

# CONSTRUCTION PLANS

## ADDISON WEST INDUSTRIAL PARK

### 4135 BELT LINE ROAD

### AN ADDITION TO THE

## TOWN OF ADDISON, TEXAS

ADDISON WEST INDUSTRIAL PARK

#### Index Of Drawings

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Prepared For

BELTLINE REALTY PARTNERS, INC.  
 4311 OAK LAWN AVENUE, SUITE 400  
 DALLAS, TEXAS 75219

Engineer



RLK ENGINEERING, LLC  
 111 West Main  
 Allen, Texas 75013  
 (972) 359-1733 Off  
 (972) 359-1833 Fax



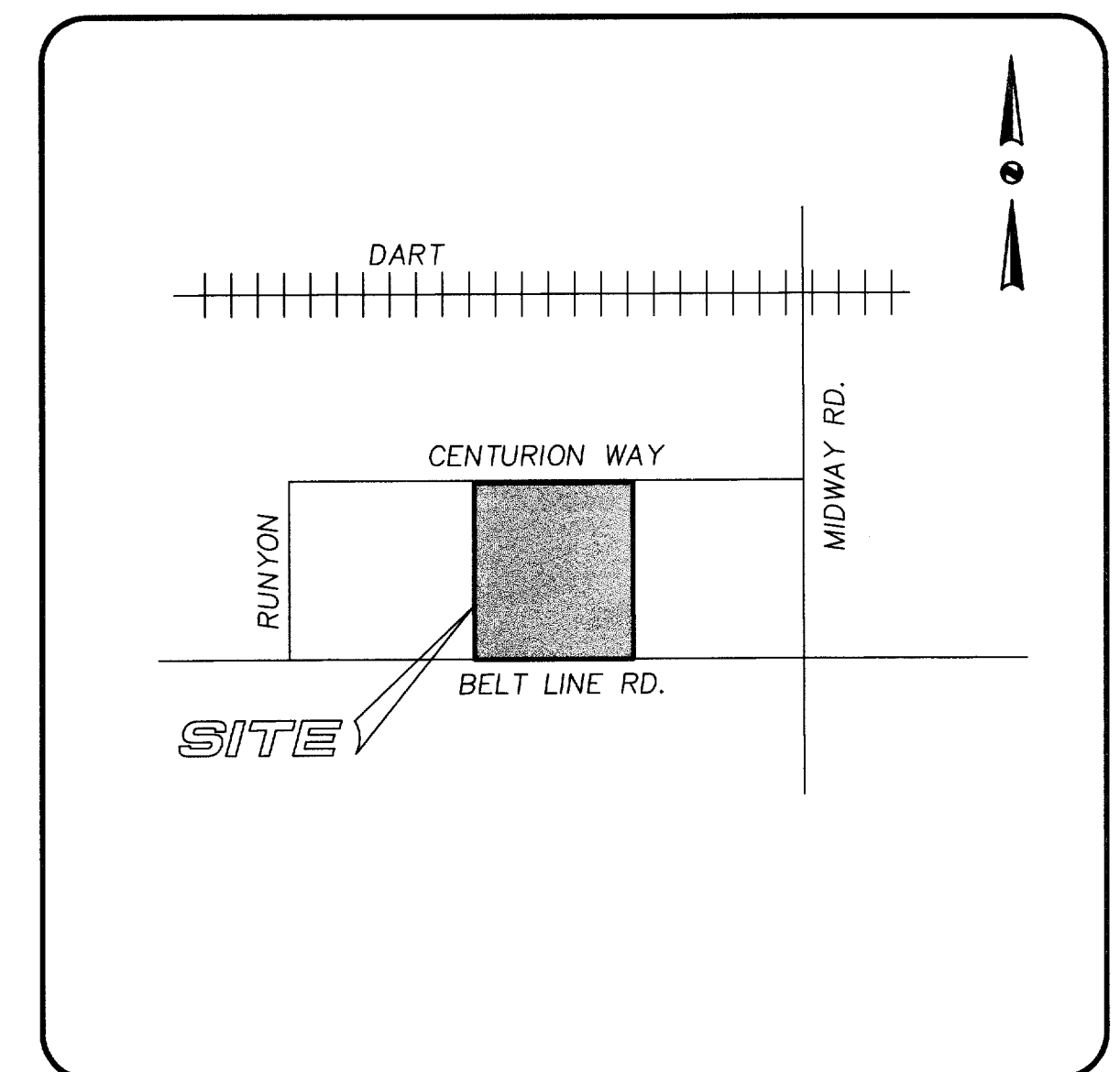
RECORD  
 DRAWING

REVISED TO CONFORM TO  
 CONSTRUCTION RECORDS

Ronny Klingbeil, P.E.

Date

1/3/07



Location Map

FF-7

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Beltline Realty Partners Inc., are the owners of a tract of land being all of Lots 3 and 3A of the Addison West Industrial Park Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 93212, Page 6350 of the Deed Records of Dallas County, Texas, said tract also being in the David Myers Survey, Abstract No. 923 and the W. H. Witt Survey, Abstract No. 1609, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut set for corner at the southeast corner of said Lot 3A and the southwest corner of Goff Addition as recorded in Volume 80005, Page 3044, D.R.D.C.T., said "X" cut being in the north Right Of Way line of Belt Line Road (100' ROW);

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 30.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 83 degrees 33 minutes 22 seconds West following the north ROW line of said Belt Line Road a distance of 100.12 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 152.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 05 seconds West following the north ROW line of said Belt Line Road a distance of 11.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 464.64 feet to a 1 inch iron pipe found for corner;

THENCE North 00 degrees 03 minutes 55 seconds West a distance of 350.00 feet to a 1/2 inch iron rod found for corner in the south Right Of Way line of Centurion Way (60' ROW);

THENCE South 89 degrees 51 minutes 55 seconds East following the north ROW line of said Centurion Way a distance of 747.36 feet to a 3/8 inch iron rod found for corner at the northwest corner of said Goff Addition;

THENCE South 00 degrees 08 minutes 05 seconds West a distance of 350.00 feet to the POINT OF BEGINNING and containing 259,142 square feet or 5.949 acres of land.

**BASIS OF BEARINGS:**

Bearing Shown Are Based On The Recorded Plat Of Addison West Industrial Park As Recorded In Volume 93212, Page 6350, P.R.D.C.T.

**PURPOSE OF REPLAT:**

To revise lot lines and add easements that were required.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That Beltline Realty Partners Inc. does hereby adopt this plat designating the hereinabove property as Addison West Industrial Park Addition, 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 easement 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 provider 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 to private property or person that results from the flow of water along said creek, or creeks or for the control or 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 drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

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 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 the utility. Building, 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 improvement 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 approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Addison, Texas.

Witness my hand at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Beltline Realty Partners Inc.

Printed name and title

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
by the City Council, Town of Addison, Texas.

Mayor

City Secretary

**SURVEYOR'S DECLARATION**

STATE OF TEXAS  
COUNTY OF DALLAS

That I, David J. Surdukan, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision rules and regulations of the Town of Addison, Texas and the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying.

David J. Surdukan  
Registered Professional  
Land Surveyor No. 4613

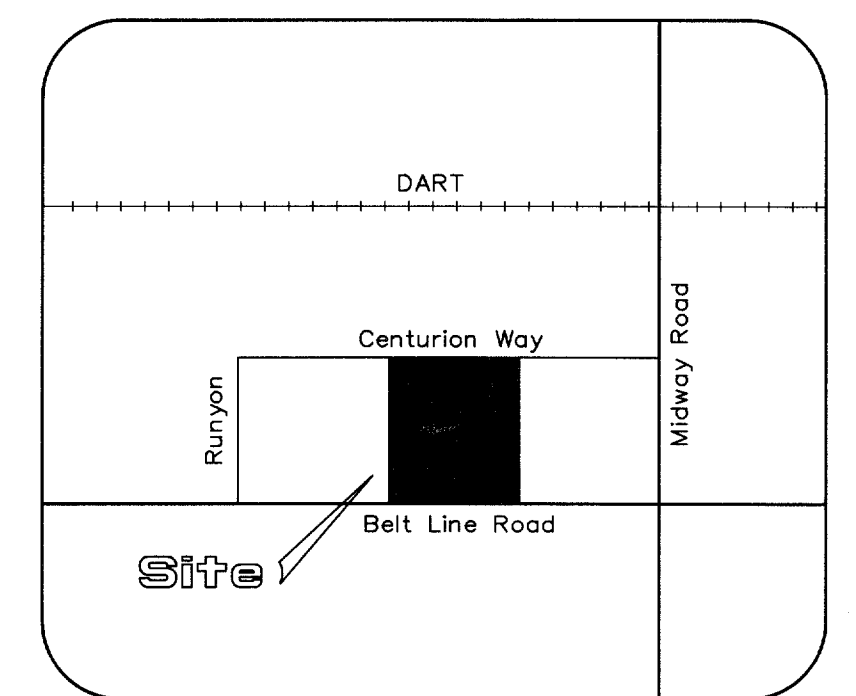
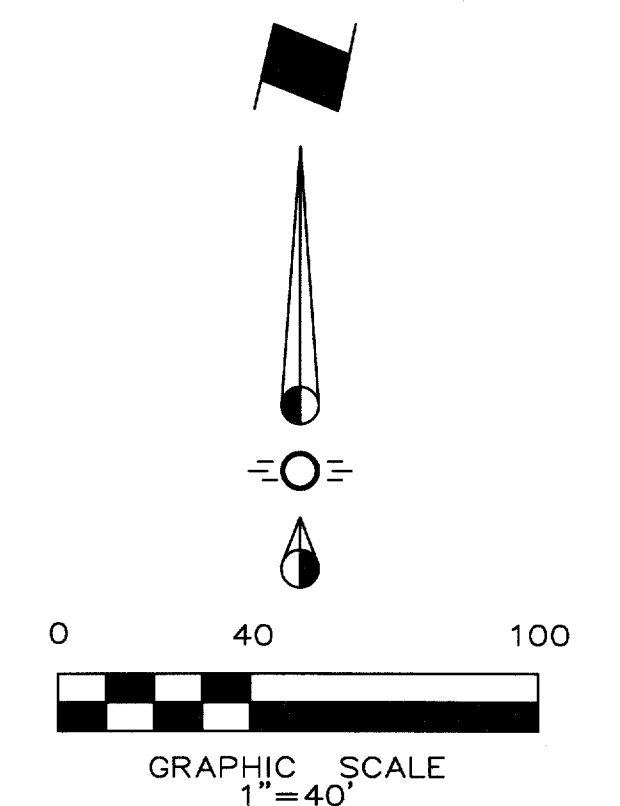
STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 consideration and under the authority therein expressed.

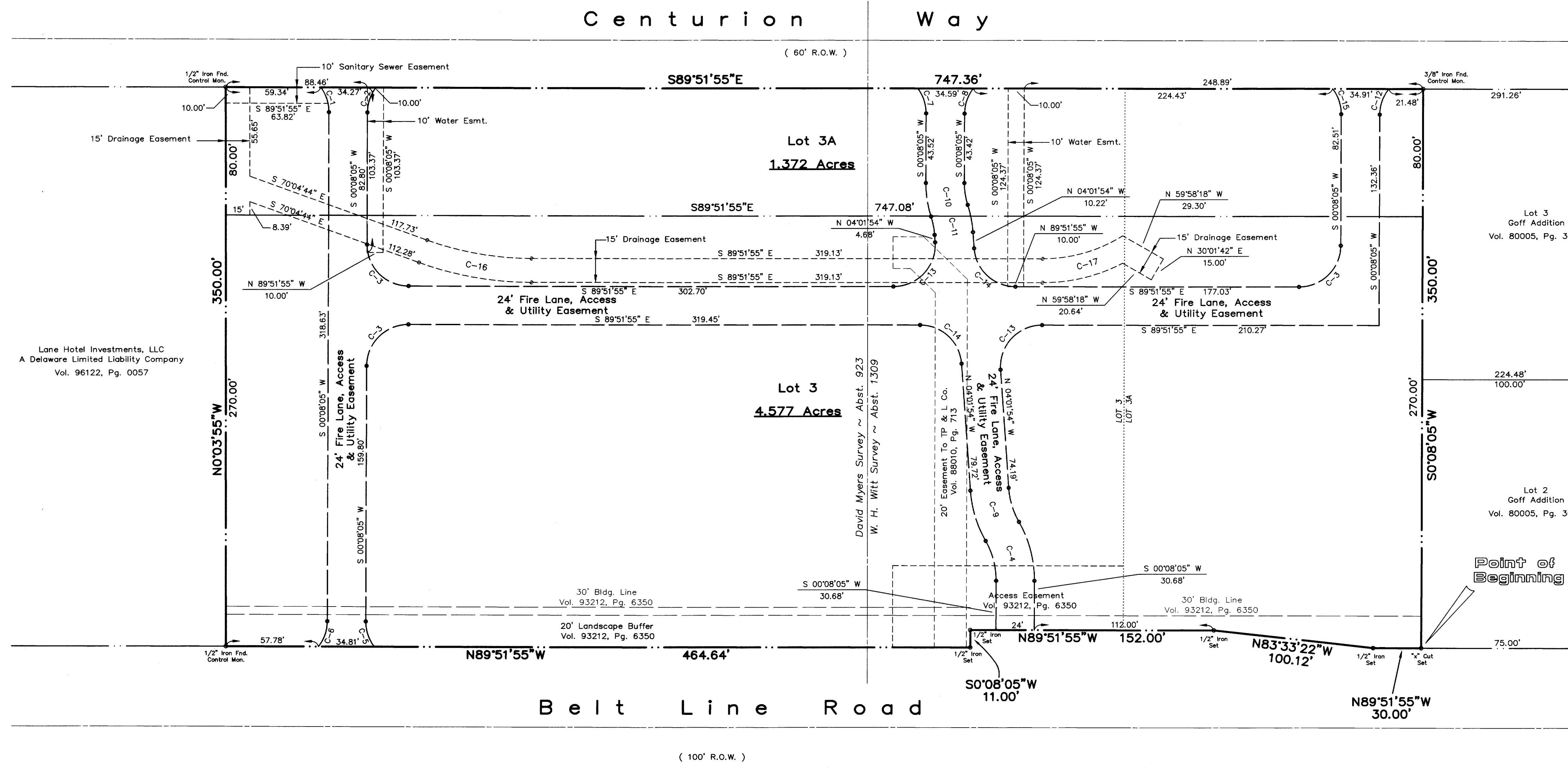
GIVEN under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_



