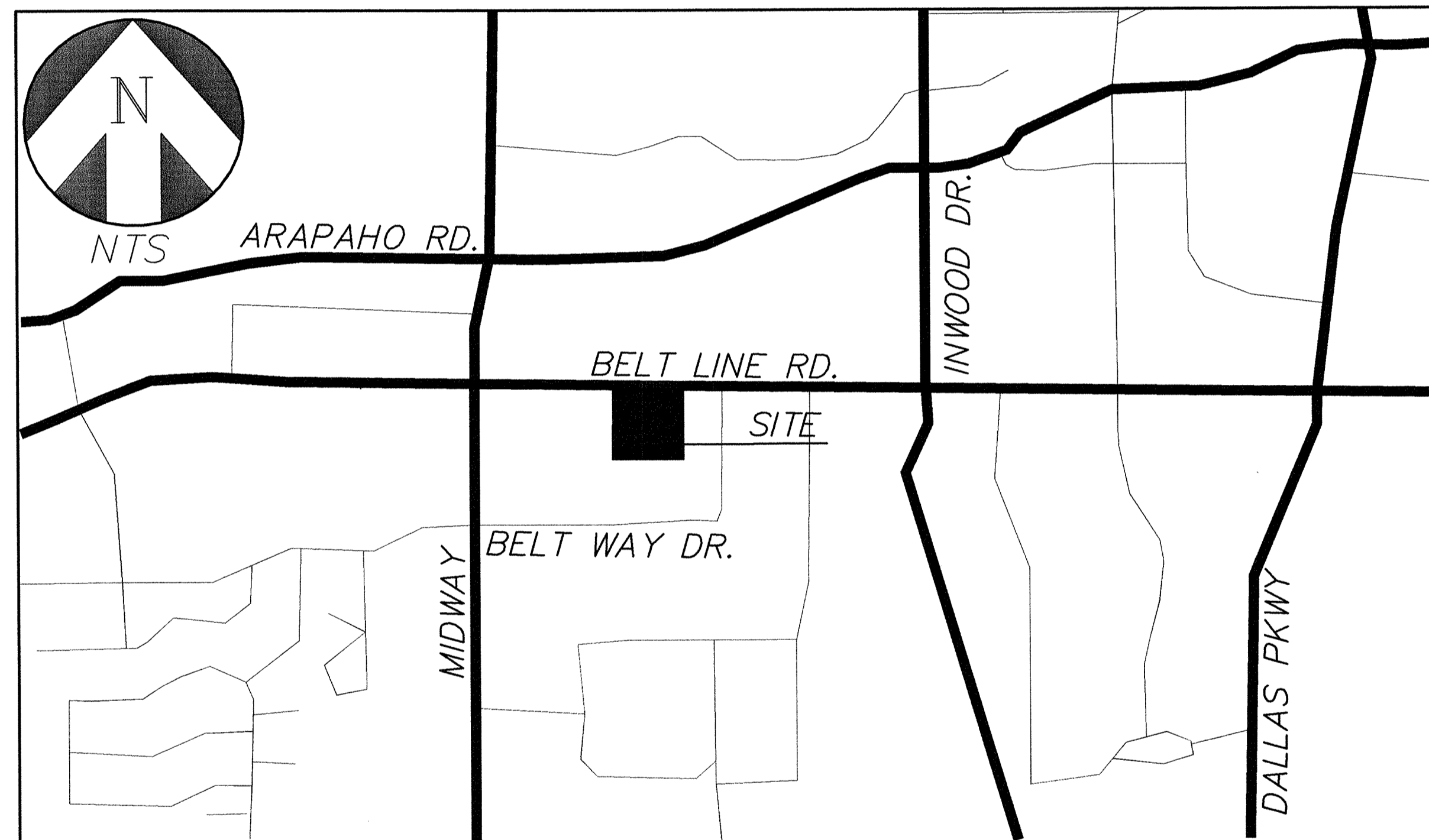


TOWN OF ADDISON
DALLAS COUNTY, TEXAS
PRIVATE IMPROVEMENTS OF
WATER, SANITARY SEWER, PAVING AND DRAINAGE FACILITIES TO SERVE
VICTORIA STATION
LOT 1R

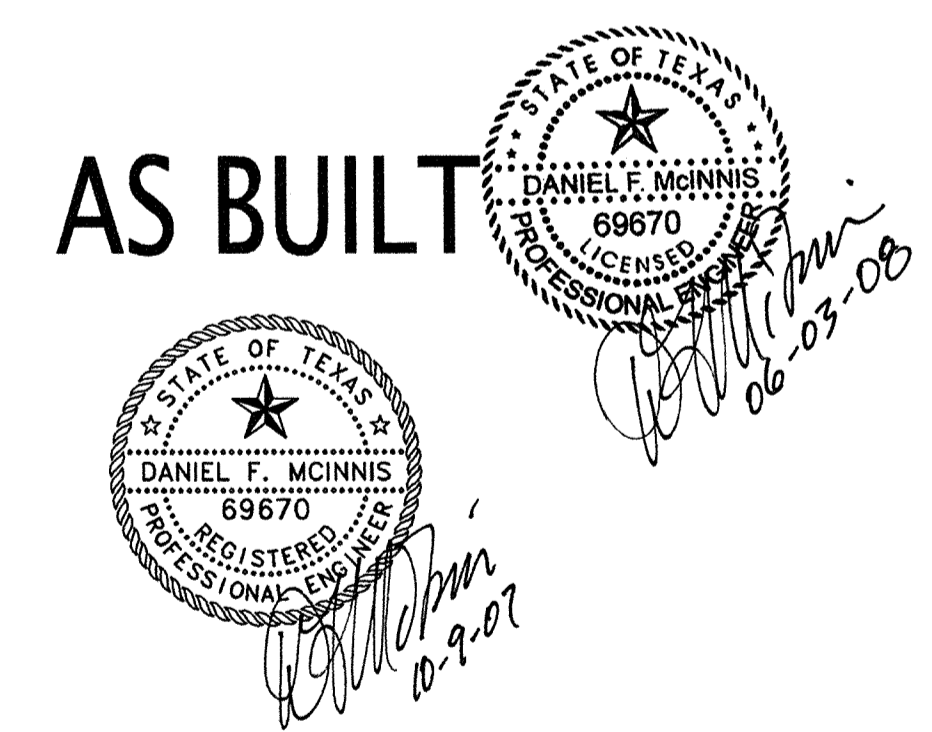


LOCATION MAP
OCTOBER 2007

ADDISON PUBLIC WORKS FILE = PW# 2007-006

INDEX OF SHEETS

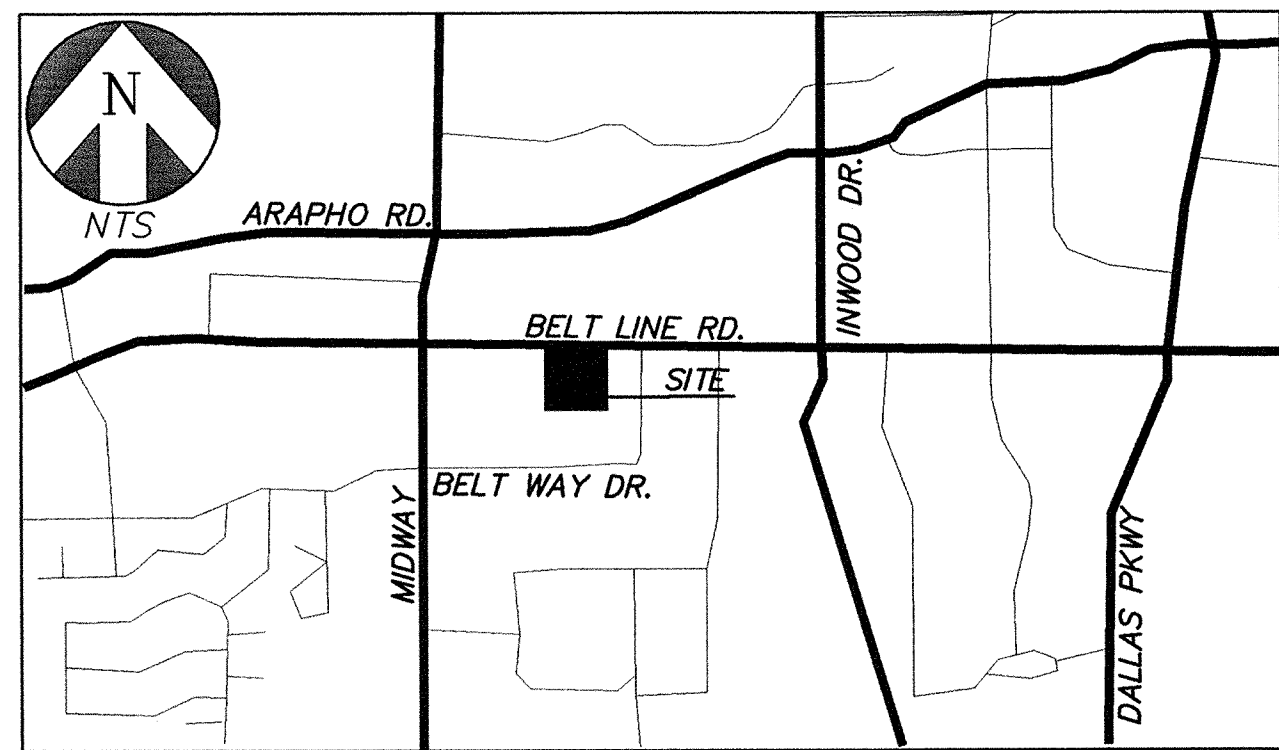
SHT NO.	DESCRIPTION
--	COVER SHEET
--	FINAL PLAT
C1.	DEMO PLAN
C2.	SITE AND DIMENSIONAL CONTROL PLAN
C3.	UTILITY PLAN
C4.	GRADING PLAN
C5.	EROSION CONTROL PLAN
C6.	DRAINAGE PLAN & DRAINAGE CALCULATIONS
C7.	PAVING PLAN
C8.	TRAFFIC CONTROL PLAN
L1.	LANDSCAPE PLAN
L2.	IRRIGATION PLAN



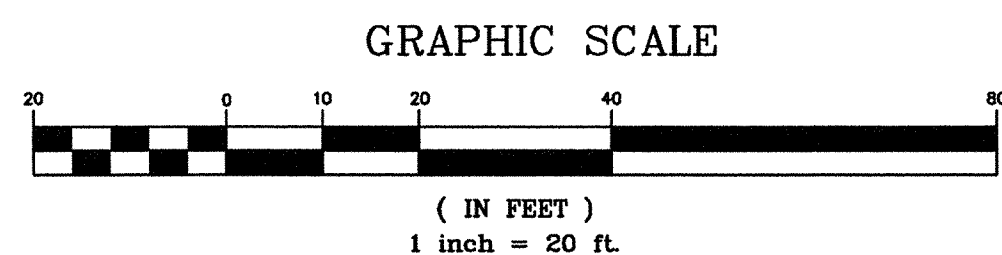
McInnis Land Consultants L.L.C.
108 W EIGHTH STREET, SUITE 300
FORT WORTH, TEXAS 76102
OFFICE: 817-877-4200 FAX: 817-877-4201

DEVELOPER / OWNER
OTB PARTNERS, LTD.
15280 ADDISON RD., SUITE 301
ADDISON, TX 75001
OFFICE: 972-661-1011
FAX: 972-385-8039

STAPLES®
The Office Superstore
4400 BELT LINE ROAD
ADDISON, TEXAS 75244



POINT OF BEGINNING



State of Texas
County of Dallas

OWNER'S CERTIFICATE

WHEREAS, OTB PARTNERS, LTD. is the owner of a 2.275 acre tract of land situated in the ELISHA FIKE SURVEY, Abst. No. 478, Dallas County, Texas being a portion of Lot 4, BELTWAY OFFICE PARK, III-R, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 92213, Page 321, Map Records, Dallas County, Texas and Lot 2, Beltway Office Park, Tract III, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 81087, Page 2713, Map Records, Dallas County, Texas and Lot 1, VICTORIA STATION ADDITION, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 79075, Page 1111, Map Records, Dallas County, Texas also being those certain tracts of land conveyed to OTB Partners, Ltd. by deed recorded in Volume 97223, Page 52, Deed Records, Dallas County, Texas and being more particularly described, as follows:

Beginning at a 1/2" iron found in the south line of Belt Line Road at the northeast corner of said Lot 1 and the northwest corner of Lot 1 BELTWAY OFFICE PARK, TRACT III, an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 77086, Page 26, Map Records, Dallas County, Texas;

THENCE South 00 degrees 01 minutes 37 seconds East, along the common line of said Lot 1, VICTORIA STATION and said Lot 1, BELTWAY OFFICE PARK, TRACT III, 497.71 feet to a 1/2" iron set;

THENCE South 89 degrees 59 minutes 17 seconds West, 192.36 feet to a capped 5/8" iron found at the southeast corner of Lot 3, BELTWAY OFFICE PARK 111-R, an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 92213, Page 321, Map Records, Dallas County, Texas;

THENCE North 00 degrees 01 minutes 48 seconds West, along the common line of said Lot 4 and Lot 3, a distance of 471.21 feet to a 1/2" iron set;

THENCE South 89 degrees 59 minutes 16 seconds West, 9.95 feet to a pk nail found at the beginning of a curve to the right whose radius is 32.50 feet and whose long chord bears North 42 degrees 26 minutes 07 seconds West, 47.98 feet;

THENCE Along said curve in a northwesterly direction through a central angle of 95 degrees 09 minutes 31 seconds, a distance of 53.98 feet to an "X" cut in concrete found;

THENCE North 05 degrees 08 minutes 21 seconds East, 12.06 feet to a 1/2" iron set in the south line of said Belt Line Road;

THENCE South 84 degrees 53 minutes 38 seconds East, along the south line of said Belt Line Road, 234.55 feet to the POINT OF BEGINNING and containing 2.275 acres of land.

