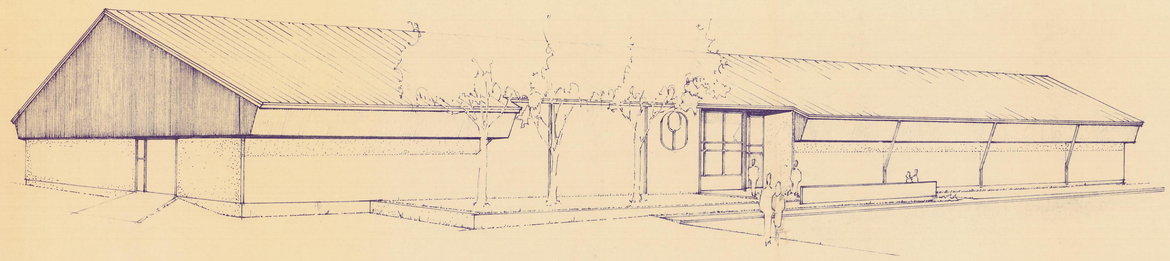
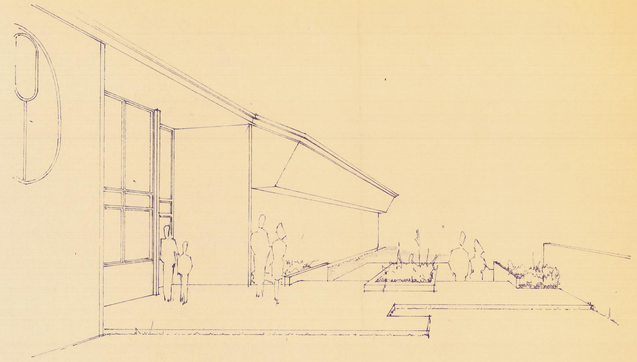
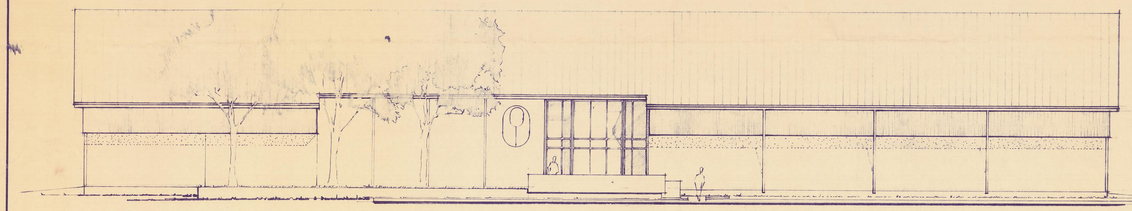


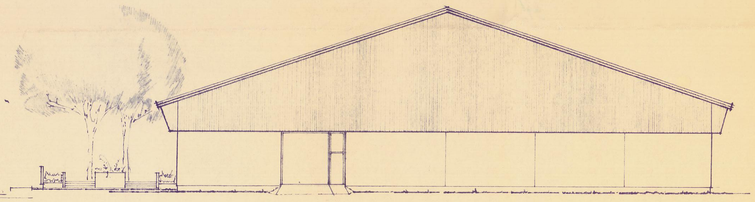
SKETCH VIEW FROM SOUTHWEST CORNER



SKETCH AT ENTRY



SOUTH WALL ELEVATION



EAST WALL ELEVATION

1. THE TRACT CONTAINS 2.627 ACRES (114,426.545 SQ. FT.)
2. ALL SIGNS, ETC. AND ANY REQUIRED FOUNDATION OR SUPPORT, SHALL BE BY TENANT.
3. ALL PAVING SHALL BE AS FOLLOWS:
   a. SUB-GRADE: 6" OF 6% LIME STABILIZED SUB-GRADE SOIL. COMPACTED AT 95% MAX DENSITY.
   b. BASE: 10" CRUSHED LIMESTONE FLEXIBLE BASE, FHA TRIAXIAL CLASS 1, COMPACTED TO 95% FHA DENSITY.
   c. ASPHALTIC: 2" FHA TYPE "D".