**VICINITY MAP**



	Inner	Outer	Inner	Outer	Inner	Outer
1	A=36°28'25" R=26.00' T=8.57' L=16.55'		7	A=37°04'52" R=26.00' T=8.72' L=16.83'	13	A=94°09'59" R=26.00' T=27.96' L=42.73'
2	A=36°47'18" R=26.00' T=8.65' L=16.69'		8	A=37°21'04" R=26.00' T=8.79' L=16.95'	14	A=85°50'01" R=26.00' T=24.17' L=38.97'
3	A=90°00'00" R=26.00' T=26.00' L=40.84'		9	A=25°40'23" R=50.00' T=11.39' L=22.40'	15	A=37°34'52" R=26.00' T=8.85' L=17.05'
4	A=29°50'22" R=50.00' T=13.32' L=26.04'	A=29°50'22" R=45.00' T=19.72' L=38.54'	10	A=17°44'02" R=69.00' T=10.76' L=21.36'	16	A=19°47'11" R=192.50' T=33.32' L=66.48'
5	A=37°29'26" R=26.00' T=8.82' L=17.01'		11	A=13°34'03" R=50.00' T=5.95' L=11.84'	17	A=32°39'45" R=74.00' T=27.10' L=52.73'
6	A=37°43'27" R=26.00' T=8.96' L=17.12'		12	A=38°01'23" R=26.00' T=8.96' L=17.25'	18	A=27°41'15" R=107.50' T=26.49' L=51.95'

REPLAT

**ADDISON WEST INDUSTRIAL PARK**

LOTS 3 & 3A, BLOCK A

Situated In The  
**DAVID MYERS SURVEY ~ ABST. 923**  
**W. H. WITT SURVEY ~ ABST. 1609**  
**ADDISON, DALLAS COUNTY, TEXAS**

**Owner**  
Beltline Realty Partners, Inc.  
4311 Oak Lawn Avenue, Suite 400  
Dallas, Texas 75219  
Telephone 214-692-1100

**Prepared By**  
RLK Engineering, Inc.  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

January 03, 2007

**General Notes**

- All materials and construction shall be in accordance with the Town of Addison Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
- Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
- The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
- All paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
- All curb radii are 2' unless noted otherwise.
- All curb radii for drives shall be 20' unless noted otherwise.
- All parking spaces are 9'x 18', unless noted otherwise.
- Firelanes shall be striped in accordance with the Town of Addison Standards.
- All concrete pavement shall be sawcut at 12' O.C.E.W. unless noted otherwise.
- Parking stripes shall be 4" wide, spray applied white vinyl acrylic paint. Paint shall be applied in two coats to a clean, dry surface using template or striping machine.
- All paving and earthwork operations shall conform to the recommendations in Geotechnical Report No. J-101-0190, dated May. 30, 2001, GEE Consultants, Inc.
- All on-site pavement shall be 3000 P.S.I. concrete reinforced with #3 bars spaced at 18" O.C.E.W. over compacted subgrade. Pavement shall be 5-inches thick in Light-Duty (auto traffic only) areas, and 7-inches thick in Fire Lanes & Drive Approaches, as designated on plan, and as per Geotechnical Report. All Drive approaches shall be 4000 P.S.I. reinforced concrete.
- All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at or slightly above Optimum Moisture Content.

**Drive Approach Notes**

Where there is an existing sidewalk, or where a new sidewalk is proposed or is being built for a new development, the installation or replacement of a drive approach will require the incorporation of the accessible ramps into the design of the approach. In such cases, the cross-slope of the approach in the area of the sidewalk crossing may not exceed 1:48 (1/4" per foot). Also, the running slope of the sidewalk ramps may not exceed 1:12 (1" per foot) for a minimum width of (3) feet. All ramp construction must comply with the most current specifications of the Texas Department of Licensing and Regulation (ph#512-463-3211).

Any stakes used for supporting forms shall be cut 2" down from the surface of the new pavement. The thickness of the approach shall be a minimum of 6", but if existing street pavement is thicker, match existing for 1 foot, then taper to 6". Curb expansion "ears" shall be placed at the connection to existing curb. After drilling for the dowel bars, blow out the drilling dust, and epoxy the bars into the existing pavement. Dowels must be set level and perpendicular to the face of existing concrete. Clean all saw dust or mud from face of concrete. Number three (3) rebar shall be placed on 18" centers both ways, and tied to dowel bars. Support rebar mat with 3" chairs.

Subgrade shall be compacted and uniformly level, with all organic material and/or loose rocks and dirt clods removed. Any deep soft or muddy areas shall be removed and refilled with a suitable base material (i.e. Flowable fill, CTB Flex base).

**!!! CAUTION !!!**  
Existing Utility Lines In Area  
Contractor To Verify Existing Utility Locations  
Contact Appropriate Utility Companies  
48 Hrs. Prior To Any Construction

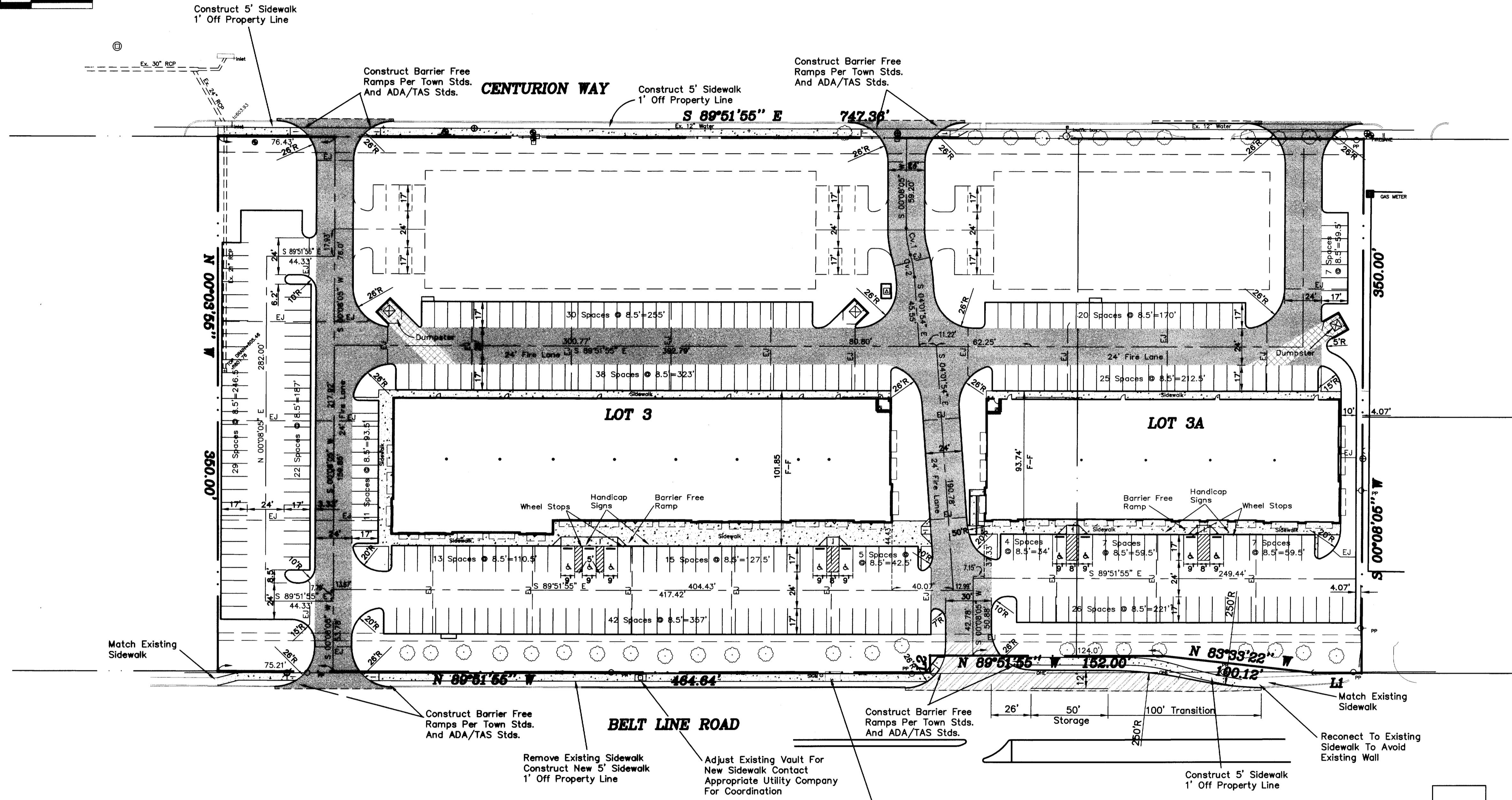
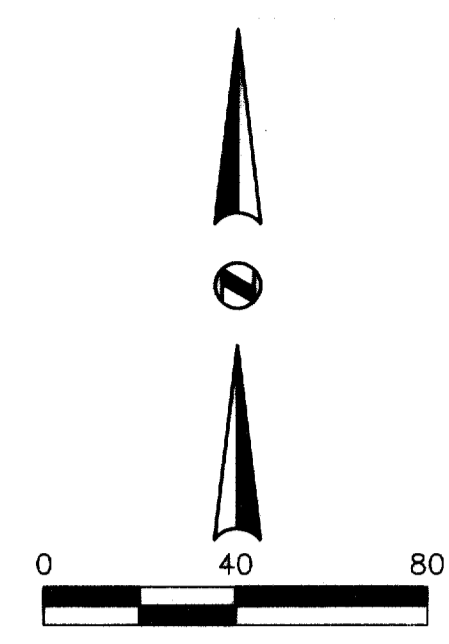
**!!! CAUTION !!!**  
Existing Private Utility Lines On Site  
Contractor To Verify Existing Utility Locations  
Field Verify Both Location & Depth  
Visibly Mark All Existing Utilities  
Prior To Any Construction  
These Markings Are To Be Maintained  
And Remain During The Entire  
Construction Process

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**LEGEND**

- 5" 3500 psi Concrete W/#3 Bars 18"ocew With 6" Compacted Subgrade
- 6" 3500 psi Concrete W/#3 Bars 18"ocew With 6" Compacted Subgrade
- 8" 3500 psi Concrete W/#3 Bars 18"ocew With 6" Compacted Subgrade
- 10" 3500 psi Concrete W/#3 Bars 18"ocew With 6" Compacted Subgrade
- 4" Sidewalk Pavement
- Expansion Joint

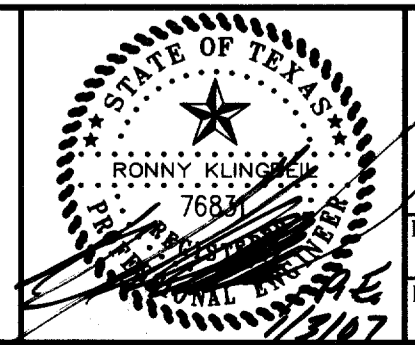
**RECORD DRAWING**  
REVISED TO CONFORM TO CONSTRUCTION RECORDS  
Ronny Klingbell, P.E.  
Date 1/3/07



MISC. INFORMATION	REVISION	DATE	DESCRIPTION
<p><b>NOTE:</b> Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.</p>			

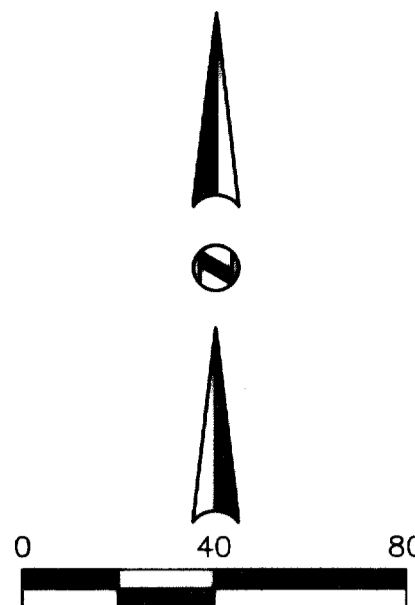


RLK ENGINEERING, LLC  
111 West Main  
Allen, Texas 75013  
(972) 359-1733 Off  
(972) 359-1833 Fax



DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 04090 PAV3.dwg	DRAWING SCALE: 1" = 40'	SHEET: <b>C 1</b> OF 8
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 01/03/07	PROJECT NUMBER: RLK 04090	

**SITE PLAN**  
ADDISON WEST INDUSTRIAL PARK  
4135 BELT LINE ROAD  
ADDISON, TEXAS

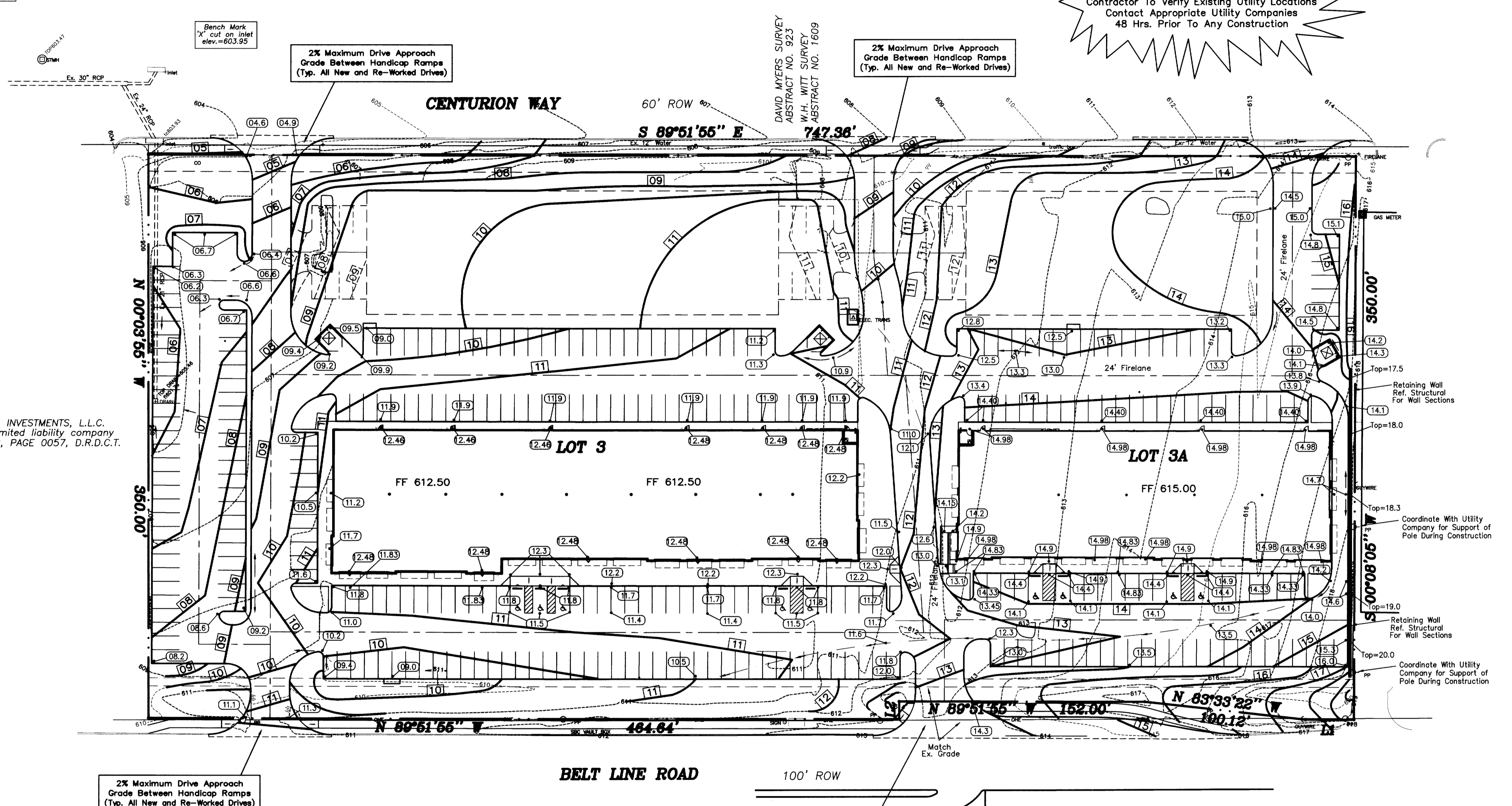


**General Notes**

1. All materials and construction shall be in accordance with the Town of Addison Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (4th Edition).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All earthwork operations shall conform to the recommendations in Geotechnical Report.
5. All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at 0 to +3% of Optimum Moisture Content as determined by ASTM D-698.
6. Erosion Control shall be in place prior to the disturbance of any existing surface.
7. All sidewalk slopes shall conform to A.D.A. requirements as follows:  
1:20 maximum longitudinal (along the walk)  
1:50 maximum transverse (across the walk)
8. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
9. Proposed spot elevations are top of pavement elevations unless noted otherwise.

