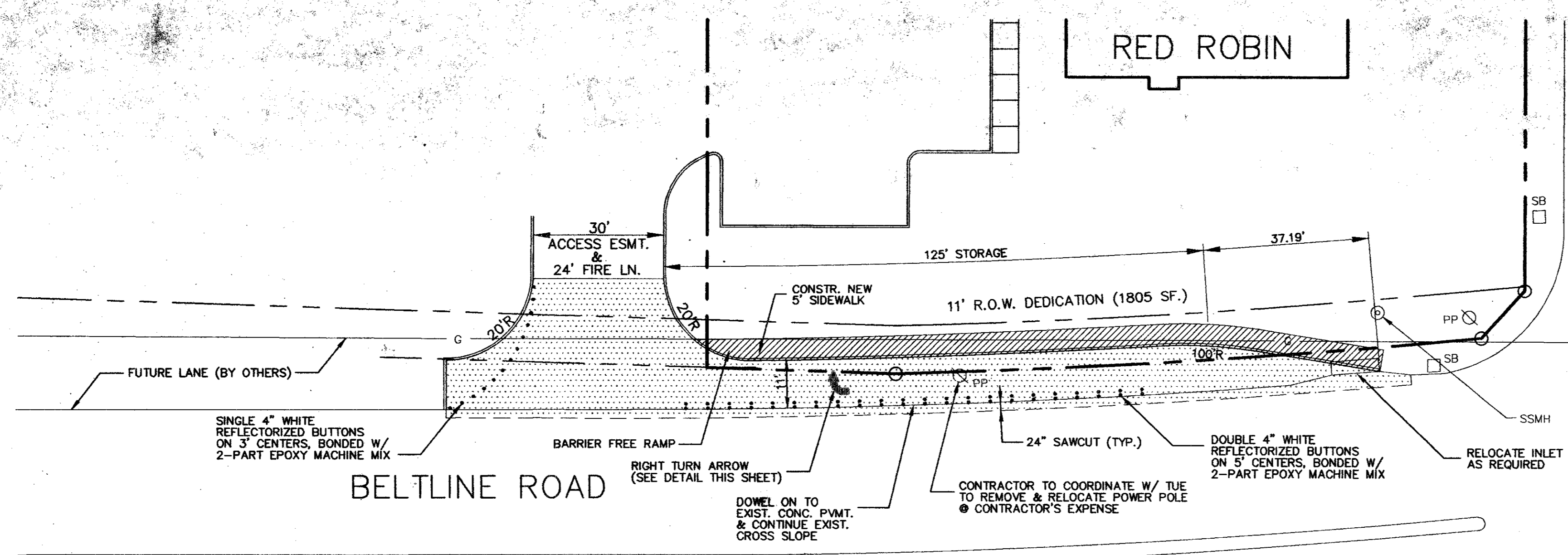
* MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94. THIS REPORT INDICATES NO DETENTION REQUIRED, IF MIN. FIN. FLOOR IS MAINTAINED.

FINAL REPLAT
 BLOCK 3, BELTLINE MARSH BUSINESS PARK
 ADDISON, TEXAS

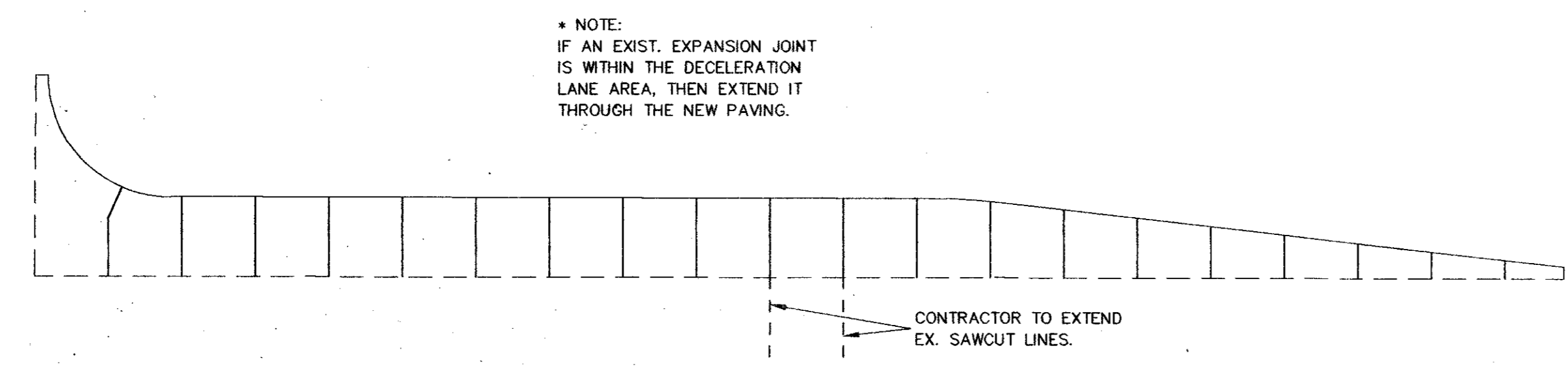
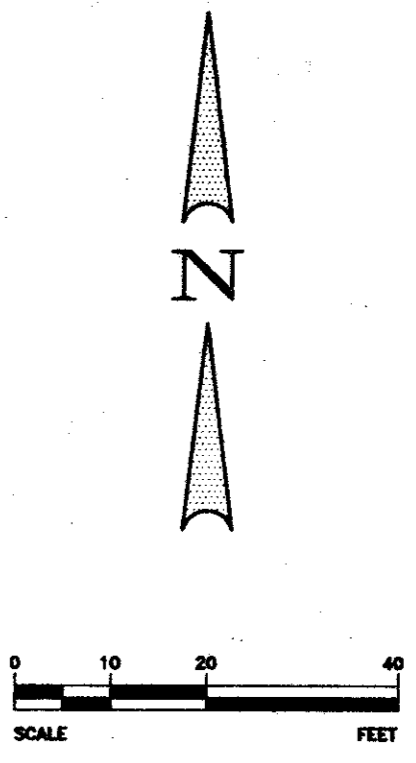
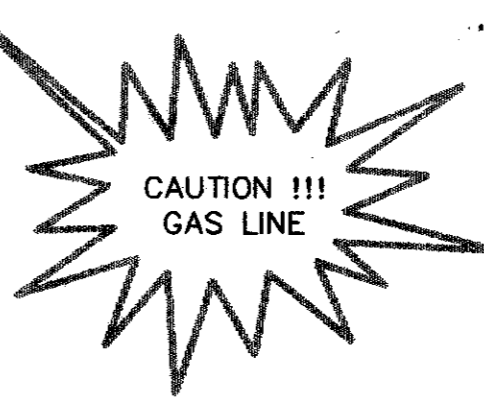
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 Date: 11-10-94
 Designed By: T.L.
 Drawn By: M.K.
 Checked By: M.C.
 File: 133IMP.LT.dwg
 Project No.: 1331.02163

SHEET
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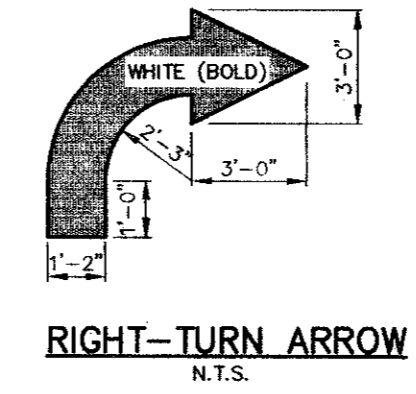
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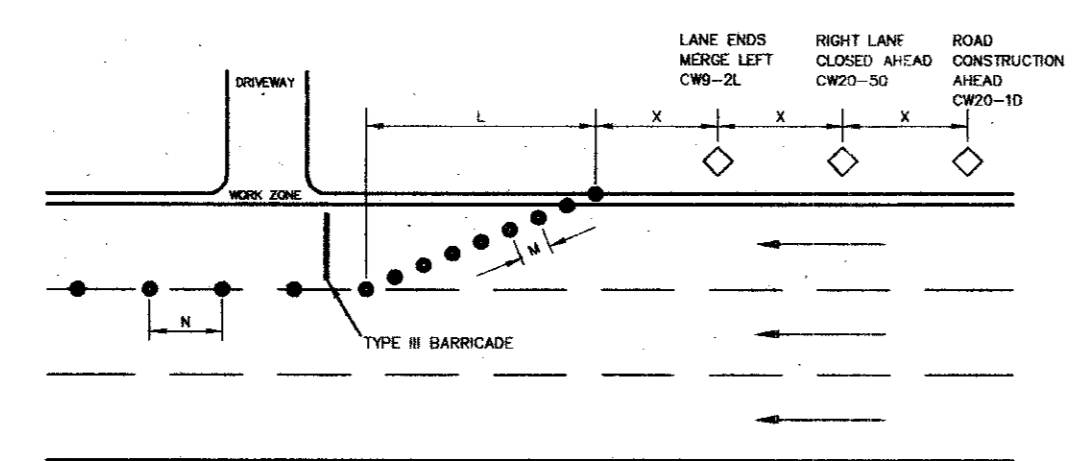
COMMERCIAL DRIVE



SAWED DUMMY JOINT LOCATION DIAGRAM



RIGHT-TURN ARROW
N.T.S.



NOTE:
ALL THREE LANES OF BELTLINE ROAD
ARE TO BE OPEN FOR TRAFFIC
DURING NIGHT TIME HOURS
AND RUSH HOURS.