EXIST. 1½" P.V.C. TO EMETER AT BELT LINE EL.

SEPTIC TANK & DRAIN FIELD INSTALLATION SHALL BE IN ACCORDANCE WITH ALL TEXAS STATE HEALTH DEPARTMENT REQUIREMENTS

ALLOW 8' MIN. FROM SEPTIC TANKS & DRAIN FIELD

100'-0" (PHASE II.) 228'-9" OVERALL BUILDING DIMENSION (PHASE I.) 15'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A B C D E F G H I

400.0' N 80° 34' E

221.49' N 80° 34' E

TEMP. BENCH MARK ATOP NAIL IN S.E. SIDE OF POWER POLE ASSUMED EL. 100.0

CONNECT NEW 8" P.V.C. TO EXIST. 1½" P.V.C. HERE

EXISTING 1½" P.V.C. WATER S.V. PRIVATE LINE OF BEN BANKS

15'-0"

FINISH GROUND FLOOR EL. 95.25'

119'-8" OVERALL BUILDING DIMENSION

ROOF EAVE LINE

ROOF LINE

CLEAR & STONE FREE FILL UNDER SLAB (IST TYP.)

0" NTC. NTS.

S 17° 15' E 218.96' TO 8" SANITARY SEWER TO MH

ELEVATED AREA FOR FUTURE LANDSCAPING

ENTRY

GREASE

6" CURB

6" WALK

30'-0"

22 PARKING SPACES

UNDERGROUND ELEC. SVC. FROM POLE TO PUSHMH

187'-0"

153'-0"

56'-0"

ASPHALT PAVED PARKING AREA

18 PARKING SPACES

34'-0"

22'-0"

GUARD LIGHT ON TENANT POLE

694.5' S 80° 34' W

230.0' N 09° 26' W

EXIST. 8" P.V.C. SANITARY SEWER LINE

EXIST. SURFACE DRAINAGE SWALE TO EMETER BY T.M.L.

SIGN BY TENANT

NEW 2" INV.

2" DOMEST. WATER SV.

221.49' N 80° 34' E

22' WIDE ASPHALT PAVED ACCESS ROAD (CROWN 3" AT CENTER)

EXIST. 8" P.V.C. SANITARY SEWER LINE

S 17° 15' E 218.96'

8" EXISTING STORM FLOW LINE

INWOOD ROAD

60.0' R.O.W.

100.0' R.O.W. ST. LOUIS & SOUTHWESTERN COTTON BELT RAILROAD

20.0' 20.0' 20.0'

EXISTING PAVING

S 17° 15' E 30.28'

30" I.R.C.P. - CL. 3 IE - N AVG. 99.3 S AVG. 99.0

EXIST. 1½" P.V.C. TO REMAIN

CONNECT BEN BANKS EXISTING 1½" P.V.C. TO NEW 8" P.V.C. HERE

O.H. ELEC. SVC. BY TP&L

SEE SH. 14 FOR ENTRY COURT DETAILS

NORTH

SITE PLAN 1" = 30.0'

93.0 EXISTING GRADES

94.4 F.P. = FIN. PVMT. F.G. = FIN. EARTH GRADE FL. = FLOW LINE

BILLINGTON CONSTRUCTION COMPANY, INC. PO BOX 7506 - WACO, TEXAS - 76710	
A BUILDING FOR TENNIS INTERNATIONAL, INC. INWOOD ROAD ADDISON, TEXAS	SCALE 1" = 30.0'
	DRAWN BY
	REVISED
SITE PLAN	
DATE 2/21/71	APPROVED BY Date 4-26-71 Date 5-1-71
	DRAWING NUMBER R170-1

LITHONEVE © 10 6455 ARCHITECTS' STANDARD FORM

MADE IN U.S.A.