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48 Hrs. Prior To Any Construction

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LANE HOTEL INVESTMENTS, L.L.C.  
a Delaware limited liability company  
VOLUME 96122, PAGE 0057, D.R.D.C.T.

**LEGEND**

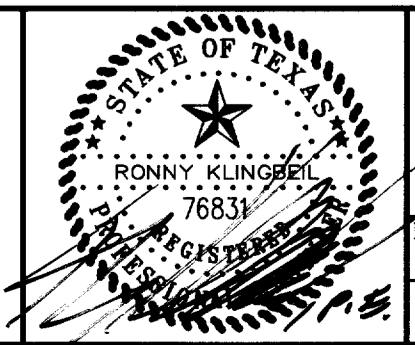
	Proposed Contour
	Proposed Spot Elevation
	Proposed Spot Elevation Underslab
	Existing Spot Elevation
	Existing Contour

**RECORD  
DRAWING**

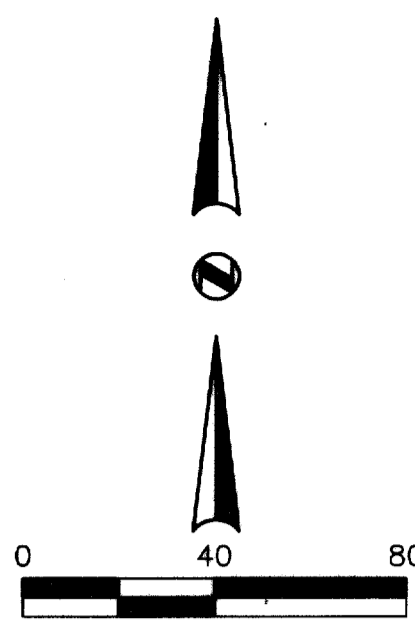
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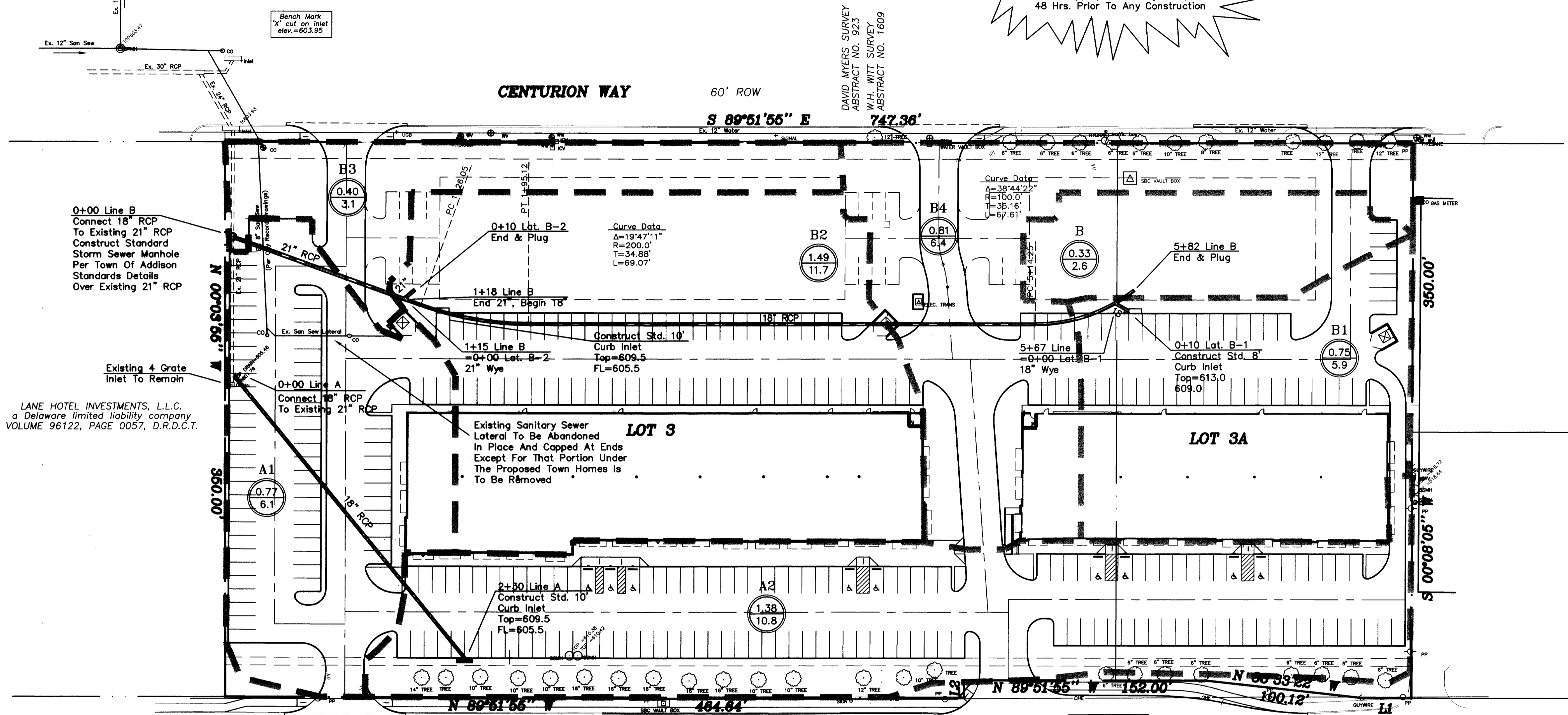
**RLK ENGINEERING**  
RLK ENGINEERING, LLC  
111 West Main  
Allen, Texas 75013  
(972) 359-1733 Off  
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<b>GRADING PLAN</b>		<b>ADDISON WEST INDUSTRIAL PARK</b>		4135 BELT LINE ROAD ADDISON, TEXAS	
DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 04090 GRAD3.dwg	DRAWING SCALE: 1" = 40'	SHEET: <b>C 2</b> OF 8	
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 01/03/07	PROJECT NUMBER: RLK 04090		



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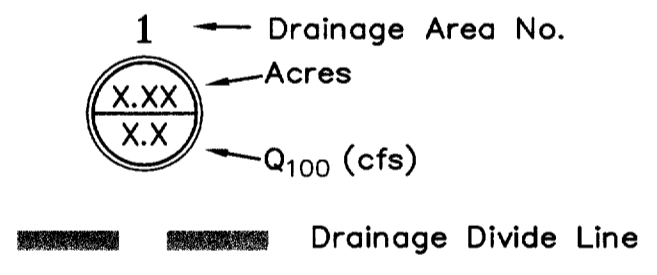


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- The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
- All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be HDPE drainage pipe or approved equal.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

**DRAINAGE CRITERIA**

$Q = C I A$   
 $C = 0.9$   
 $I_{100} = 8.74$   
 $t_c = 10 \text{ min.}$



**DRAINAGE AREA CALCULATIONS**

Drainage Area No.	Drainage Area (Acres)	C	t <sub>c</sub> (min)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	Notes
A1	0.55	0.9	10	8.74	4.3	
A2	1.38	0.9	10	8.74	10.8	
B	0.33	0.9	10	8.74	2.6	
B1	0.75	0.9	10	8.74	5.9	
B2	1.49	0.9	10	8.74	11.7	
B3	0.40	0.9	10	8.74	3.1	
B4	0.81	0.9	10	8.74	6.4	

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 These Markings Are To Be Maintained  
 And Remain During The Entire  
 Construction Process

**EXISTING FLOW TO CENTURION WAY**

Existing Area Sheet Flowing to System in Centurion Way  
 Area = 3.79 Ac  
 $C = 0.90$   
 $T_c = 10 \text{ min}$   
 $I_{100} = 8.74 \text{ in/hr}$   
 $Q_{100} = 29.8 \text{ cfs}$

Existing Area to 21" RCP on West Property Line  
 Area = 1.91 Ac  
 $C = 0.90$   
 $T_c = 10 \text{ min}$   
 $I_{100} = 8.74 \text{ in/hr}$   
 $Q_{100} = 15.0 \text{ cfs}$

Total Existing Flow to Centurion Way =  
 Sheet Flow + Run-off to Catch Basin =  
 $29.8 + 15.0 = 44.8 \text{ cfs}$

**PROPOSED FLOW TO CENTURION WAY**

Proposed Area Sheet Flowing to System in Centurion Way  
 Areas B3 and B4 = 9.5 cfs

Proposed Area to 21" RCP on West Property Line  
 Areas A1, A2, B, B1, B2 = 35.3 cfs

Total Proposed Flow to Centurion Way =  
 Sheet Flow + Run-off to Catch Basin =  
 $9.5 + 35.3 = 44.8 \text{ cfs}$

Total Existing Flow to Centurion Way (44.8 cfs) =  
 Proposed Flow to Centurion Way (44.8 cfs)  
 Therefore, Total Run-off to Centurion Way is Unchanged

However, Sheet Flow to Centurion Way has been reduced  
 (30.6 cfs to 9.5 cfs) by 21.1 cfs. Run-off to existing 21"  
 RCP at West Property Line has been increased to reduce  
 gutter flow in Centurion way.

**RECORD DRAWING**  
 REVISED TO CONFORM TO  
 CONSTRUCTION RECORDS

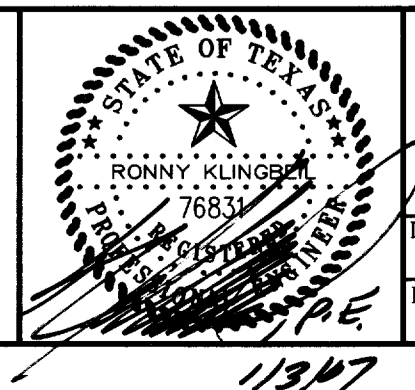
Ronny Klingbeil, P.E.  
 11/3/07  
 Date

NUMBER	DIRECTION	DISTANCE
L1	N 89°51'55" W	30.00'
L2	S 00°08'05" W	11.00'

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
<p><b>NOTE:</b>            Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.</p>			

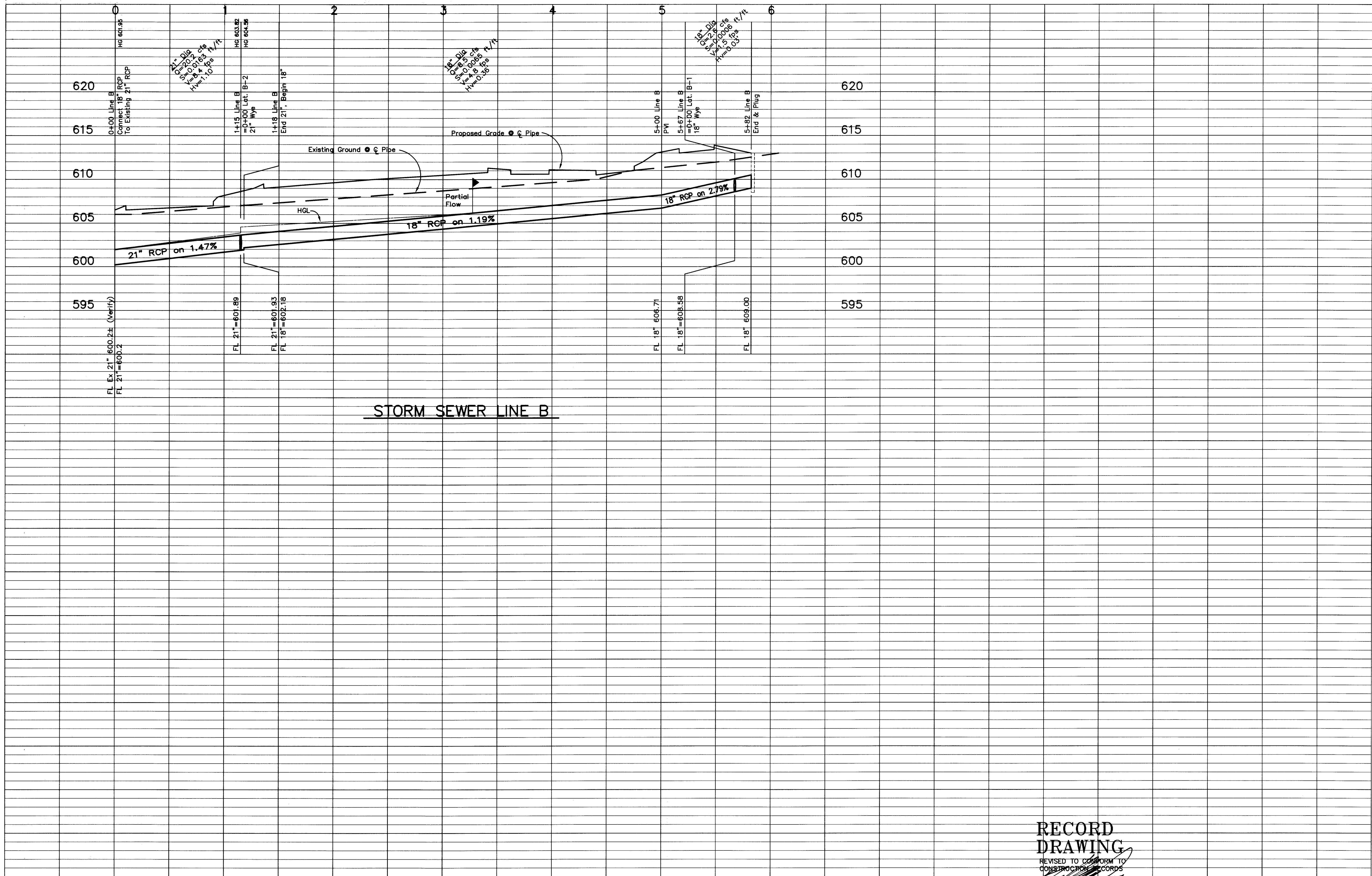


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**DRAINAGE PLAN**  
 ADDISON WEST INDUSTRIAL PARK  
 4135 BELT LINE ROAD  
 ADDISON, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 04090 DRG2.dwg	DRAWING SCALE: 1" = 40'	SHEET: C 3 OF 8
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 01/03/07	PROJECT NUMBER: 04090	



**STORM SEWER LINE B**

**RECORD  
DRAWING**

REVISED TO CONFORM TO  
CONSTRUCTION RECORDS

Ronny Klingbeil, P.E.