TYPICAL TRANSITION LENGTHS
AND
SUGGESTED MAXIMUM SPACING OF DEVICES

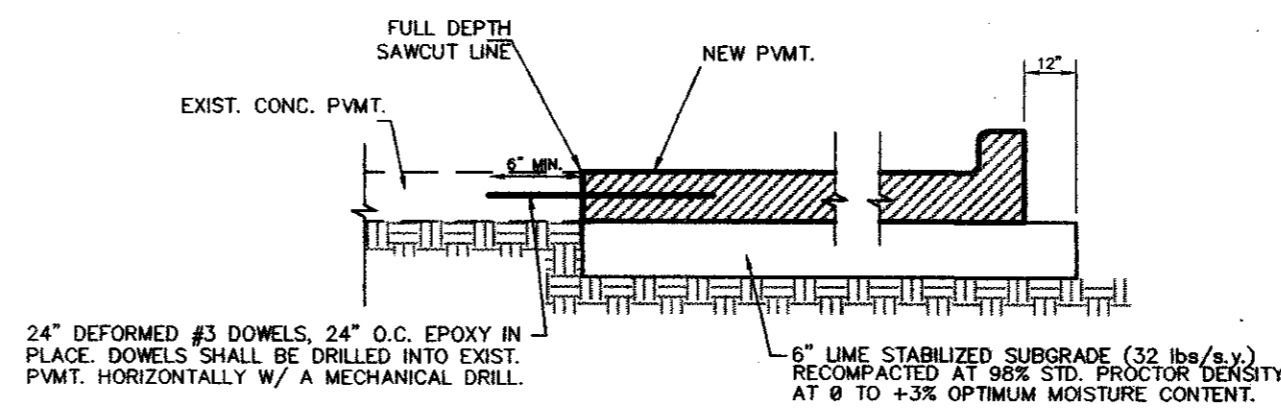
POSTED SPEED	FORMULA	MINIMUM DESIRABLE TAPER LENGTHS			WARNING SIGN SIZE	SUGGESTED MAXIMUM SPACING OF DEVICES		
		10' OFFSET	11' OFFSET	12' OFFSET		ON A TRUCK	ON A TRUCK	ON A TRUCK
30	$L = \frac{W \cdot S^2}{30}$	150	165	180	36" x 36"	30	60-75	125
35		205	225	245	36" x 36"	35	70-90	160
40		265	295	320	48" x 48"	40	80-100	200
45		450	495	540	48" x 48"	45	90-110	250
50		500	550	600	48" x 48"	50	100-125	300
55		550	605	660	48" x 48"	55	110-140	375
60		600	660	720	48" x 48"	60	120-150	500

MINIMUM DISTANCE FROM WORK TO 1st ADVANCE WARNING SIGN
and/or DISTANCE BETWEEN EACH ADDITIONAL SIGN.

TRAFFIC CONTROL
N.T.S.

8" - 3000 PSI CONCRETE PAVEMENT WITH
#3 BARS AT 18" O.C.E.W.
(3500 psi FOR HAND POURS)
6" LIME STABILIZED SUBGRADE (32 lbs./cu.y.)
RECOMPACTED AT 98% STANDARD PROCTOR
DENSITY AT 0 TO +3% OPTIMUM MOISTURE
CONTENT.

PAVING SECTION
N.T.S.



DOWEL-ON DETAIL
N.T.S.

AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan,
to the best of our knowledge is "As Built." All modifications
from the originally approved construction documents have
been made as per information provided by the contractor.
Winkelmann & Associates, Inc. does not certify as to the
accuracy of the quality of construction or no field inspection
was performed.

[Signature] 7-10-95
DATE

BENCH MARK:
"D" 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

NO.	DATE	REVISION	APPROV.

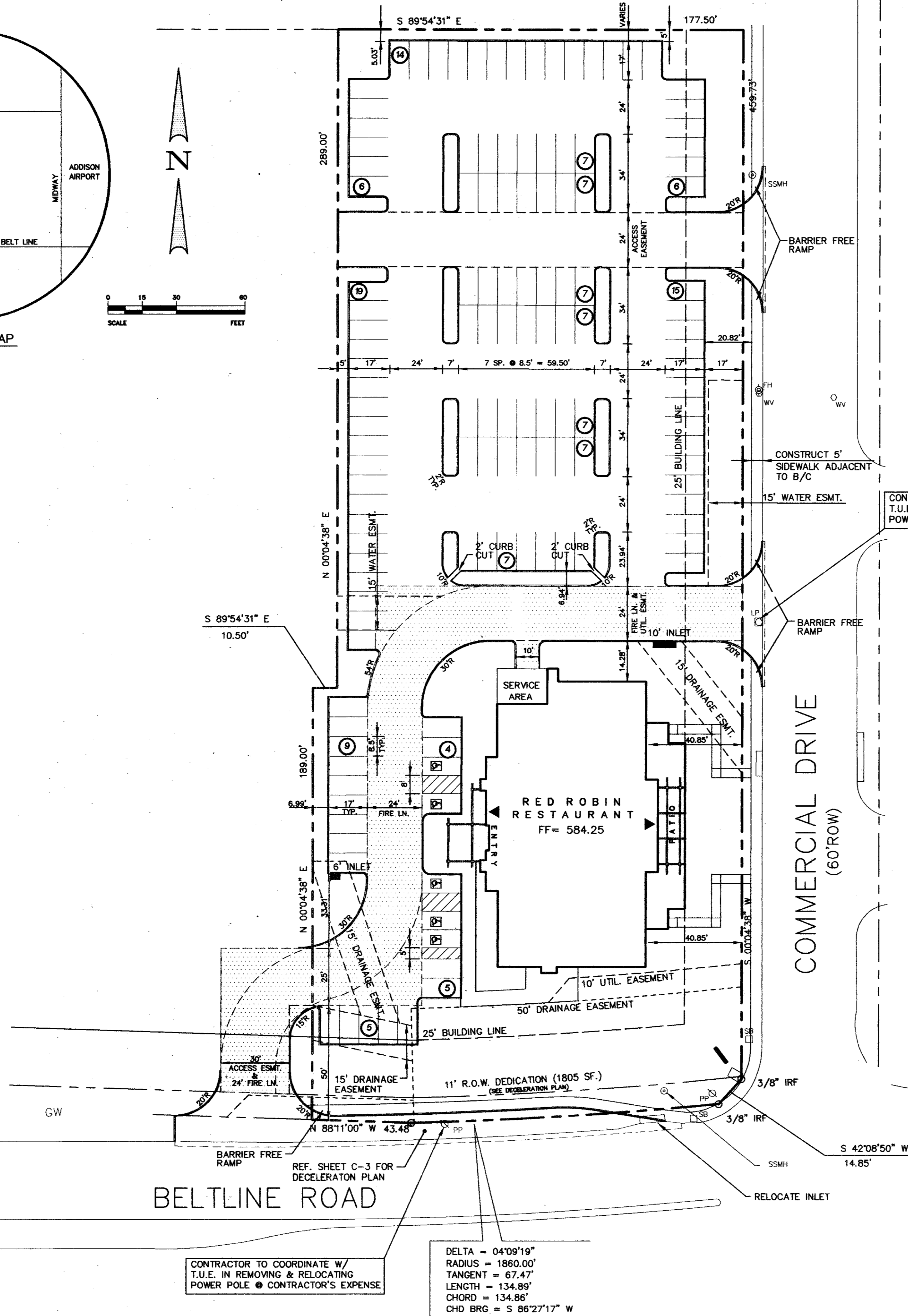
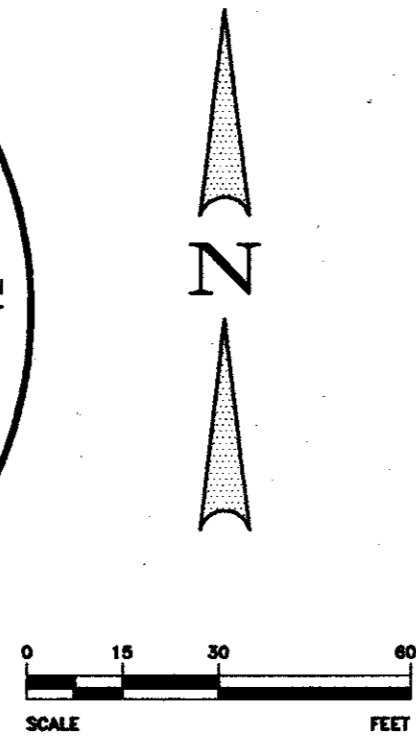
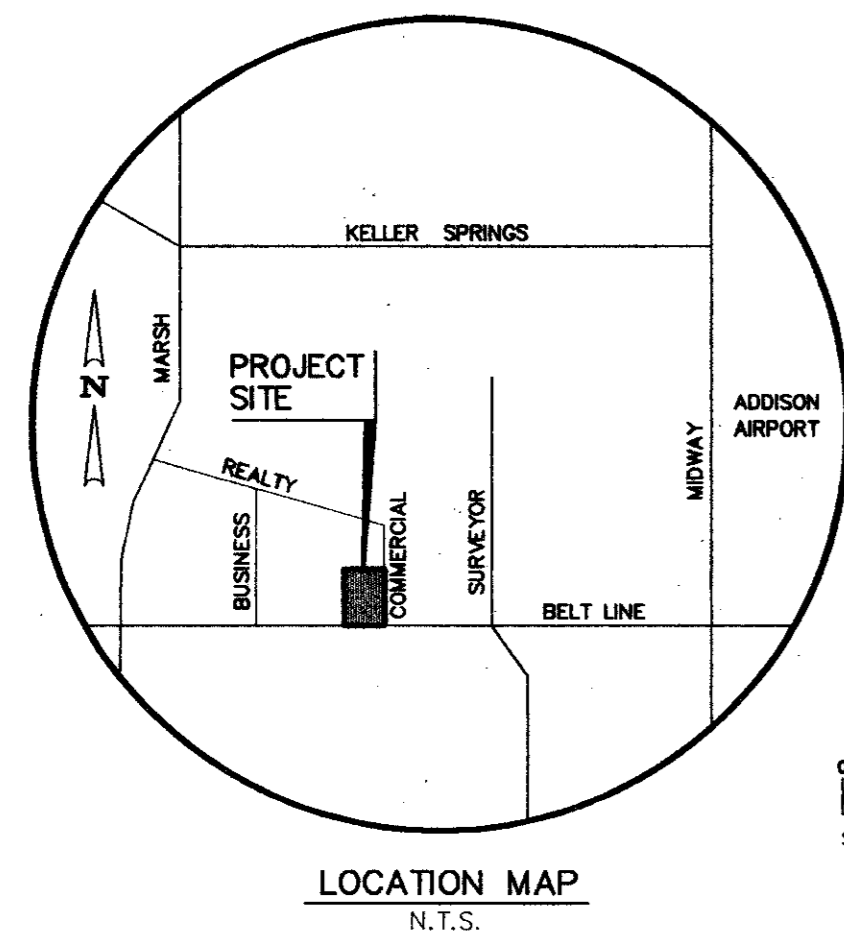
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & ARCHITECTS
1800 ALBERT ROAD, SUITE 200
IRVINE, TEXAS 75038
(714) 966-2000

