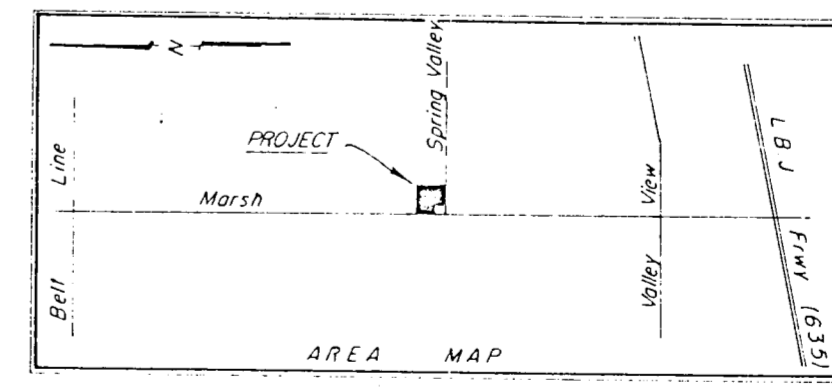


William J. Herrell
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BENCH MARK:
Square cut situated in the center of a 10' inlet located on the east side of Marsh Lane at 380' north of the centerline of Spring Valley Road.
ELEVATION: 564.06

NOTE ZONING CLASSIFICATION IS LR (Local Retail)

NOTE: Utility information is based upon field measurements, and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except insofar as they can be verified by the field measurement.

SOIL TEST BROW

1. S.W.	1. S.W.	1. S.W.
2. T.C.	2. T.C.	2. T.C.
3. F.L.	3. F.L.	3. F.L.
4. P.F.	4. P.F.	4. P.F.
5. N.C.	5. N.C.	5. N.C.
6. U.T.	6. U.T.	6. U.T.
7. D.E.	7. D.E.	7. D.E.
8. S.C.	8. S.C.	8. S.C.
9. M.H.	9. M.H.	9. M.H.
10. D.C.	10. D.C.	10. D.C.
11. B.C.	11. B.C.	11. B.C.
12. R.C.P.	12. R.C.P.	12. R.C.P.
13. C.M.P.	13. C.M.P.	13. C.M.P.
14. D.I.P.	14. D.I.P.	14. D.I.P.
15. P.V.C.	15. P.V.C.	15. P.V.C.
16. S.W.	16. S.W.	16. S.W.
17. T.C.	17. T.C.	17. T.C.
18. F.L.	18. F.L.	18. F.L.
19. P.F.	19. P.F.	19. P.F.
20. N.C.	20. N.C.	20. N.C.
21. U.T.	21. U.T.	21. U.T.
22. D.E.	22. D.E.	22. D.E.
23. S.C.	23. S.C.	23. S.C.
24. M.H.	24. M.H.	24. M.H.
25. D.C.	25. D.C.	25. D.C.
26. B.C.	26. B.C.	26. B.C.
27. R.C.P.	27. R.C.P.	27. R.C.P.
28. C.M.P.	28. C.M.P.	28. C.M.P.
29. D.I.P.	29. D.I.P.	29. D.I.P.
30. P.V.C.	30. P.V.C.	30. P.V.C.

NOTICE: CONTRACTOR WILL EXERCISE EXTREME CAUTION BEFORE BEGINNING EXCAVATIONS. NOTIFY ALL UTILITY COMPANIES THAT MAY HAVE EXISTING LINES IN THE AREA OF PROPOSED CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES WITH THE INDICATION ON PLANS OR NOT SHOWN.

CITY OF ADDISON	LYNN CHANDLER	214/450-2889
BUILDING INSPECTION	BRUCE ELLIS	214/450-2847
PUBLIC WORKS		
LONE STAR GAS		
SERVICE REP.	JEAN HOOKER	214/931-9054
LINE LOCATION		214/487-3381
PLANNED CABLE	LOCATOR	214/446-0909
SOUTHWESTERN BELL		
SERVICE REP.	DAVID TOVAR	214/920-0196
LOCATOR		ENTERPRISE 9800
T-1 ELECTRIC		
SERVICE REP.	TIM BRANCHEAU	214/323-8910

SITE INFORMATION
OWNER: RYAN'S FAMILY STEAK HOUSES, INC.
405 LANCASTER AVENUE
GREER, SOUTH CAROLINA 29652
PROJ. MGR.: MR. BOB FRASCONA
PHONE: 803/879-1000

TOPOGRAPHIC SURVEY: BROCKETT-DAVIS - DRAKE INC.
11356 MATTHEWS AVE.
DALLAS, TX 75230
PHONE: 214/522-9540

SOILS TESTING: ATEC ASSOCIATES, INC. (#25-05564)
1170 CORPORATE DRIVE W. SUITE 207
DALLAS, TX 75220-3157
PHONE: 214/536-2204