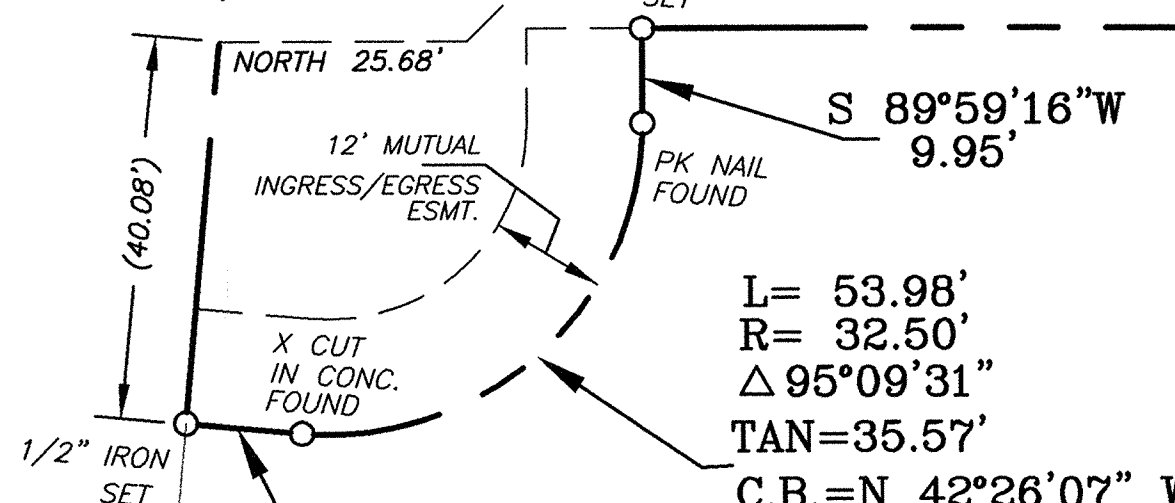
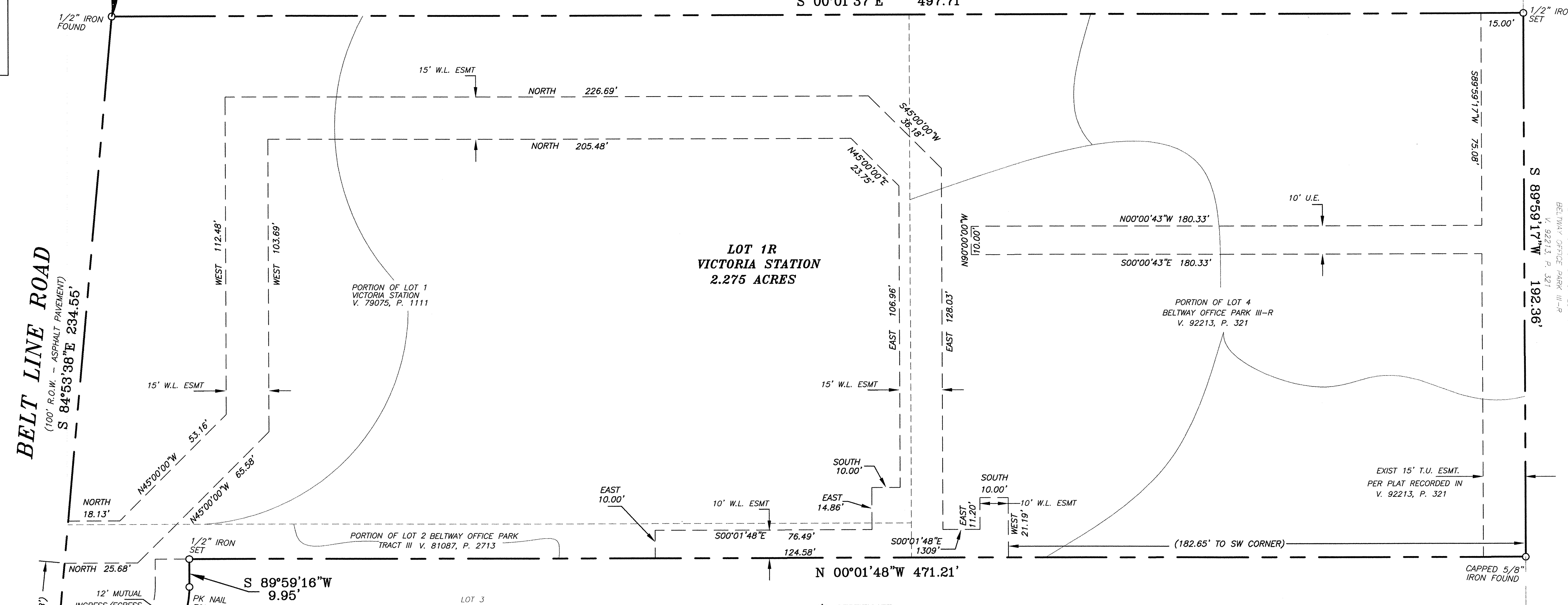
Now, therefore, know all men by these presents:

That, OTB PARTNERS, LTD. does hereby adopt this plat designating the herein above property as LOT 1R, VICTORIA STATION, an addition to the Town of Addison, Texas and subject to the conditions, restrictions and reservations stated herein, after, 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, ELECTION, TELEPHONE, GAS AND CABLE TELEVISION, OWNER SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED, HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPED E WITH THE PROVISION OF THE SERVICES TO OTHERS. SAID UTILITY EASEMENTS ARE HEREBY 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 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 TOWN 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 WATER RUNOFF 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 TOWN TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON 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 TOWN FOR MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR SERVICE.

BELT LINE ROAD
(100' R.O.W. - ASPHALT PAVEMENT)
S 84°53'38"E 234.55'



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.

DARYL SNADON
GENERAL PARTNER
OTB PARTNERS, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARYL SNADON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 _____ 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TOWN OF ADDISON, TEXAS
CITY COUNCIL
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

Approved by the City Council of the Town of Addison, Texas on the ____ day of _____, 2008.

BY: _____ MAYOR

BY: _____ CITY SECRETARY

SURVEYOR'S CERTIFICATE:

I, ANDREW E. STEVENS A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY WAS MADE UNDER MY SUPERVISION.

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION # 5395

STEVENS LAND SURVEYING, INC.
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 696-9775

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW E. STEVENS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AN 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 _____ 2008

NOTARY PUBLIC STATE OF TEXAS



SURVEYOR
STEVENS LAND SURVEYING, INC.
7300-B WEATHERFORD HWY.
FORT WORTH, TEXAS 76116
(817) 696-9775

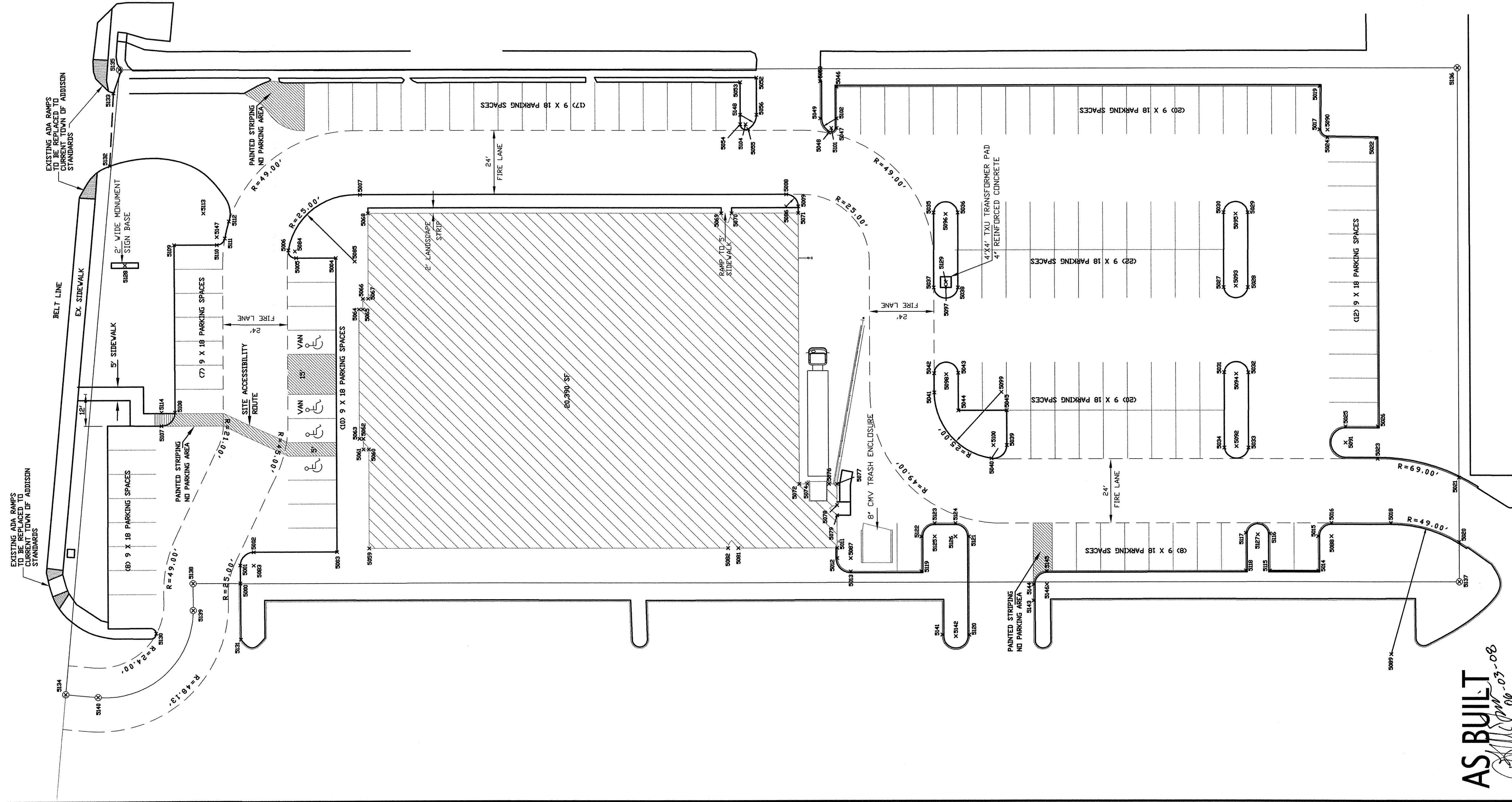
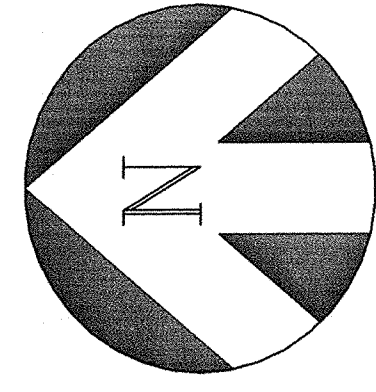
ENGINEER
MCMINNIS LAND CONSULTANTS, LLC
108 W. 8TH STREET, STE 300
FORT WORTH, TX 76102
OFFICE: 817-877-4200
FAX: 817-877-4201

OWNER
OTB PARTNERS, LTD.
15280 ADDISON RD., STE 301
ADDISON, TX 75001
OFFICE: 972-661-1011
FAX: 972-385-8039

AS BUILT

FINAL PLAT
OF
VICTORIA STATION
LOT 1R
BEING A REPLAT OF
PORTION OF LOT 1, VICTORIA STATION
V. 79075, P. 1111
AND
PORTION OF LOT 2 BELTWAY OFFICE PARK
TRACT III V. 81087, P. 2713
AND
PORTION OF LOT 4, BELTWAY OFFICE PARK III-R
V. 92213, P. 321
AN ADDITION TO THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
IN ALL BEING 2.275 ACRES LOCATED IN THE
ELISHA FIKE SURVEY, Abst. No. 478,
DALLAS COUNTY, TEXAS
FEBRUARY 7, 2008

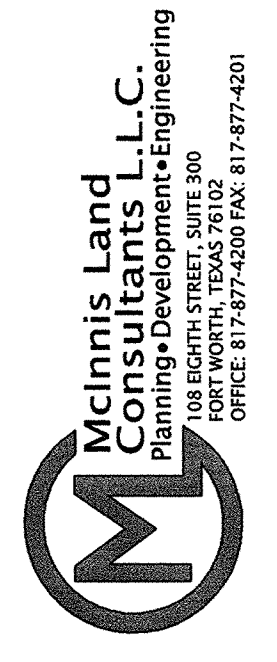
M McInnis Land Consultants L.L.C.TM
Planning • Development • Engineering
108 EIGHTH STREET, SUITE 300
FORT WORTH, TEXAS 76102
OFFICE: 817-877-4200 FAX: 817-877-4201 SLS JOB#070102



