

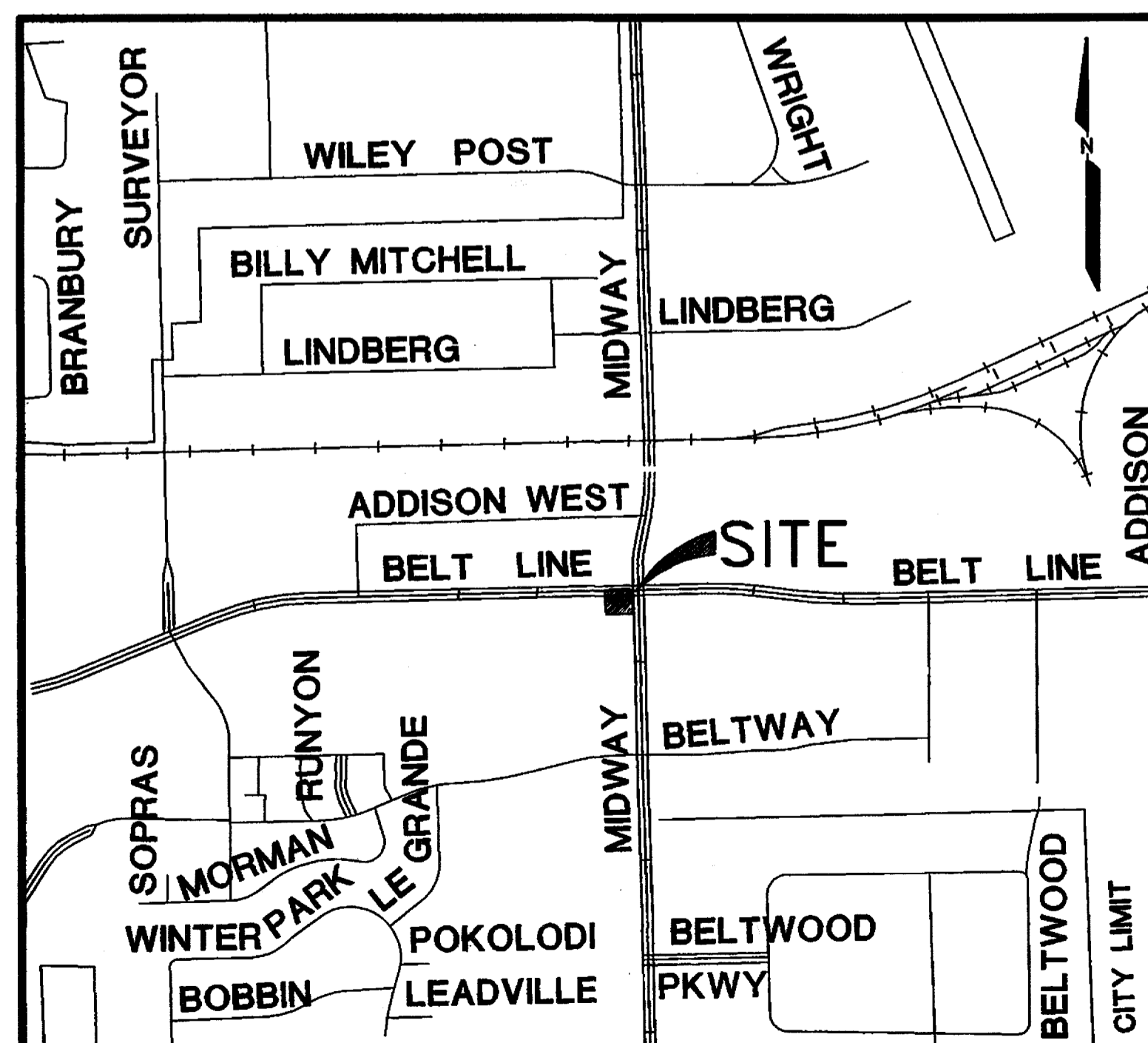
SITework PLANS FOR



S.W.C. OF BELT LINE ROAD & MIDWAY ROAD THE TOWN OF ADDISON, TEXAS

OWNER:
PIEDMONT MIDWAY PARTNERS, LP
 3400 CARLISLE, SUITE 445
 DALLAS, TEXAS 75204
 CONTACT: BILL PARK
 (214) 979-1125
 FAX: (214) 979-1128

CIVIL ENGINEER:
LAWRENCE A. CATES & ASSOC., LLP
 14800 QUORUM DRIVE, SUITE 200
 DALLAS, TEXAS 75254
 CONTACT: BRYAN M. BURGER, P.E.
 (972) 385-2272
 FAX: (972) 980-1627



VICINITY MAP

N.T.S.

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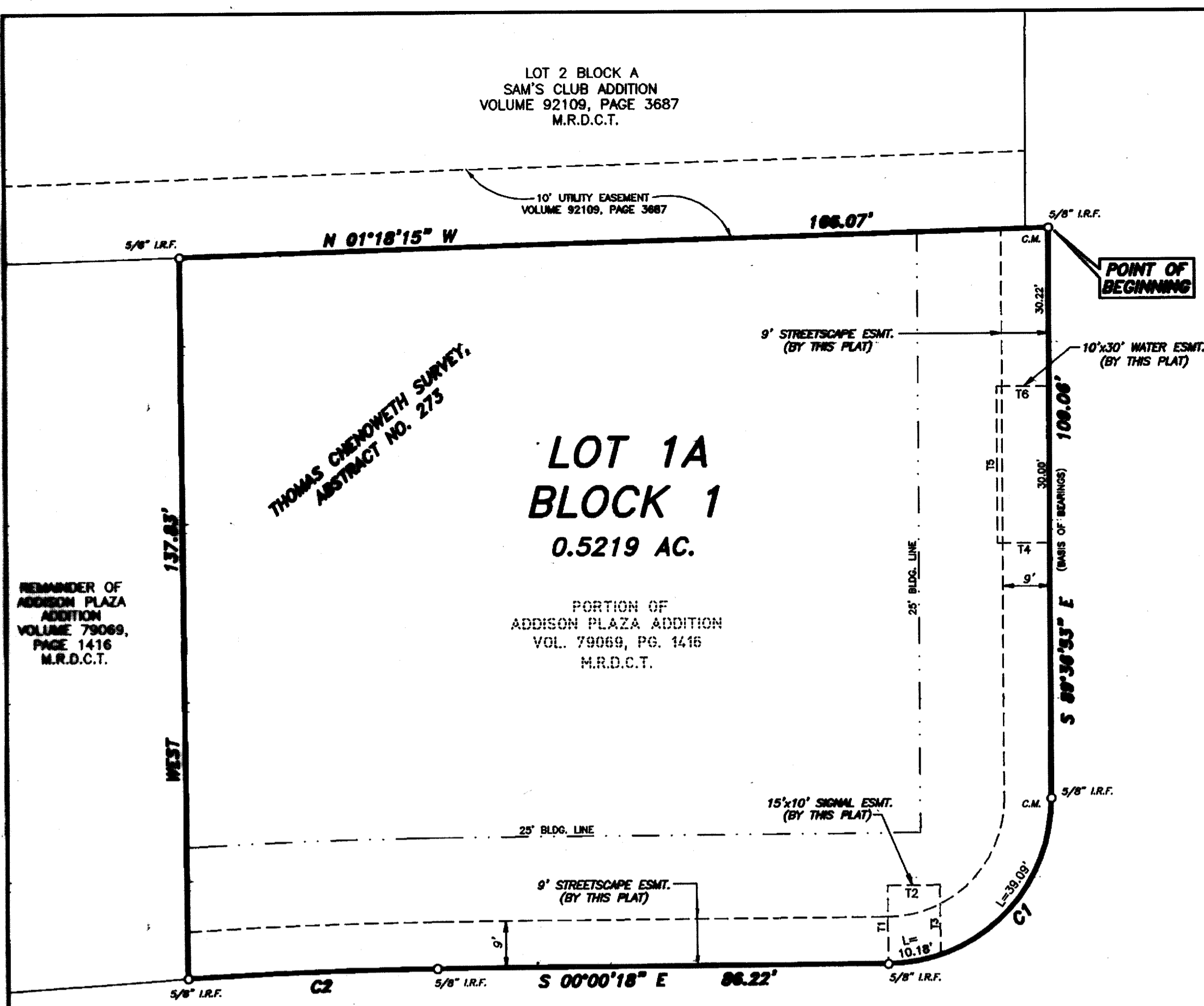
AS BUILT
 DATE 3.17.06

FF-6
 15099. MIDWAY
 23113 STARBUCKS, S.W.C. BELTLINE RD. & MIDWAY RD. ADDISON, TEXAS

LOT 2 BLOCK A
SAM'S CLUB ADDITION
VOLUME 92109, PAGE 3687
M.R.D.C.T.

**LOT 1A
BLOCK 1**
0.5219 AC.

PORTION OF
ADDISON PLAZA ADDITION
VOL. 79069, PG. 1416
M.R.D.C.T.



BELT LINE ROAD
(VARIABLE WIDTH, RIGHT-OF-WAY)

MIDWAY ROAD
(VARIABLE WIDTH, RIGHT-OF-WAY)

LOT 1 BLOCK A
90FT ADDITION
VOL. 80005, PG. 3044
M.R.D.C.T.

LINE	LENGTH	BEARING
T1	15.00'	N90°00'00"W
T2	10.00'	N00°00'00"E
T3	13.37'	N90°00'00"E
T4	10.00'	S00°23'07"W
T5	30.00'	N89°36'53"W
T6	10.00'	N00°23'07"E

CURVE	RADIUS	DELTA	TANGENT	CHORD	LENGTH	BEARING
C1	31.50'	89°37'14"	31.29'	44.40'	49.27'	S44°48'27"E
C2	908.50'	3°00'06"	23.80'	47.59'	47.60'	S01°30'24"E

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PIEDMONT MIDWAY PARTNERS, LP, is the owner of all that certain lot, tract or parcel of land situated in the Thomas Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and being a portion of a tract of land described in a deed to Piedmont Midway Partners, L.P., recorded in Volume 2004009, Page 06138, of the Deed Records of Dallas County, Texas, and being a portion of Addison Plaza Addition, an addition to the Town of Addison, Dallas County, Texas, as recorded in Volume 79069, Page 1416, of the Map Records of Dallas County, Texas;

BEGINNING at a 5/8 inch iron rod found for corner in the southerly right-of-way line of Belt Line Road, (variable width right-of-way), said iron rod being the northwest corner of said Addison Plaza Addition, and being the northeast corner of Lot 2, Block 'A' of Sam's Club Addition, an addition to the Town of Addison, Dallas County, Texas, as recorded in Volume 92109, Page 3687, of the Map Records of Dallas County, Texas;