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

DECELERATION LANE PLAN
BLOCK 3, BELTLINE MARSH BUSINESS PARK
ADDISON, TEXAS

Scale : 1" = 20'
Date : 7/3/95
Designed By : TL
Drawn By : TL
Checked By : MC
File : 9301URN
Project No. : 09301.01

SHEET
3 OF
10



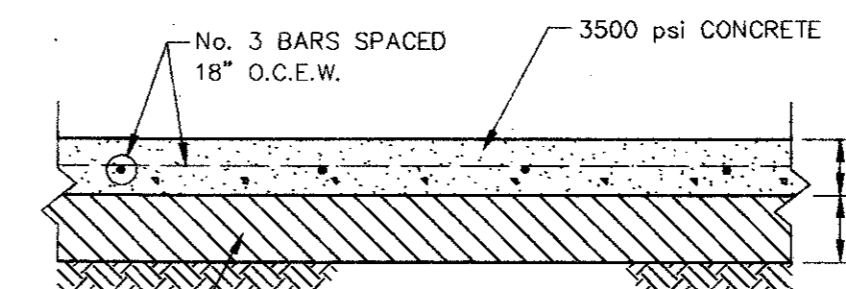
CONTRACTOR TO COORDINATE W/
T.U.E. IN REMOVING & RELOCATING
POWER POLE @ CONTRACTOR'S EXPENSE

DELTA = 04°09'19"
RADIUS = 1860.00'
TANGENT = 67.47'
LENGTH = 134.89'
CHORD = 134.86'
CHD BRG = S 86°27'17" W

CONTRACTOR TO COORDINATE W/
T.U.E. IN REMOVING & RELOCATING
POWER POLE @ CONTRACTOR'S EXPENSE

GENERAL NOTES

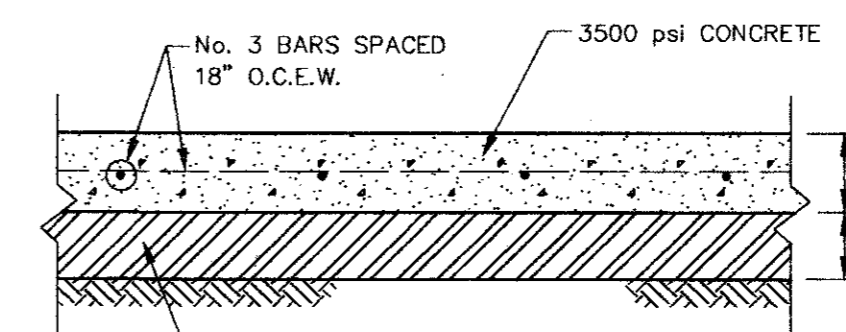
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON SPECIFICATIONS, AND DETAILS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF 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 SOG ALL DISTURBED AREAS.
- CONTRACTOR TO REMOVE/RELOCATE & ADJUST SPRINKLER HEADS, CONTROL VALVES, ETC. AS NECESSARY.



LIME STABILIZED SUBGRADE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OR A MAXIMUM OF +3 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

LIGHT DUTY PAVEMENT SECTION

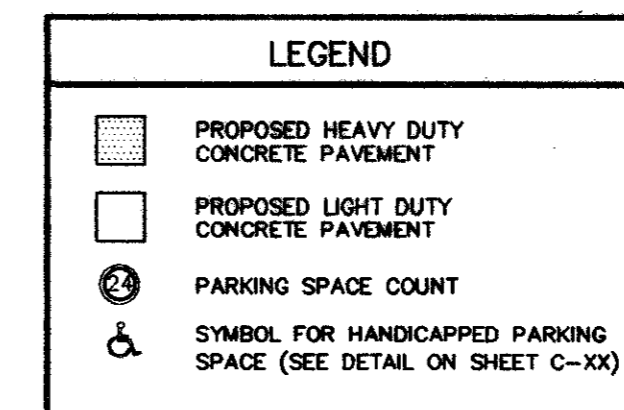
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LIME STABILIZED SUBGRADE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OR A MAXIMUM OF +3 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

HEAVY DUTY PAVEMENT SECTION

N.T.S.



AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built". All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

[Signature] 7-10-98
WINKELMANN & ASSOCIATES, INC. DATE

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

APPROV. _____
REVISION _____
DATE _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1110 WEST 20TH STREET, SUITE 200
DALLAS, TEXAS 75220
(214) 895-7999 FAX (214) 895-7998

Professional Engineer Seal: *[Seal]*
Name: *[Name]*
No. *[No.]*
Exp. *[Exp.]*

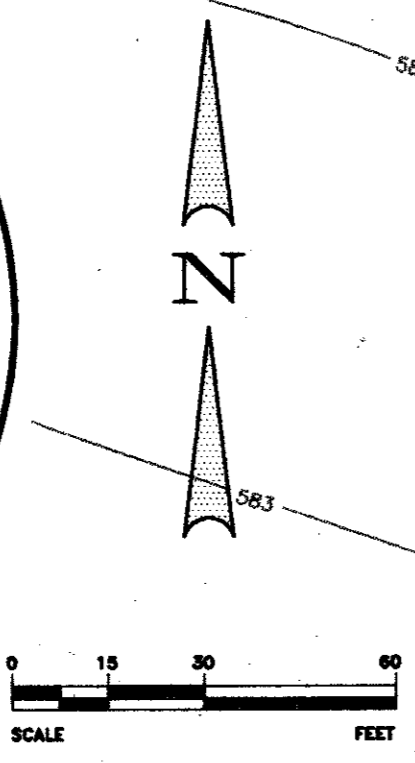
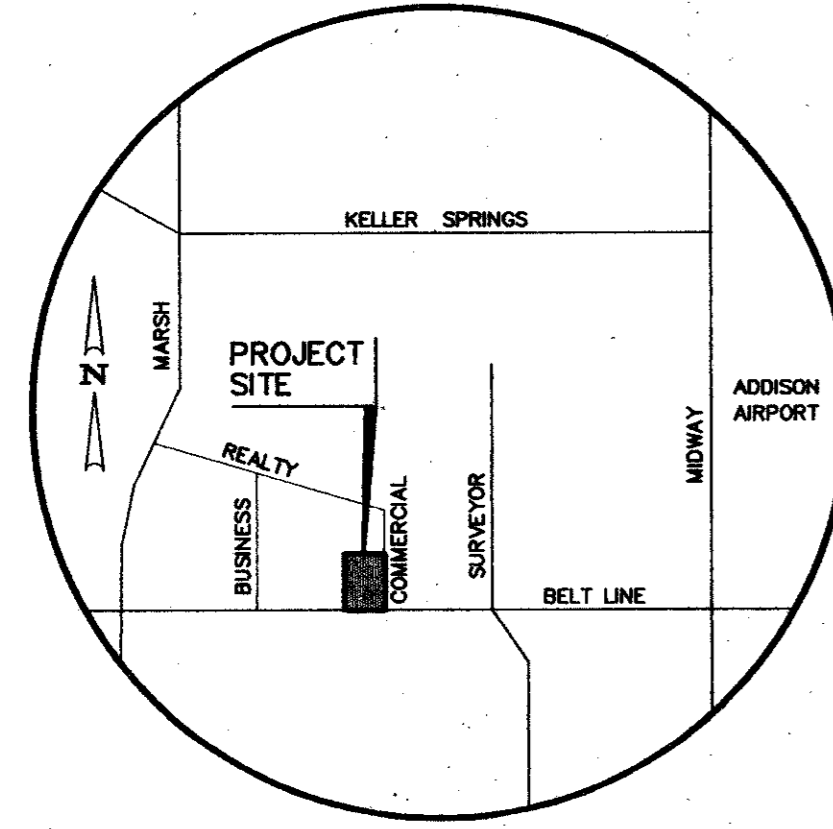
T.L. CHENOWETH SURVEY, ABSTRACT NO. 273
D. METERS SURVEY, ABSTRACT NO. 923
CITY OF ADDISON, DALLAS COUNTY, TEXAS