DEVELOPED AREA: 101,440.53 SQ. FT. 2.33 ACRES
FUTURE PARKING: 30,158.06 SQ. FT. 0.69 ACRES
SITE TOTAL: 131,598.59 SQ. FT. 3.02 ACRES

EXISTING ZONING: LR LOCAL RETAIL
EXISTING USE: VACANT
PROPOSED USE: RETAIL - RYAN'S FAMILY STEAK HOUSE
REQUIRED SETBACKS: MARSH LANE: 25'
NORTH: 10'
EAST: 10'
SPRING VALLEY: 25'
SOUTH: NONE

PARKING PROVIDED:
STANDARD: 163 SPACES 9 X 19 = 107
HANDICAP: 5 SPACES 9 X 18 = 56
VAN ACCESS: 1 SPACE

TOTAL SPACES: 169 SPACES

NOTES:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF ADDISON.
800' DRAIN LINE TO BE 6" & 12" PVC SDR 35.
4" & 6" PVC SANITARY SEWER SERVICE TO BE SDR 35.
WATER LINE TO BE 2" BLUE BRUTE PVC SCHED 40. ALL C.I. FITTINGS TO BE POLY WRAPPED.
ELECTRICAL CONTRACTOR TO PROVIDE:
1. 2" CONDUIT FOR PHONE SERVICE IF NOT PROVIDED BY PHONE CO.
2. 1" CONDUIT FOR ENTRY SIGN W/ DISCONNECTS
3. 1" CONDUIT FOR PARKING LOT LIGHTING
PLUMBING CONTRACTOR TO PROVIDE TAP AND VALVE AT 6" WATER MAIN, METER BOX, WATER METER, VALVES AND SERVICE LINES FOR WATER SERVICE TO BUILDING. WATER SERVICE SHALL BE BLUE BRUTE WITH THRUST BLOCKING AT ALL ANGLES.
GAS CONNECTIONS FROM METER TO BUILDING. SEWER SERVICE TAP AT MAIN TO BE MADE BY CITY. (VERIFY WITH PUBLIC WORKS DEPT.)
PAVEMENT: PAVEMENT TO BE 5 1/2" CONCRETE, 3,000 LBS @ 21 DAYS, #3 REBAR AT 18" ON CENTER BOTH WAYS. SEPARATION JOINTS REQUIRED AT SIDEWALK AND BUILDING SLAB. SURGRADE TO BE SCARIFIED 6" MIN. AND MIXED WITH HYDRATED LIME, 6% BY DRY WEIGHT EQUAL TO APPROXIMATELY 27 POUNDS PER SQUARE YARD. (ITEM 4-9 NCTCOG) CONTRACTOR IS TO PROVIDE A PARKING LOT/DRIVEWAY JOINT PLAN TO OWNER FOR APPROVAL. WE RECOMMEND CONSTRUCTION JOINTS AT 15' EACH WAY. EXPANSION JOINTS AT END OF RETURN ON ENTRY DRIVE AND 45' EACH WAY ON PAVEMENT.
SIDEWALKS: 4" CONCRETE, 3,000 LBS. AT 28 DAYS W/ 6" W/ 10' GA. WELDED WIRE MESH. EXPANSION JOINTS AT 20'. CONTROL JOINTS AT 5'.
COMPACTOR PAD AND RAMP: TO BE 6" CONCRETE, 4,000 LB. @ 28 DAYS W/ 3 BARS, 18" ON CENTER EACH WAY. EXPANSION JOINTS AT 20'. CONTROL JOINTS AT 5'.
ALL PARKING LOT STOPPING: SHALL BE THICK HIGHWAY YELLOW, 4" WIDE. PAINT SHALL ALSO BE APPLIED TO BUMPER BLOCKS AT BUILDING AND THE FACT OF SIDEWALKS AT BUILDING.
ENTRY DRIVEWAYS: SHALL HAVE ENTRY LANE AND EXIT LANE CLEARLY MARKED WITH PAINTED LINES AND ARROWS AND SPECIFY ENTER OR EXIT.
DRIVEWAY CUTS: PER CITY OF ADDISON - PERMIT REQUIRED.
WHEEL STOPS: BY PHILLIPS CYCLING, 216/541-2444, WES SCHIEFERSTEIN.

PRELIMINARY
JAN 17 1992

REVIEW SET

SITE PLAN/GRADING PLAN
RYAN'S FAMILY STEAK HOUSE
LOT 1, BLOCK 1
SPRING VALLEY/MARSH LANE CENTRE
CITY OF ADDISON
DALLAS COUNTY, TEXAS

JANUARY 16, 1992

CHEATHAM & ASSOCIATES
CONSULTING ENGINEERS - SURVEYORS - PLANNERS
1170 CORPORATE DRIVE W. SUITE 207 ARLINGTON, TEXAS 76006
(517) 633-1023 METRO (817) 640-4329