Date: 1/31/07

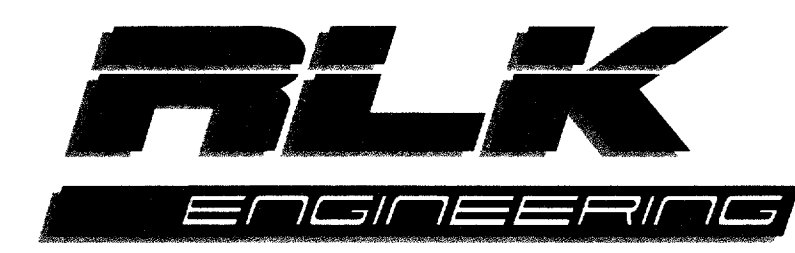
**MISC. INFORMATION**

**NOTE:**

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

CITY BENCHMARK  
SQUARE CUT ON INLE NORTHEAST CORNER  
OF INTERSECTION BELTLINE AND MIDWAY  
ELEV. 627.93

REVISION	DATE	DESCRIPTION



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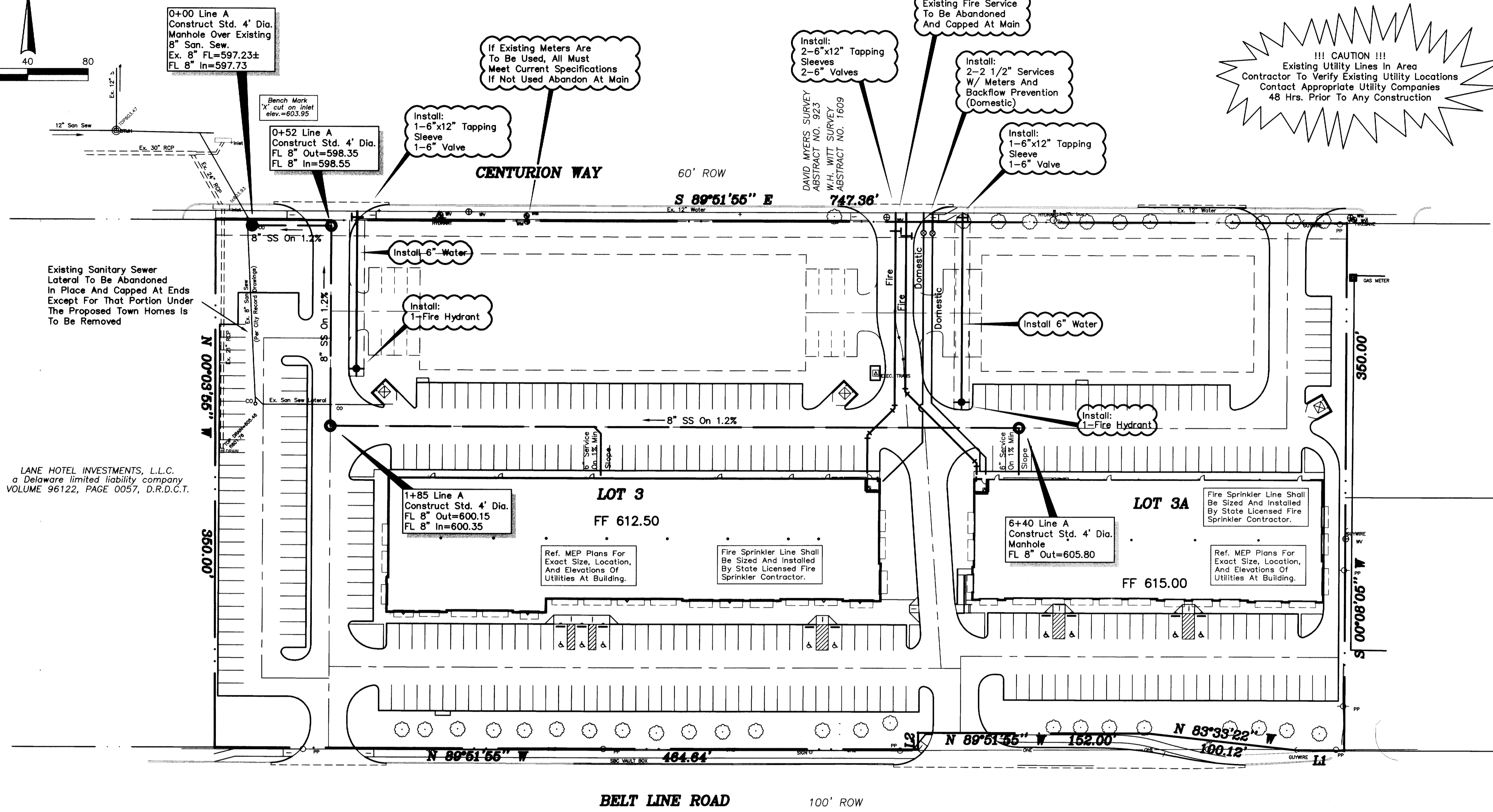
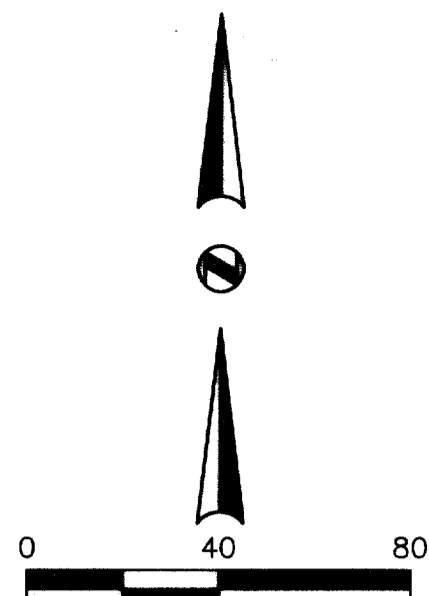


**STORM SEWER PROFILE**  
ADDISON WEST INDUSTRIAL PARK  
4135 BELT LINE ROAD  
ADDISON, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 04090 DETAILS.dwg	DRAWING SCALE: 1" = 40'
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 01/03/07	PROJECT NUMBER: RLK 04090

SHEET: **C 4** OF 8

1/31/07



Existing Sanitary Sewer Lateral To Be Abandoned In Place And Capped At Ends Except For That Portion Under The Proposed Town Homes Is To Be Removed

LANE HOTEL INVESTMENTS, L.L.C. a Delaware limited liability company VOLUME 96122, PAGE 0057, D.R.D.C.T.

0+00 Line A Construct Std. 4' Dia. Manhole Over Existing 8" San. Sew. Ex. 8" FL=597.23± FL 8" In=597.73

Bench Mark 'X' cut on inlet elev.=603.95

0+52 Line A Construct Std. 4' Dia. FL 8" Out=598.35 FL 8" In=598.55

Install: 1-6"x12" Tapping Sleeve 1-6" Valve

If Existing Meters Are To Be Used, All Must Meet Current Specifications If Not Used Abandon At Main

Install: 2-6"x12" Tapping Sleeves 2-6" Valves

Existing Fire Service To Be Abandoned And Capped At Main

Install: 2-2 1/2" Services W/ Meters And Backflow Prevention (Domestic)

Install: 1-6"x12" Tapping Sleeve 1-6" Valve

!!! CAUTION !!! Existing Utility Lines In Area Contractor To Verify Existing Utility Locations Contact Appropriate Utility Companies 48 Hrs. Prior To Any Construction

1+85 Line A Construct Std. 4' Dia. FL 8" Out=600.15 FL 8" In=600.35

Ref. MEP Plans For Exact Size, Location, And Elevations Of Utilities At Building.

Fire Sprinkler Line Shall Be Sized And Installed By State Licensed Fire Sprinkler Contractor.

6+40 Line A Construct Std. 4' Dia. Manhole FL 8" Out=605.80

Fire Sprinkler Line Shall Be Sized And Installed By State Licensed Fire Sprinkler Contractor.

Ref. MEP Plans For Exact Size, Location, And Elevations Of Utilities At Building.

!!! CAUTION !!! Existing Private Utility Lines On Site Contractor To Verify Existing Utility Locations Field Verify Both Location & Depth Visibly Mark All Existing Utilities Prior To Any Construction These Markings Are To Be Maintained And Remain During The Entire Construction Process

**RECORD DRAWING**  
REVISED TO CONFORM TO CONSTRUCTION RECORDS  
Ronny Klingbell, P.E.  
Date 1/3/07

PRIOR TO EXCAVATION OR INSTALLATION OF ANY NEW SITE UTILITIES TO INCLUDE WATER, SANITARY AND STORM SEWER DRAINS, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING LINES SHOWN AND NOT SHOWN EXISTING TO THE EXISTING BUILDING. THIS SHALL INCLUDE HAND EXCAVATION AS REQUIRED. ONCE THE LOCATION OF LINES ARE VERIFIED, THEN VERIFY SIZE AND FLOW LINE RELATIVE TO THE PROPOSED FINISHED FLOOR ELEVATIONS OF THE NEW CONSTRUCTION. REPORT THIS INFORMATION TO THE CIVIL ENGINEER AND PLUMBING ENGINEER FOR REVIEW AND CONSIDERATION PRIOR TO COMMENCING WITH SITE UTILITY WORK.

**General Notes**

All materials and construction shall be in accordance with the Town of Addison Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.

The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

All sewer lines shall be PVC SDR-35.

All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.

All water pipe 4" and larger shall be Class 200 PVC C909 water pipe. All water pipe shall conform to AWWA C909 standards.

Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			



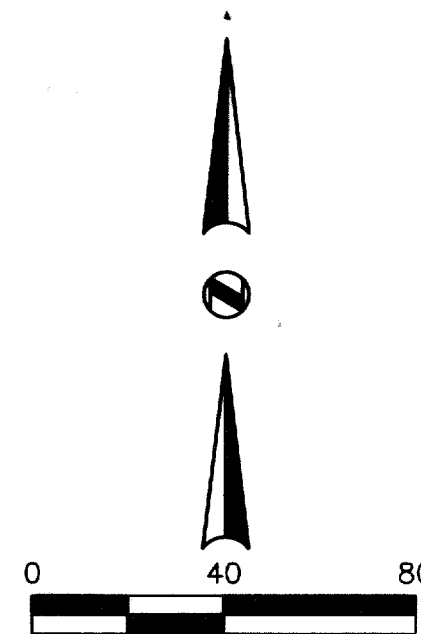
RLK ENGINEERING, LLC  
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Allen, Texas 75013  
(972) 359-1733 Off  
(972) 359-1833 Fax



**WATER & SEWER PLAN**  
ADDISON WEST INDUSTRIAL PARK  
4135 BELT LINE ROAD  
ADDISON, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 04090 WS2.dwg	DRAWING SCALE: 1" = 40'	SHEET: C 5 OF 8
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 01/03/07	PROJECT NUMBER: RLK-04090	

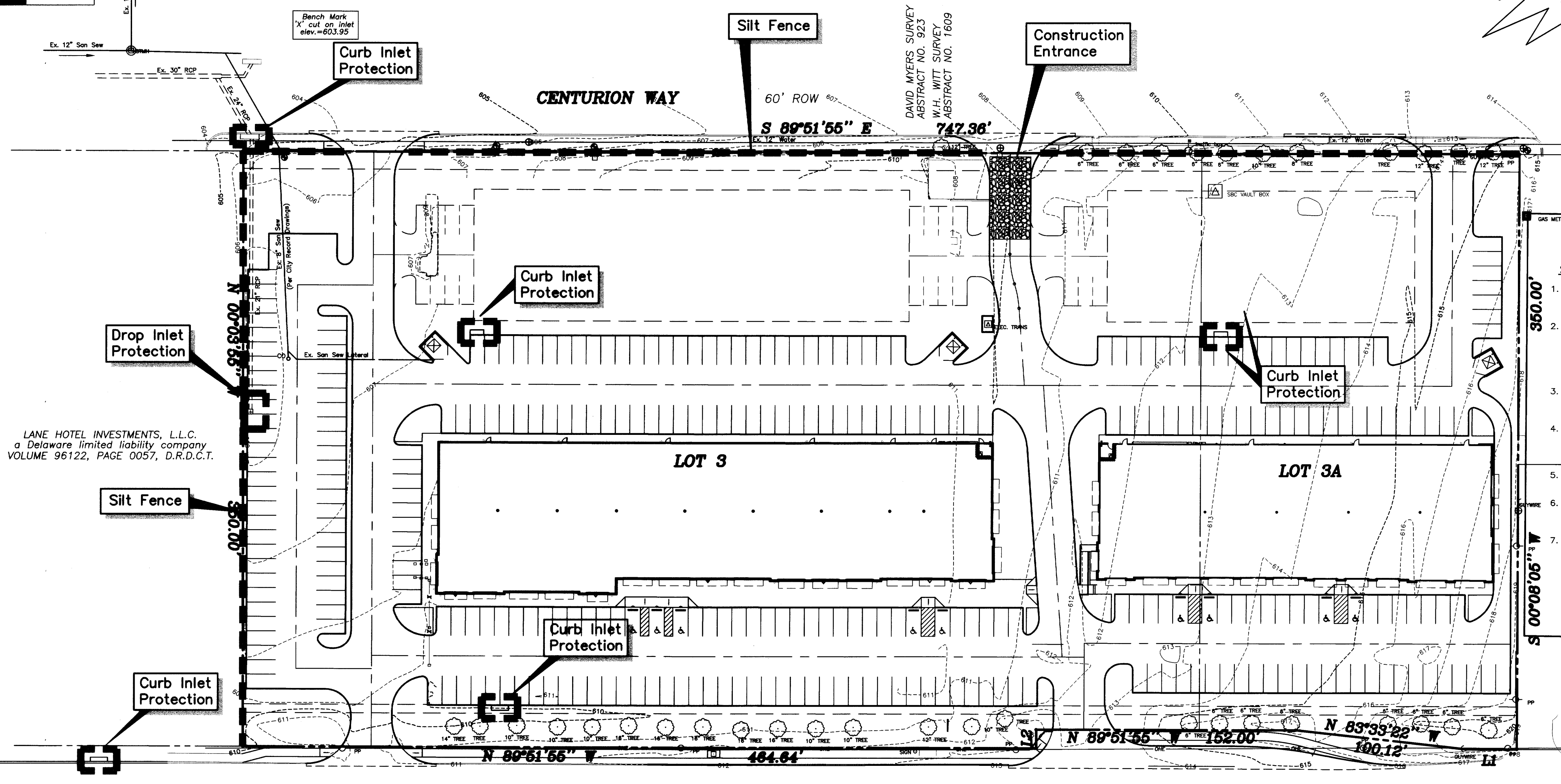
1/3/07



**!!! CAUTION !!!**  
 Existing Utility Lines In Area  
 Contractor To Verify Existing Utility Locations  
 Contact Appropriate Utility Companies  
 48 Hrs. Prior To Any Construction