THENCE South 89° 36' 53" East along said southerly right-of-way line of Belt Line Road, for a distance of 109.06 feet to a 5/8" iron rod found for corner and beginning of a curve to the right, said curve having a central angle of 89° 37' 14" and a radius of 31.50 feet with a chord bearing South 44° 48' 27" East at a distance of 44.40 feet;

THENCE Southeastly along said curve to the right, a distance of 49.27 feet to a 5/8" iron rod found for corner in the west right-of-way line of Midway Road, (variable width right-of-way);

THENCE South 00° 00' 18" East along said west right of way line of Midway Road, for a distance of 86.22 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the left, said curve having a central angle of 03° 00' 06" with a radius of 908.50 feet and a chord bearing South 01° 30' 24" East at a distance of 47.59 feet;

THENCE Southeastly along said curve to the left and continuing along said west right-of-way line of Midway Road, for an arc distance of 47.60 feet to a 5/8" iron rod found for corner;

THENCE departing said west right-of-way line of Midway Road, for a distance of 137.83 feet to a 5/8" iron rod found for corner in the west line of said Addison Plaza Addition, and being in the easterly line of said Lot 2, Block 'A';

THENCE along the common line of said Addison Plaza Addition and said Lot 2, Block 'A', North 01° 18' 15" West, a distance of 166.07 feet to the POINT OF BEGINNING;

Containing within these metes and bounds, 0.5219 acres of land, more or less. Bearings shown hereon are based upon the southerly right-of-way line of Beltline Road, as per the final plat of Addison Plaza Addition, recorded in Volume 79069, Page 1416, of the Map Records of Dallas County, Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PIEDMONT MIDWAY PARTNERS, LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS ADDISON PLAZA ADDITION, LOT 1A, BLOCK 1, AN ADDITION TO THE TOWN OF ADDISON, TEXAS AND, SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNER DEDICATES ALLEYS SHOWN THEREON.

TO THE PUBLIC USE FOREVER THE STREETS AND THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. OWNER SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPEDE WITH THE PROVISION OF THE SERVICE 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 FOR SERVICES FOR WHICH EASEMENTS ARE GRANTED.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARDS TO MAINTENANCE RESPONSIBILITIES. THE EXISTING CHANNELS OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL, UNLESS REQUIRED TO BE ENCLOSED BY ORDINANCE, AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY OF PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE CITY FOR MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR SERVICE.

WATER MAIN AND SANITARY SEWER EASEMENTS SHALL 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.

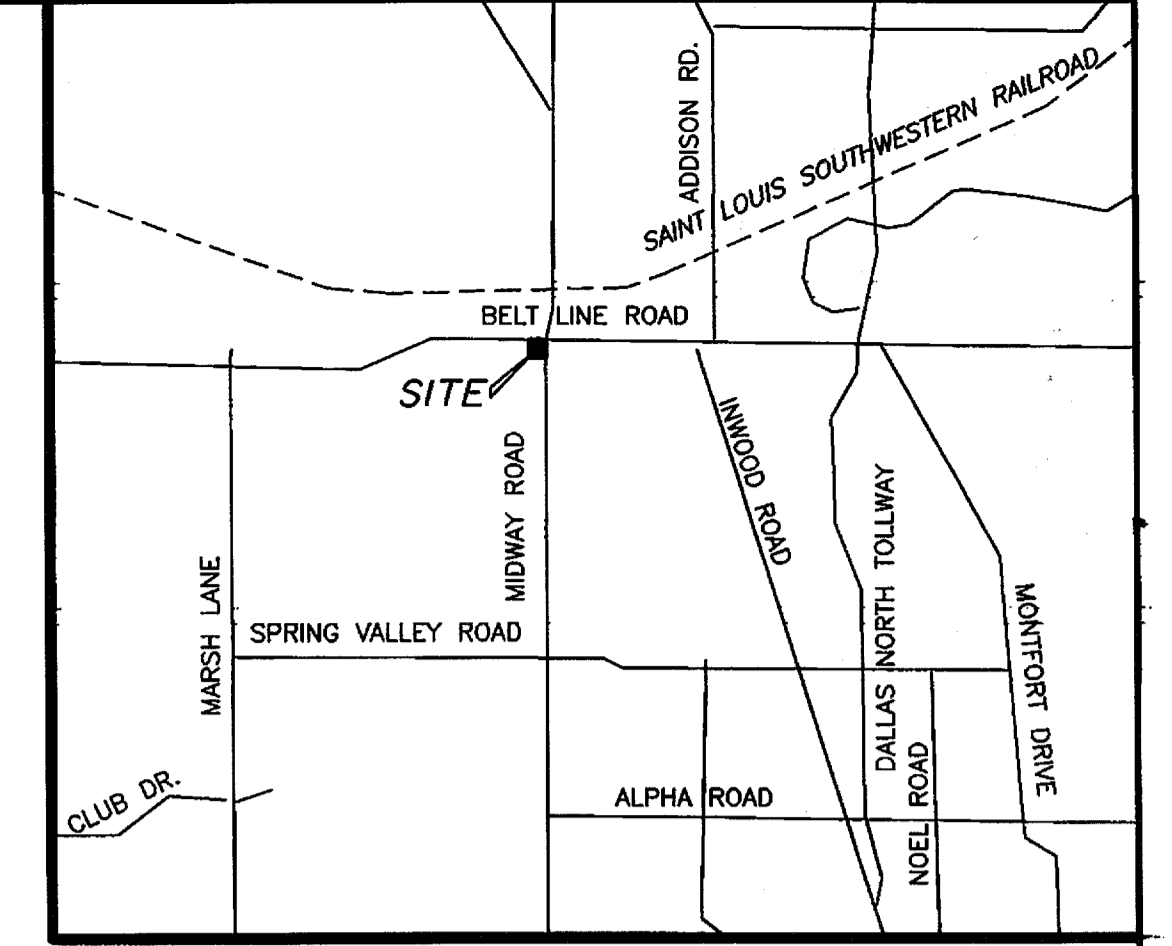
WITNESS, MY HAND AT ADDISON, TEXAS THIS THE 19th DAY OF AUGUST, 2005.

PIEDMONT MIDWAY PARTNERS, L.P.,
a Texas limited partnership

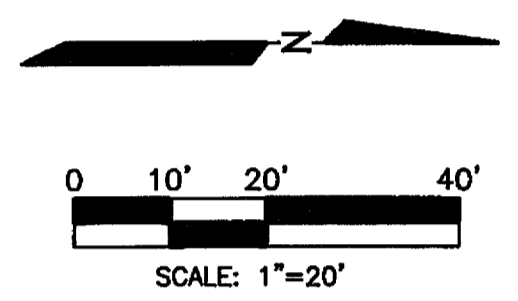
BY: Piedmont Partners, L.P.,
a Texas limited partnership,
sole general partner

BY: Piedmont Capital Corporation
a Texas Corporation,
sole general partner

BY: Robert L. Mencke
Vice President



VICINITY MAP
NTS



LEGEND	
IRF	- IRON ROD FOUND
CM	- CONTROLLING MONUMENT

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELTLINE ROAD, AS PER THE FINAL PLAT OF ADDISON PLAZA ADDITION, RECORDED IN VOLUME 79069, PAGE 1416, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

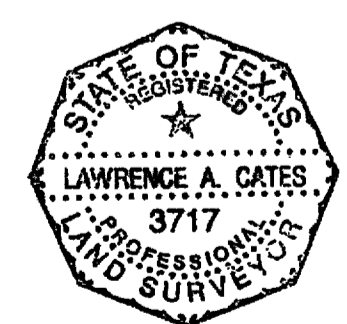
OWNER
PIEDMONT MIDWAY PARTNERS, LP
3400 CARLSLE, SUITE 445
DALLAS, TEXAS 75204
CONTACT: BILL PARK
(214) 979-1125
FAX: (214) 979-1128

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC. LLP
14800 QUORUM DRIVE, STE. 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.

SURVEYOR'S CERTIFICATION

I, LAWRENCE A. CATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL OR THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON, TEXAS.

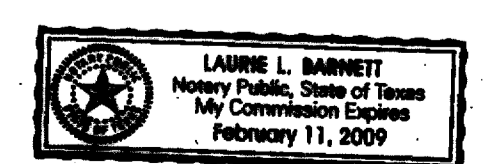
Lawrence A. Cates, P.E., R.P.L.S.
LAWRENCE A. CATES, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3717



STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF AUGUST, 2005.

Laurie L. Barnett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

2/1/09
EXPIRATION



APPROVED BY ADDISON CITY COUNCIL ON 10-12, 2005.

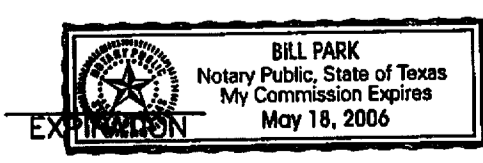
MAYOR [Signature]
CITY SECRETARY [Signature]

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. MENCKE, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF AUGUST, 2005.