POINT	DESCRIPTION	NORTHING	EASTING
5000	FACE OF CURB	5196.3809	3964.4358
5001	FACE OF CURB	5196.3809	3971.1627
5002	FACE OF CURB	5191.3809	3976.1627
5003	FACE OF CURB	5160.4409	3976.1627
5004	FACE OF CURB	5160.4409	4086.1627
5005	FACE OF CURB	5175.1560	4086.1627
5006	FACE OF CURB	5178.0591	4089.0866
5007	FACE OF CURB	5151.3415	4109.8336
5008	FACE OF CURB	4992.9319	4109.8336
5009	FACE OF CURB	4988.4319	4105.3336
5010	FACE OF CURB	4974.4284	3977.4839
5012	FACE OF CURB	4974.4266	3973.6146
5013	FACE OF CURB	4969.4268	3968.6170
5014	FACE OF CURB	4795.2982	3968.7495
5015	FACE OF CURB	4795.3176	3981.6609
5016	FACE OF CURB	4790.3176	3986.6609
5017	FACE OF CURB	4794.2286	4133.9256
5018	FACE OF CURB	4768.2221	3986.6609
5019	FACE OF CURB	4794.0400	4150.1223
5020	FACE OF CURB	4742.7256	3979.5051
5021	FACE OF CURB	4742.7307	4003.6731
5022	FACE OF CURB	4772.9665	4130.7272
5023	FACE OF CURB	4772.9785	4006.6564
5024	FACE OF CURB	4791.2540	4130.9504
5025	FACE OF CURB	4784.9085	4022.7283
5026	FACE OF CURB	4772.8789	4022.7283
5027	FACE OF CURB	4830.1099	4074.8013
5028	FACE OF CURB	4821.1099	4074.7935
5029	FACE OF CURB	4821.0855	4102.8344
5030	FACE OF CURB	4830.0854	4102.8344
5031	FACE OF CURB	4830.0818	4042.8591
5032	FACE OF CURB	4821.0853	4042.8223
5033	FACE OF CURB	4821.1098	4014.7427
5034	FACE OF CURB	4830.1098	4014.7505
5035	FACE OF CURB	4938.0646	4102.9365
5036	FACE OF CURB	4929.0853	4102.9248
5037	FACE OF CURB	4938.0891	4074.8549
5038	FACE OF CURB	4938.1098	4074.8445
5039	FACE OF CURB	4911.1089	4015.8027
5040	FACE OF CURB	4916.8617	4010.8641
5041	FACE OF CURB	4938.0769	4042.6915
5042	FACE OF CURB	4938.0769	4042.6915
5043	FACE OF CURB	4929.0976	4042.7861
5044	FACE OF CURB	4929.0976	4028.7978
5045	FACE OF CURB	4911.0976	4028.7790
5046	FACE OF CURB	4974.0193	4150.1525
5047	FACE OF CURB	4974.0193	4134.6753
5048	FACE OF CURB	4976.9980	4132.9312
5049	FACE OF CURB	4980.1062	4138.2395
5050	FACE OF CURB	4980.1062	4152.1914
5052	FACE OF CURB	5003.8260	4153.6248
5053	FACE OF CURB	5009.9130	4151.8684
5054	FACE OF CURB	5009.9130	4126.1088
5054	FACE OF CURB	5006.9342	4134.3646
5055	FACE OF CURB	5003.8260	4139.6729
5056	BLDG. CORNER	5148.4309	3977.4839
5059	BLDG. CORNER	5148.4309	4014.4888
5061	BLDG. CORNER	5150.4312	4014.4888
5062	BLDG. CORNER	5150.4312	4018.4893
5063	BLDG. CORNER	5151.9172	4018.4893
5064	BLDG. CORNER	5151.9172	4066.8288
5065	BLDG. CORNER	5150.4312	4066.8288
5066	BLDG. CORNER	5150.4312	4070.8293
5067	BLDG. CORNER	5148.4309	4070.8293
5068	BLDG. CORNER	5148.4309	4102.8336
5069	BLDG. CORNER	5017.1013	4102.8336
5070	BLDG. CORNER	5013.2675	4102.8336
5071	BLDG. CORNER	4988.4309	4102.8336
5072	BLDG. CORNER	4988.4309	4001.4870
5074	BLDG. CORNER	4985.4297	4001.4870
5075	BLDG. CORNER	4977.4296	4001.4870
5077	BLDG. CORNER	4974.4284	4001.4870
5078	BLDG. CORNER	4974.4284	3993.4860
5079	BLDG. CORNER	4974.4284	3989.6521
5081	BLDG. CORNER	5011.2255	3977.4839
5082	BLDG. CORNER	5015.0594	3977.4839
5083	RADIUS PT. R=5.00'	5191.3809	3971.1627
5084	RADIUS PT. R=2.00'	5175.9599	4088.6627
5085	RADIUS PT. R=25.00'	5153.4242	4084.8336
5086	RADIUS PT. R=4.50'	4992.9319	4105.3336
5087	RADIUS PT. R=5.00'	4969.4266	3973.6170
5088	RADIUS PT. R=5.00'	4790.3176	3981.6609
5089	RADIUS PT. R=3.00'	4768.2221	3937.6609
5090	RADIUS PT. R=6.00'	4794.2268	4133.8903
5091	RADIUS PT. R=4.50'	4784.9085	4016.6924
5092	RADIUS PT. R=4.50'	4825.6094	4015.2775
5093	RADIUS PT. R=4.50'	4825.6095	4075.3687
5094	RADIUS PT. R=4.50'	4825.5858	4042.2950
5095	RADIUS PT. R=4.50'	4825.5858	4102.3458
5096	RADIUS PT. R=4.50'	4933.5858	4102.4481
5097	RADIUS PT. R=4.50'	4933.6094	4075.3485
5098	RADIUS PT. R=25.00'	4913.0769	4042.2839
5099	RADIUS PT. R=5.00'	4916.1089	4035.5836
5100	RADIUS PT. R=2.00'	4974.0193	4134.6753
5102	RADIUS PT. R=6.00'	4974.0193	4138.2395
5104	RADIUS PT. R=2.00'	5007.9130	4136.1088
5107	FACE OF CURB	5225.3954	4023.3179
5108	FACE OF CURB	5220.3822	4028.3245
5109	FACE OF CURB	5220.4656	4091.0017
5110	FACE OF CURB	5204.6086	4091.0017
5111	FACE OF CURB	5204.6566	4083.4728
5112	FACE OF CURB	5200.8644	4089.8504
5113	RADIUS PT. R=10'	5209.5862	4102.9151
5114	RADIUS PT. R=5'	5225.3862	4028.3178
5115	FACE OF CURB	4813.2981	3968.7358
5116	FACE OF CURB	4813.2981	3986.6307
5117	FACE OF CURB	4822.2981	3982.8550
5118	FACE OF CURB	4822.2981	3968.7899
5119	FACE OF CURB	4943.1115	3968.6370
5120	FACE OF CURB	4925.3803	3945.0525
5121	FACE OF CURB	4925.3803	3981.6577
5122	FACE OF CURB	4943.1115	3981.6564
5123	FACE OF CURB	4938.1123	3986.6564
5124	FACE OF CURB	4930.3811	3986.6577
5125	RADIUS PT. R=5.00'	4938.1115	3981.6564
5126	RADIUS PT. R=5.00'	4930.3803	3981.6577
5127	RADIUS PT. R=4.50'	4817.8106	3982.2446
5128	CENTER OF SIGN	5238.7464	4083.4728
5129	CENTER OF TRANSFORMER	4933.6098	4076.8485
5130	PYMT DEMO LINE	5227.6644	3945.8553
5131	PYMT DEMO LINE	5196.2564	3943.5788
5132	PYMT DEMO LINE	5244.1965	4120.6502
5133	PYMT DEMO LINE	5242.7499	4147.9515
5134	PC	5261.3510	392.31225
5135	PC	5240.4765	4156.7421
5136	PC	4742.7285	4156.9751
5137	PC	4742.7285	3964.6171
5138	PC	5213.9276	3964.3696
5139	PC	5213.9255	3954.4196
5140	PC	5249.3395	3922.0422
5141	FACE OF CURB	4935.3769	3945.0525
5142	RADIUS POINT R=5.00'	4930.3798	3944.4670
5143	FACE OF CURB	4901.3781	3957.6790
5144	FACE OF CURB	4901.3781	3963.6726
5145	FACE OF CURB	4996.3819	3968.6726
5146	RADIUS POINT R=5.00'	4896.3803	3963.6726
5147	RADIUS POINT R=3.00'	5204.6096	4094.0017
5148	RADIUS POINT R=6.00'	5095.9130	4139.6729

BENCHMARK:
CONTROL POINT NO. COA-11
APPROXIMATE LOCATION
AT THE INTERSECTION OF MONAY ROAD
SETBACK FROM THE SOUTHWEST CORNER OF ASPHALT,
2' FROM THE SOUTH EDGE OF SIDEWALK & 27' FROM
POWER POLE.

U.S. SURVEY FEET
MWD 88 ELEVATION: 611.74
DATE SET: FEBRUARY 16, 2007
DATE OF SURVEY: 02/16/07 SHIMPP TxDOT COA-11 CPS*
STATE PLANNING COORDINATES
NORTHING - 7024115.989 EASTING - 2477111.917
ELEVATION: 611.74
ELEVATIONS ARE MWD 88 BASED UPON TxDOT VMS NETWORK

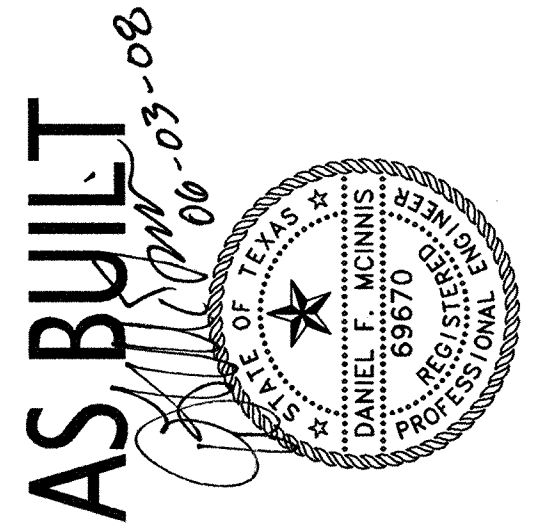


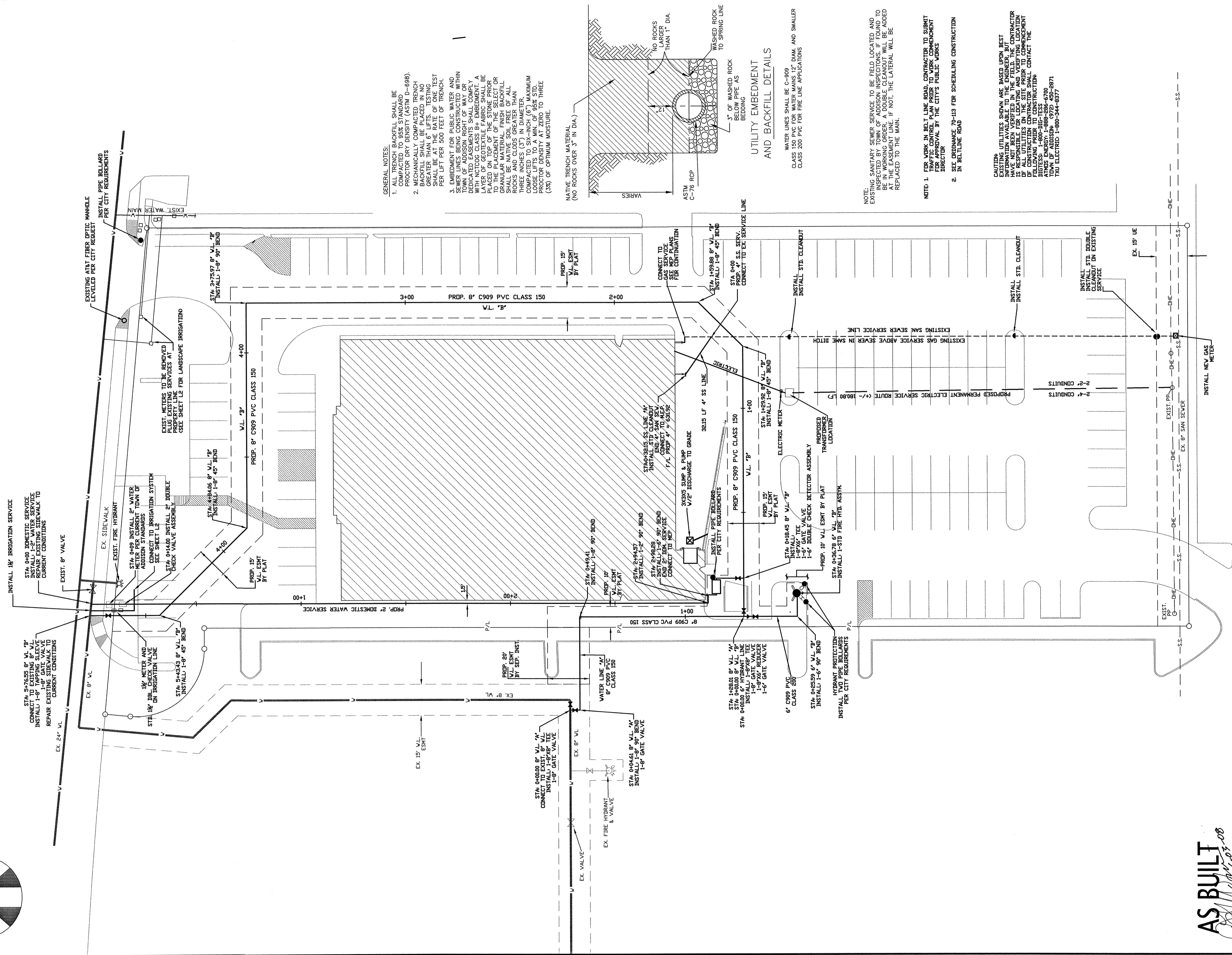
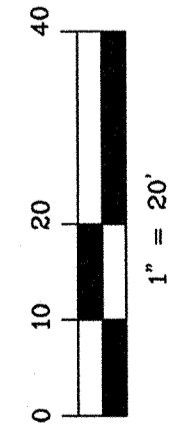
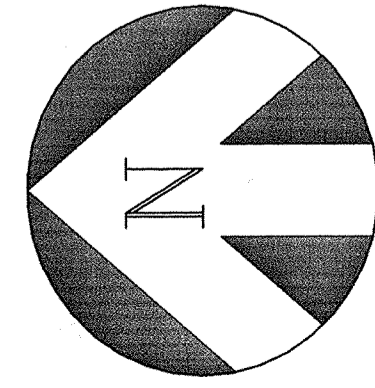
**SITE PLAN &
DIMENSIONAL CONTROL
C2**

JUNE 03, 2008

**4400 BELT LINE ROAD
ADDISON, TEXAS 75244**

STAPLES®
The office Superstore

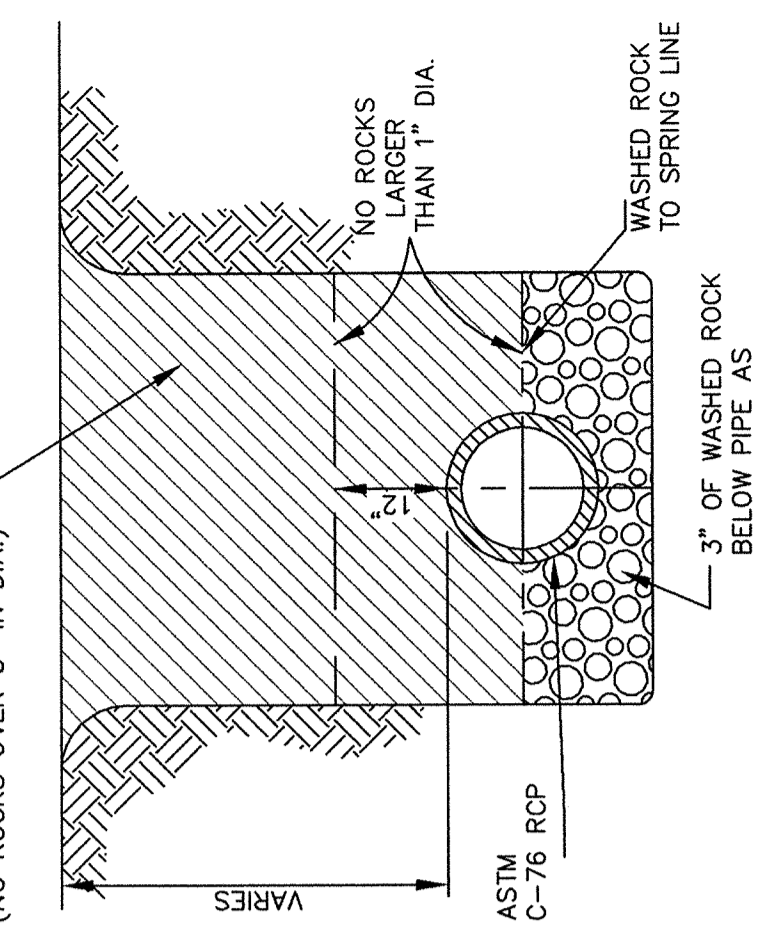




GENERAL NOTES:

1. ALL TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM PROCTOR DRY DENSITY (ASTM D-698).
2. MECHANICALLY COMPACTED TRENCH BACKFILL SHALL BE PLACED IN NO GREATER THAN 6" LIFTS. TESTING SHALL BE AT THE RATE OF ONE TEST PER LIFT PER 500 FEET OF TRENCH.
3. EMBEDMENT FOR PUBLIC WATER AND SEWER LINES BEING CONSTRUCTED WITHIN TOWN OF ADDISON SHALL BE IN ACCORDANCE WITH ADDISON CITY CODE, CHAPTER 11.04 WITH NCTCOG CLASS B+ EMBEDMENT. A LAYER OF GEOTEXTILE FABRIC SHALL BE PLACED ON TOP OF THE STONE PRIOR TO THE LAYMENT OF THE PIPE. ALL SHALL BE NATIVE SOIL FREE OF ALL ROCKS AND CLODS GREATER THAN THREE INCHES (3") IN DIAMETER. COMPACTED TO SIX-INCH (6") MAXIMUM LOOSE LIFTS TO A MINIMUM OF 95% STD. PROCTOR DRY DENSITY TO THREE (3%) OF OPTIMUM MOISTURE.

NATIVE TRENCH MATERIAL (NO ROCKS OVER 3" IN DIA.)



UTILITY EMBEDMENT AND BACKFILL DETAILS

WATER LINES SHALL BE C-909 CLASS 150 PVC FOR WATER MAINS 12" DIAM. AND SMALLER CLASS 200 PVC FOR FIRE LINE APPLICATIONS

NOTE: EXISTING SANITARY SEWER SERVICE TO BE FIELD LOCATED AND INSPECTED BY TOWN OF ADDISON INSPECTORS. IF FOUND TO BE UNACCEPTABLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AT THE EASEMENT LINE. IF NOT, THE LATERAL WILL BE REPLACED TO THE MAIN.