**!!! CAUTION !!!**  
 Existing Private Utility Lines On Site  
 Contractor To Verify Existing Utility Locations  
 Field Verify Both Location & Depth  
 Visibly Mark All Existing Utilities  
 Prior To Any Construction  
 These Markings Are To Be Maintained  
 And Remain During The Entire  
 Construction Process

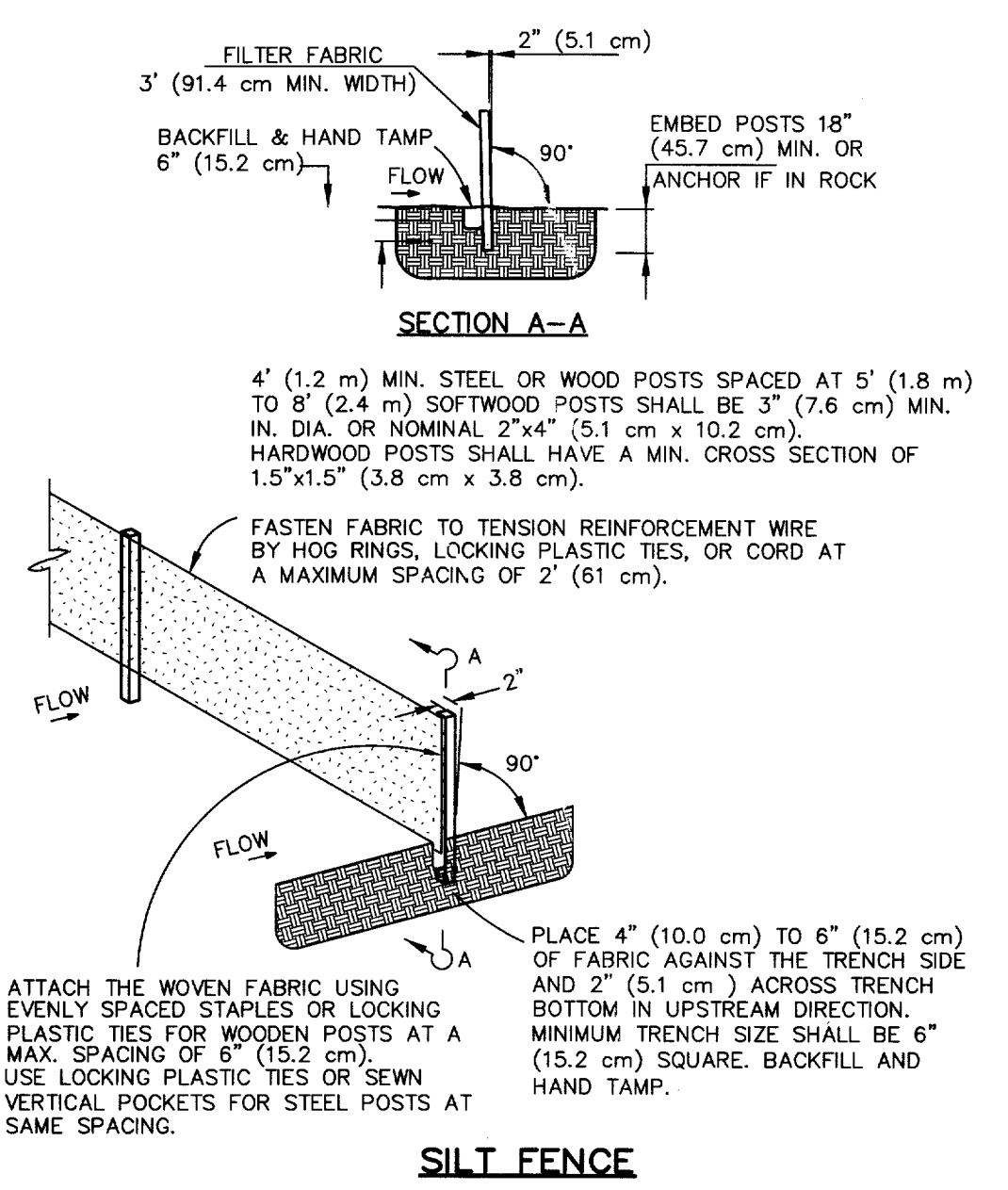
- EROSION CONTROL NOTES**
- All construction and materials shall conform to the Town of Addison Standards and Specifications for erosion and sediment control.
  - Contractor shall install silt fences as shown and as required by Owner's engineer or Town of Addison if additional erosion protection is needed.
  - Contractor shall control mud accumulation on all streets surrounding the project. No mud accumulation will be allowed in public streets.
  - Maintain all filters during construction to prevent any blockages from accumulated sediment. Additional silt fences may be required during construction as specified by engineer or City Inspector.
  - All proposed parking areas are to be paved as soon as possible after subgrade is prepared.
  - Contractor shall remove all temporary erosion and sediment controls only when there is a sufficient growth of ground cover to prevent erosion.
  - ROW shall be vegetated immediately upon completion of construction of pavement.
  - Contractor shall maintain downstream storm drainage system until vegetation is fully established at site. Such work shall include periodic inspection and cleaning.



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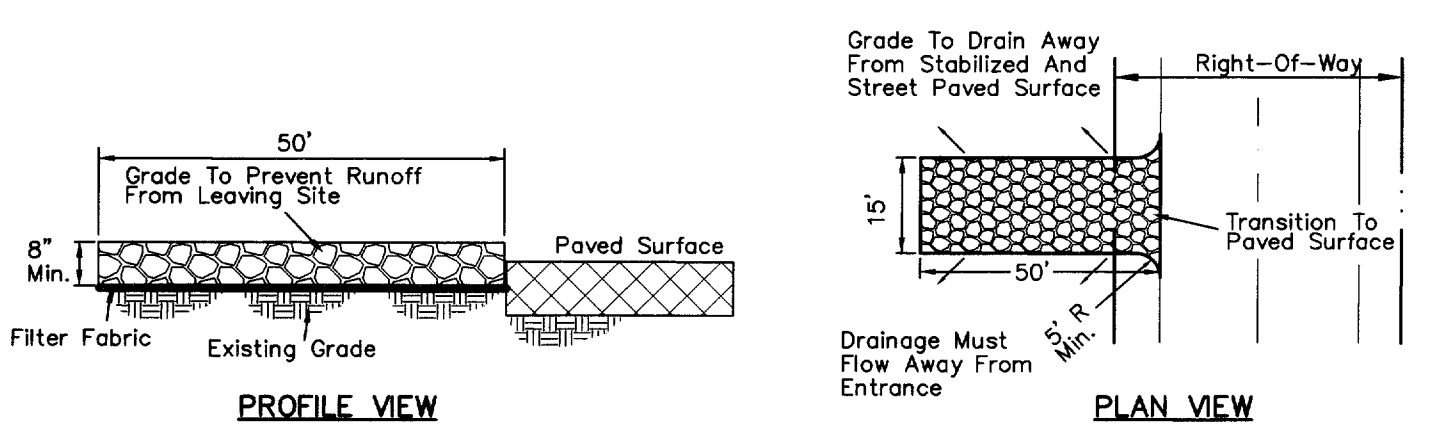
**SILT FENCE**

- Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. Posts must be embedded a minimum of one foot.
- The toe of the silt fence shall be trenched in with a spade or mechanical trencher so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched (e.g. pavement), weight fabric flap with washed gravel on uphill side to prevent flow under fence.
- The trench must be a minimum of six inches deep and six inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
- Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There shall be a six inch double overlap, securely fastened where ends of fabric meet.
- Inspection shall be made weekly or after each rainfall. Repair or replacement shall be made promptly as needed.
- Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
- Accumulated silt shall be removed when it reaches a depth of six inches. The silt shall be disposed of at an approved site, and in such a manner as to not contribute to additional siltation.

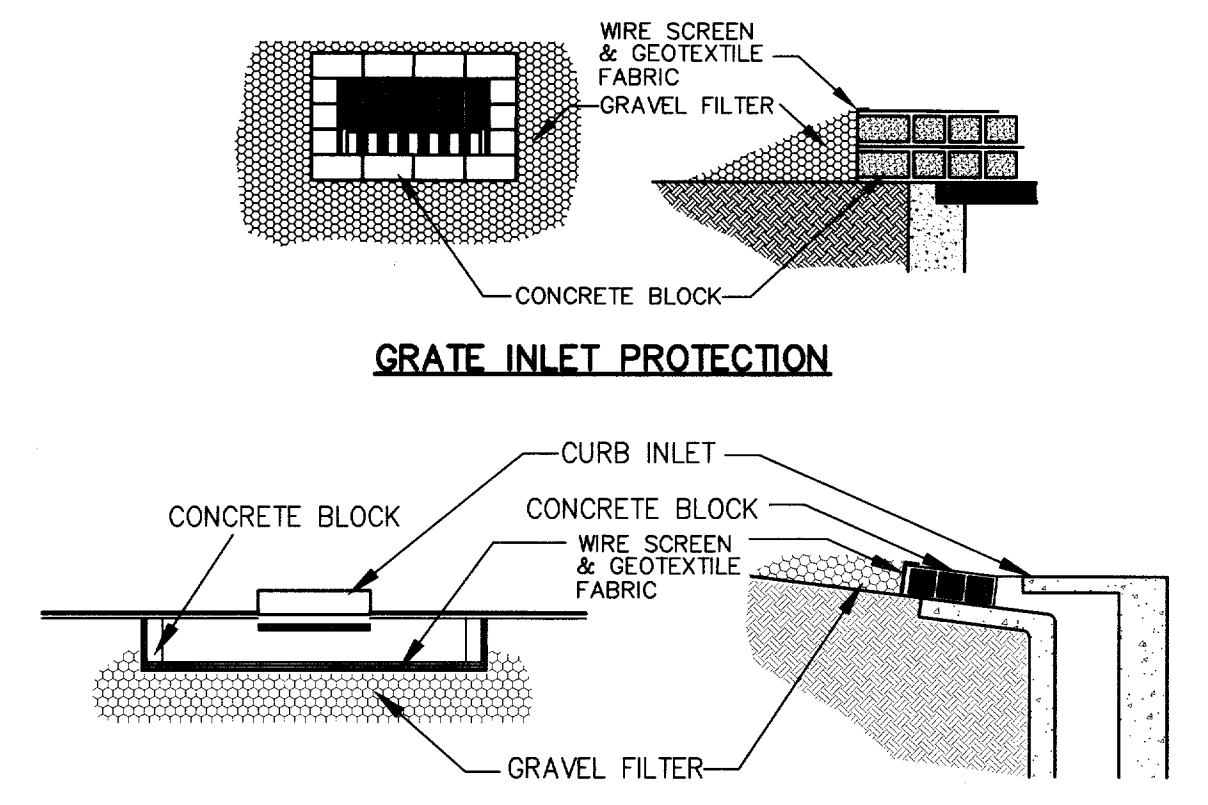


**NOTES**

- Stone shall be 5 to 8 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
- When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on an area stabilized with crushed stone, with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch, or watercourse using approved methods.
- The entrance shall maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed, or tracked onto paved surfaces must be removed immediately.
- The entrance must be properly graded or incorporate a drainage scale to prevent runoff from leaving the construction site.



**STABILIZED CONSTRUCTION ENTRANCE**



**BLOCK AND GRAVEL PROTECTION**  
 Concrete blocks are to be placed on their sides in a single row around the perimeter of the inlet, with ends abutting. Opening in the blocks should face outward, not upward. Wire mesh shall then be placed over the outside face of the blocks covering the holes. Filter stone shall then be piled against the wire mesh to the top of the blocks with the base of the stone being a minimum of 18 inches from the blocks. Periodically, when the stone filter becomes clogged, the stone must be removed and cleaned in a proper manner or replaced with new stone and piled back against the wire mesh.

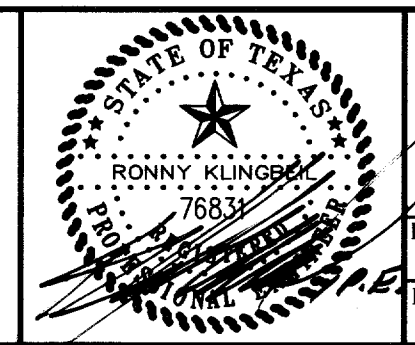
**RECORD DRAWING**

REVISED TO CONFORM TO CONSTRUCTION RECORDS  
 Ronny Klingbell, P.E.  
 Date: 11/30/07

**NOTE:**  
 Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
<p><b>NOTE:</b>            Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.</p> <p>CITY BENCHMARK            SQUARE CUT ON INLE: NORTHEAST CORNER OF INTERSECTION BELTLINE AND MIDWAY            ELEV. 627.93</p>			

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DESIGNED BY:		TECH REVIEW:		DRAWING FILE:		DRAWING SCALE:		SHEET:	
RLK Engineering	RLK	RLK Engineering	RLK	04090 ERO2.dwg	1" = 40'	PROJECT NUMBER:		C 6 OF 8	
DRAWN BY:	RLK Engineering	PEER REVIEW:	RLK	DRAWING DATE:	01/03/07				



**SANDBLASTING WASTE MANAGEMENT**

**DESCRIPTION**

The objective of the management program is to minimize the potential of storm water quality degradation from sandblasting activities at construction sites. The key issues in this program are prudent handling and storage of sandblast media, dust suppression, and proper collection and disposal of spent media. It is not the intent of this program to outline all of the worker safety issues pertinent to this practice. Safety issues should be addressed by construction safety programs as well as local, state, and federal regulation. utilized at sites in which Sandblasting waste is present.

**INSTALLATION/APPLICATION CRITERIA**

Since the media consists of fine abrasive granules, it can be easily transported by running water. Sandblasting activities typically create a significant dust problem which must be contained and collected to prevent off-site migration problem which must be contained and collected to prevent off-site migration or fines.