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

DIMENSIONAL CONTROL PLAN
BLOCK 3, BELTLINE MARSH BUSINESS PARK
ADDISON, TEXAS

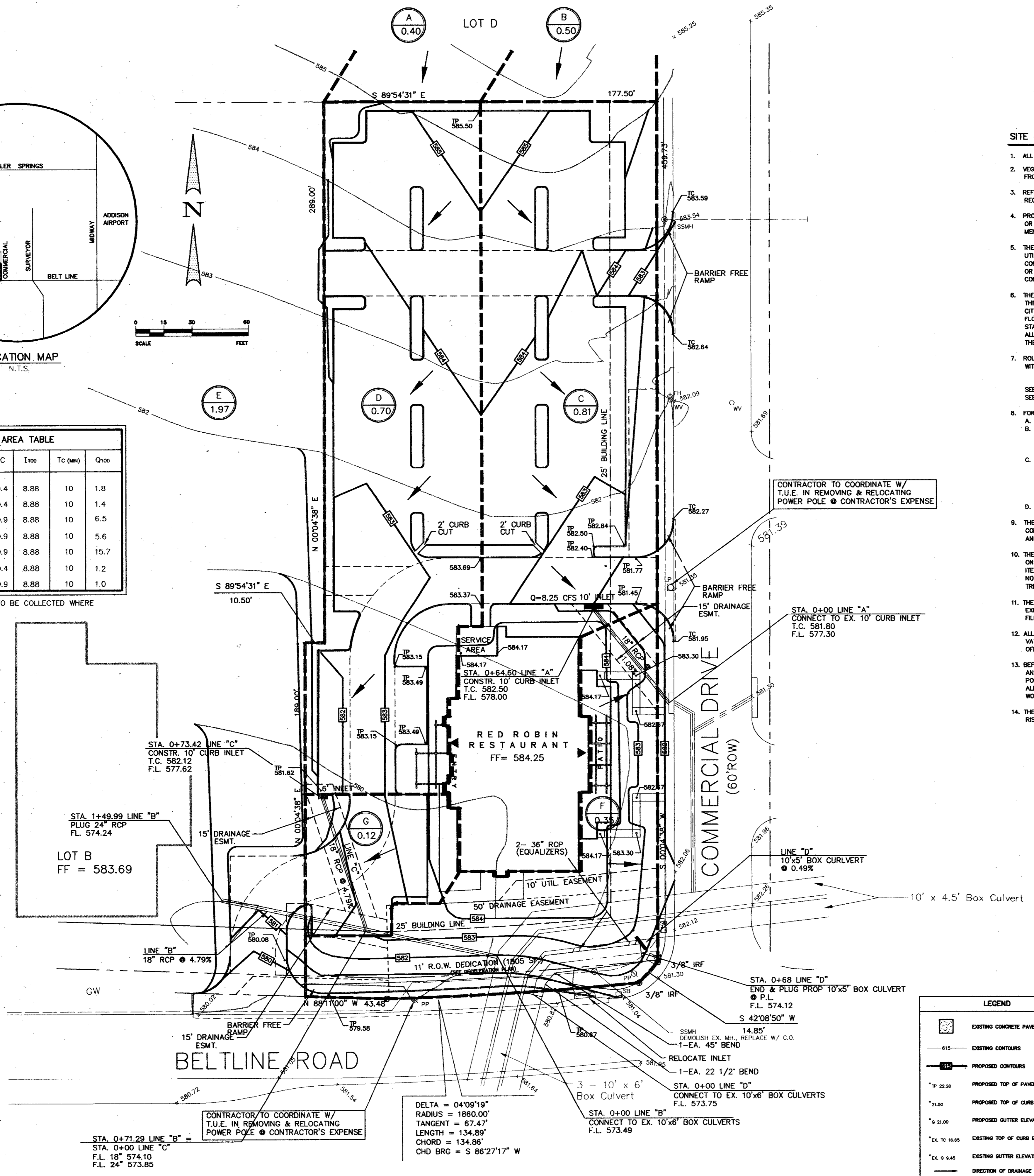
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Designed By: TL
Drawn By: TL
Checked By: MC
File: 0930DIM
Project No.: 0930L01

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DRAINAGE AREA TABLE					
AREA ID.	AREA (AC.)	C	I100	Tc (MIN)	Q100
*A	0.50	0.4	8.88	10	1.8
*B	0.40	0.4	8.88	10	1.4
C	0.81	0.9	8.88	10	6.5
D	0.70	0.9	8.88	10	5.6
E	1.97	0.9	8.88	10	15.7
F	0.35	0.4	8.88	10	1.2
G	0.12	0.9	8.88	10	1.0

* OFFSITE DRAINAGE AREA TO BE COLLECTED WHERE LOT D DEVELOPES.



SITE GRADING GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARDS.
- VEGETATION, DEBRIS, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE (APPROX. DEPTH OF 8 INCHES) AT THE BEGINNING OF EARTHWORK.
- REFERENCE CIVIL SPECIFICATIONS AND SHEETS C-4 FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS. REFERENCE ARCHITECTURAL SPECIFICATIONS FOR BUILDING PAD PREPARATION.
- PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE OR TOP OF CURB AT CURB LINE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT. PROPOSED CONTOURS SHOWN OUTSIDE PAVED AREAS ARE THE EXACT LIMITS OF GRADING.
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF EARTHWORK AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CONFLICTS DISCOVERED. 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.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES AND/OR STRAW BALES (OR OTHER METHOD APPROVED BY THE CITY OF DALLAS) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- ROUGH GRADING UNDER PROPOSED PAVING AND ALL GENERAL SITE ROUGH GRADING SHALL BE BROUGHT TO WITHIN +/- 0.1 FOOT. ROUGH GRADING ELEVATIONS IN PAVED AREAS ARE AS FOLLOWS:
5 INCHES BELOW FINISHED CONTOURS IN LIGHT DUTY PAVED AREAS
8 INCHES BELOW FINISHED CONTOURS IN HEAVY DUTY PAVED AREAS
SEE ARCHITECTURAL PLANS FOR ROUGH GRADING ELEVATIONS IN BUILDING PAD AREA.
SEE LANDSCAPE PLANS FOR ROUGH GRADING ELEVATIONS IN LANDSCAPED AREAS.
- FOR ALL WORK WITHIN STATE OR CITY RIGHT OF WAY, THE CONTRACTOR SHALL:
A. NOTIFY THE TxDOT OR CITY MINIMUM 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
B. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT OR IN MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT CLEAN, FREE OF ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY.
C. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGMEN, LIGHTS, AND BARRICADES AS REQUIRED BY THE TOWN OF ADDISON AND IN ACCORDANCE WITH THE TEXAS MUTCD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE STATE OF TEXAS, THE CITY OF NORTH RICHLAND HILLS, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
D. POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR THE STATE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ARCHITECT, ENGINEER, AND THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER. ALL TREES NOT REMOVED SHALL BE GUARDED AND PRESERVED DURING CONSTRUCTION. IF DAMAGED, THE EXISTING TREE WILL BE REPLACED (EQUAL CALIPER) AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A QUALIFIED SOILS LAB TO DETERMINE IF THE EXISTING SUBGRADE AND ON-SITE NATIVE MATERIAL IS WITHIN SPECIFICATIONS PRIOR TO STARTING FILL OPERATIONS.
- ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