NOTE 1: FOR WORK IN BELT LINE ROAD, CONTRACTOR TO SUBMIT PROPOSED EMBELEMMENT FOR APPROVAL BY THE CITY'S PUBLIC WORKS DIRECTOR

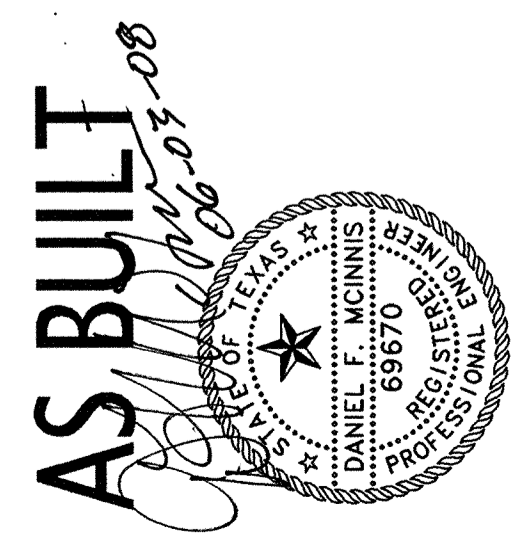
2: SEE ORDINANCE 70-113 FOR SCHEDULING CONSTRUCTION IN BELTLINE ROAD

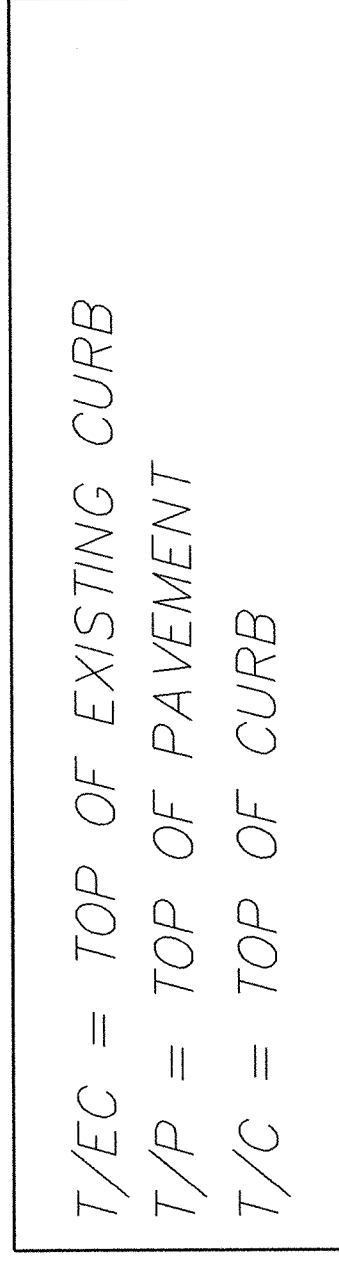
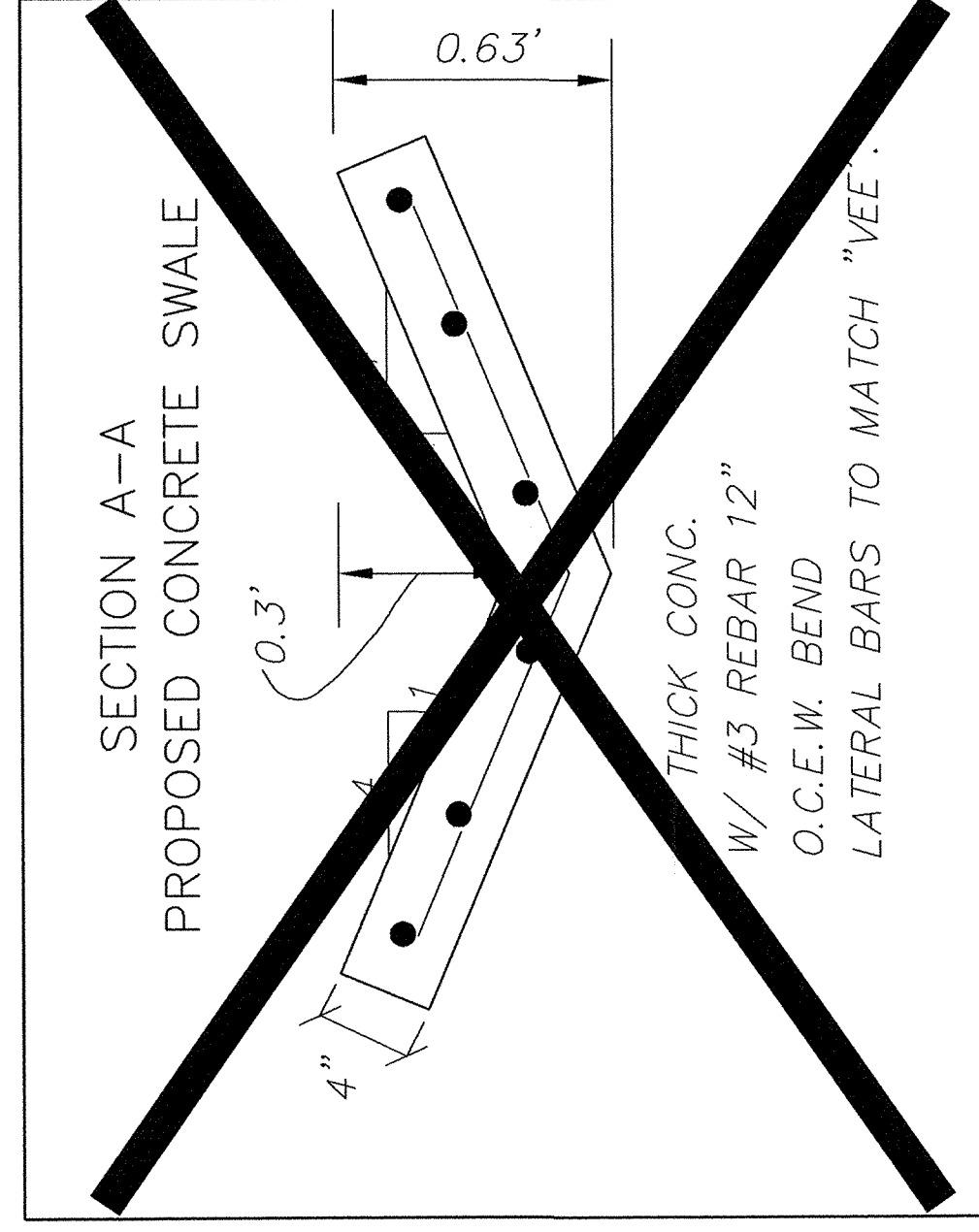
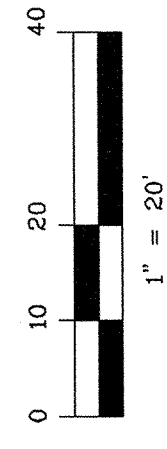
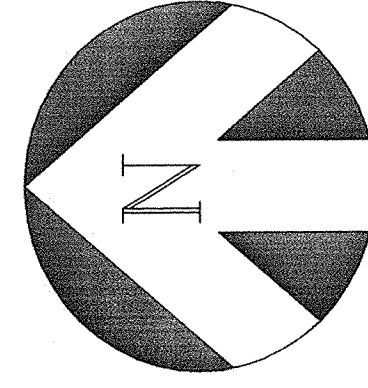
CAUTION: UTILITIES SHOWN ARE BASED UPON BEST INFORMATION AVAILABLE TO THE ENGINEER, BUT HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR SHALL VERIFY ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL CONTACT THE FOLLOWING PRIOR TO CONSTRUCTION:

AT&T ENERGY 1-888-836-6700
TOWN OF ADDISON, (972) 459-5871
TXU ELECTRIC 1-800-344-8577

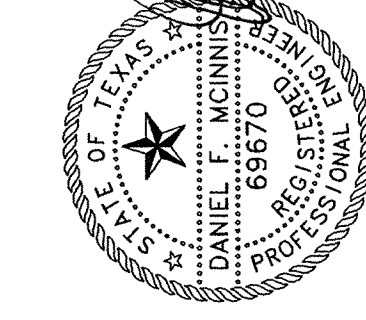
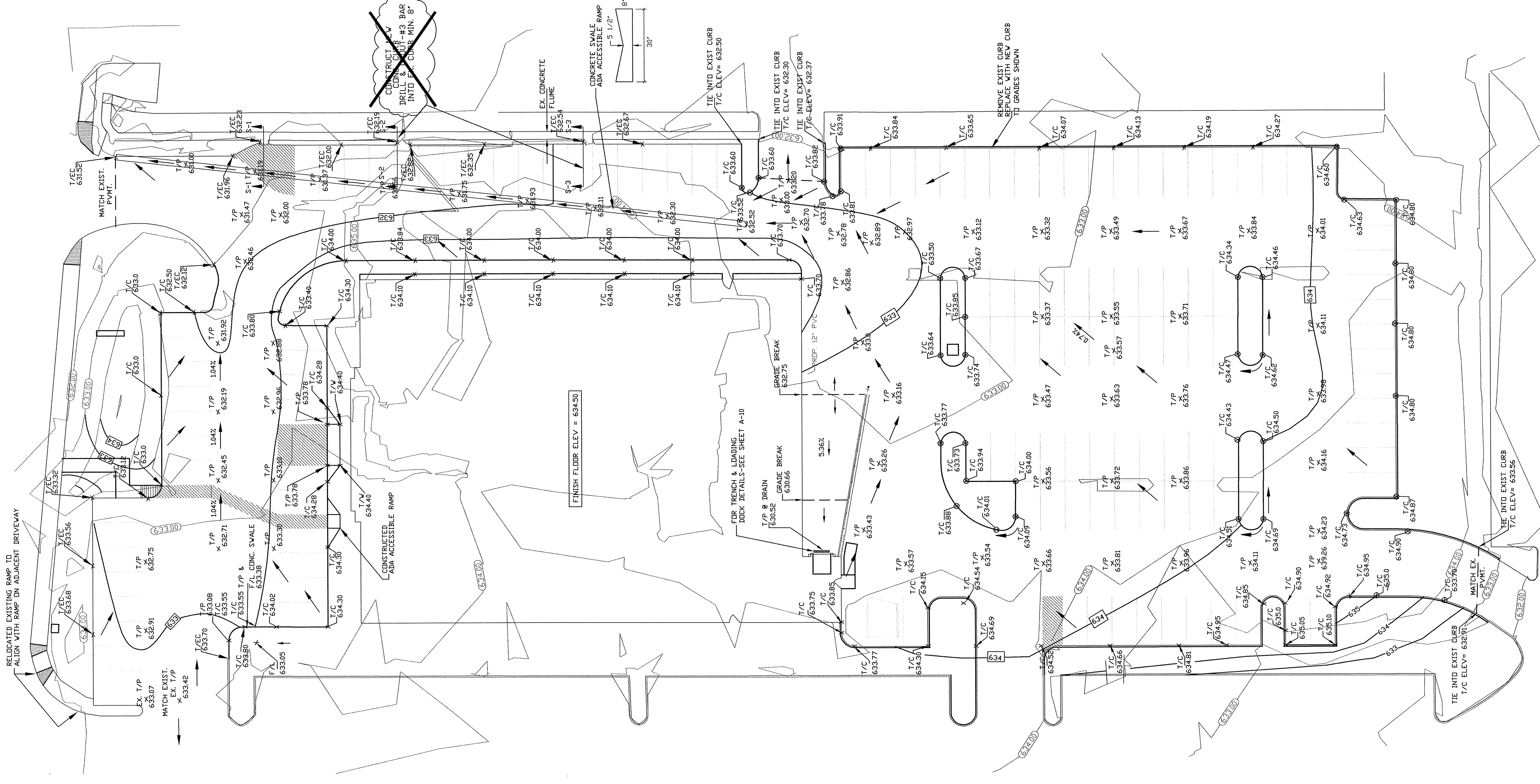
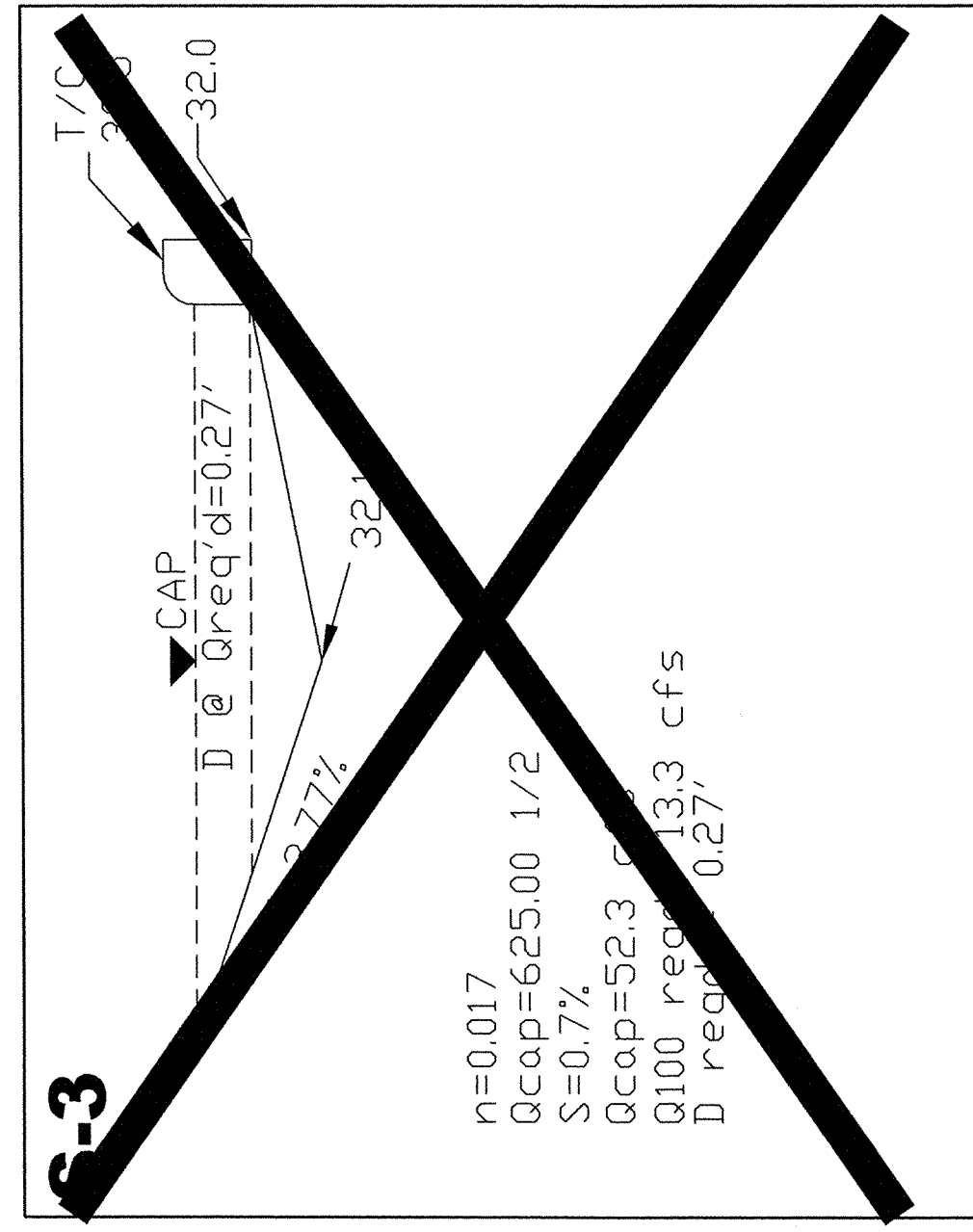
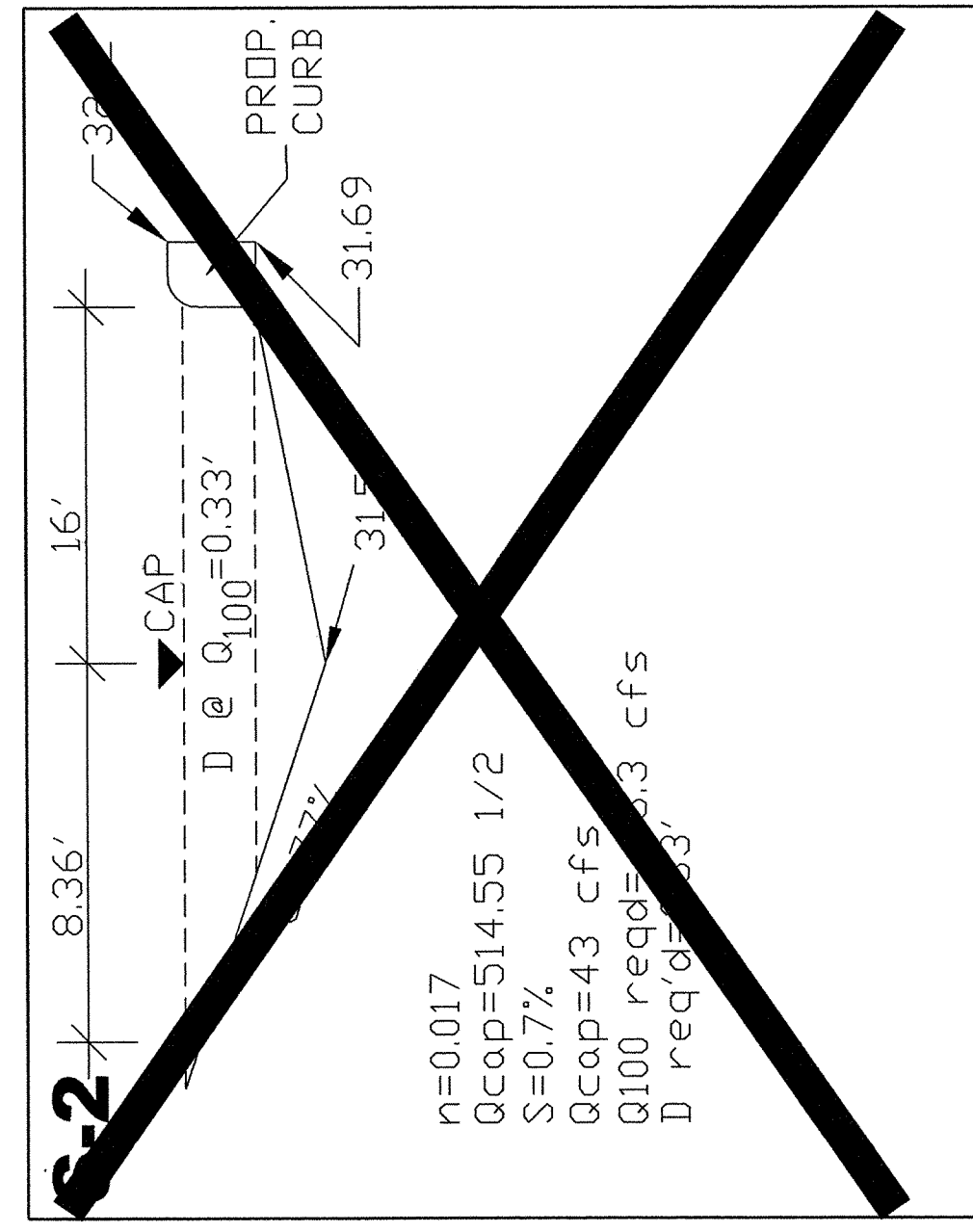
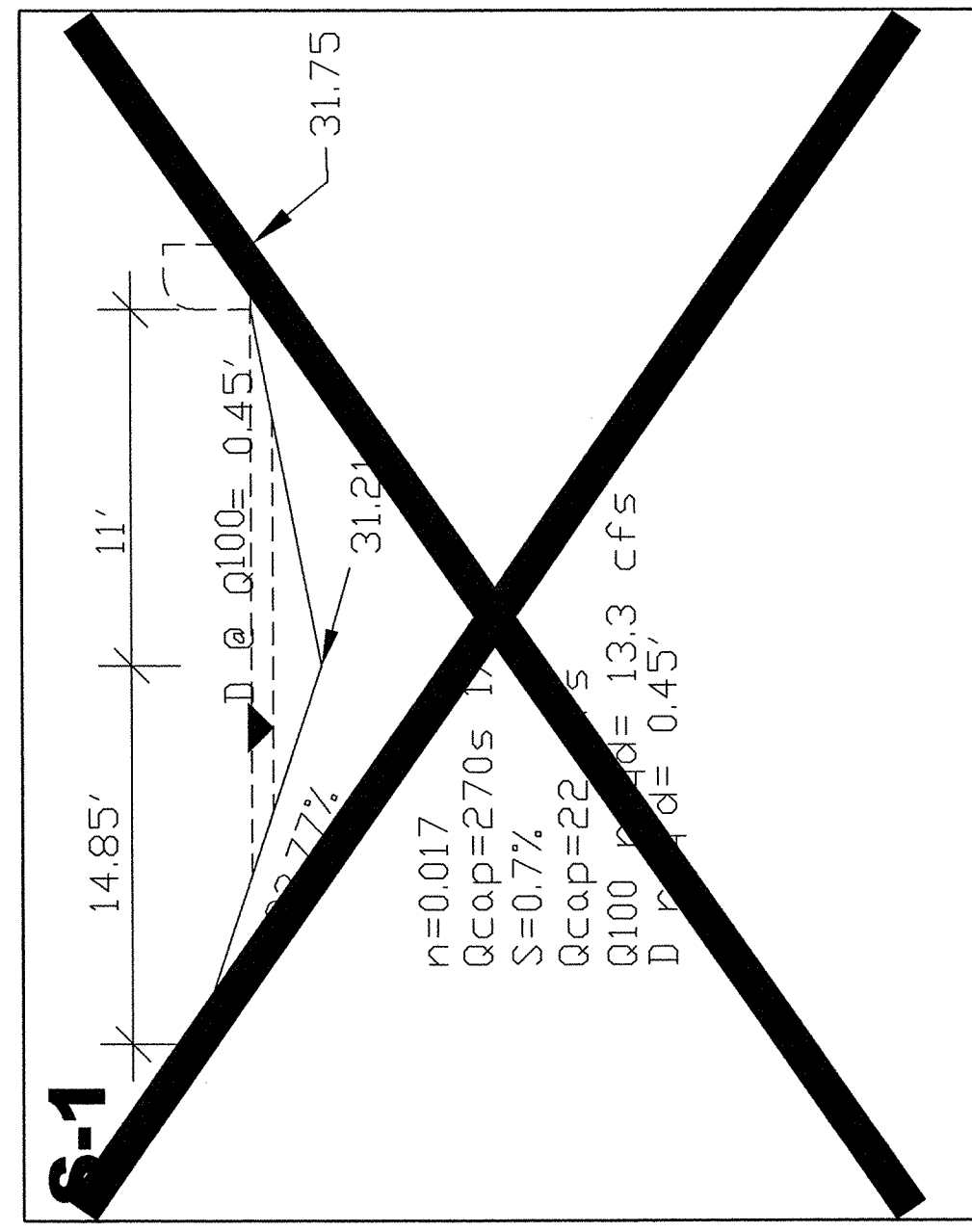
BENCHMARK:
CONTROL POINT NO. COA-11
805' WEST FROM THE INTERSECTION OF MINWAY ROAD
BELTLINE ROAD, THEN 5.5' FROM THE EDGE OF ASPHALT,
27' FROM THE SOUTH EDGE OF SIDEWALK & 27' FROM
POWER POLE.

U.S. SURVEY FEET
NAD 83 ELEVATION: 611.767
MONUMENT: 2" BRASS DISK STAMPED "TODOT COA-11 GPS"
STATE PLAN COORDINATES: EASTING = 247111.917
NORTHING = 15001165.026
DALLAS COUNTY SCALE FACTOR: 1.000145026
ELEVATIONS ARE NAD 83 BASED UPON TXDOT WGS NETWORK





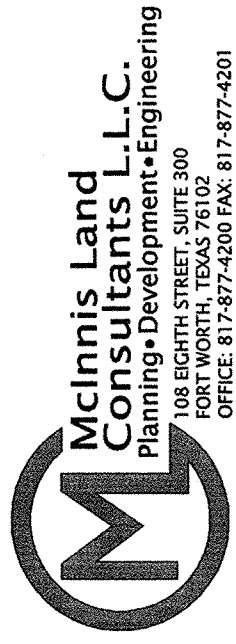
WARNING TO CONTRACTOR:
EXISTING UTILITIES SHOWN ARE BASED ON BEST INFORMATION AVAILABLE TO THE ENGINEER BUT HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

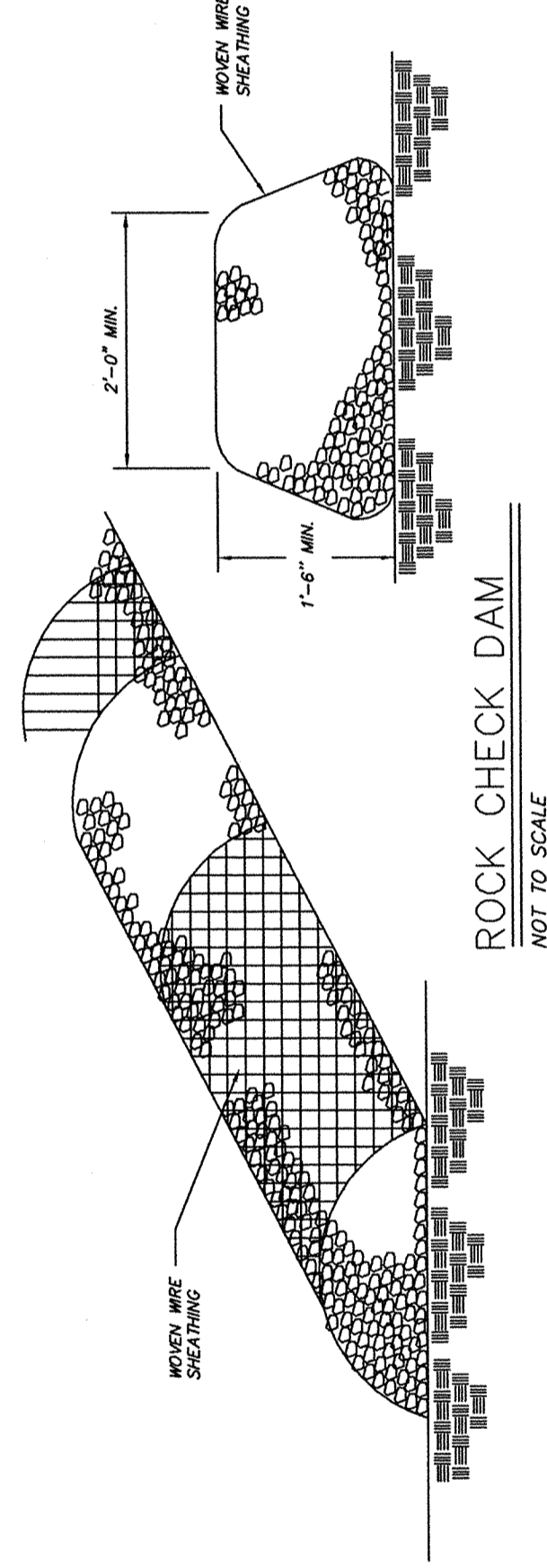
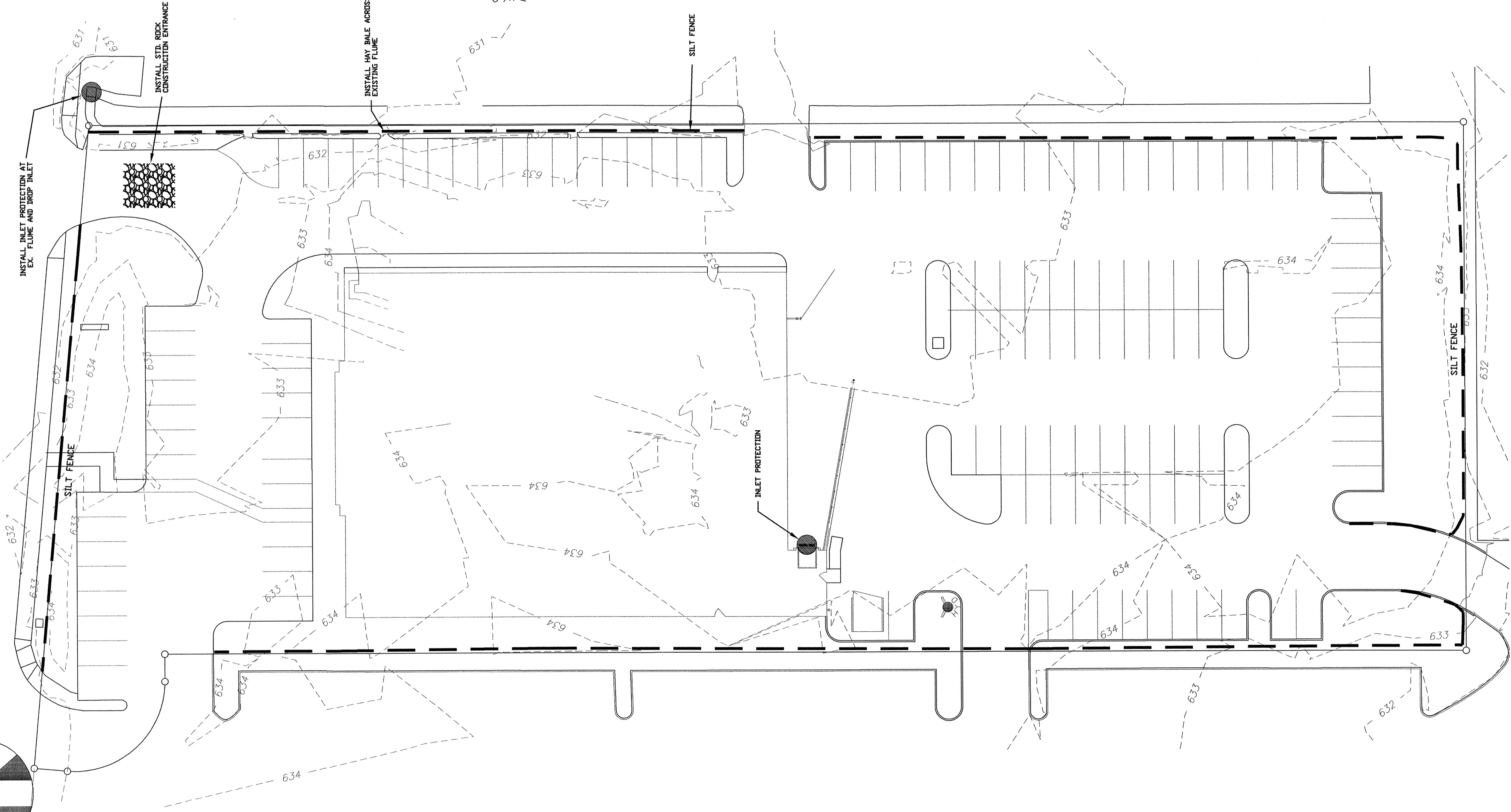
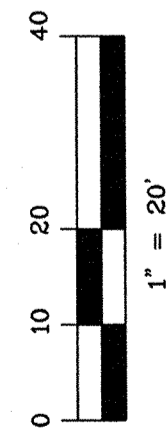
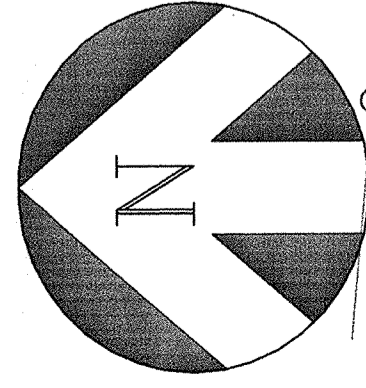