**Operational Procedures**

Use only inert, non-degradable sandblast media.  
Use appropriate equipment for the job, do not over-blast.  
Wherever possible, blast in a downward direction.  
Install a wind sock or other wind direction instrument.  
Cease blasting activities in high winds or if wind direction could transport grit to drainage facilities.  
Install dust shielding around sandblasting areas.  
Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.  
Non-hazardous sandblast grit may be disposed in permitted construction debris landfills or permitted sanitary landfills.  
If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate.  
Use sand fencing where appropriate in areas where blast media cannot be fully contained.  
If necessary, install misting equipment to remove sandblast grit from the air - prevent runoff from misting operations from entering drainage systems.  
Use vacuum grit collection systems where possible.  
Keep records of sandblasting materials, procedures, and weather conditions on a daily basis.  
Take all reasonable precautions to ensure that sandblasting grit is contained and kept away from drainage structures.

**Educational Issues**

Educate all on-site employees of potential dangers to humans and the environment from sandblast grit.  
Instruct all on-site employees of the potential hazardous nature of sandblast grit and possible symptoms of overexposure to sandblast grit.  
Instruct operators of sandblasting equipment on safety procedures and personal protection equipment.  
Instruct operators on proper procedures regarding storage, handling, and containment of sandblast grit.  
Instruct operators to recognize unfavorable weather conditions regarding sandblasting activities.  
Instruct operators and supervisors on current local, state, and federal federal regulations regarding fugitive dust and hazardous waste from sandblast grit.  
Have weekly meetings with operators to discuss and reinforce proper operational procedures.  
Establish a continuing education program to indoctrinate new employees.

**Material Handling Recommendations**

Sandblast media should always be stored under cover away from drainage structures.  
Ensure that stored media or grit is not subject to transport by wind.  
Ensure that all sandblasting equipment as well as storage containers comply with local, state, and federal regulations.  
Refer to Hazardous Waste BMP fact sheet if sandblast grit is known or suspected to contain hazardous components.  
Capture and treat runoff which comes into contact with sandblasting material or waste.  
Foreman and/or construction supervisor should monitor all sandblasting activities and safety procedures.

**Quality Assurance**

Educate, and if necessary, discipline workers who violate procedures.  
Take all reasonable precautions to ensure that sandblast grit is not transported off-site or into drainage facilities.

**Requirements**

Education and awareness program for all employees regarding control of sandblasting and potential dangers to humans and the environment.  
Operator and supervisor education program for those directly involved in sandblasting activities - instructions on material handling, proper equipment operation, personal protective equipment, fugitive dust control, record keeping and reporting, fugitive dust control, record keeping and reporting.  
Proper sandblast equipment for the job.  
Site-specific fugitive dust control and containment equipment.  
Site-specific fugitive dust control procedure.  
Compliance by supervisors and workers.

**Costs**

Minimal cost for training and monitoring.  
Potential for significant cost for containment procedures on large jobs.  
Potential for significant costs associated with cleanup, correction and remediation if containment occurs.

**LIMITATIONS**

Site specific solutions to sandblasting problems may be required.  
Sandblasting operations on structures known to contain hazardous materials require special procedures not specifically outlined above including professional hazardous waste specialists.  
Where hazardous materials are known or suspected, a site assessment and remediation plan may be necessary.  
This management program is one part of a comprehensive construction site waste management program.

**HAZARDOUS WASTE MANAGEMENT**

**DESCRIPTION**

The hazardous waste management BMP addresses the problem of storm water polluted with hazardous waste through spills or other forms of contact. The Objective of the Management Program is to minimize the potential of Storm water contamination from common construction site hazardous wastes through appropriate recognition, handling, storage, and disposal practices.

It is not the intent of this Management Program to supersede or replace normal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals. Suspected job-site contamination should be immediately reported to regulatory Authorities and protective actions taken. The General Permit requires reporting Of significant spills to the National Response Center (NRC) at (800)424-8802.

**PRIMARY USE**

These management practices along with applicable OSHA and EPA guidelines Should be incorporated at all construction sites which use or generate Hazardous wastes. Many wastes such as fuel, oil, grease, fertilizer, and pesticide Are present at most construction sites.

**INSTALLATION, APPLICATION AND DISPOSAL CRITERIA**

The hazardous waste management techniques presented here are based on Proper recognition, handling, and disposal practices by construction workers And supervisors. Key elements of the management program are education, Proper disposal practices, as well as provisions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:

**Targeted Hazardous Waste Materials**

- Paints
- Solvents
- Stains
- Wood preservatives
- Cutting oils
- Greases
- Roofing tar
- Pesticides
- Fuel and lube oils
- Lead based paints (Demolition)

**Storage Procedures**

Wherever possible, minimize use of hazardous materials.  
Minimize generation of hazardous wastes on the job-site.  
Segregate potentially hazardous waste from non-hazardous Construction site debris.  
Designate a foreman or supervisor to oversee hazardous materials Handling procedures.  
Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.  
Other enclosed trash container that limits contact with rain and.  
Store waste materials away from drainage ditches, swales, and catch basins.  
Use containment berms in fueling and maintenance areas and where the potential for spills is high.  
Ensure that adequate hazardous waste storage volume is available.  
Ensure that hazardous waste collection containers are conveniently located.  
Do not allow potentially hazardous waste materials to accumulate on the ground.  
Enforce Hazardous waste handling and storage procedures.  
Clearly mark on all hazardous waste containers which materials are acceptable for the container.

**Disposal Procedures**

Regularly schedule hazardous waste removal to minimize on-site storage.  
Use only reputable, licensed hazardous waste haulers.

**Education**

Instruct workers in identification of hazardous waste  
Educate workers of potential dangers to humans and the environment from hazardous wastes  
Instruct workers on safety procedures for common construction site hazardous wastes  
Educate all workers on hazardous waste storage and disposal procedures  
Have regular meetings to discuss and reinforce identification, handling and disposal procedures (incorporate in regular safety seminars).  
Establish a continuing education program to indoctrinate new employees

**Quality Assurance**

Foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures.  
Educate, and if necessary, discipline workers who violate procedures.  
Ensure that the hazardous waste disposal contractor is reputable and licensed.

**Requirements**

Job-site waste handling and disposal education and awareness program  
Commitment by management to implement hazardous waste management practices.  
Compliance by workers.  
Sufficient and appropriate hazardous waste storage containers.  
Timely removal of stored hazardous waste materials.

**Costs**

Possible modest cost impact for additional hazardous storage containers.  
Small cost impact for training and monitoring  
Potential cost impact for hazardous waste collection and disposal by licensed hauler - actual cost depends on type of material and volume.

**LIMITATIONS**

This practice is not intended to address site-assessments and pre-existing contamination.  
Major contamination, large spills and other serious hazardous waste incidents require immediate response from specialists.  
Demolition activities and potential pre-existing materials, such as asbestos, are not addressed by this program. Site specific information on plans is necessary.  
Contaminated soils are not addressed.  
One part of a comprehensive construction site waste management program.

**SOLID WASTE MANAGEMENT**

**DESCRIPTION**

Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

**PRIMARY USE**

These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

**APPLICATIONS**

The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors. Key elements of the program are education and modification of improper disposal habits. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

**Targeted Solid Waste Materials**

- Paper and cardboard containers
- Plastic packaging
- Styrofoam packing and forms
- Insulation materials (non-hazardous)
- Wood pallets
- Wood cuttings
- Pipe and electrical cuttings
- Concrete, brick, and mortar waste
- Shingle cuttings and waste
- Roofing tar
- Steel (cuttings, nails, rust residue)
- Gypsum board cuttings and waste
- Sheathing cuttings and waste
- Miscellaneous cutting and waste
- Food waste
- Demolition waste

**Storage Procedures**

Wherever possible, minimize production of solid waste materials.  
Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.  
Instruct construction workers in proper solid waste procedures.  
Segregate potentially hazardous waste from non-hazardous construction site debris.  
Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.  
Store waste materials away from drainage ditches, swales and catch basins.  
Do not allow trash containers to overflow.  
Do not allow waste materials to accumulate on the ground.  
Prohibit littering by workers and visitors.  
Police site daily for litter and debris.  
Enforce solid waste handling and storage procedures.

**Disposal Procedures**

If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.  
General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).  
Use waste facilities approved by local jurisdiction.  
Runoff which comes into contact with unprotected waste shall be directed into structural treatment such as silt fence to remove debris.

**Education**

Educate all workers on solid waste storage and disposal procedures.  
Instruct workers in identification of solid waste and hazardous waste.  
Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).  
Clearly mark on all solid waste containers which materials are acceptable.

**Quality Control**

Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.  
Discipline workers who repeatedly violate procedures.

**Requirements**

Jobsite waste handling and disposal education and awareness program  
Commitment by management to implement and enforce Solid Waste Management Program.  
Compliance by workers.  
Sufficient and appropriate waste storage containers.  
Timely removal of stored solid waste materials.  
Possible modest cost impact for additional waste storage containers.  
Small cost impact for training and monitoring  
Minimal overall cost impact.

**LIMITATIONS**

Only addresses non-hazardous solid waste.  
One part of a comprehensive construction site management program.

**CONCRETE WASTE MANAGEMENT**

**DESCRIPTION**

Concrete waste at construction sites comes in two forms: 1) excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

**PRIMARY USE**

Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present

**APPLICATIONS**

A number of water quality parameters can be affected by introduction of concrete - especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life. Suspended solids in the form of both cement and aggregate dust are also Generated from both fresh and demolished concrete waste:

**Current Unacceptable Waste Concrete Disposal Practices**

- Dumping in vacant areas on the job-site
- Illicit dumping off-jobsite
- Dumping into ditches or drainage facilities

**Recommended Disposal Practices**

- Avoid unacceptable dumping practices listed above.
- Develop predetermined, safe concrete disposal areas
- Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
- Never dump waste concrete illicitly or without property owners knowledge and consent.
- Treat runoff from storage area through the use of structural controls as required.

**Education**

Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above). Supervisors must be made aware of the potential environmental consequences of improperly handling concrete waste.

**Enforcement**

The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.  
Employees violating disposal or equipment cleaning directives must be reeducated or disciplined if necessary.

**Demolition Practices**

Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters.  
Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

**Requirements**

Use predetermined disposal for waste concrete.  
Prohibit dumping waste concrete anywhere but predetermined areas.  
Assign predetermined truck and equipment washing areas.  
Educate drivers and operators on proper disposal and equipment cleaning procedures.

**Costs**

Minimal cost impact for training and monitoring.  
Concrete disposal cost depends on availability and distance to suitable disposal areas.  
Additional costs involved in equipment washing could be significant.

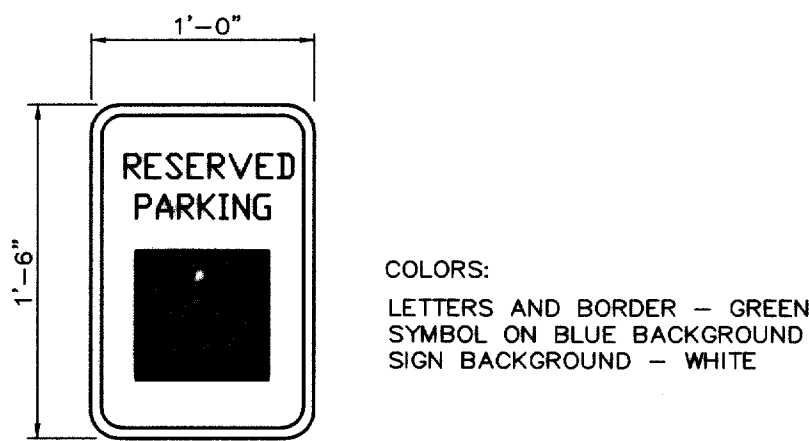
**LIMITATIONS**

This concrete waste management program is one part of a comprehensive construction site management program.

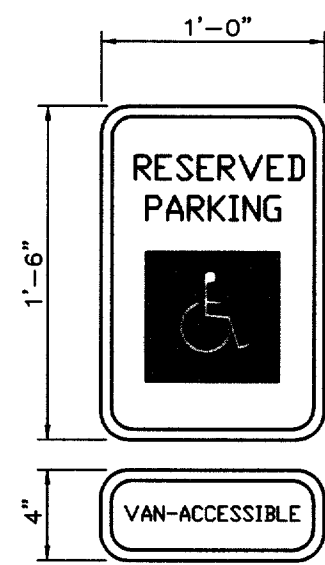
**RECORD DRAWING**

REVISED TO CONFORM TO  
CONSTRUCTION RECORDS  
Ronny Klingbeil, P.E.  
Date 11/3/07