CONTRACTOR TO COORDINATE W/ T.U.E. IN REMOVING & RELOCATING POWER POLE @ CONTRACTOR'S EXPENSE

STA. 0+00 LINE "A" CONNECT TO EX. 10' CURB INLET T.C. 581.80 F.L. 577.30

LOT B FF = 583.69

STA. 0+71.29 LINE "B" F.L. 18" 574.10 F.L. 24" 573.85

CONTRACTOR TO COORDINATE W/ T.U.E. IN REMOVING & RELOCATING POWER POLE @ CONTRACTOR'S EXPENSE

DELTA = 04'09"19"
RADIUS = 1860.00'
TANGENT = 67.47'
LENGTH = 134.89'
CHORD = 134.86'
CHD BRG = S 86°27'17" W

STA. 0+00 LINE "B" CONNECT TO EX. 10'x6' BOX CULVERTS F.L. 573.49

STA. 0+68 LINE "D" END & PLUG PROP 10'x5' BOX CULVERT @ P.L. F.L. 574.12

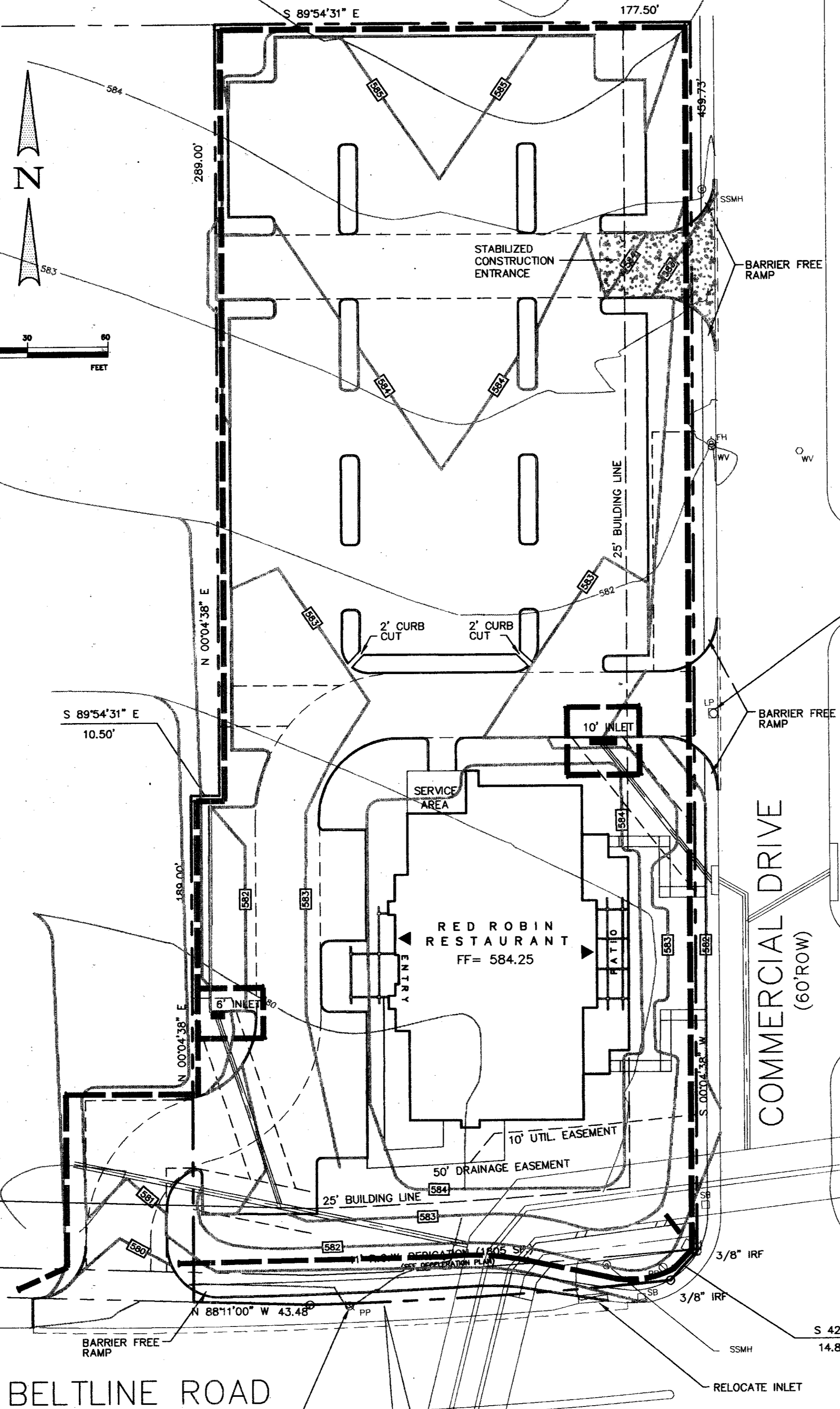
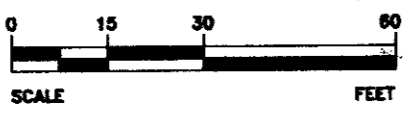
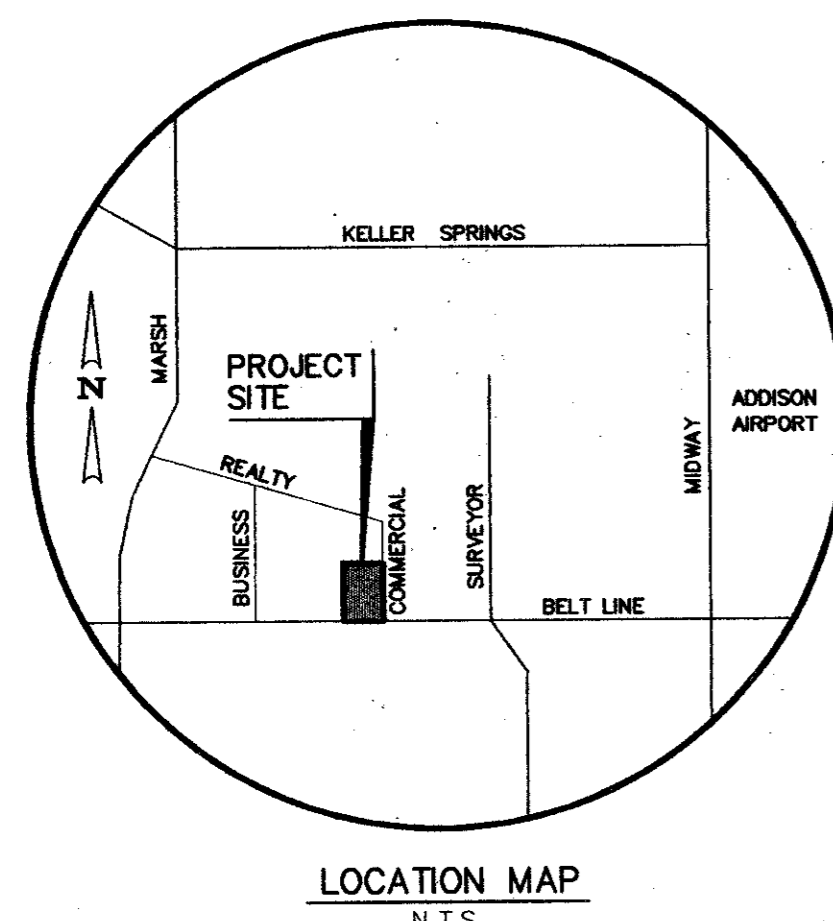
LEGEND	
	EXISTING CONCRETE PAVEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED TOP OF PAVEMENT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED GUTTER ELEVATION
	EXISTING TOP OF CURB ELEVATION
	EXISTING GUTTER ELEVATION
	DIRECTION OF DRAINAGE

AS BUILT
Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of information as to field inspection and survey.
[Signature] 7-10-95
DATE

BENCH MARK:
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Elev = 582.16

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

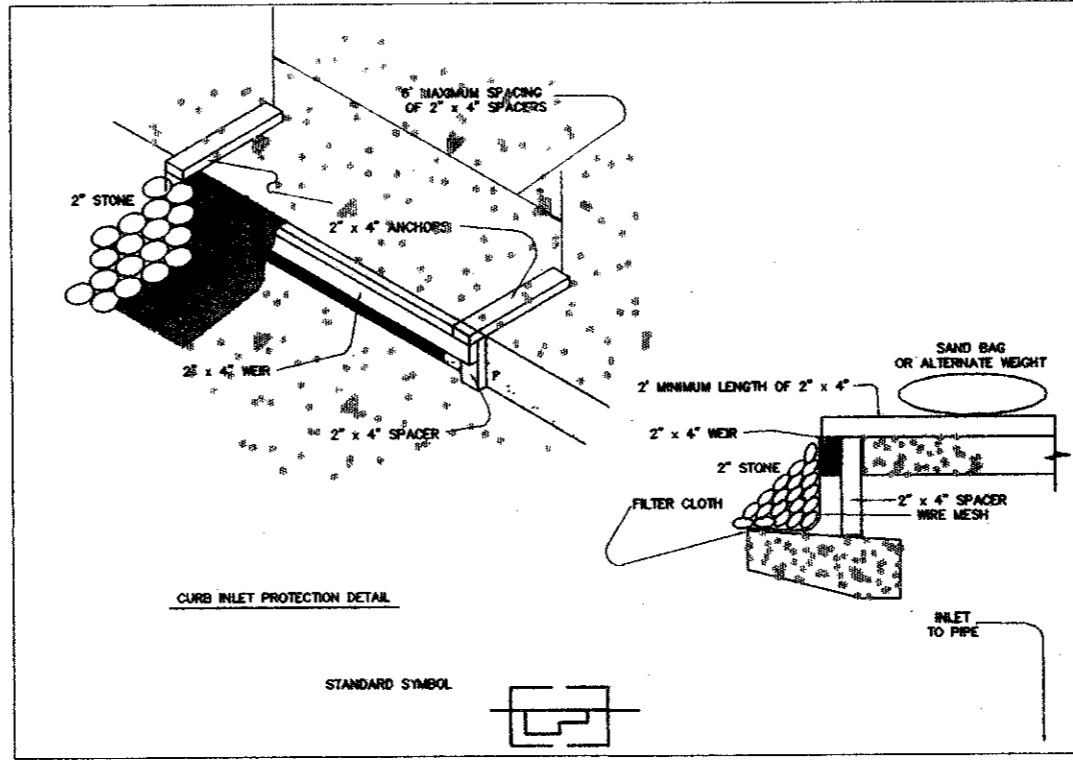
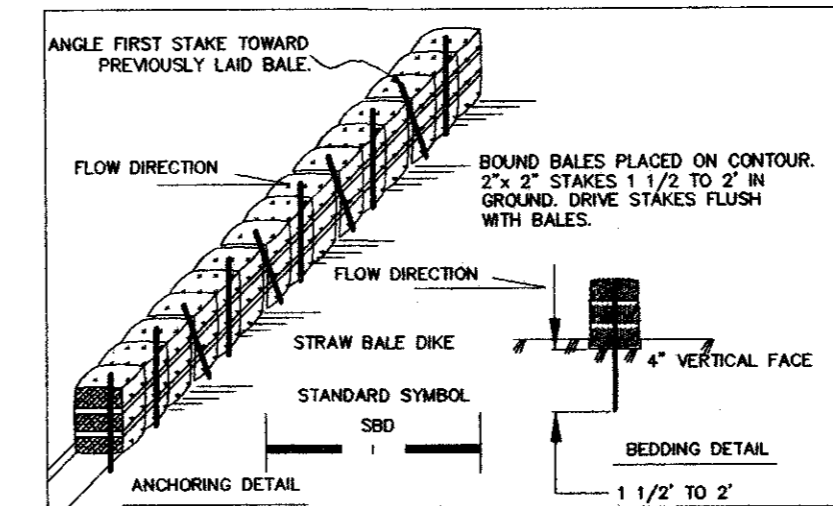
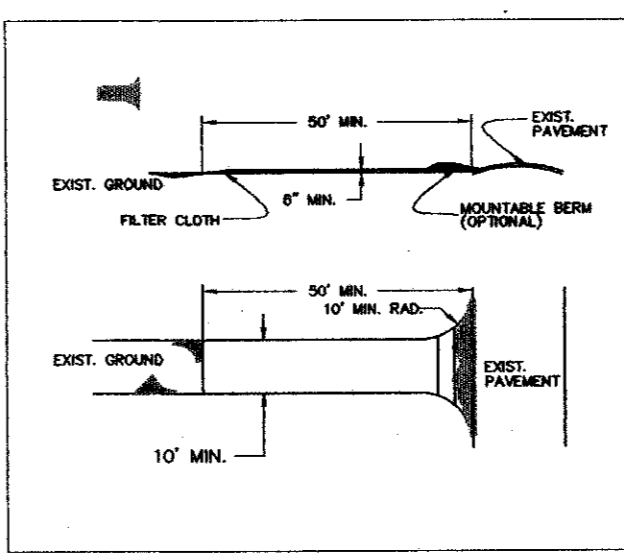
APPROVED	REVISION	DATE	NO.
Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 2800 ALBUQUERQUE ROAD, SUITE 200 IRVING, TEXAS 75039 (214) 495-7000 (214) 495-7009 FAX			
T.L. CHENOWETH SURVEY ABSTRACT NO. 273 D. MUESS SURVEY ABSTRACT NO. 923 CITY OF ADDISON, DALLAS COUNTY, TEXAS OWNER: RED ROBIN RESTAURANT INTERNATIONAL 28 EXECUTIVE PARK, SUITE 200 IRVING, CA 92714			
DRAINAGE / GRADING PLAN BLOCK 3, BELTLINE MARSH BUSINESS PARK ADDISON, TEXAS			
Scale: 1" = 30'	Date: 1/03/95	Designed By: TL	Drawn By: TL
		Checked By: MC	File: 09301GRD
			Project No.: 09301.01
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CONTRACTOR TO COORDINATE W/ T.U.E. IN REMOVING & RELOCATING POWER POLE @ CONTRACTOR'S EXPENSE