Bill Park
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

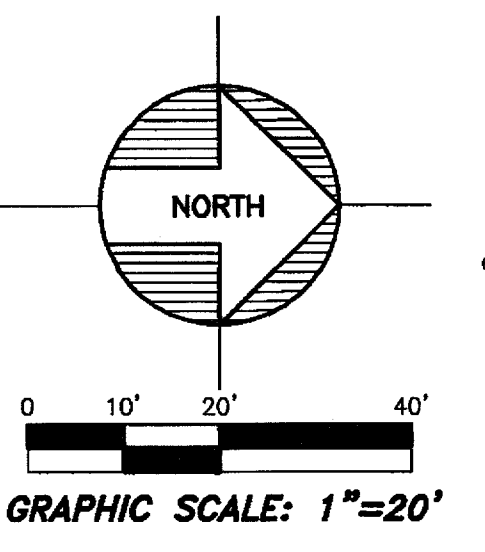
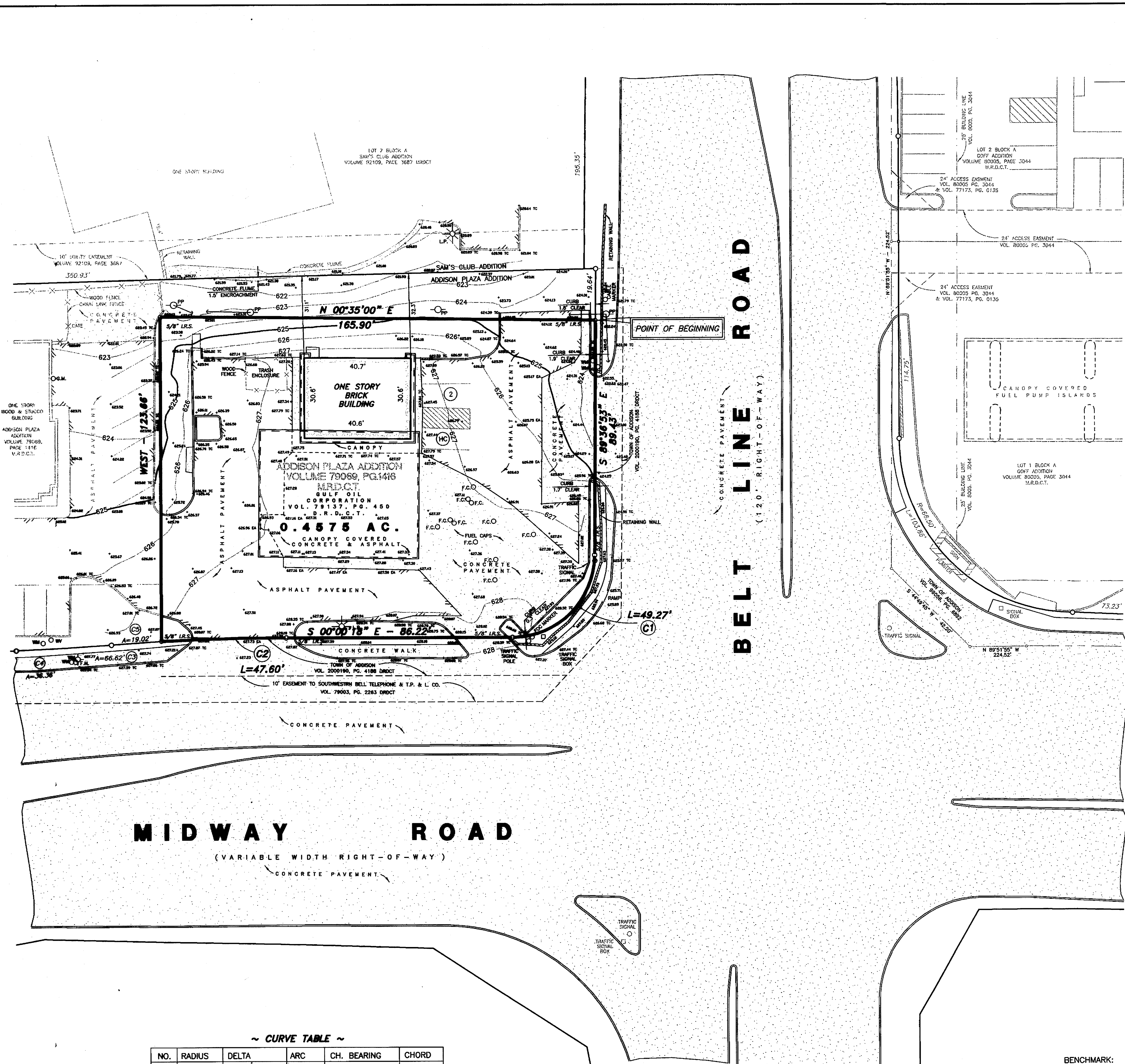


AS BUILT
DATE 3.17.06

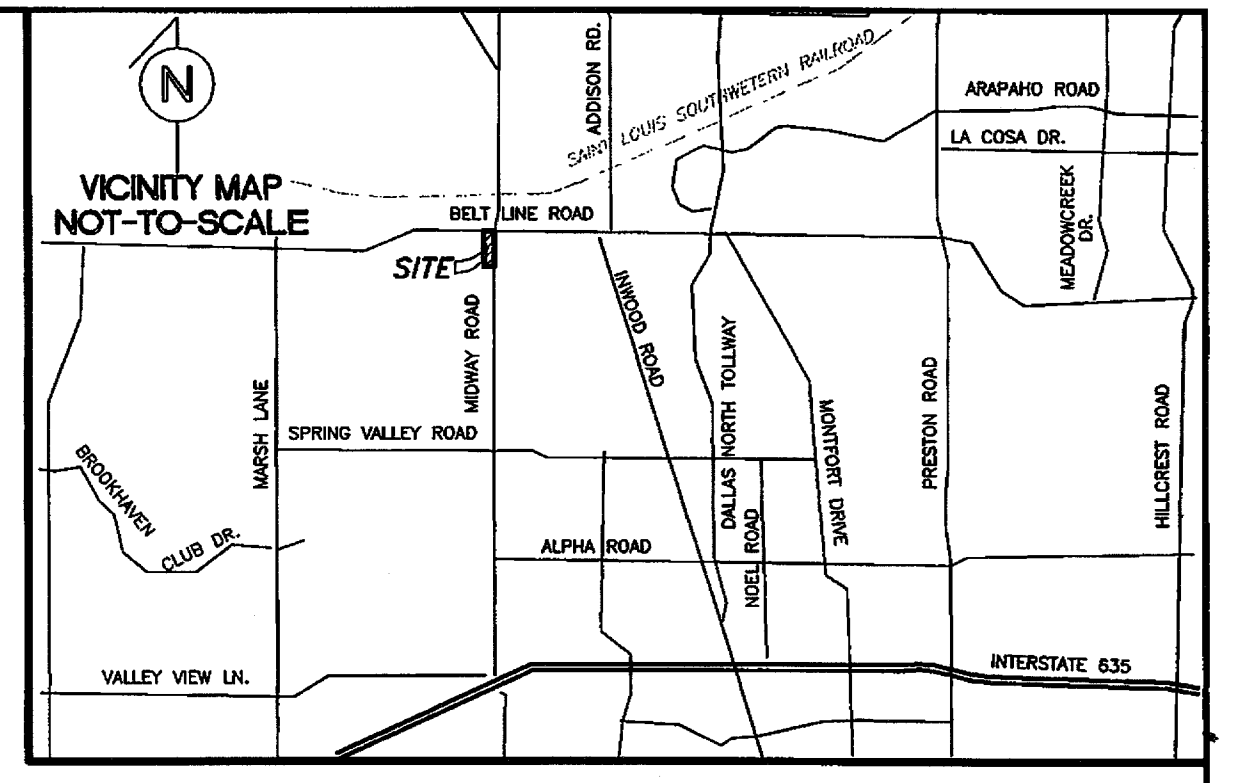
FINAL PLAT
OF
ADDISON PLAZA ADDITION
LOT 1A, BLOCK 1
0.5219 ACRES
BEING A REPLAT OF
ADDISON PLAZA ADDITION
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
JULY 25, 2005

THIS PLAT FILED IN VOLUME 2005164, PAGE 0004, M.R.D.C.T.

FILED AND RECORDED
2005 AUG 23 PM 3:01
COUNTY CLERK
DALLAS COUNTY, TEXAS



- LEGEND**
- F.H. FIRE HYDRANT
 - X SET CHISELED "X" SET
 - O F.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - O S.I.R. IRON ROD SET (SIZE AS NOTED)
 - PP OVERHEAD UTILITY POLE W/ GUY
 - PP UNDERGROUND ELECTRIC OR TELEPHONE
 - L.P. LIGHT POLE
 - S.S.M. SANITARY SEWER MANHOLE
 - S.S.W. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - TREE



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property:

BEING all that certain lot, tract or parcel of land situated in the Thomas Chenoweth Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, and part of the tract described in lease to Gulf Oil Corporation as recorded in Volume 79137 at Page 450 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner in the West line of said Gulf Oil Corporation tract, said point being common to the East line of Addison Plaza Addition, an addition to the City of Addison, Texas, according to the plat thereof recorded in Volume 79069 at Page 1416 of the Map Records of Dallas County, Texas, said point of beginning also being in the South line of Belt Line Road as determined by right of way deed conveyed to the City of Addison by deed in Volume 2000190 at Page 4188 of the Deed Records of Dallas County, Texas;

THENCE South 89° 36' 53" East along the South right of way line of Belt Line Road as established by said right of way deed to the Town of Addison recorded in Volume 2000190 at Page 4188 of the Deed Records of Dallas County, Texas for a distance of 89.43 feet to a 5/8" iron rod set for the beginning of a curve to the right having a central angle of 89° 36' 46" and a radius of 31.50 feet with a chord bearing South 44° 48' 42" East at a distance of 44.40 feet;

THENCE Southeasterly along said curve to the right and continuing to follow the right of way established by Town of Addison recorded in Volume 2000190 at Page 4188 of the Deed Records of Dallas County, Texas for a distance of 49.27 feet to a 5/8" iron rod set for corner in the West right of way line of the aforementioned Midway Road;

THENCE South 0° 00' 18" East along the West right of way line of Midway Road as established by said deed to the Town of Addison for a distance of 86.22 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 03° 00' 08" with a radius of 908.50 feet and a chord bearing South 01° 30' 21" East at a distance of 47.61 feet;

THENCE Southeasterly along said curve to the left and continuing along the West right of way line of Midway Road as established by said deed to the Town of Addison for an arc distance of 47.60 feet to a 5/8" iron rod set for corner, said point being the intersection of the West right of way line of Midway Road and the South line of the aforesaid Gulf Oil Corporation tract;

THENCE West along the South line of said Gulf Oil Corporation tract and being common to the line of the aforesaid Addison Plaza Addition for a distance of 123.66 feet to a 5/8" iron rod set for the Southwest corner of said Gulf Oil Corporation tract;

THENCE North 0° 35' 00" East along the West line of said Gulf Oil Corporation tract and being common to the Addison Plaza Addition for a distance of 165.90 feet to the POINT OF BEGINNING AND CONTAINING 0.4575 ACRES OF LAND, more or less.

CERTIFICATION

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations, and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distances from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions, except as shown.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 1890

AS BUILT
DATE 3.17.06

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	31.50'	89°36'46"	49.27'	S 44°48'42" E	44.40'
C2	908.50'	03°00'08"	47.60'	S 01°30'21" E	47.61'
C3	908.50'	04°12'06"	66.62'	S 02°06'24" E	66.61'
C4	891.50'	02°20'13"	36.36'	S 03°02'20" E	36.36'
C5	908.50'	01°11'58"	19.02'	S 03°36'27" E	19.03'

BENCHMARK:
"C" CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD. ELEVATION= 627.93'