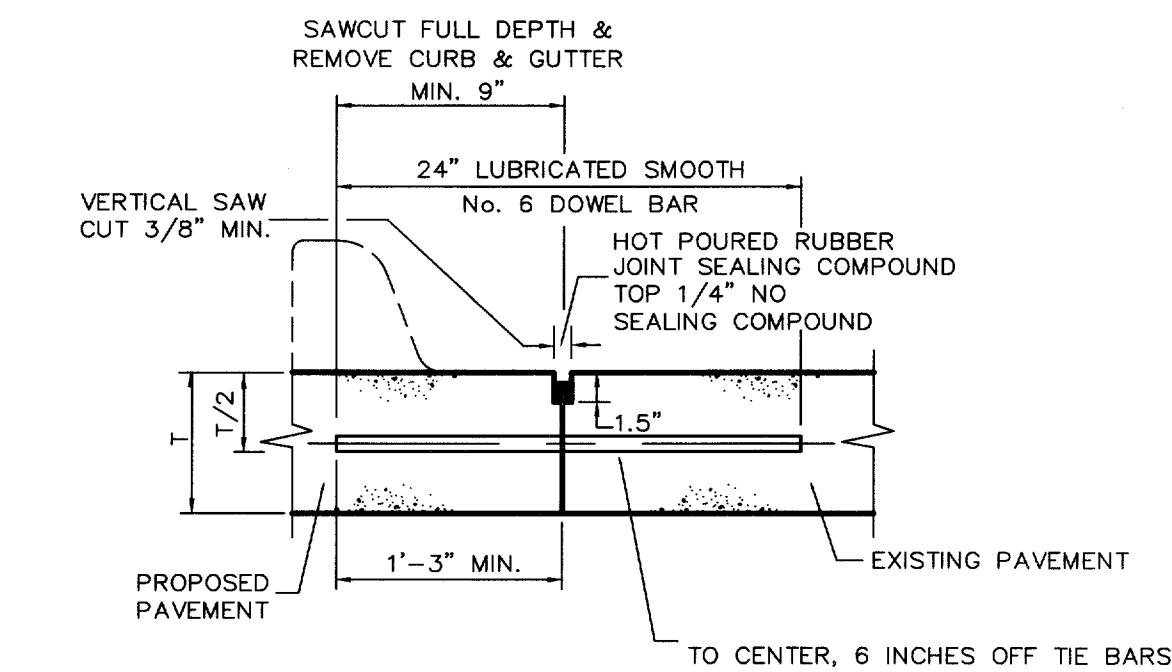
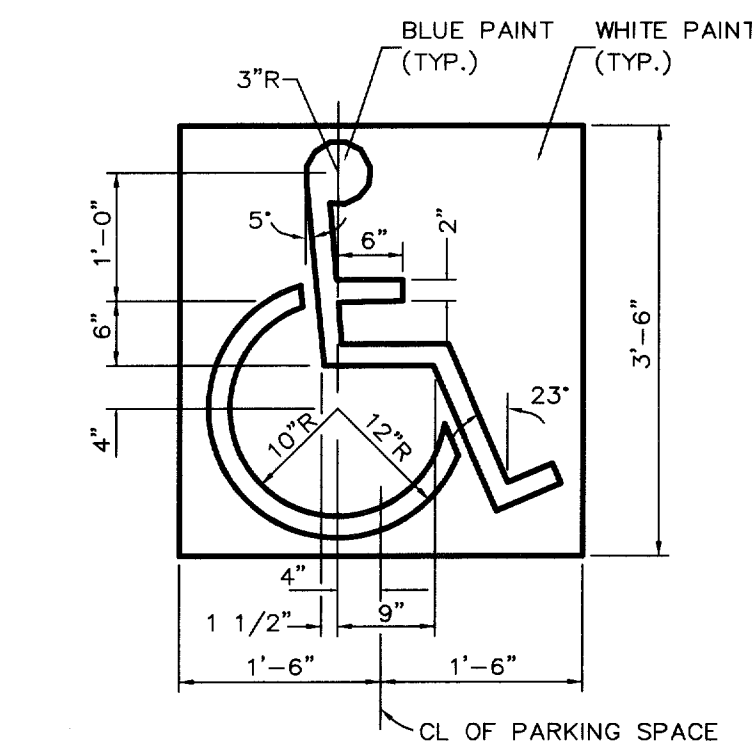
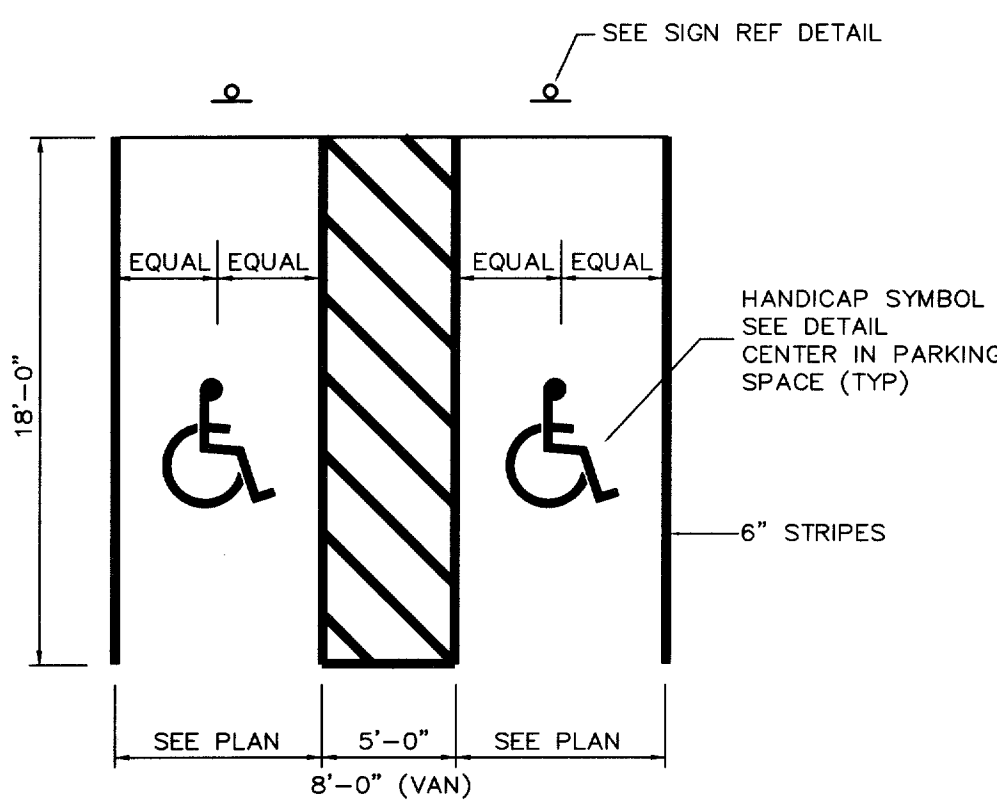
MISC. INFORMATION	REVISION	DATE	DESCRIPTION	RLK ENGINEERING, LLC	DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
<p>CITY BENCHMARK SQUARE CUT ON INLE NORTHEAST CORNER OF INTERSECTION BELTLINE AND MIDWAY ELEV. 627.93</p> <p><b>NOTE:</b> Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.</p>				<p>111 West Main Allen, Texas 75013 (972) 359-1733 Off (972) 359-1833 Fax</p>	RLK Engineering	RLK	04090 ER02-2.dwg	1" = 40'	C 7 OF 8
					RLK Engineering	RLK	01/03/07	PROJECT NUMBER: RLK 04090	



COLORS:  
LETTERS AND BORDER - GREEN  
SYMBOL ON BLUE BACKGROUND  
SIGN BACKGROUND - WHITE



COLORS:  
LETTERS AND BORDER - GREEN  
SYMBOL ON BLUE BACKGROUND  
SIGN BACKGROUND - WHITE



NOTE:  
DOWELS AND REINFORCING BARS SHALL  
BE SUPPORTED BY AN APPROVED DEVICE.

- NOTES:
- 1. No. 6 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
  - 2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
  - 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
  - 4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

NOTES:  
1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.  
2. INSTALL WHERE INDICATED ON PLANS.  
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

**TYPICAL SIGNAGE DETAIL**  
**TYPE I**  
N.T.S.

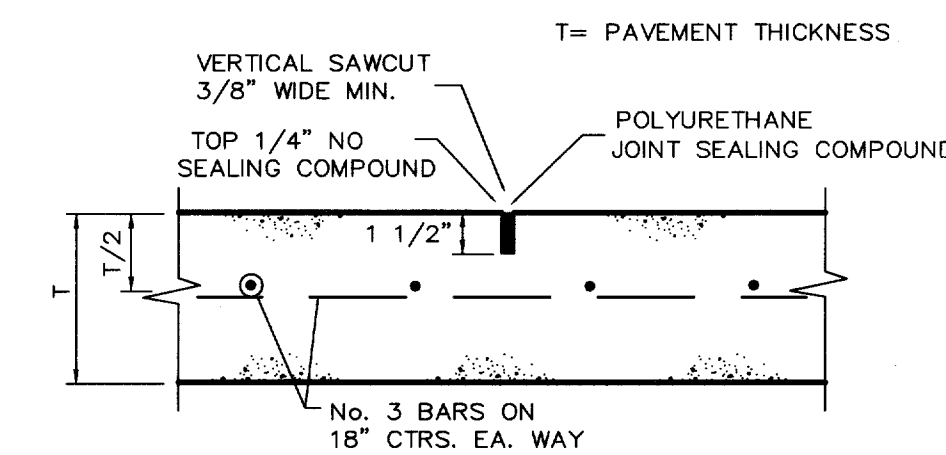
NOTES:  
1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.  
2. INSTALL WHERE INDICATED ON PLANS.  
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

**TYPICAL SIGNAGE DETAIL**  
**TYPE II**  
N.T.S.

**HANDICAP STRIPING DETAIL**  
N.T.S.

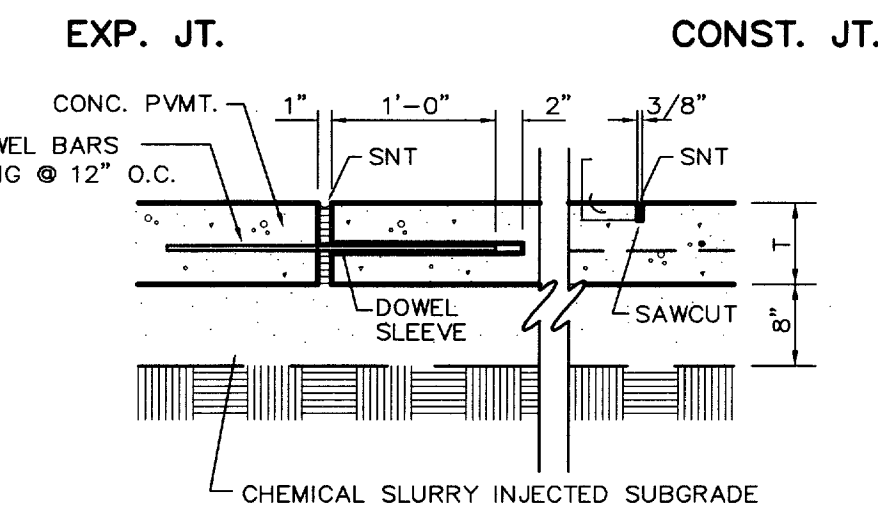
**HANDICAP SYMBOL DETAIL**  
N.T.S.

**LONGITUDINAL BUTT JOINT**  
N.T.S.

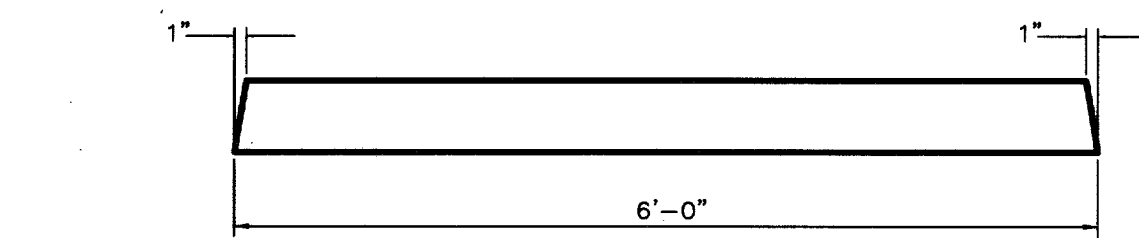


**SAWED DUMMY (CONTROL) JOINT**  
N.T.S. MAXIMUM SPACING IS 15' CTRS. (TYP.)

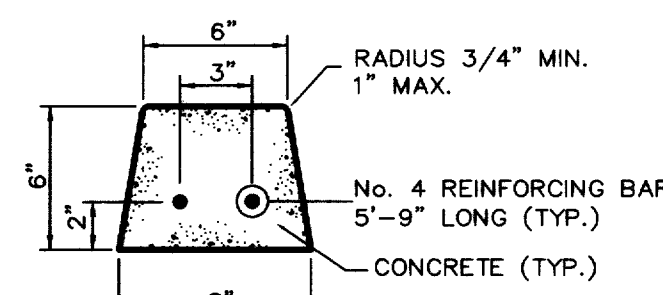
INLET LENGTH	BAR TYPE	BAR SIZE	NO. BARS	SPACING	A	B	C
4'	A	3	6	2'-0"	-	-	-
4'	B	3	1	2'-0"	-	-	-
4'	C	4	15	6'-0"	-	-	-
4'	D	4	5	6'-0"	-	-	-
4'	E	4	1	2'-0"	-	-	-
4'	F	4	1	2'-0"	-	-	-
4'	G	3	3	2'-0"	2'-0"	-	-
4'	H	3	3	2'-0"	-	2'-0"	-
4'	I	3	3	2'-0"	-	-	2'-0"
4'	J	3	1	2'-0"	-	-	-
4'	K	3	3	2'-0"	2'-0"	2'-0"	2'-0"
4'	L	3	3	2'-0"	-	-	-
6'	A	3	9	2'-0"	-	-	-
6'	B	3	1	2'-0"	-	-	-
6'	C	4	15	6'-0"	-	-	-
6'	D	4	5	6'-0"	-	-	-
6'	E	4	1	2'-0"	-	-	-
6'	F	4	1	2'-0"	-	-	-
6'	G	3	3	2'-0"	2'-0"	-	-
6'	H	3	3	2'-0"	-	2'-0"	-
6'	I	3	3	2'-0"	-	-	2'-0"
6'	J	3	1	2'-0"	-	-	-
6'	K	3	3	2'-0"	2'-0"	2'-0"	2'-0"
6'	L	3	3	2'-0"	-	-	-
8'	A	3	12	2'-0"	-	-	-
8'	B	3	1	2'-0"	-	-	-
8'	C	4	15	6'-0"	-	-	-
8'	D	4	5	6'-0"	-	-	-
8'	E	4	1	2'-0"	-	-	-
8'	F	4	1	2'-0"	-	-	-
8'	G	3	3	2'-0"	2'-0"	-	-
8'	H	3	3	2'-0"	-	2'-0"	-
8'	I	3	3	2'-0"	-	-	2'-0"
8'	J	3	1	2'-0"	-	-	-
8'	K	3	3	2'-0"	2'-0"	2'-0"	2'-0"
8'	L	3	3	2'-0"	-	-	-
10'	A	3	10	2'-0"	-	-	-
10'	B	3	1	2'-0"	-	-	-
10'	C	4	15	6'-0"	-	-	-
10'	D	4	5	6'-0"	-	-	-
10'	E	4	1	2'-0"	-	-	-
10'	F	4	1	2'-0"	-	-	-
10'	G	3	3	2'-0"	2'-0"	-	-
10'	H	3	3	2'-0"	-	2'-0"	-
10'	I	3	3	2'-0"	-	-	2'-0"
10'	J	3	1	2'-0"	-	-	-
10'	K	3	3	2'-0"	2'-0"	2'-0"	2'-0"
10'	L	3	3	2'-0"	-	-	-



**EXP. & CONST. JOINT DETAIL**  
N.T.S.



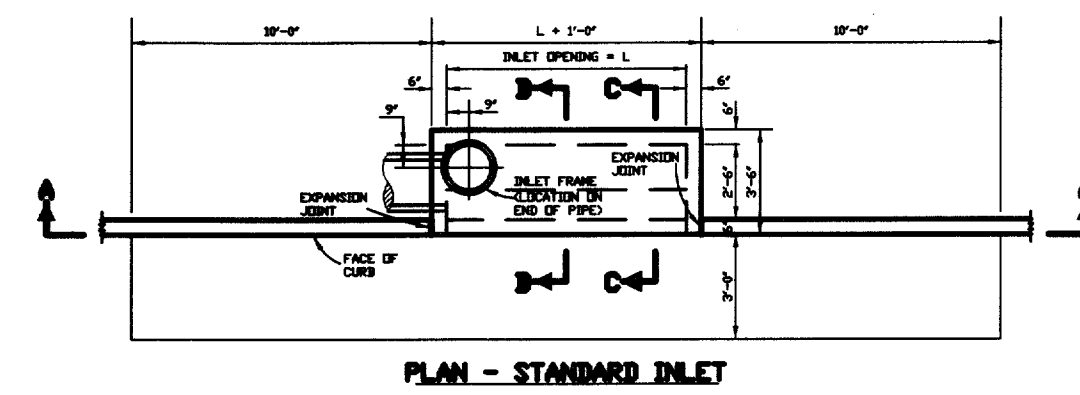
ELEVATION



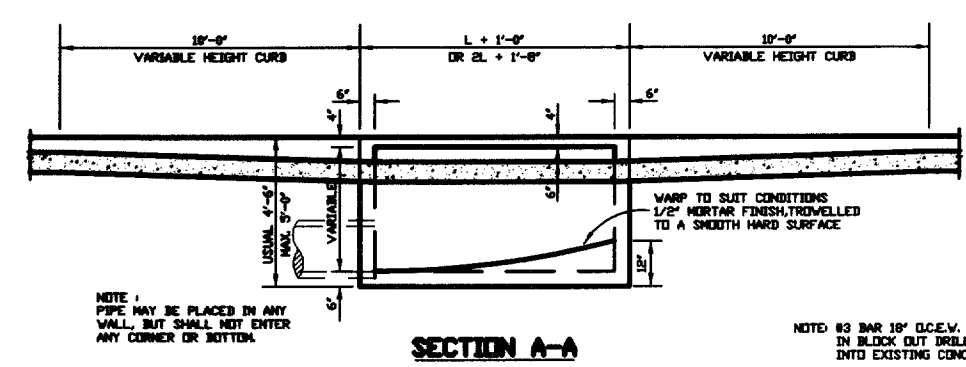
TYPICAL SECTION

1. PROVIDE ONE PRECAST CONCRETE SAFETY CURB PER PARKING SPACE 2 FEET FROM BACK OF CURB.
2. THE PRECAST CONCRETE SAFETY CURB SHALL BE ATTACHED SECURELY TO THE CONCRETE PAVEMENT WITH EPOXY ADHESIVE AS PER THE SPECIFICATIONS.