DELTA = 04°09'19"
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LENGTH = 134.89'
CHORD = 134.86'
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CONTRACTOR TO COORDINATE W/ T.U.E. IN REMOVING & RELOCATING POWER POLE @ CONTRACTOR'S EXPENSE



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 INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EDS, 40-85, 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 THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER 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 DICES 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 NAIL STRIPS BETWEEN POSTS ON ENDS OF INLET. ASSEMBLE TOP PORTION OF 2" X 4" FRAME USING OVERLAP JOINT SHOWN. 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 ELEV. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST; BE OVERLAPPED AND FILLED, THEN FASTENED DOWN.
5. BACKFILL AROUND INLET IN COMPACTED 6" LAYERS UNTIL LAYER OF EARTH 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 IN THE DITCHLINE BELOW IT. THE TOP OF THIS 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 THROAT LENGTH PLUS 4" TO THE 2" X 4" WEIR MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
2. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SIEVED) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2" X 4" WEIR.
3. SECURELY NAIL THE 2" X 4" WEIR TO 9" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MAX. 6" APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL MINIMUM 2" LENGTHS OF 2" X 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2" X 4" ANCHORS SHALL EXTEND ACROSS 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 ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. 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 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 IMPEDIE 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 30 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
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 PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

AS BUILT

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[Signature] 7-10-95
WINKELMANN & ASSOCIATES, INC. DATE

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Elev = 582.16

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

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

APPROVED	REVISION	DATE	NO.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1400 BELLEVILLE ROAD, SUITE 200
DALLAS, TEXAS 75220
(214) 460-7000
(214) 460-7000 FAX

REG. NO. 63290
EXPIRES 12/31/96

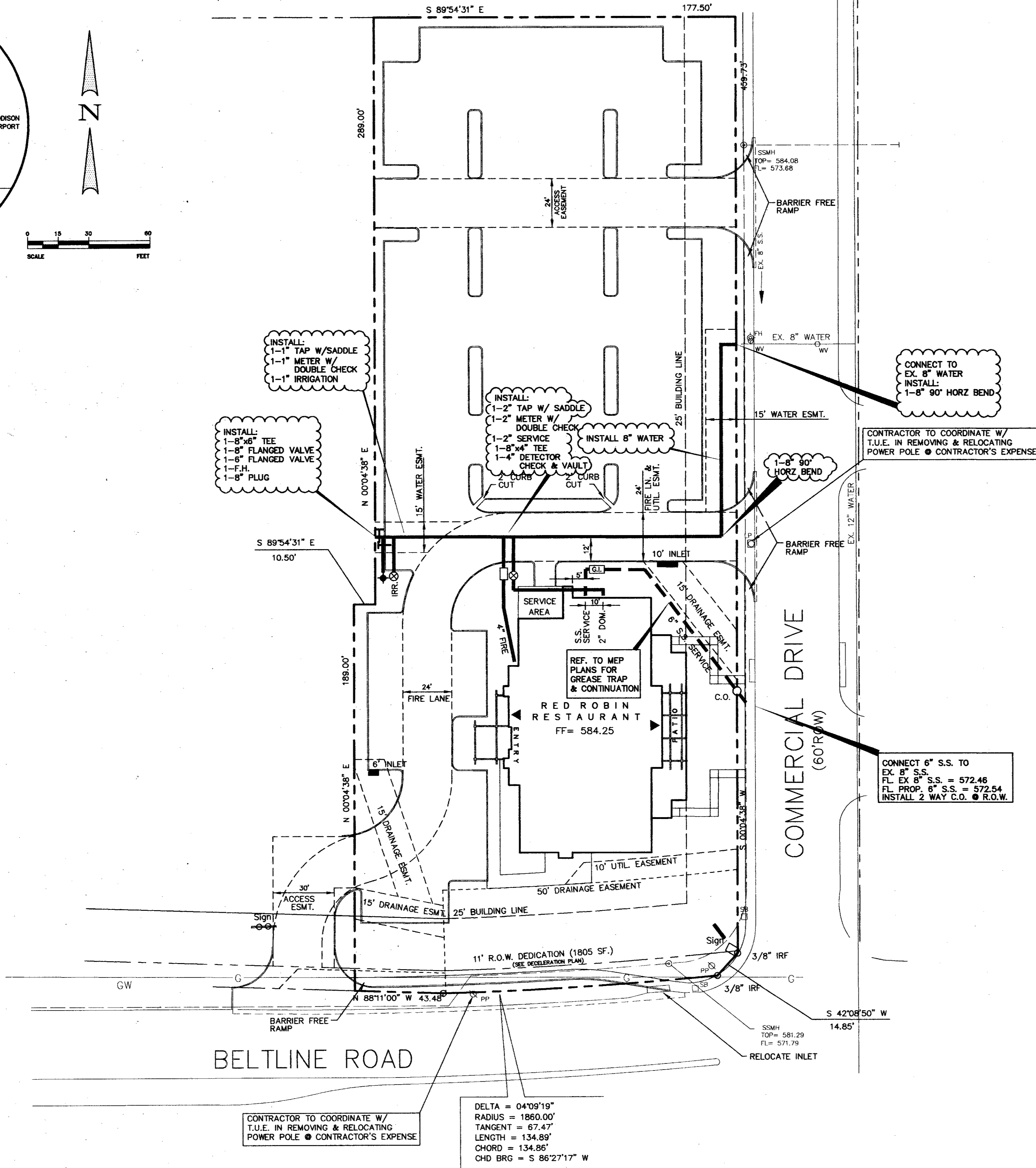
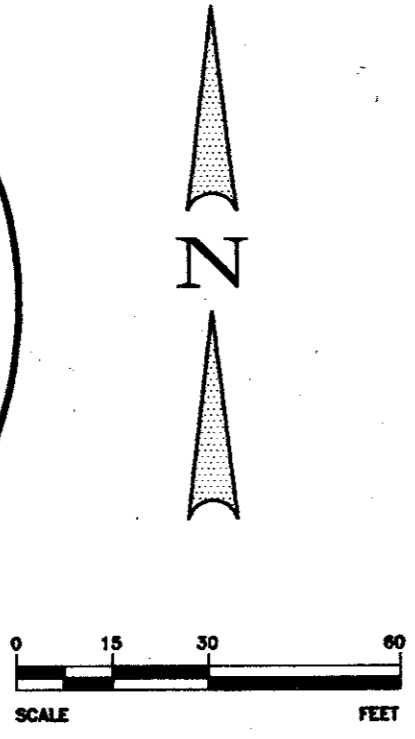
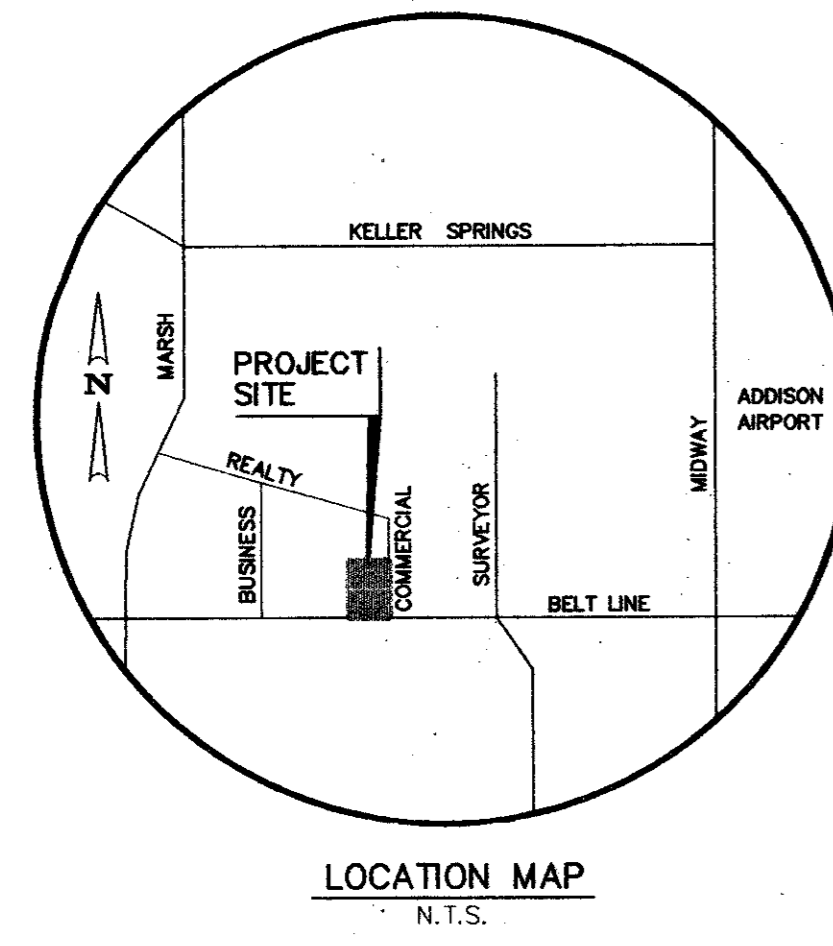
T.L. SHREVEITH, SURVEY, ABSTRACT NO. 273
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CITY OF ADDISON, DALLAS COUNTY, TEXAS

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

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

Scale: 1" = 30' Date: 1/3/95
Designed By: TL
Drawn By: TL
Checked By: MC
File: 0930ERODWG
Project No.: 0830101

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- 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 RELOCATED IF REQUIRED.
 - CONNECTIONS TO EXISTING WATER LINE SHALL BE PERFORMED BY CONTRACTOR. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH TOWN OF ADDISON AND PAY FOR CONNECTIONS.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING & PAYING FOR ALL PERMITS REQUIRED TO COMPLETE ITS WORK.
 - ALL WORK TO CONFORM TO STATE AND LOCAL PLUMBING AND BACKFLOW PREVENTION CODES AND THE SPECIFICATIONS OF THE TOWN OF ADDISON UTILITY.
 - ALL WATER LINES 3" AND LARGER MUST BE DISINFECTED. SAMPLES FROM THREE CONSECUTIVE DAYS MUST BE TAKEN TO AN APPROVED TESTING LAB. AND THE LAB ANALYSIS REPORTS MUST BE SUBMITTED TO THE WATER ENGINEERING DEPARTMENT SHOWING THAT THE SAMPLES HAVE PASSED THE TESTS FOR THREE CONSECUTIVE DAYS. VACUUM BEAKERS MUST BE INSTALLED ON ALL EXISTING OR PROPOSED HOSE BIBBS, MOP/SERVICE SINKS, WALL/YARD HYDRANTS.
 - 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.