BOUNDARY SURVEY

0.4575 ACRES OF LAND

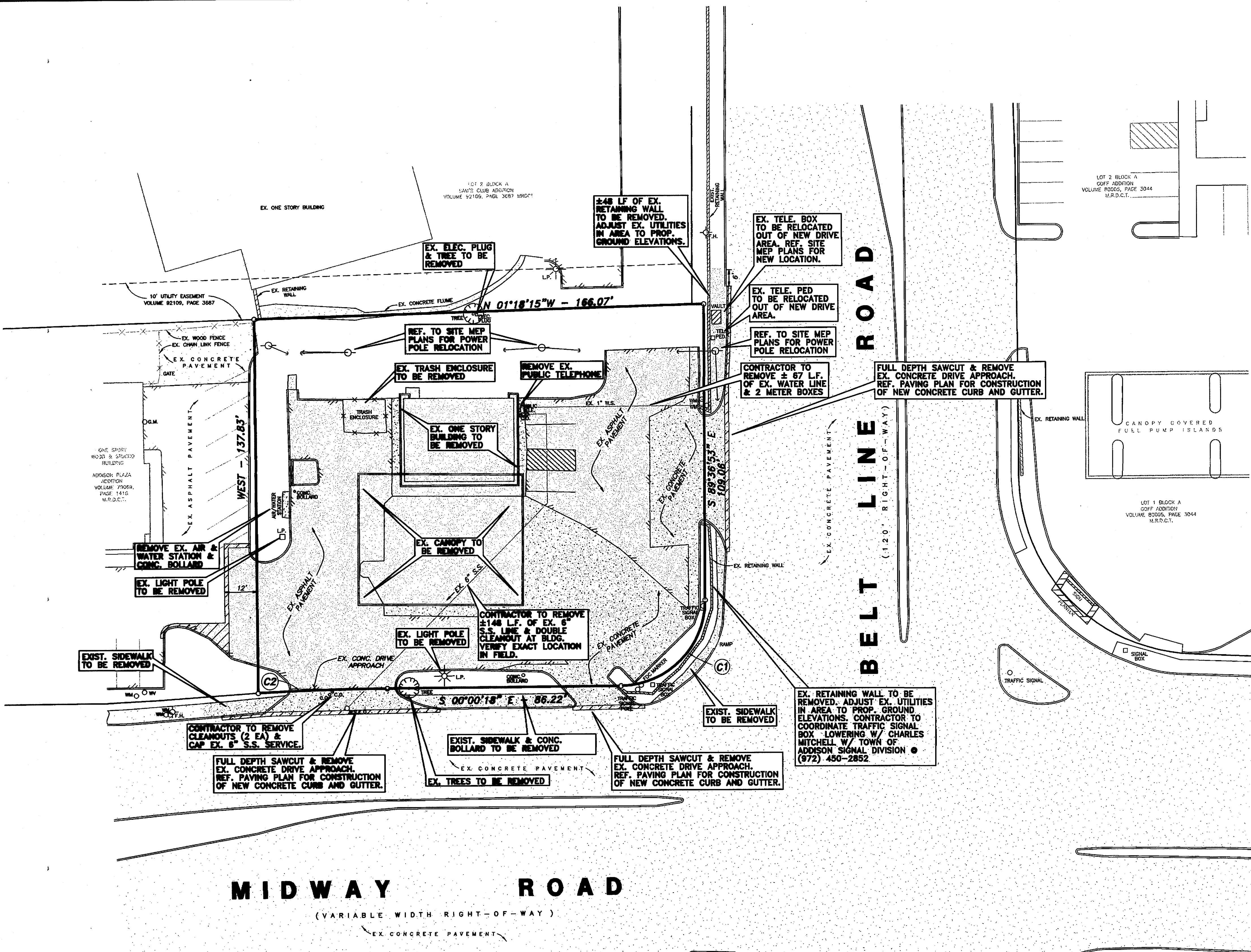
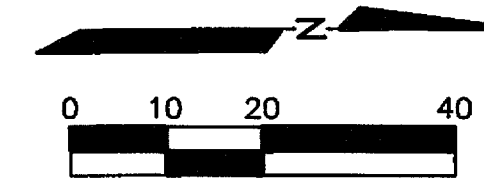
PART OF ADDISON PLAZA ADDITION

THOMAS CHENOWETH SURVEY, ABST. 273

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

By: DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
FX. (214) 358-4800

DATE: MAY 10, 2004
SCALE: 1" = 20'



NOTES:

1. CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND PLUGGING UTILITY SERVICES. CONTRACTOR TO NOTIFY AFFECTED UTILITY COMPANIES AND OBTAIN APPROVAL BEFORE STARTING WORK.
2. CONTRACTOR TO REMOVE VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED OR IN USE WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT. CONTRACTOR TO ENSURE TEMPORARY UTILITY SERVICES ARE OPERATIONAL BEFORE INTERRUPTION OF EXISTING SERVICES.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH CONTRACT DOCUMENTS, SPECIFICATIONS, CONSTRUCTION PLANS, ALL NOTES, THE TOWN OF ADDISON STANDARDS, AND ANY OTHER SPECIFICATIONS APPLICABLE TO THE PROPER COMPLETION OF THIS PROJECT.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO ANY DEMOLITION OR CONSTRUCTION, ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
6. ALL WORK SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS, STANDARDS, AND DETAILS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
8. BARRICADES, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO 1990 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS CORRECTLY AMENDED, AND THE TOWN OF ADDISON STANDARDS.
9. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. TOP SOIL SHALL BE STOCK PILED AT THE SITE FOR USE IN LANDSCAPED AREAS.
10. CONTRACTOR TO COORDINATE W/ALL FRANCHISE & CITY UTILITY COMPANIES PRIOR TO REMOVAL OF ANY EXISTING FACILITIES.
11. CONTRACTOR SHALL REMOVE AT HIS EXPENSE ALL LANDSCAPING AND ASSOCIATED IRRIGATION EQUIPMENT FROM PROJECT SITE.

LEGEND

- F.H. FIRE HYDRANT
- X SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- I.R. IRON ROD SET (SIZE AS NOTED)
- O.U.P. OVERHEAD UTILITY POLE W/ GUY
- U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.S.M.H. SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE
- ▨ FULL DEPTH SAWCUT & REMOVE EX. PAVT
- ♿ ACCESSIBLE SPACE
- AREAS TO BE DEMOLISHED & DISPOSED OF OFF-SITE

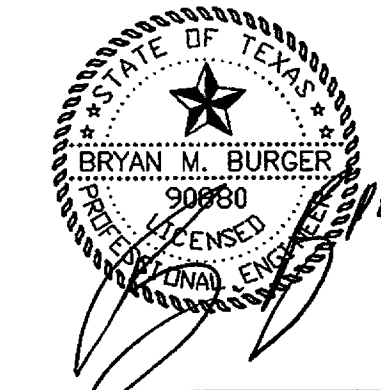
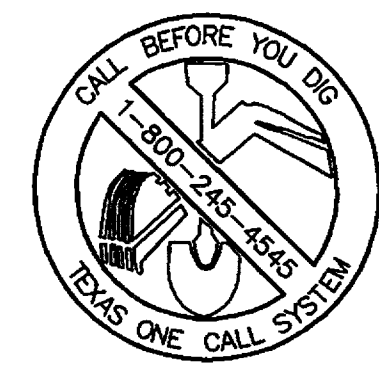
BENCHMARK:
 "C" CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD.
 ELEVATION= 627.93'

AS BUILT
DATE 3.17.06

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	31.50'	89°36'46"	49.27'	S 44°48'42" E	44.40'
C2	908.50'	03°00'08"	47.60'	S 01°30'21" E	47.61'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 BRYAN M. BURGER, P.E. 90880
 ON 7/22/05



REV.	DATE	REMARKS

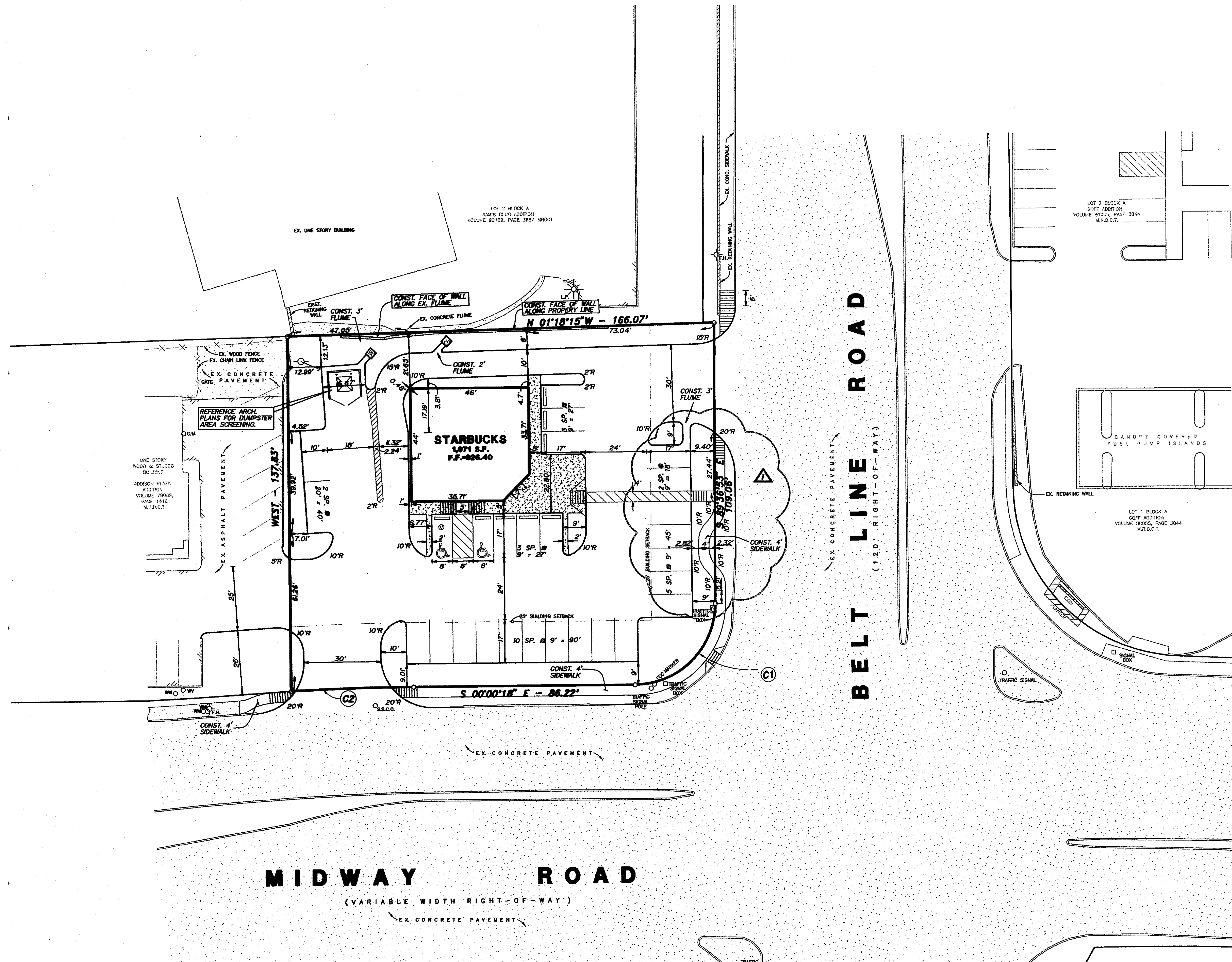
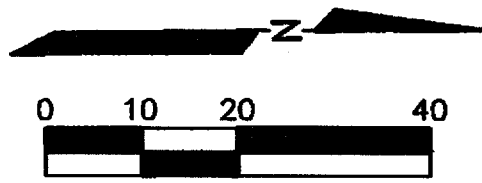
DEMOLITION PLAN

STARBUCKS - ADDISON PLAZA ADDITION
 S.W.C. BELT LINE RD. & MIDWAY RD.
 THE TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP CONSULTING ENGINEERS
 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS
 (972) 385-2272

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	RM	6/04	1" = 20'	D.P.	23113 DEMOLITION	C-3

B:\VMP001\23113\23113.DWG, 7/18/2005 9:27:48 AM, 89 188862.dwg



SITE DATA	
SITE AREA:	0.5219 Ac. (22,734 S.F.)
PROPOSED USE:	COFFE SHOP/RESTAURANT
BUILDING AREA:	1,971 S.F.
PARKING REQUIRED:	27
PARKING PROVIDED:	27
BUILDING HEIGHT:	1 STORY

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
DAVID PETREE
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.
- BUILDING IS PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A DETAIL OF THE STACKED BLOCK WALL TO ENGINEER PRIOR TO PLACEMENT FOR APPROVAL.