AS BUILT
06-03-08

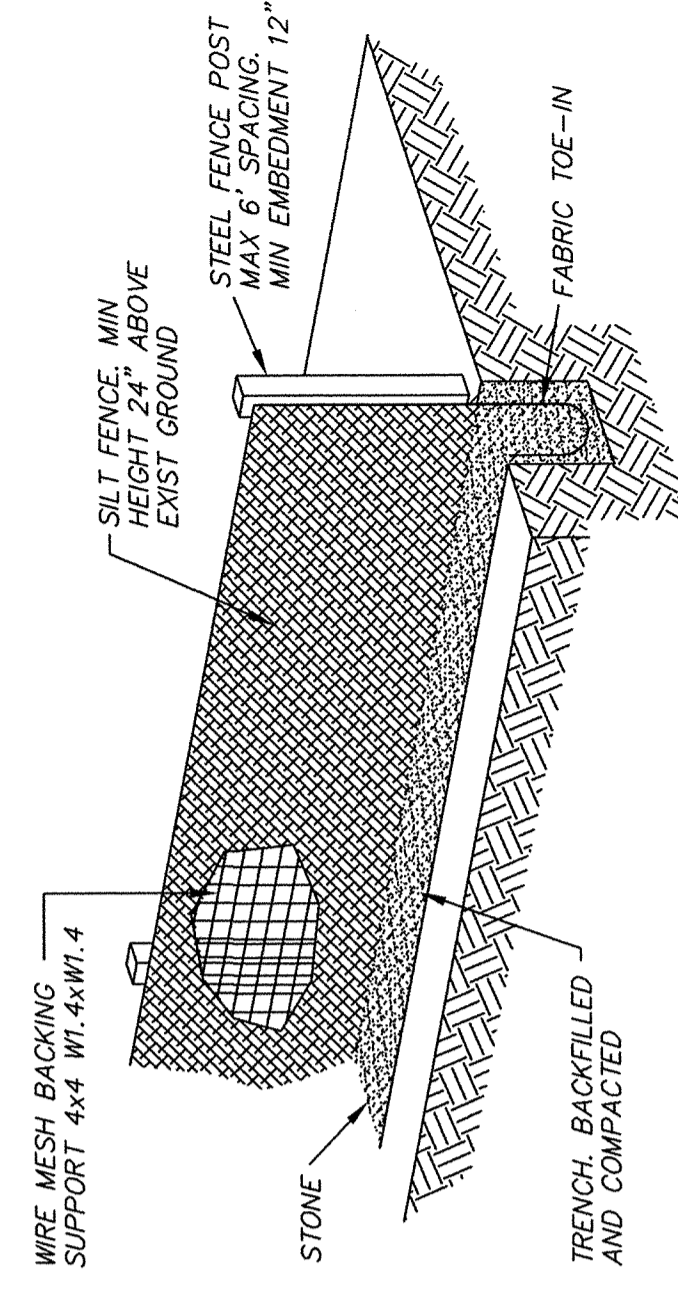
BENCHMARK:
CONTROL POINT NO. COA-11
APPROXIMATE LOCATION:
INTERSECTION OF MIDWAY ROAD
BELLEVUE ROAD, THEN 5.5' FROM THE EDGE OF ASPHALT,
2' FROM THE SOUTH EDGE OF SIDEWALK & 27' FROM
POWER POLE.

U.S. SURVEY FEET
NAVD 88 ELEVATION: 611.74'
STATE PLANNING DEPARTMENT
MONUMENT 22 BRASS DISK STAMPED "TWOOT COA-11 GPS"
STATE PLAN COORDINATES:
NORTHING: 7024115.989 EASTING: 4477111.917
ELEVATION: 611.74'
ELEVATIONS ARE NAVD 88 BASED UPON TOWNOD VRS NETWORK

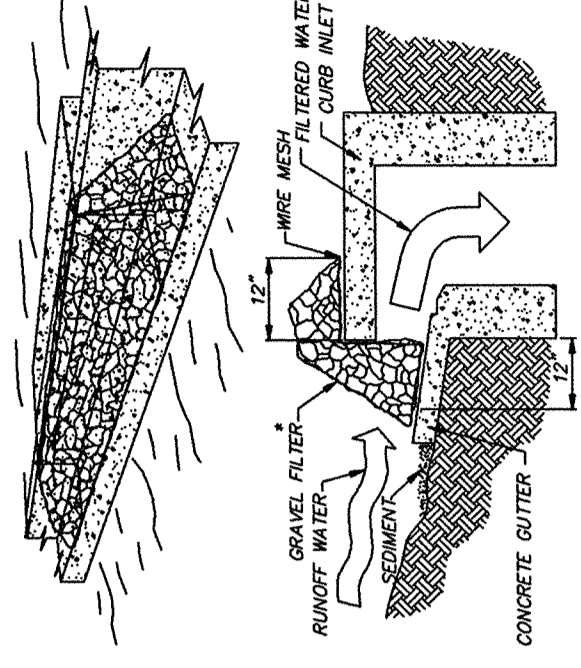




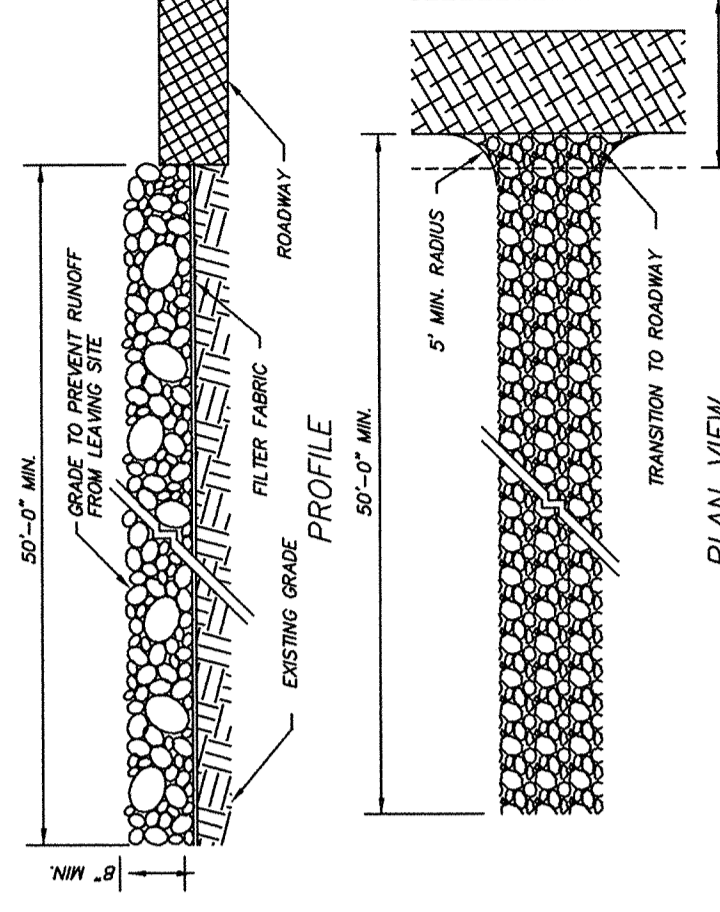
ROCK CHECK DAM
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



GRAVEL CURB INLET SEDIMENT FILTER
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

LEGEND	
	= CONSTRUCTION ENTRANCE
	= FLOW ARROW
	= SILT FENCE
	= ROCK CHECK DAM

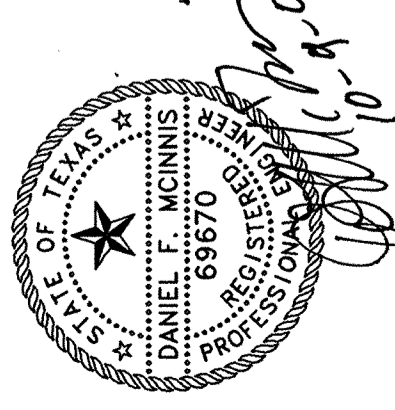
1. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROJECT. REFER TO THE SWPPP FOR COMPLIANCE WITH THE TPDES PERMITS.
2. THE CONTRACTOR SHALL CERTIFY IN WRITING THAT HE UNDERSTANDS AND WILL COMPLY WITH THE SWPPP.
3. PERIODIC WATERING SHALL BE PROVIDED BY THE CONTRACTOR FOR DUST CONTROL.
4. THE STABILIZED CONSTRUCTION ENTRANCE HAS BEEN SHOWN ARBITRARILY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION(S) OF THE PROJECT'S INGRESS/EGRESS POINTS. HOWEVER ALL ENTRANCES SHALL BE PREPARED IN ACCORDANCE WITH STABILIZED CONSTRUCTION ENTRANCE DETAILS AND SPECIFICATIONS (SEE SWPPP) AND MAINTAINED CONTINUOUSLY UNTIL FINAL PAVING IS ACHIEVED.
5. SEE SWPPP MANUAL FOR EROSION CONTROL CONSTRUCTION DETAILS.
6. EROSION CONTROL DEVICES WHICH BLOCK CHANNELS ARE INSTALLED AT CONTRACTOR'S RISK OF FLOODING.
7. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT THE RISK OF CONTRACTOR, CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES INCLUDING FLOODING DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. ANY DAMAGE OF ANY PROJECT, ALL CHANNELS, DRAINAGE WAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE REPAIRED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
8. ANY BREAKS TO THE STABILIZED MEASURES SHALL BE REPAIRED IMMEDIATELY. IF ANY EROSION CONTROL MEASURES ARE INADEQUATE, DUE TO SITE CONDITIONS REQUIRING A CHANGE OR ADDITIONAL INSTALLATIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF EROSION CONTROL MEASURES.

REVISIONS:
CONTROL POINT NO. COA-11
APPROXIMATE LOCATION
825' WEST FROM THE INTERSECTION OF MIDWAY ROAD
BETTERLINE ROAD, THEN 5.5' FROM THE EDGE OF DRIVEWAY,
TO THE SOUTH SIDE OF SUBURBAN & 27' FROM
POWER POLE

U.S. SURVEY FEET
NAVD 88 ELEVATION: 611.74
DATE SET: FEBRUARY 16, 2007
MONUMENT: 2" BRASS DISK STAMPED "T0007 COA-11 GPS"
NORTHING = 703415.989 EASTING = 247711.917
DALLAS COUNTY SCALE FACTOR: 1.000136506
ELEVATIONS ARE NAVD 88 BASED UPON TIGOT VMS NETWORK



AS BUILT



McInnis Land Consultants L.L.C.
Planning-Development-Engineering
1000 W. WORTH AVENUE, SUITE 200
FORT WORTH, TEXAS 76102
PHONE: 817-374-2001 FAX: 817-877-4201