AS BUILT

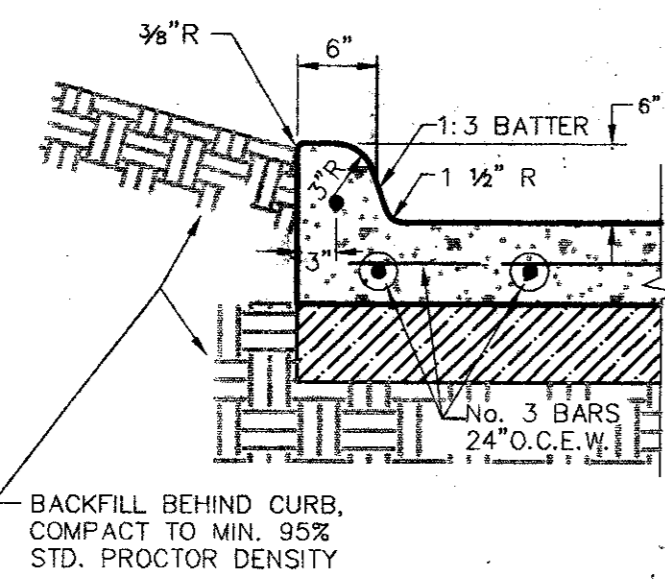
Winkelmann & Associates Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications to the original approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

[Signature] DATE: 7-10-98
WINKELMANN & ASSOCIATES, INC.

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

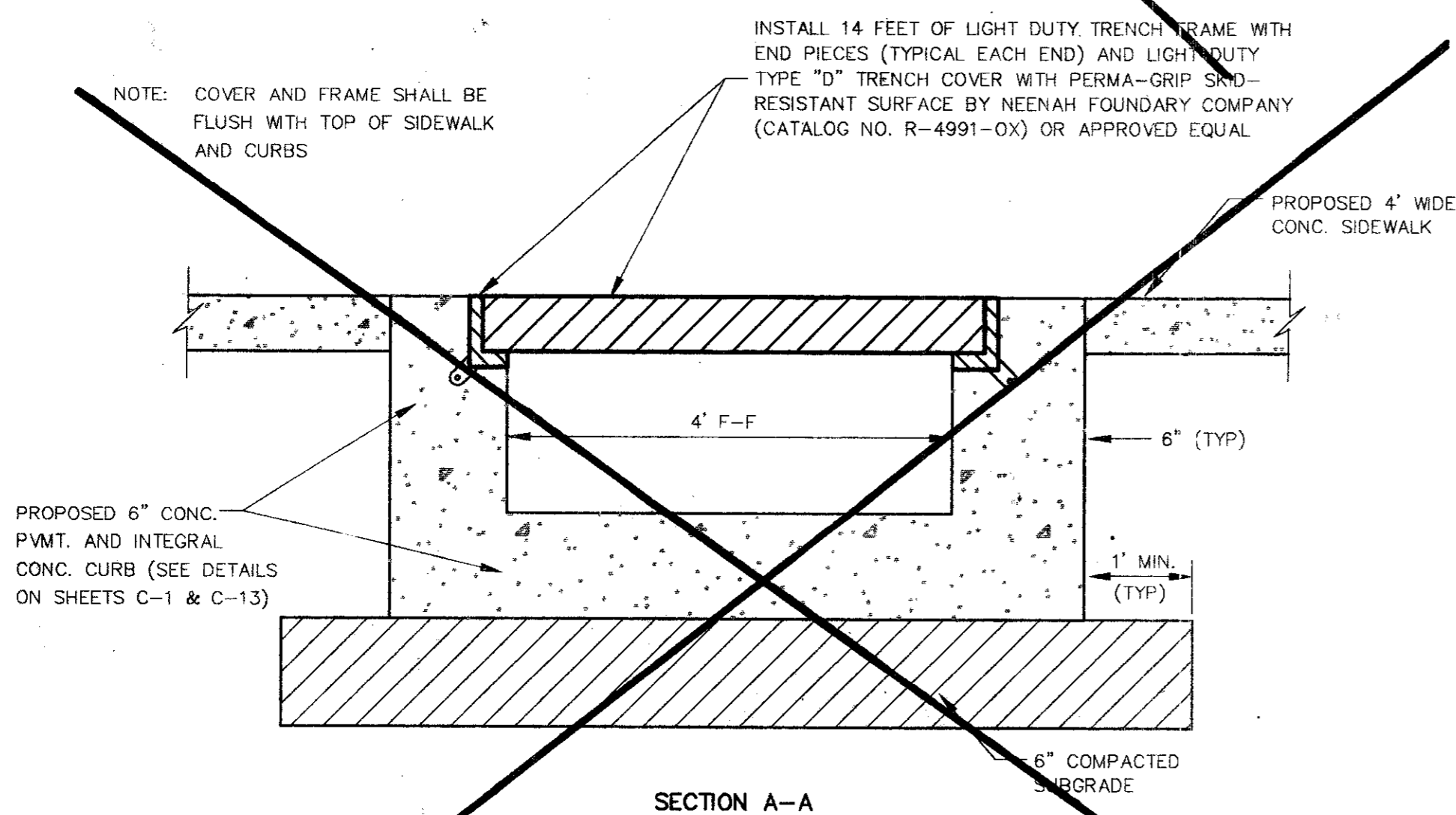
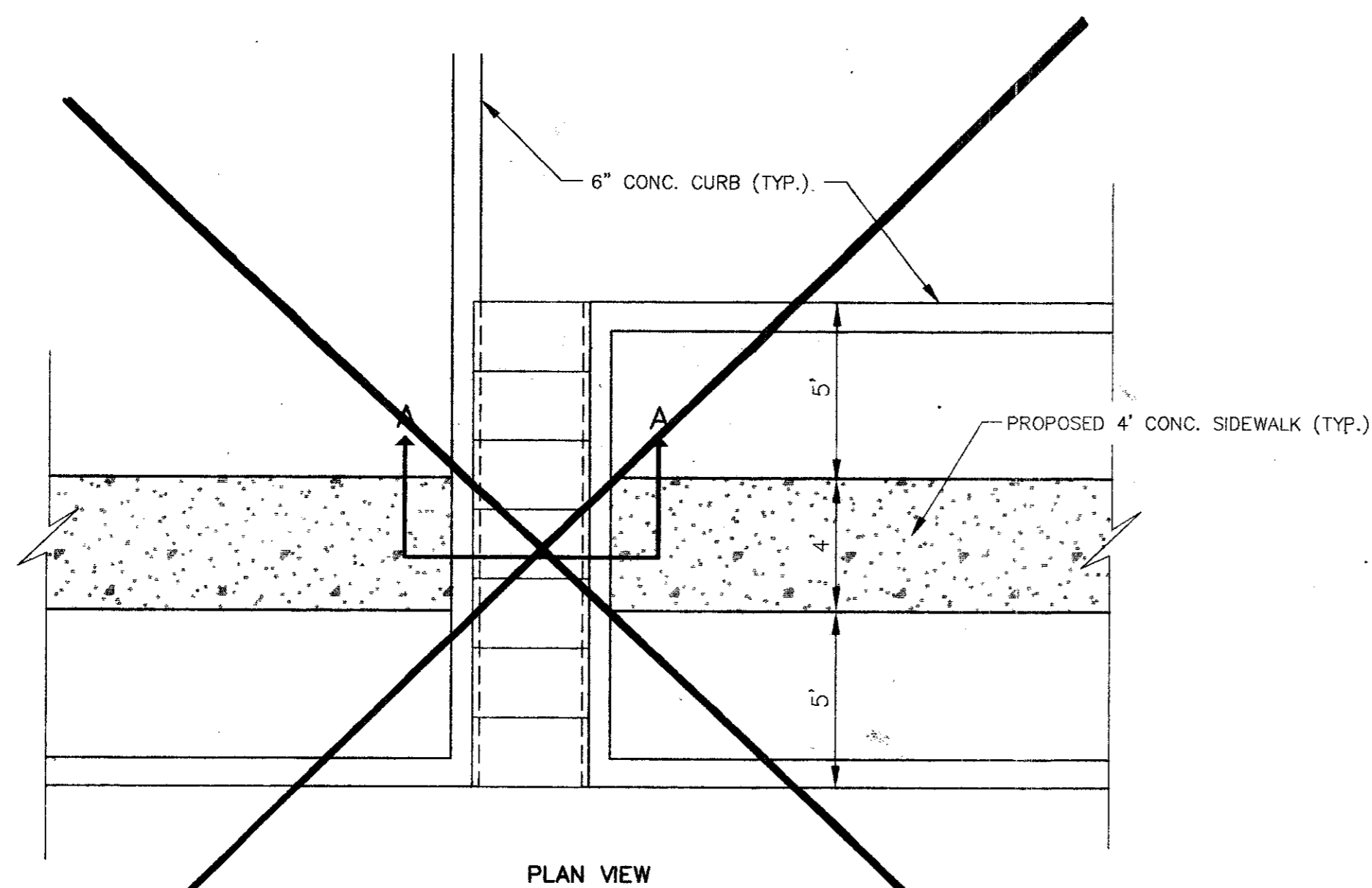
• MIN. FINISH FLOOR ELEVATION ARE FROM REPORT PREPARED BY O'BRIEN ENGINEERS DATED: 7/7/94