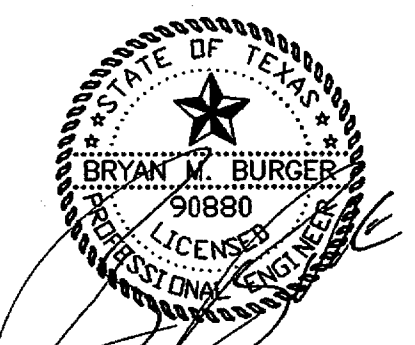
LEGEND

- ⊙ F.H. FIRE HYDRANT
- ⊗ X SET CHISELED "X" SET
- ⊗ F.X. CHISELED "X" FOUND
- ⊗ F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- ⊗ I.R. IRON ROD SET (SIZE AS NOTED)
- ⊗ O.P. OVERHEAD UTILITY POLE W/ GUY
- ⊗ U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- ⊗ L.P. LIGHT POLE
- ⊗ S.S.M. SANITARY SEWER MANHOLE
- ⊗ C.O. SAN. SWR. CLEAN OUT
- ⊗ G.V. GAS VALVE
- ⊗ W.V. WATER VALVE
- ⊗ T. TREE
- ▨ FULL DEPTH SAWCUT & REMOVE EX. PAVT
- ♿ ACCESSIBLE SPACE

BENCHMARK:
"C1" CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD.
ELEVATION= 627.93'

AS BUILT
DATE 3.17.06

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
BRYAN M. BURGER, P.E. 90880
ON 11/1/05



~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	31.50'	89°36'46"	49.27'	S 44°48'42" E	44.40'
C2	908.50'	03°00'08"	47.60'	S 01°30'21" E	47.61'

REV.	DATE	REMARKS
1	10/17/05	ADDED SIDEWALK DIMENSIONS.

SITE PLAN

STARBUCKS - ADDISON PLAZA ADDITION
S.W.C. BELT LINE RD. & MIDWAY RD.

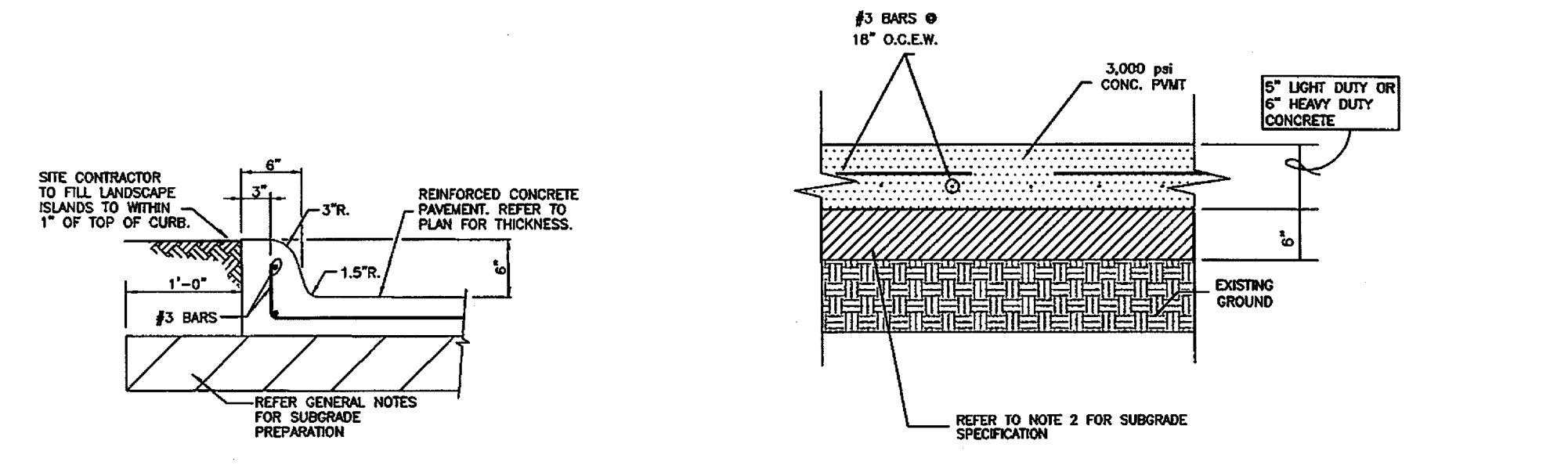
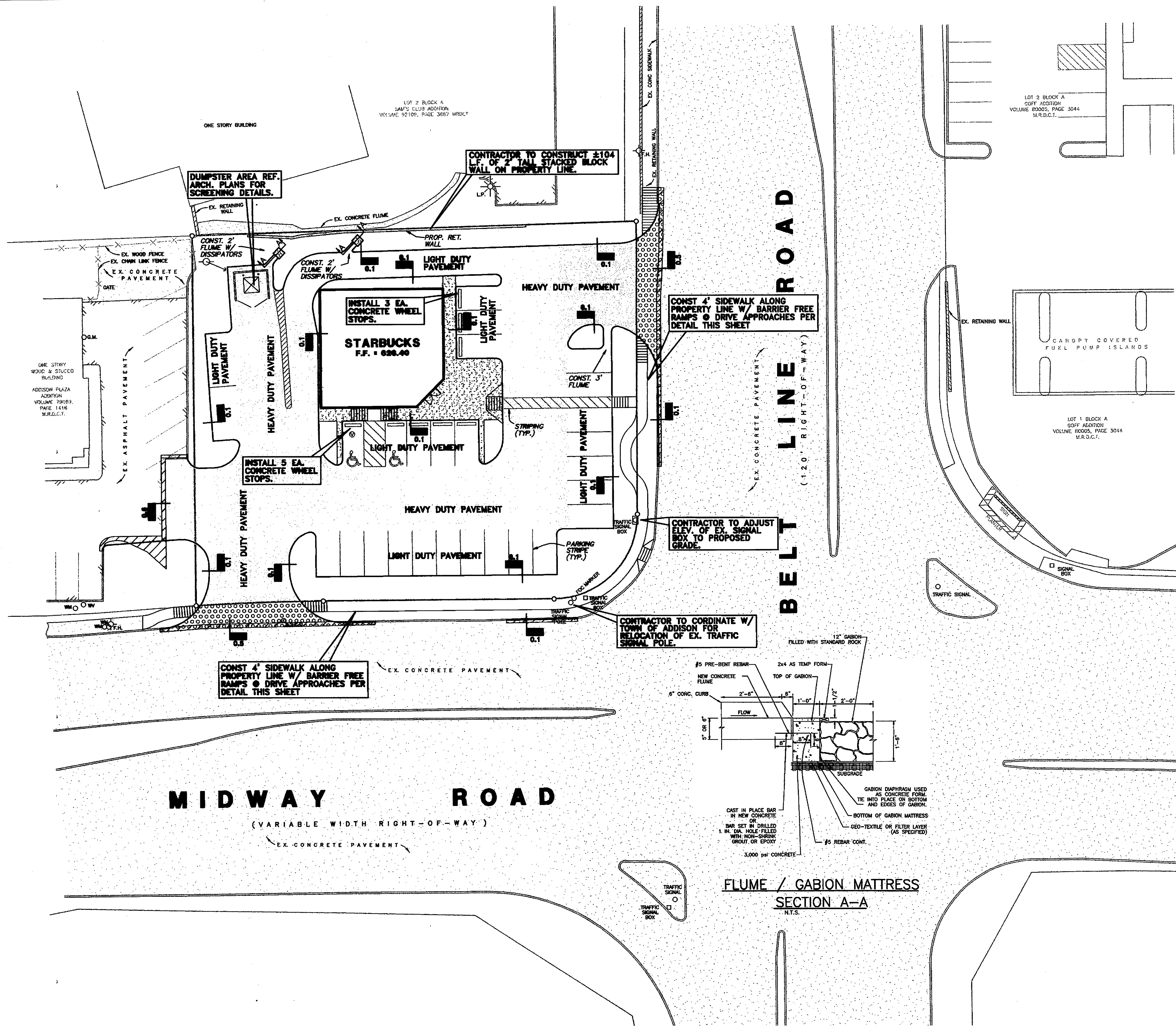
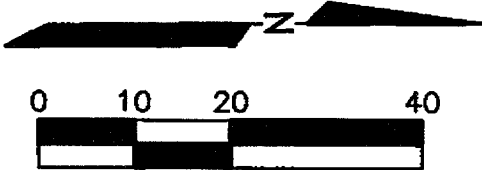
THE TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP
14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS (972) 385-2272

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RM	JAL	6/04	1" = 20'	D.P.	23113 SITE PLAN	C-4

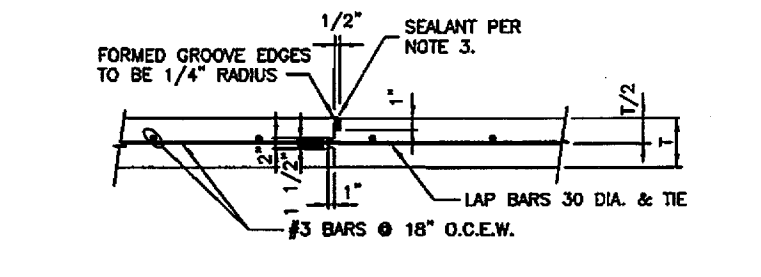
PAVING GENERAL NOTES:

- ALL ON SITE CONCRETE PAVING SHALL BE OF THE THICKNESS SHOWN ON THE PLAN AT 28 DAYS AND HAVING A ONE INCH (1") TO FOUR INCH (4") SLUMP AND REINFORCED WITH #3 BARS @ 18" O.C.E.W. REINFORCING SHALL BE SUPPORTED BY CHAIRS AND SPACED AT 16 S.F. MAXIMUM INTERVAL. USE OF FLY ASH IS PROHIBITED.
- SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT (95%) STANDARD PROCTOR AT OR ABOVE OPTIMUM MOISTURE. REFER TO REPORT BY REED ENGINEERING GROUP DATED JUNE 2005, PROJECT NUMBER 12248.
- SEALANT MATERIAL TO BE TWO PART SELF LEVELING POLYURETHANE SEALANT (SONOBORN SL-2). SPECIFICATIONS TO BE SUBMITTED TO THE ENGINEER PRIOR TO INSTALLATION.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS.
- PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURB.
- CONCRETE TO BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS.
- ALL PARKING SPACES SHOWN ON PROPOSED CONSTRUCTION SHALL BE MARKED WITH 4 INCH (4") WIDE YELLOW PAINTED PAVEMENT STRIPING. PAINT SHALL BE SHERWIN WILLIAMS SERIES OR APPROVED ALTERNATE.
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH TOWN OF ADDISON STANDARD SPECIFICATIONS AND/OR SPECIFICATIONS ESTABLISHED BY THIS PROJECT. THE MOST STRINGENT SHALL APPLY.
- CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE PAVEMENT. CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 12' O.C.E.W. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF NINETY FEET (90'). CONCRETE SHALL BE PLACED IN STRIPS NOT TO EXCEED 30 FEET (30') IN WIDTH OR PUMPED. LEVEL UP SAND COURSE WILL NOT BE ALLOWED.
- CONTRACTOR WILL PROVIDE A TWO (2) YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON PORTLAND CEMENT CONCRETE PAVEMENT.
- ALL ACCESSIBLE RAMPS TO BE CONSTRUCTED PER ADA STANDARDS.
- ALL FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE A DETAIL OF STACKED BLOCK WALL TO ENGINEER PRIOR TO PLACEMENT FOR APPROVAL.