EROSION CONTROL PLAN

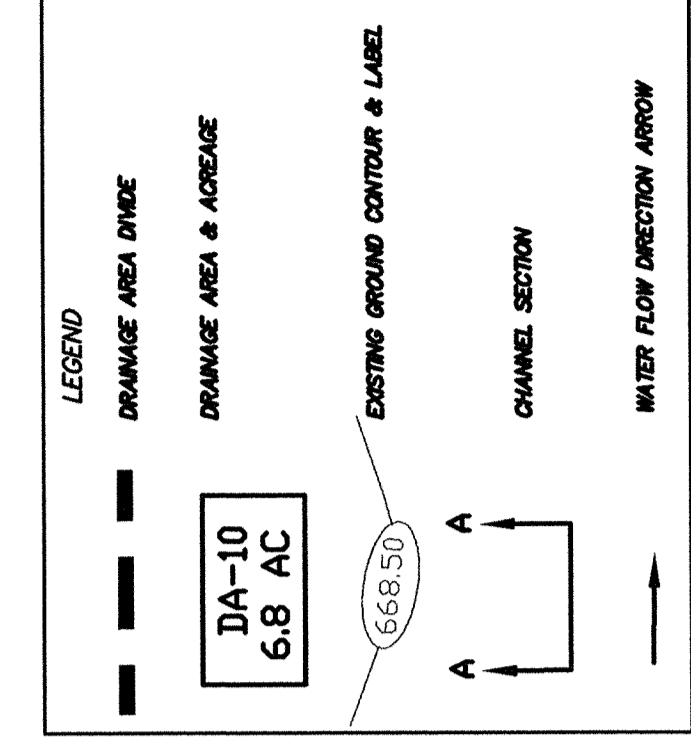
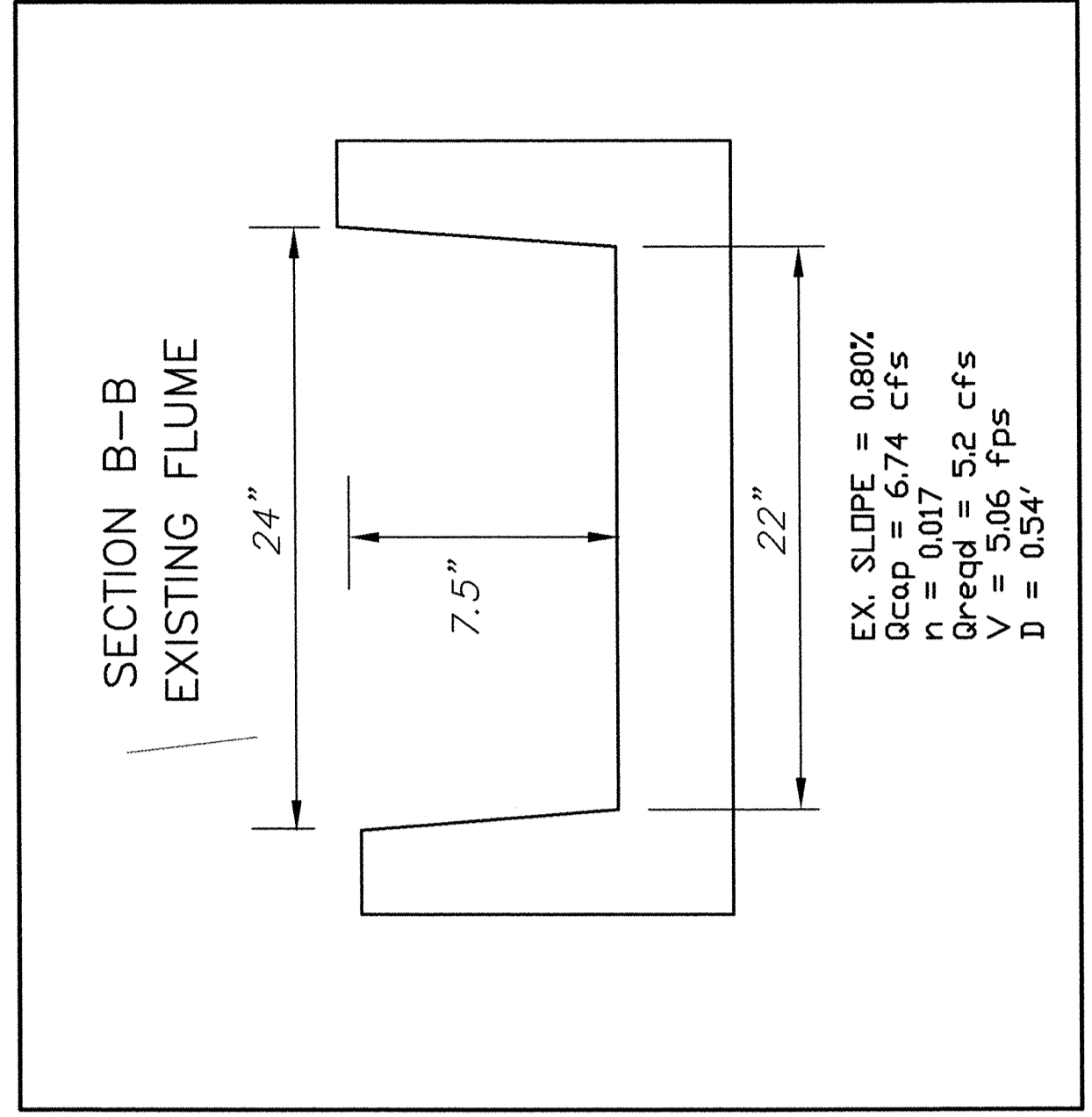
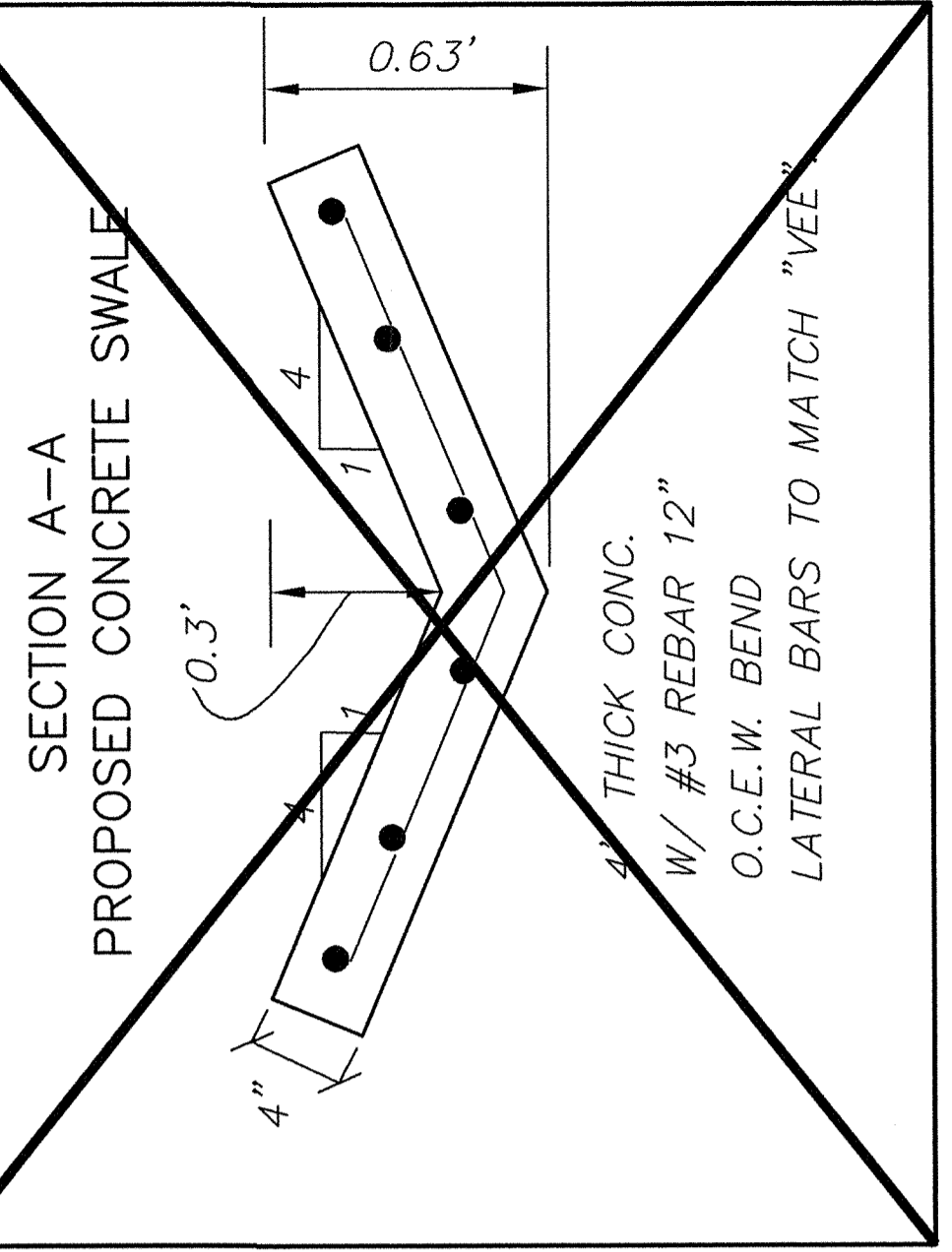
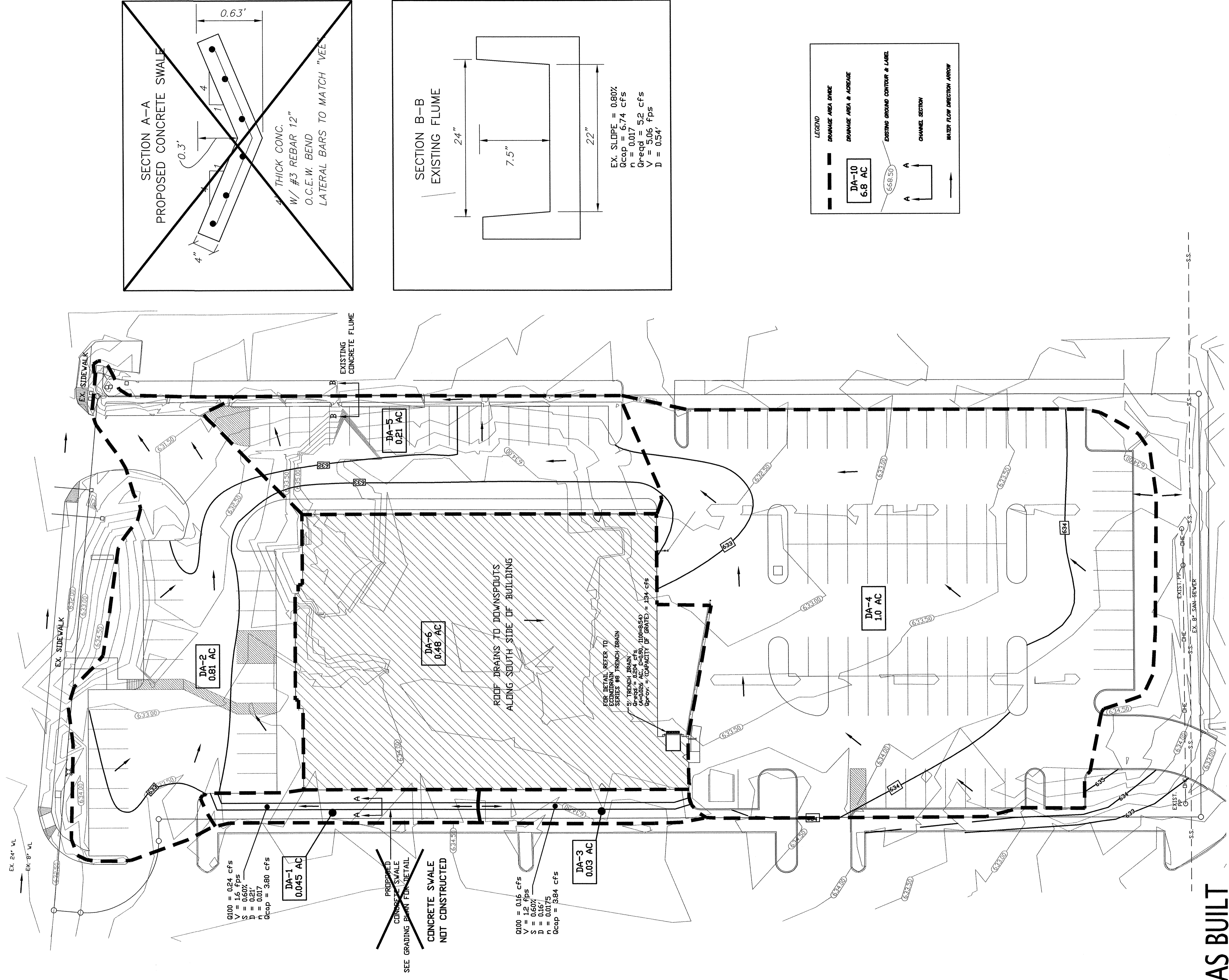
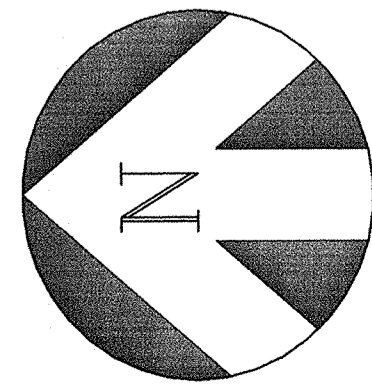
C5

4400 BELT LINE ROAD

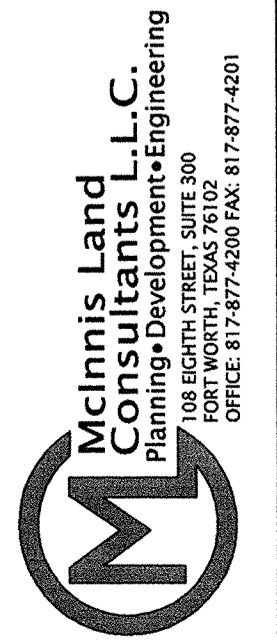
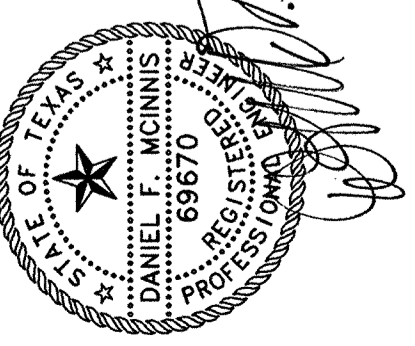
ADDISON, TEXAS 75244

OCTOBER 9, 2007

STAPLES®
The Office Superstore



AS BUILT
06-07-08



BENCHMARK:
CONTROL POINT NO. COA-11
APPROXIMATE LOCATION
AT THE INTERSECTION OF HWYWAY ROAD
AND BELTLINE ROAD, 5.5' FROM THE EDGE OF ASPHALT,
2' FROM THE SOUTH EDGE OF SIDEWALK & 27' FROM
POWER POLE.

U.S. SURVEY FEET
MWD 88 ELEVATION: 611.74
MWD 89 ELEVATION: 611.74
MWD 90 ELEVATION: 611.74
MWD 91 ELEVATION: 611.74
STATE PLAN COORDINATES: 247711.917
NORTHING: 702411.589
EASTING: 156135.356
ELEVATIONS ARE MWD 88 BASED UPON TADOT VRS NETWORK

Drainage Area Calculations

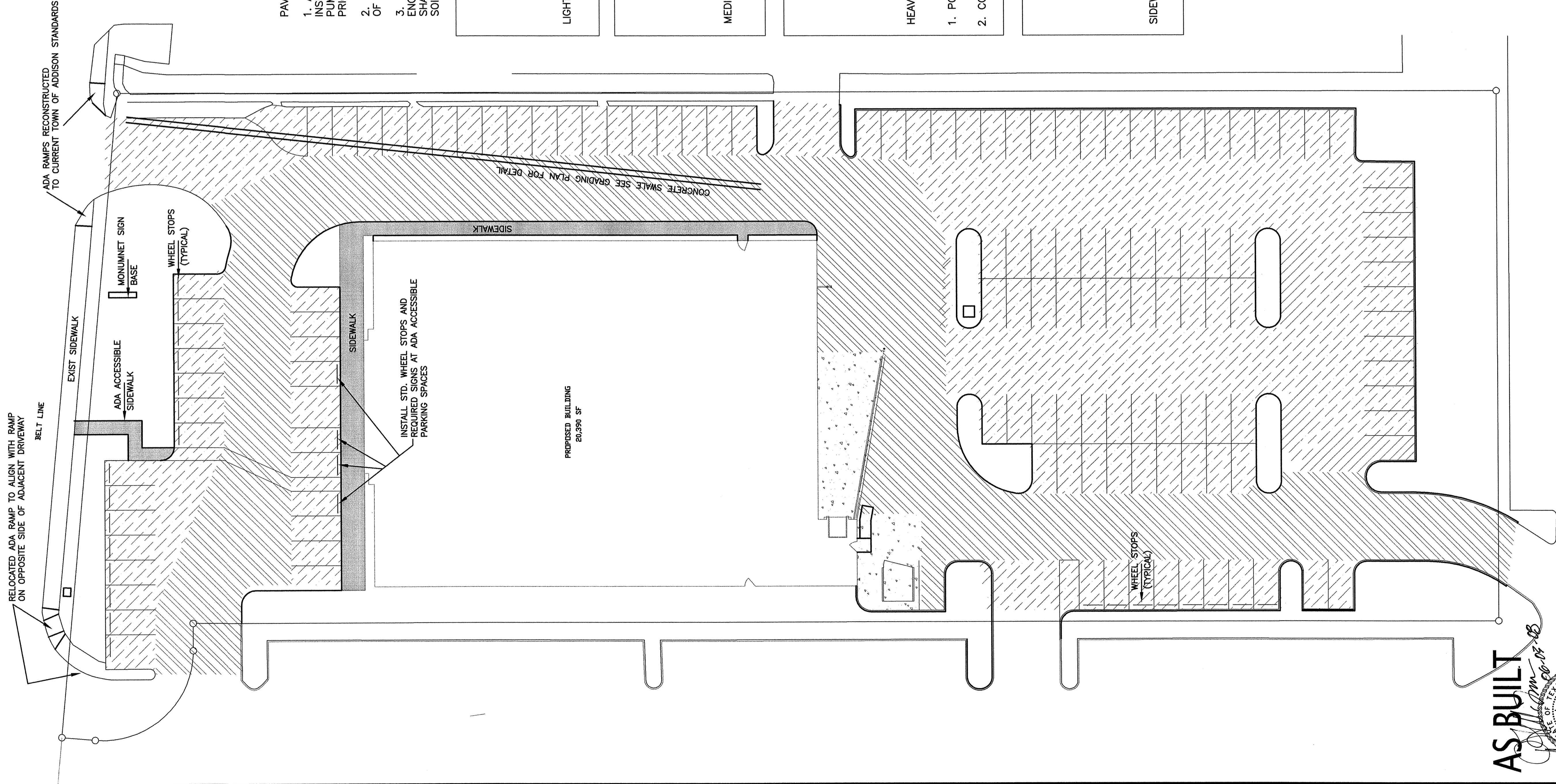
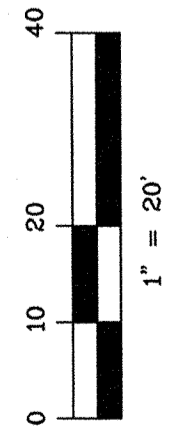
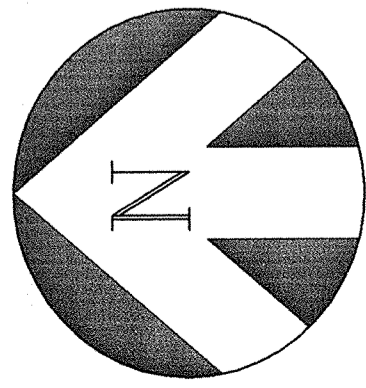
Area Designation	Area (acres)	Runoff Coef. (C)	C A	Time of Conc. Tc (min)	10 Yr. Int. (in/hr)	100 Yr. Int. (in/hr)	Q-10 (cfs)	Q-10 (cfs)	Comments
DA1	0.05	0.47	0.02	10.0	6.36	8.74	0.1	0.2	
DA2	0.81	0.90	0.73	10.0	6.36	8.74	4.8	6.6	To Ex. Flume and Bellline Rd.
DA3	0.03	0.46	0.01	10.0	6.36	8.74	0.1	0.1	
DA4	1.00	0.90	0.90	10.0	6.36	8.74	6.7	7.9	To Drive Swale to Ex. Flume
DA5	0.21	0.90	0.19	10.0	6.36	8.74	1.1	1.7	
DA6	0.46	0.90	0.43	10.0	6.36	8.74	2.7	3.6	To Drive Swale to Ex. Flume
TOTAL:	0.89	0.62					3.9	5.4	To Drive Swale to Ex. Flume