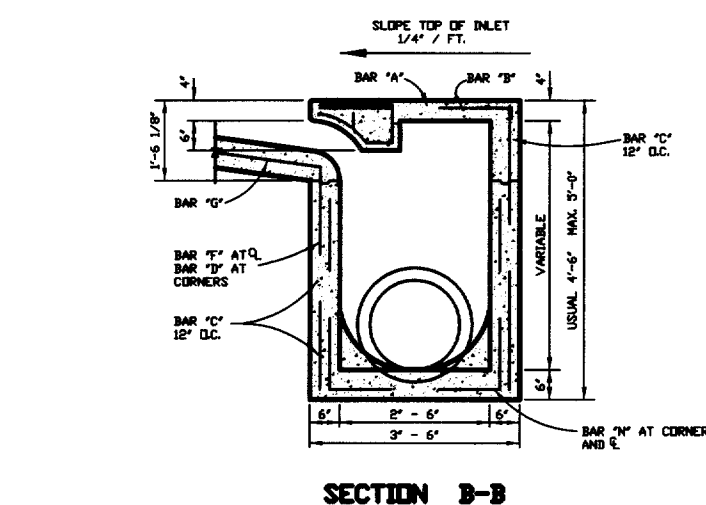
**PRECAST CONCRETE WHEELSTOP**  
N.T.S.



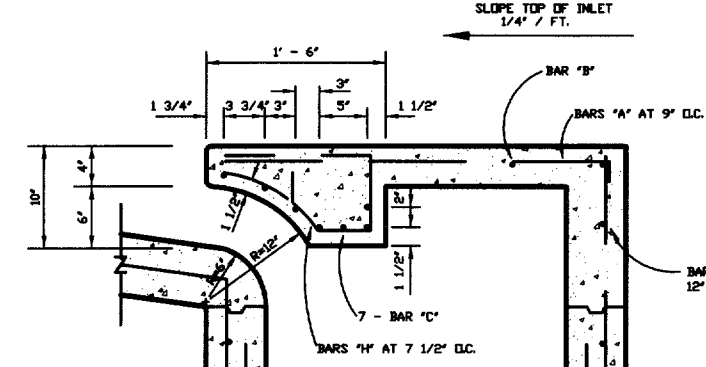
PLAN - STANDARD INLET



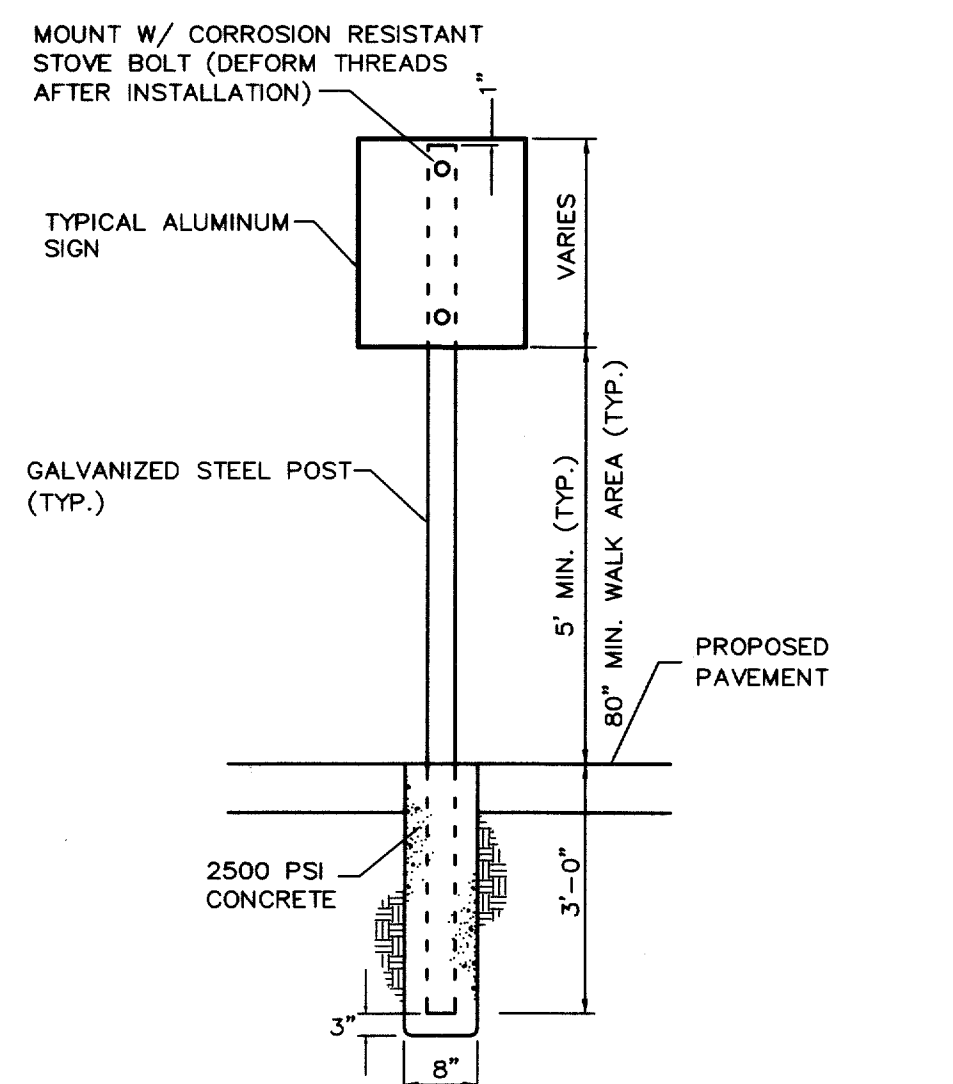
SECTION A-A



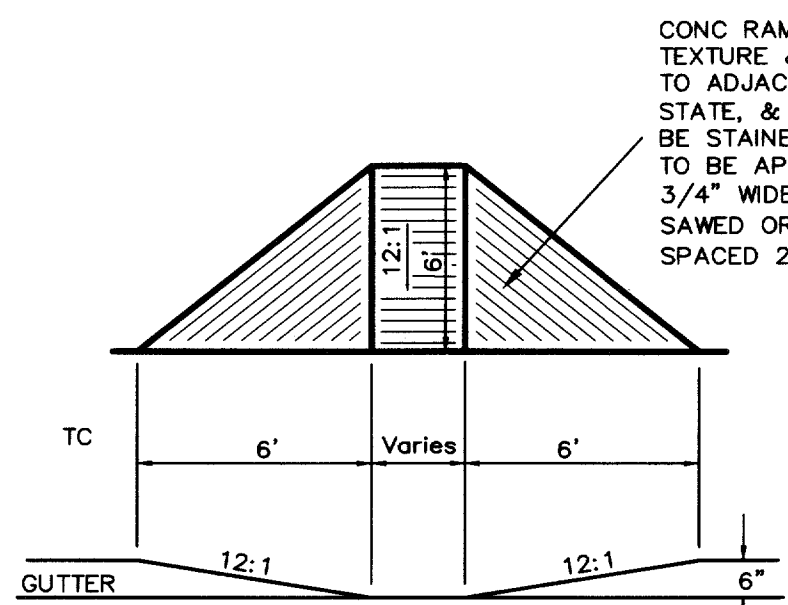
SECTION B-B



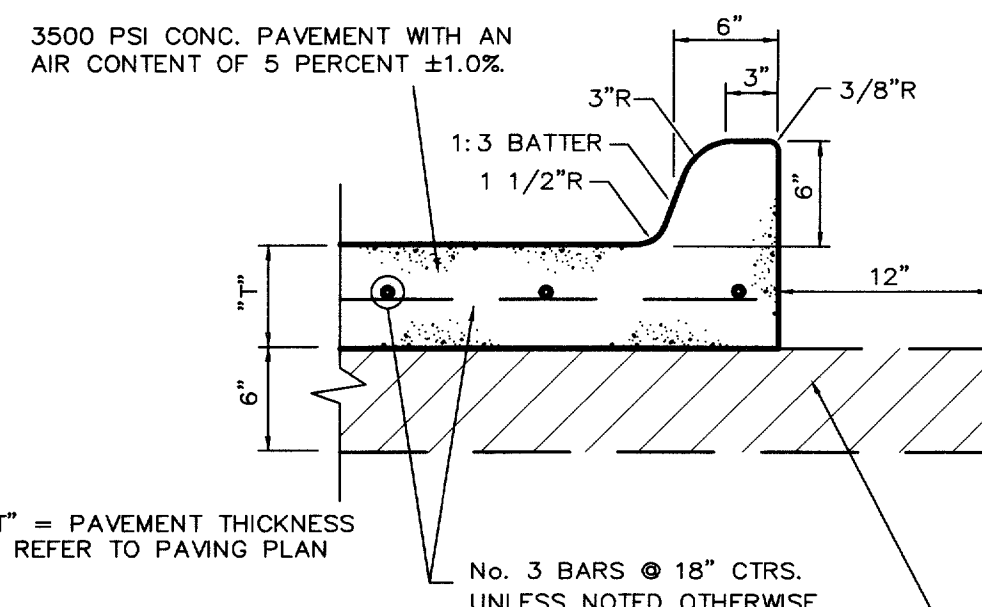
SECTION C-C



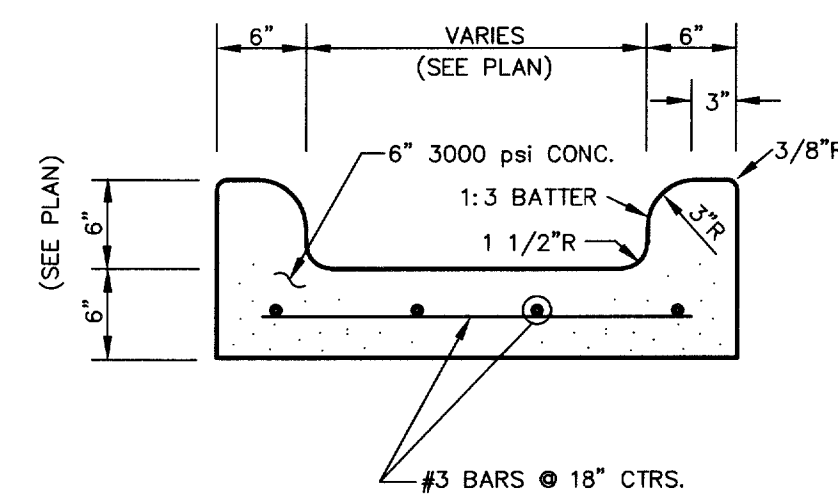
**TYPICAL SIGNAGE MOUNTING DETAIL**  
N.T.S.



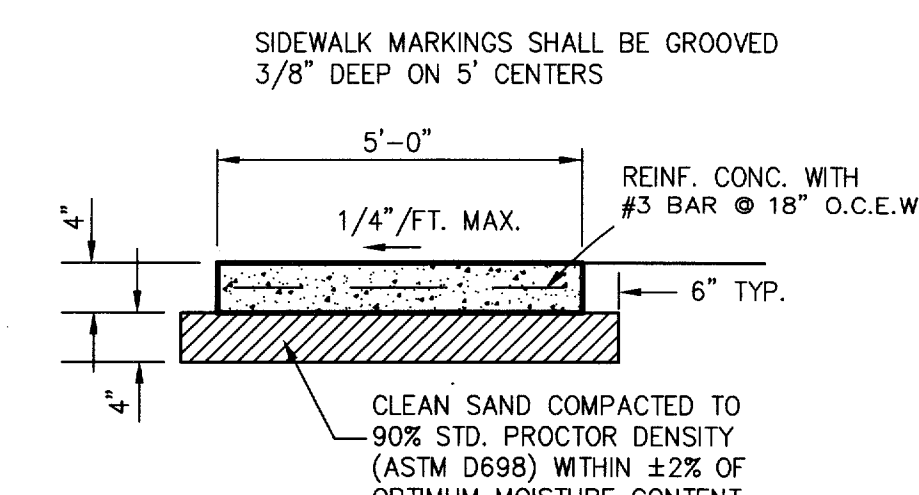
**HANDICAP RAMP DETAIL**  
N.T.S.



**CONCRETE PAVEMENT SECTION**  
N.T.S.



**TYPICAL FLUME**  
N.T.S.



**SITE SIDEWALK DETAIL**  
N.T.S.

RECORD  
DRAWING

REVISED TO CONFORM TO  
CONSTRUCTION RECORDS

Ronny Klingbell, P.E.  
Date: 1/13/07

See City Sidewalk Specifications For All Sidewalks in Right-Of-Way.

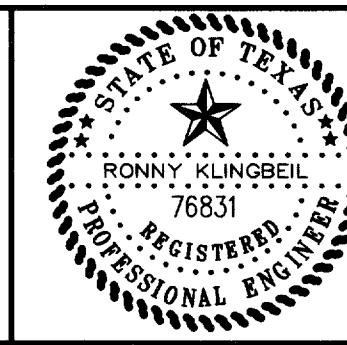
CITY BENCHMARK  
SQUARE CUT ON INLE NEAR EAST CORNER  
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REVISION	DATE	DESCRIPTION



RLK ENGINEERING, LLC  
111 West Main  
Allen, Texas 75013  
(972) 359-1733 Off  
(972) 359-1833 Fax



DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	04090 DETAILS.dwg	1" = 40'	C 8 OF 8
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	4/1/06	RLK-04090	

DETAILS PLAN  
ADDISON WEST INDUSTRIAL PARK  
4135 BELT LINE ROAD  
ADDISON, TEXAS