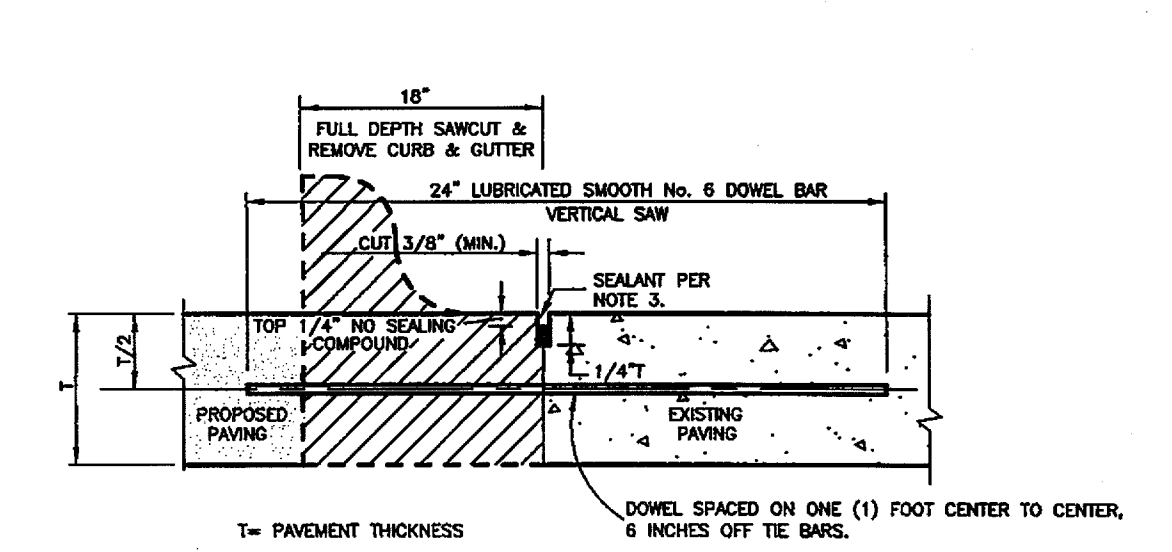


0.1 INTEGRAL CURB DETAIL
N.T.S.

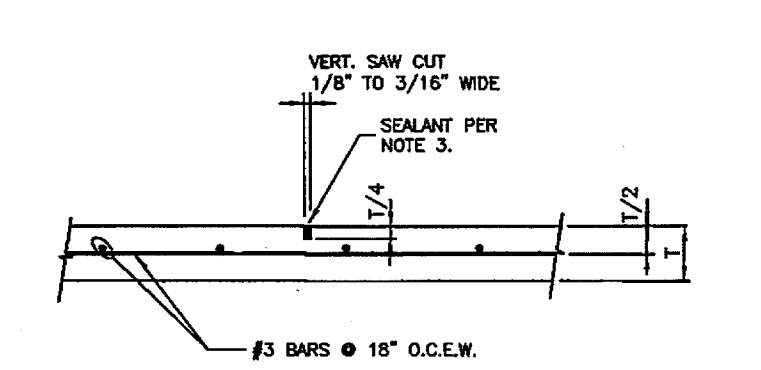
ON SITE LIGHT/HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



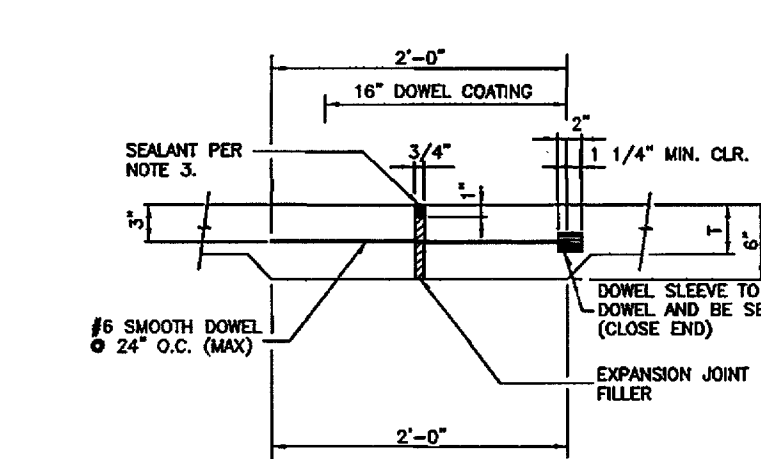
0.2 CONSTRUCTION JOINT
N.T.S.



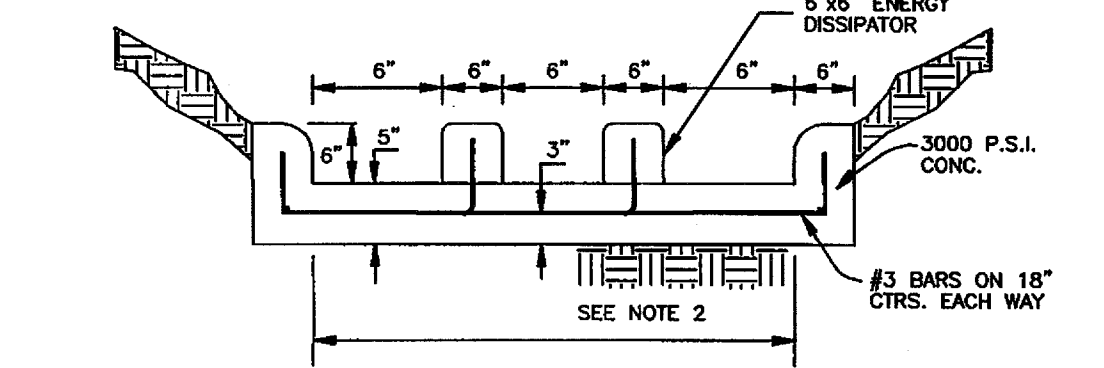
0.5 LONGITUDINAL BUTT JOINT
N.T.S.



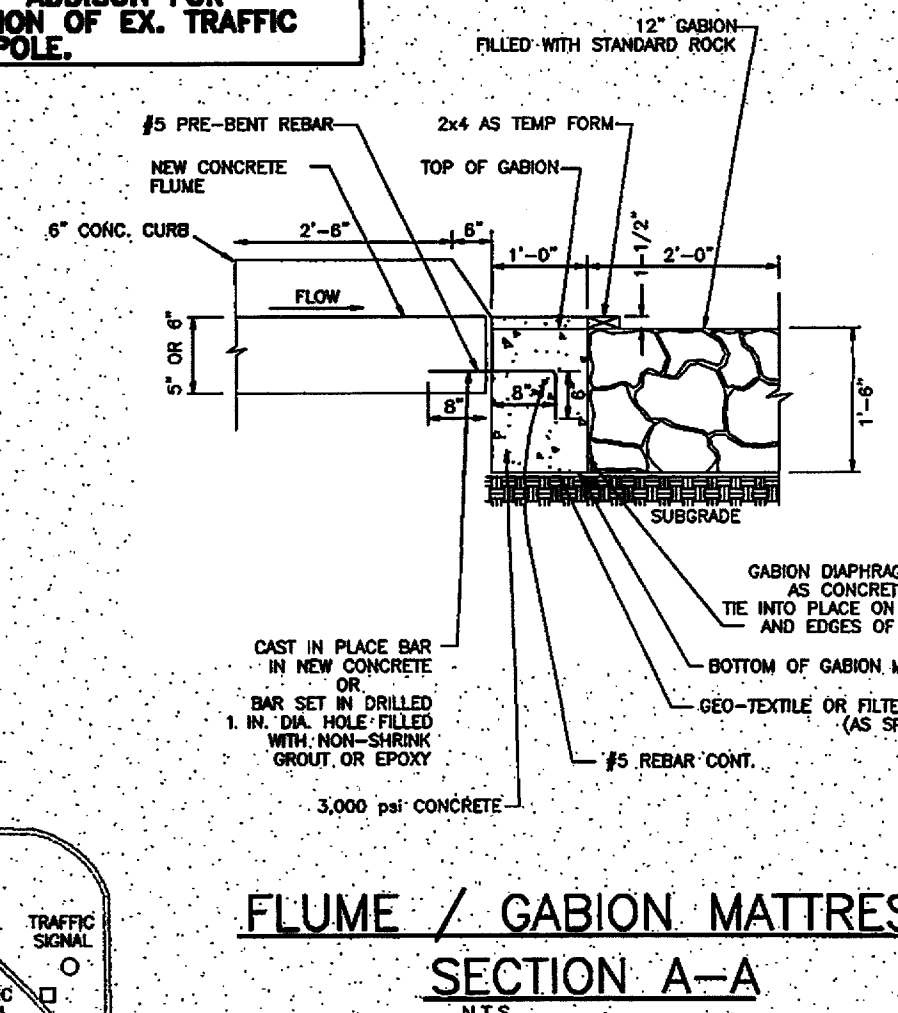
0.3 CONTROL JOINT
N.T.S.