DRAINAGE PLAN

C6 JUNE 03, 2008

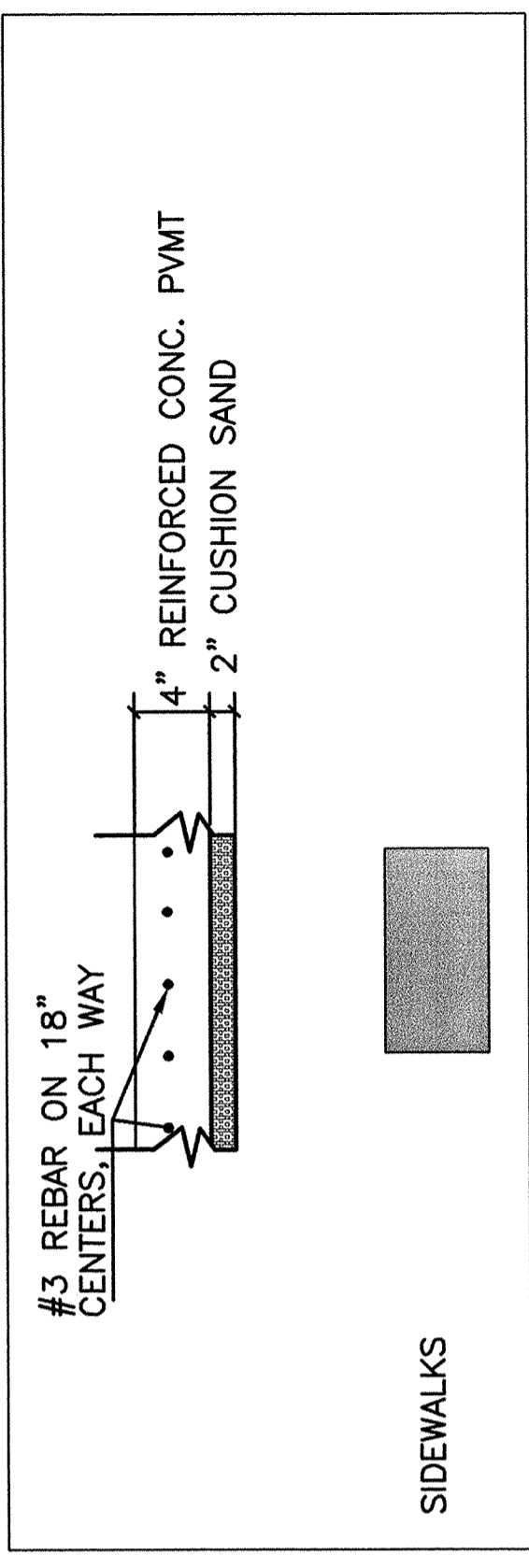
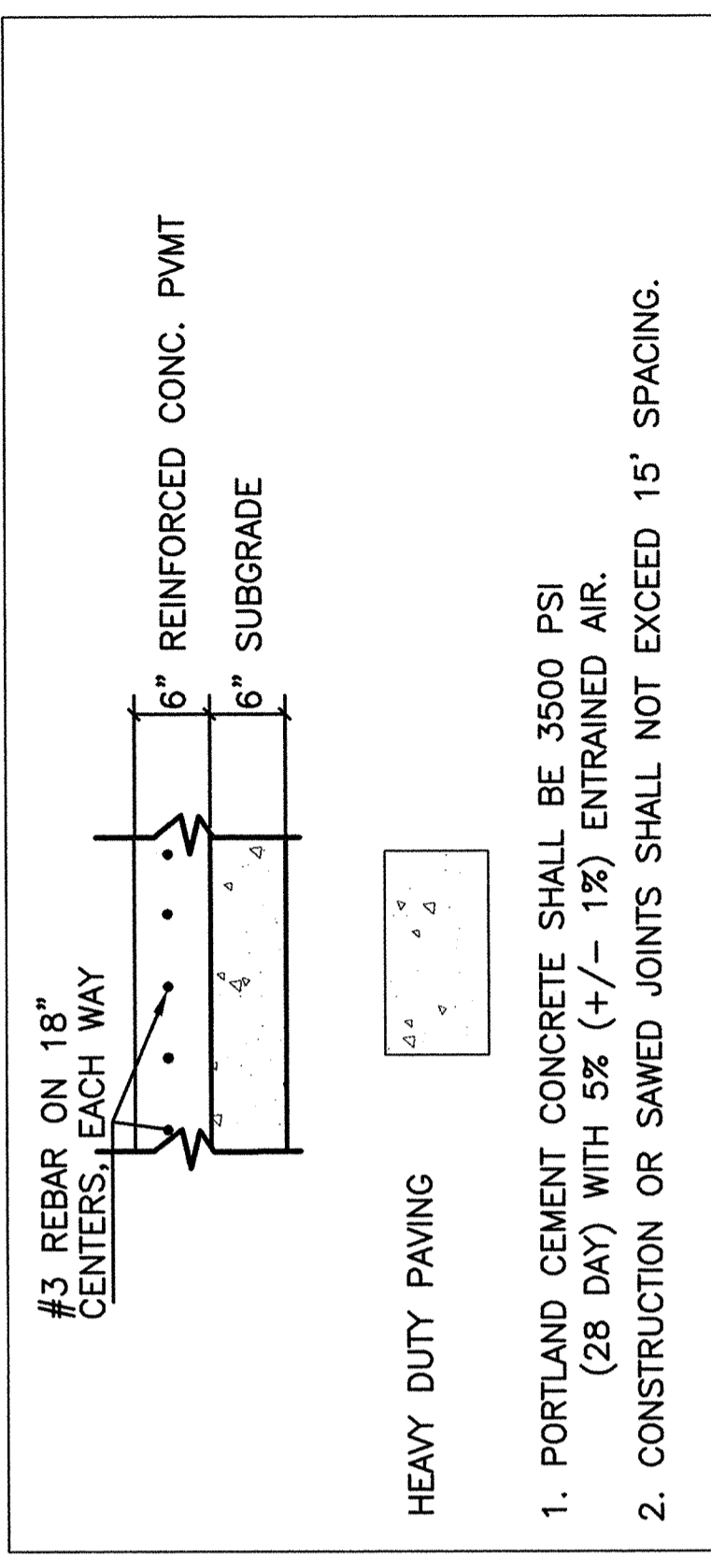
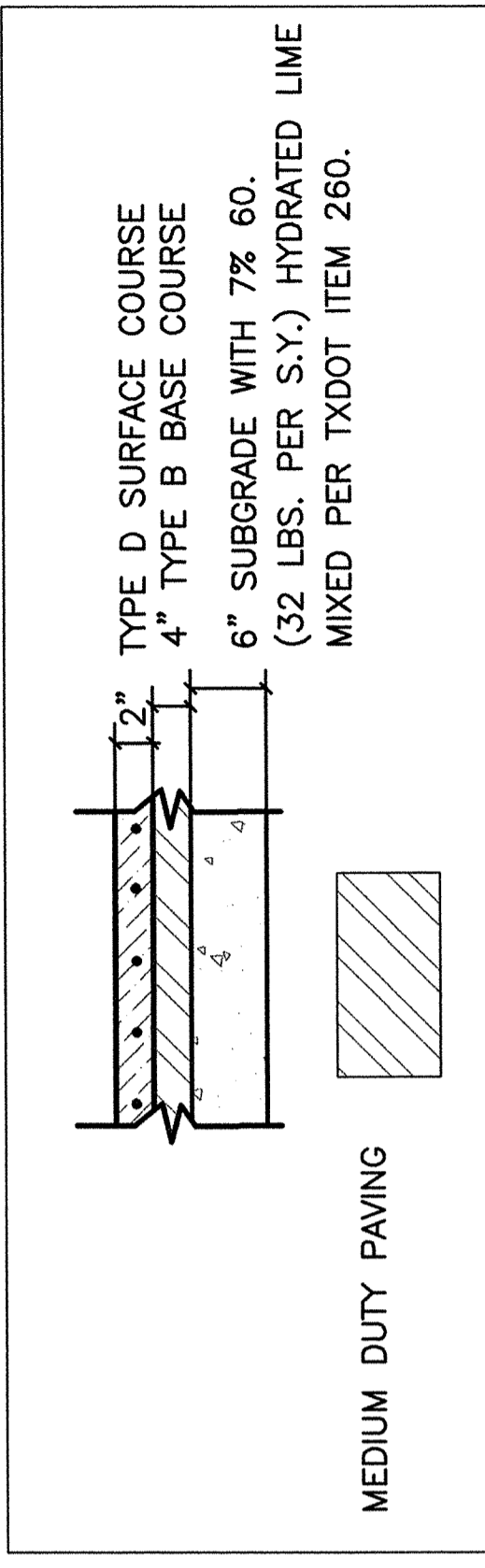
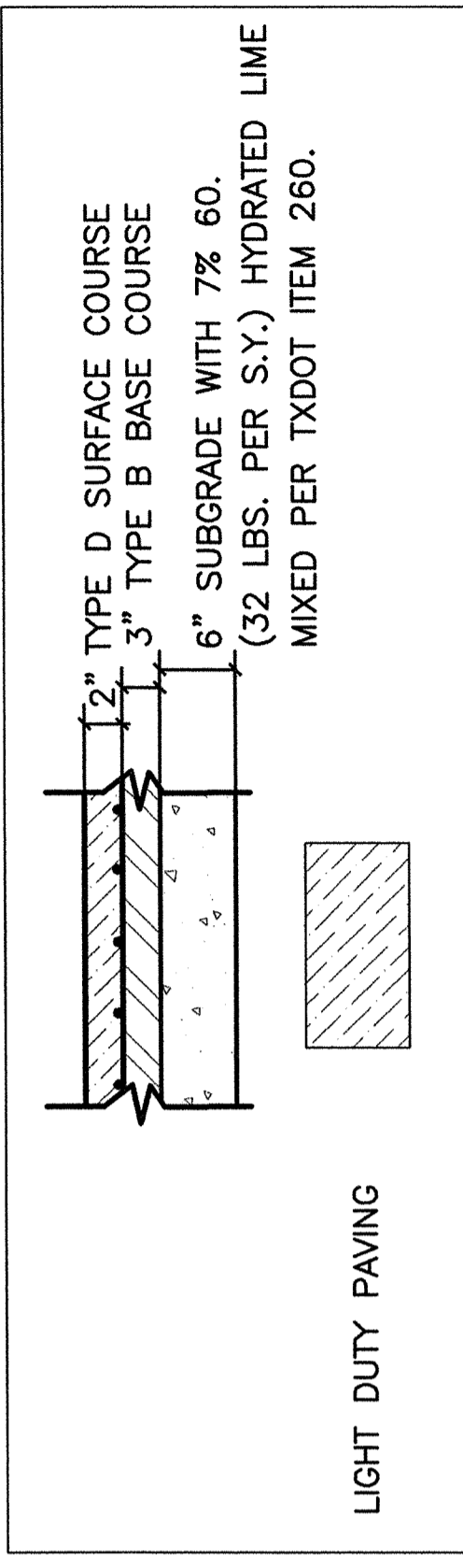
4400 BELT LINE ROAD
ADDISON, TEXAS 75244

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The office Superstore

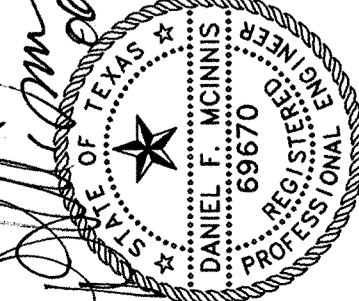


PAVING NOTES:

1. AFTER REMOVAL OF EXISTING ASPHALTIC PAVEMENT, SUBGRADE SOIL SHALL BE INSPECTED AND PROOF ROLLED; AND ANY AREAS OF UNDESIRABLE SOILS OR PUMPING OF SOILS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL PRIOR TO MIXING.
2. SUBGRADE SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY WITH 2% OF OPTIMUM MOISTURE CONTENT.
3. WHERE CHANGES IN SOIL MATERIAL OTHER THAN THE CLAY SOILS ENCOUNTERED DURING THE SOILS INVESTIGATION ARE NOTED, THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO DETERMINE IF A CHANGE IN SOIL PREPARATION METHODS IS WARRANTED.



AS BUILT



BENCHMARK:
CONTROL POINT NO. COA-11
APPROXIMATE LOCATION
525' WEST FROM THE INTERSECTION OF MIDWAY ROAD
AND BELT LINE ROAD
2' FROM THE SOUTH EDGE OF SIDEWALK & 27' FROM
POWER POLE.

U.S. SURVEY FEET
NAVD 88 ELEVATION: 611.74
DATE SET: FEBRUARY 16, 2007
DATE CHECKED: FEBRUARY 16, 2007
STATE PLANNING COORDINATES
NORTHING - 7034115.989 EASTING - 2477111.917
DALLAS COUNTY SOLE FACTOR: 1.00035606
ELEVATIONS ARE NAVD 88 DATUM UPON 1985 VRS NETWORK