APPROVED	REVISION	DATE	NO.
<p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 2800 BELLEVILLE ROAD, SUITE 200 IRVINE, TEXAS 75339 (512) 982-7000 (512) 982-7006 FAX</p>			
<p>T.L. CHENOWETH SURVEY ABSTRACT NO. 9273 D. MEYERS SURVEY ABSTRACT NO. 923 CITY OF ADDISON, DALLAS COUNTY, TEXAS</p>			
<p>OWNER: RED ROBIN RESTAURANT INTERNATIONAL 28 EXECUTIVE PARK, SUITE 200 IRVINE, CA 92714</p>			
<p>UTILITY PLAN BLOCK 3, BELTLINE MARSH BUSINESS PARK ADDISON, TEXAS</p>			
Scale: 1" = 30'	Date: 7/16/95		
Designed By: TL	Drawn By: TL	Checked By: MC	File: 0930JUL
		Project No.: 0930JUL	
<p>SHEET C-7 OF 8</p>			



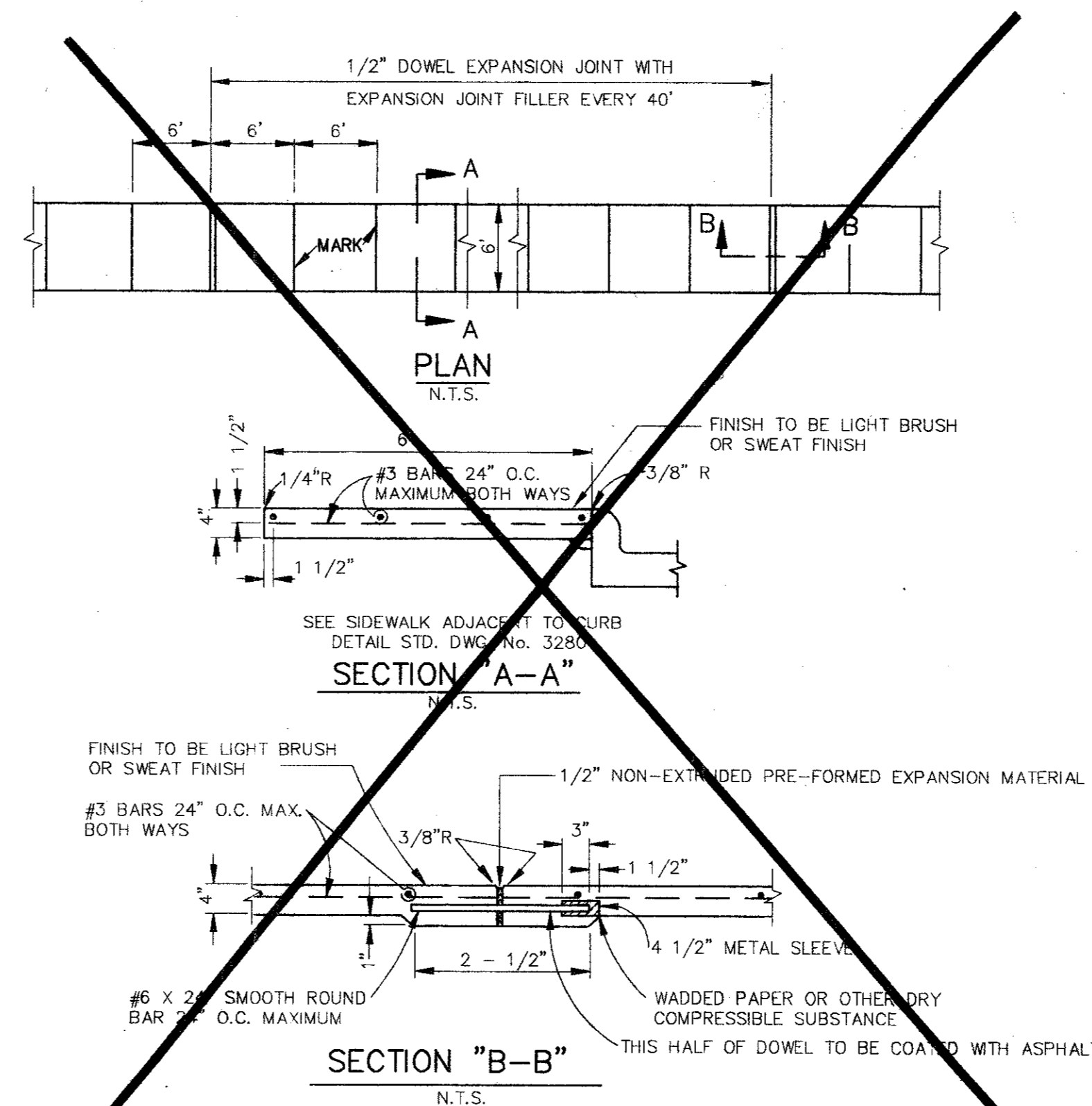
INTEGRAL CONCRETE CURB

N.T.S.



CONCRETE FLUME DETAIL

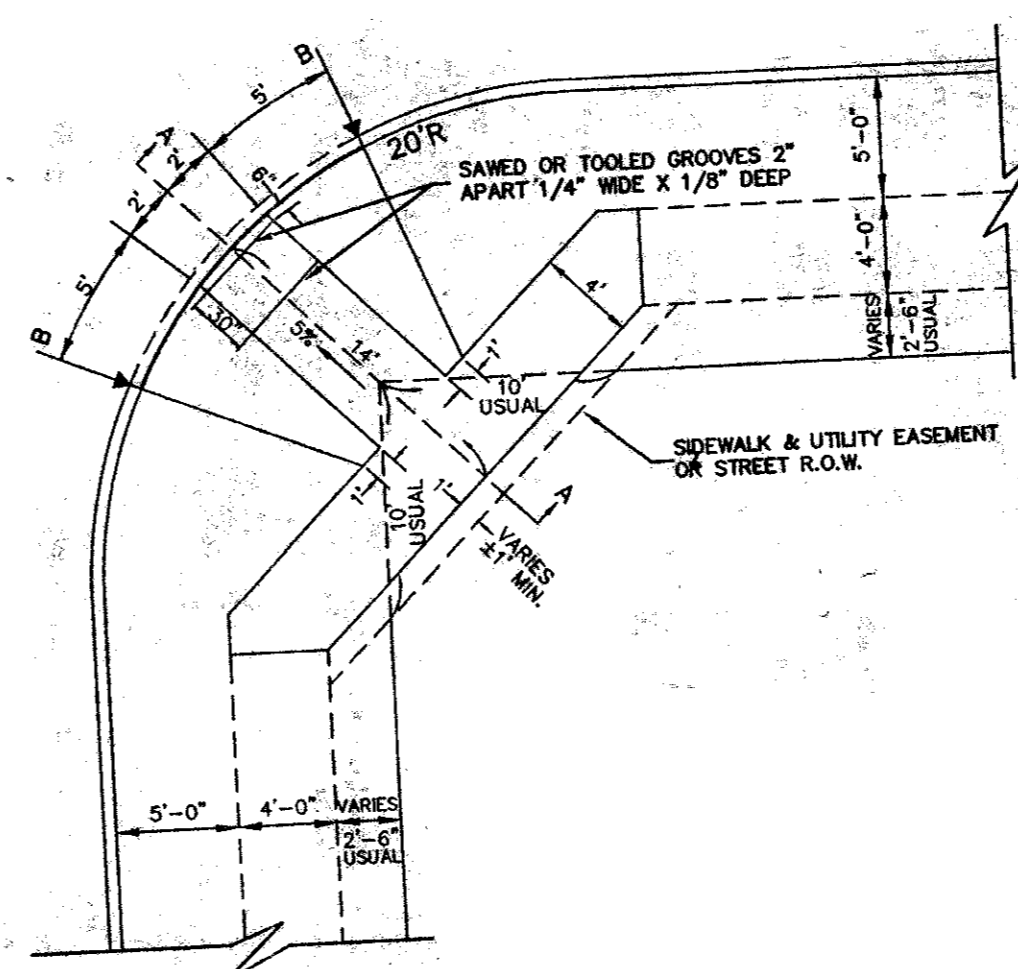
N.T.S.



- NOTE:
- SEE ITEM 8.3 CONCRETE SIDEWALKS AND DRIVEWAY APPROACHES, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS.
 - OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
 - CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.

CONCRETE SIDEWALK

N.T.S.



BARRIER FREE RAMP

N.T.S.

AS BUILT

Winkelmann & Associates, Inc. hereby certifies that this plan, to the best of our knowledge is "As Built." All modifications from the originally approved construction documents have been made as per information provided by the contractor. Winkelmann & Associates, Inc. does not certify as to the correctness or quality of construction as no field inspection was performed.

Winkelmann & Associates, Inc. DATE 7-10-95

NO.	REVISION	DATE	APPROVAL

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

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

CIVIL DETAILS

BLOCK 3, BELTLINE MARSH BUSINESS PARK

ADDISON, TEXAS

Scale : 1" = 30'

Date : 1/3/95

Designed By : TL

Drawn By : TL

Checked By : MC

File : 0930IDET

Project No. : 09301.01

SHEET

8

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS

1110 402-7000 FAX

2800 W. CAMPBELL, SUITE 200
 ADDISON, TEXAS 75201