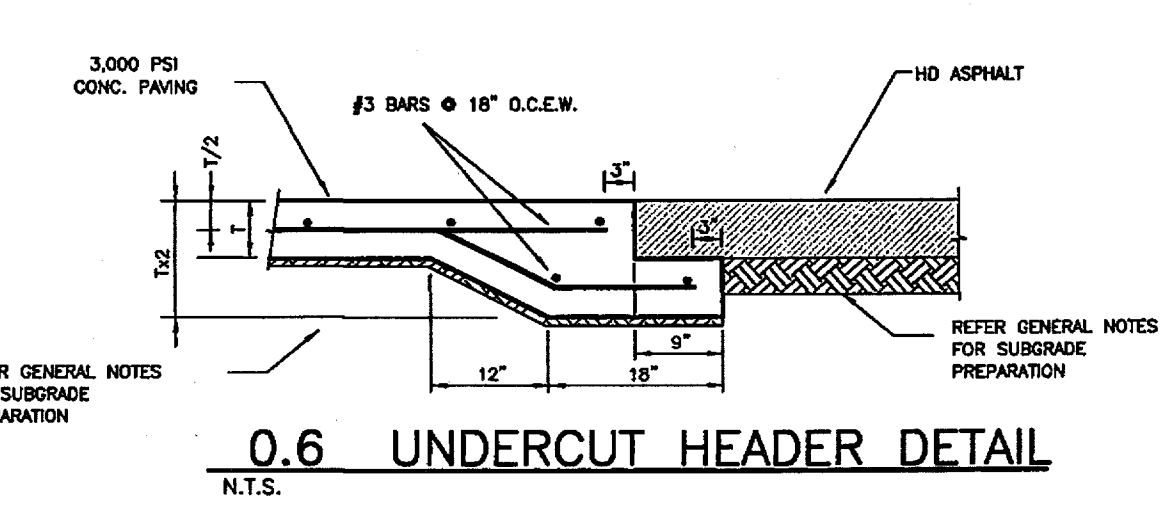
0.4 EXPANSION JOINT DETAIL
N.T.S.



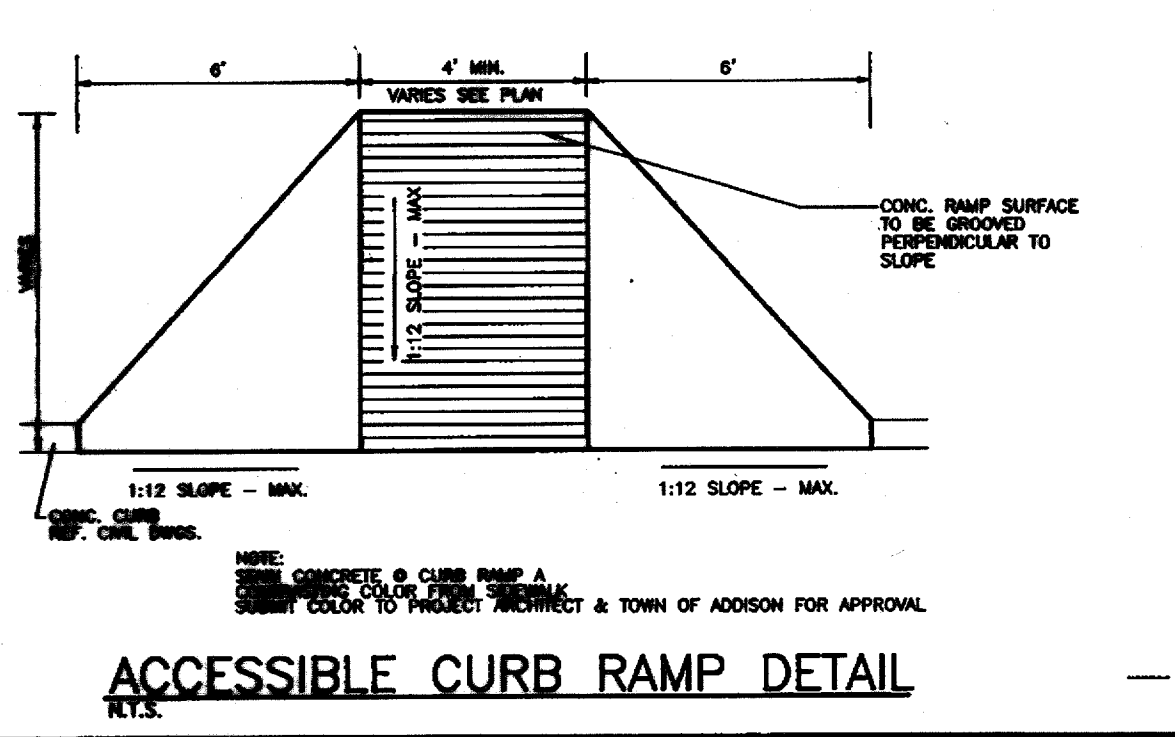
CONCRETE FLUME W/ DISSIPATORS
N.T.S.



FLUME / GABION MATTRESS SECTION A-A
N.T.S.



0.6 UNDERCUT HEADER DETAIL
N.T.S.

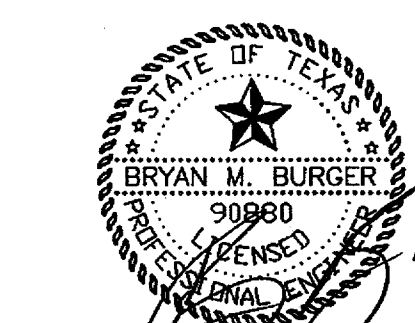


ACCESSIBLE CURB RAMP DETAIL
N.T.S.

- LEGEND**
- F.H. FIRE HYDRANT
 - CHSLED "X" SET
 - F.X. CHSLED "X" FOUND
 - F.I.R. IRON ROD FOUND (SIZE AS NOTED)
 - S.I.R. IRON ROD SET (SIZE AS NOTED)
 - U.P. OVERHEAD UTILITY POLE W/ GUY
 - U.E. UNDERGROUND ELECTRIC OR TELEPHONE
 - L.P. LIGHT POLE (EX)
 - S.M. SANITARY SEWER MANHOLE (EX)
 - C.O. SAN. SWR. CLEAN OUT (EX)
 - G.V. GAS VALVE (EX)
 - W.V. WATER VALVE (EX)
 - T. TREE
 - PROP. CURB INLET
 - PAINTED HANDICAP SYMBOL
 - ▨ PAINTED STRIPING & ACCESS ROUTES
 - ▬ FIRE LANE
- LEGEND**
- 5"- 3,000 P.S.I. REINFORCED CONCRETE LIGHT DUTY PAVT
 - 6"- 3,000 P.S.I. REINFORCED CONCRETE HEAVY DUTY PAVT.
 - 8"- 3,000 P.S.I. REINFORCED CONCRETE W/ #4 BARS @ 18" O.C.E.W.
 - ▨ FULL DEPTH SAW CUT REMOVE EXIST. CURB

AS BUILT
DATE 3.17.06

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 7/22/05



REV.	DATE	REMARKS

PAVING PLAN

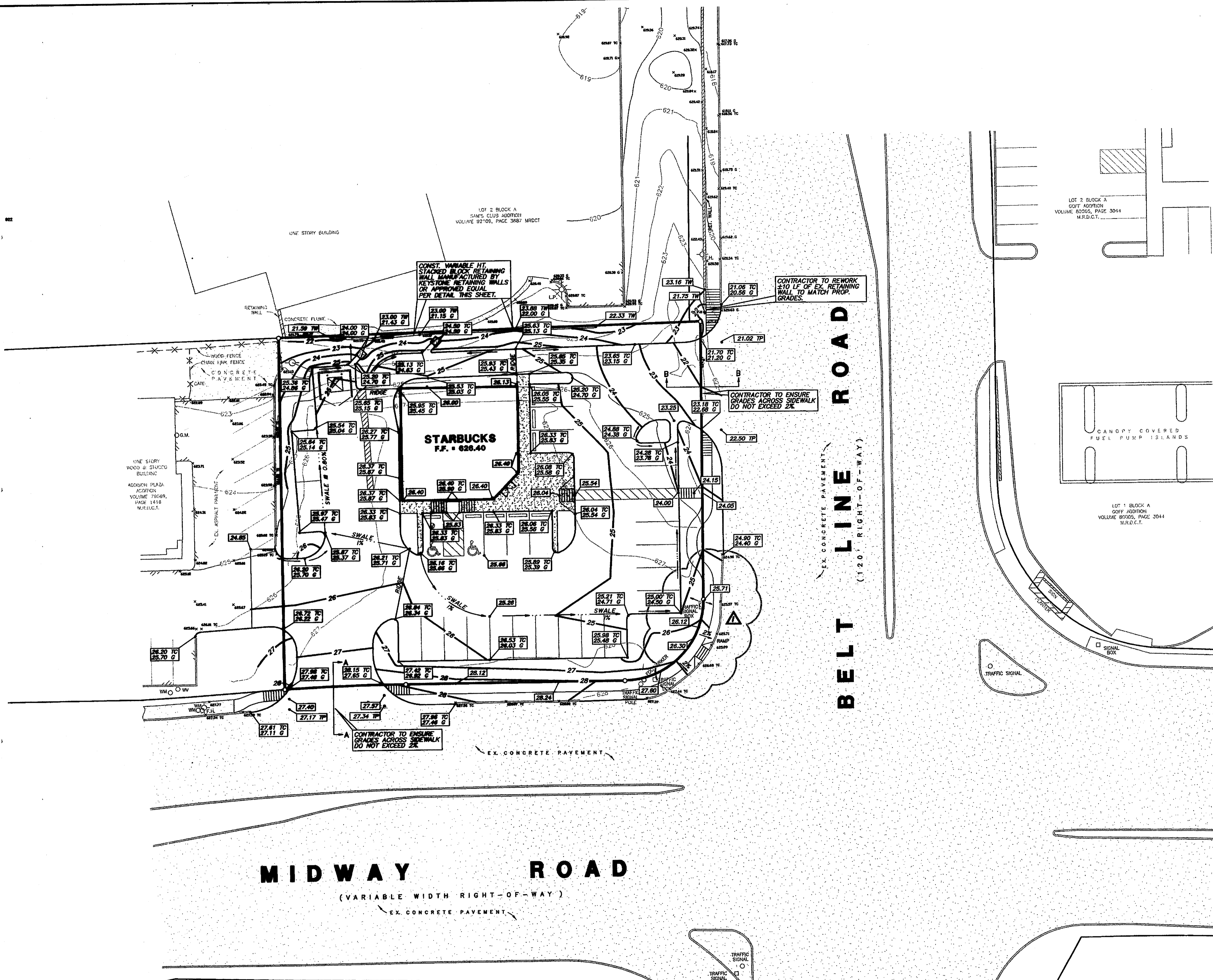
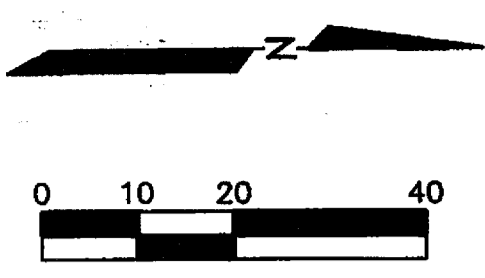
STARBUCKS -- ADDISON PLAZA ADDITION

S.W.C. BELT LINE RD. & MIDWAY RD.

THE TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP CONSULTING ENGINEERS
14800 QUORUM DRIVE, SUITE 200 (972) 385-2272 DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAL	6/04	1"=20'	D.P.	23113 PAVING	C-5

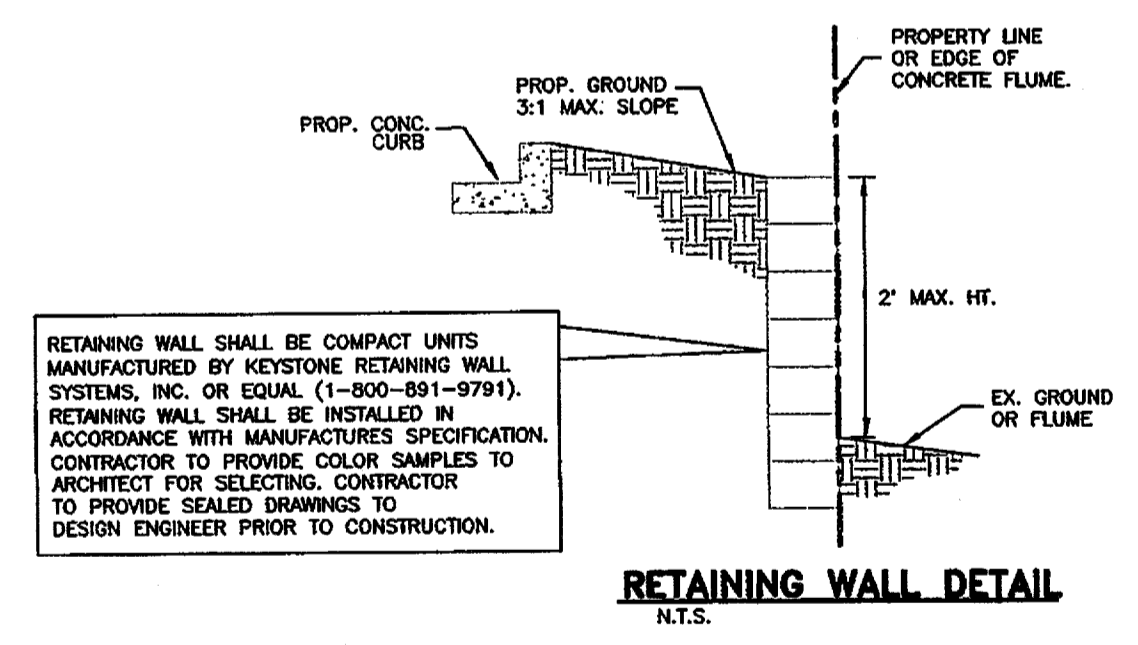


GRADING GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED & THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS AND WAIT FOR DIRECTIONS BEFORE PROCEEDING OR CONTINUING WORK.
4. THE CONTRACTOR SHALL NOT IN ANY WAY DAMAGE EXISTING PAVEMENT, UTILITIES, DRAINAGE OR ANY OTHER FACILITIES IN THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO PRIVATE PROPERTY.
5. THE CONTRACTOR SHALL VERIFY THE STABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVEMENT.
6. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
7. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
8. SITE PREPARATION, GRADING AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EXPLORATION PREPARED FOR THIS PROJECT.

LEGEND

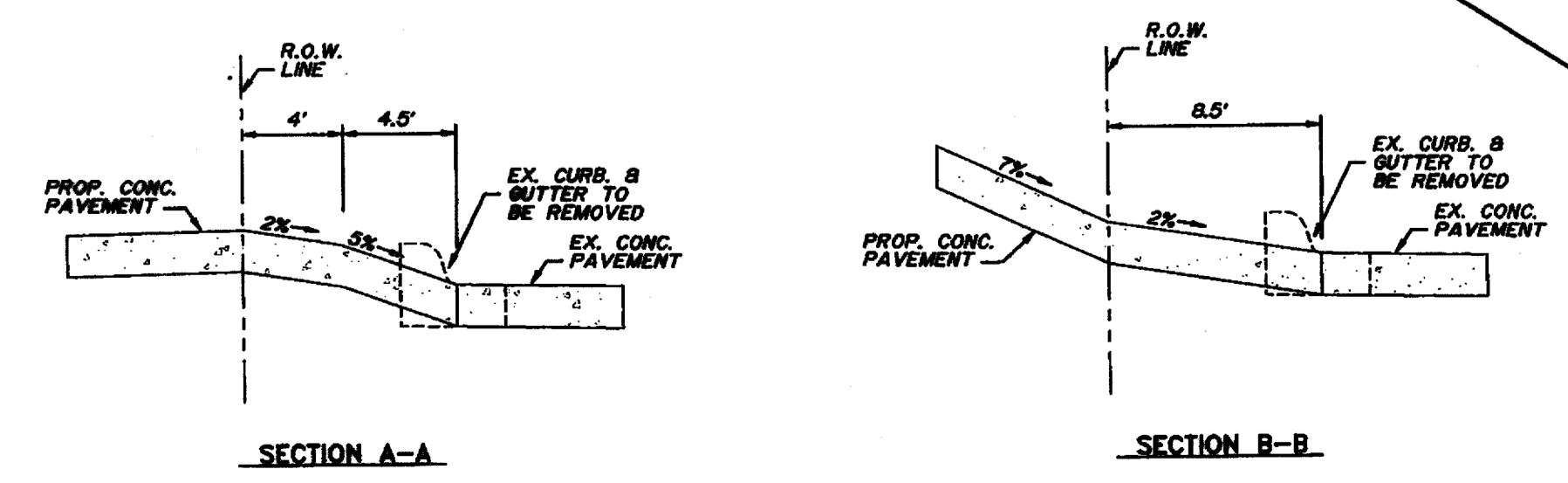
- ⊙ FH FIRE HYDRANT
- ⊙ CHS CHEELED "X" SET
- ⊙ CHS CHEELED "X" FOUND
- ⊙ IRON IRON ROD FOUND (SIZE AS NOTED)
- ⊙ IRON IRON ROD SET (SIZE AS NOTED)
- ⊙ OVERHEAD UTILITY POLE W/ GUY
- ⊙ UNDERGROUND ELECTRIC OR TELEPHONE
- ⊙ LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SAN. SWR. CLEAN OUT
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ TREE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROP. TOP OF PAVEMENT ELEVATION
- PROP. TOP OF CURB ELEVATION
- PROP. GUTTER ELEVATION



BENCHMARK:
"C" CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD.
ELEVATION= 627.93'

AS BUILT
DATE 3.17.06

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 10/21/05



REV.	DATE	REMARKS
1	10/20/05	REVISED THE RAMP LOCATION

GRADING PLAN

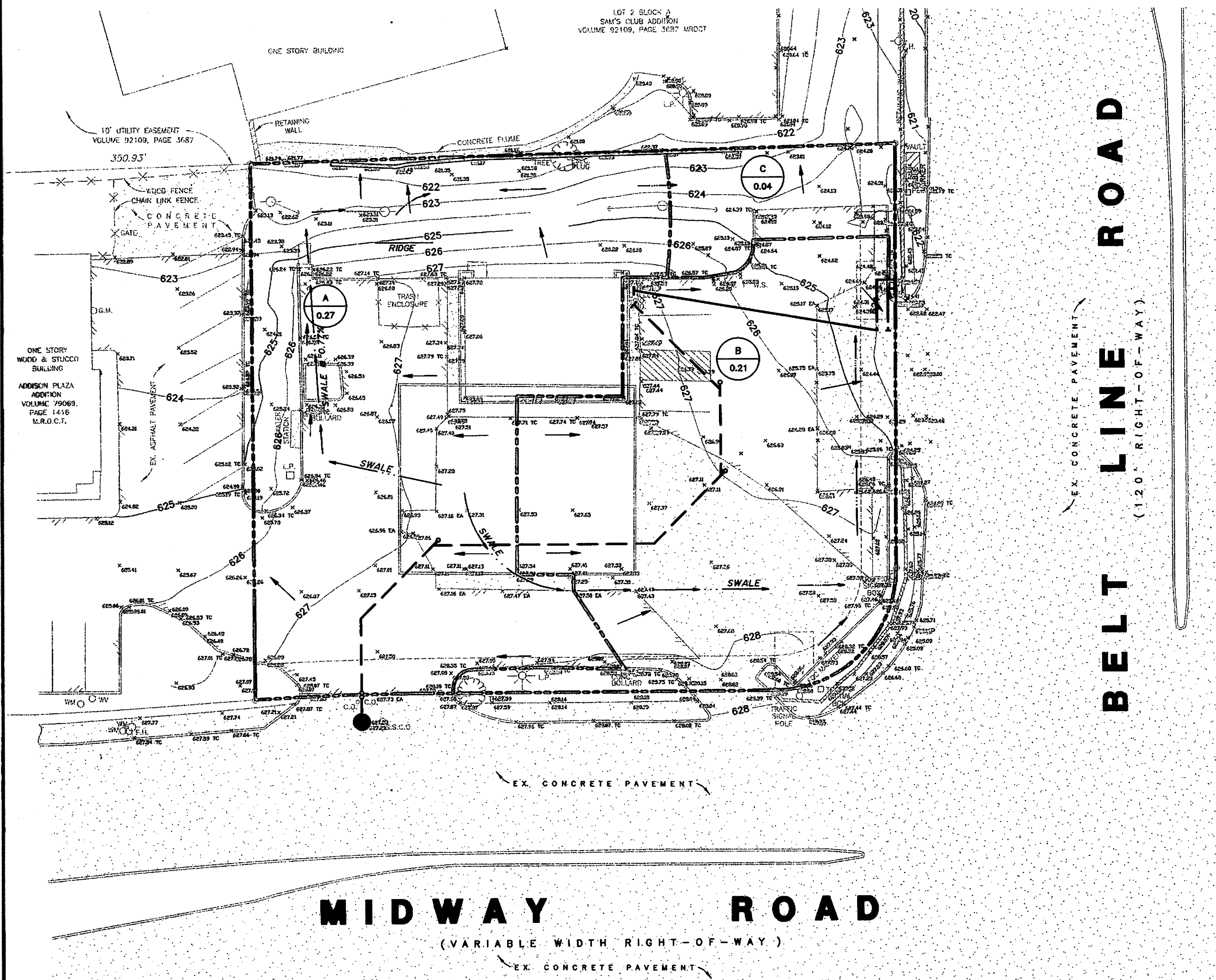
STARBUCKS - ADDISON PLAZA ADDITION

S.W.C. BELT LINE RD. & MIDWAY RD.

THE TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP		CONSULTING ENGINEERS				
14800 QUORUM DRIVE, SUITE 200		DALLAS, TEXAS				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RM	RM	6/04	1" = 20'	D.P.	23113 GRADING	C-6

EXISTING DRAINAGE AREAS



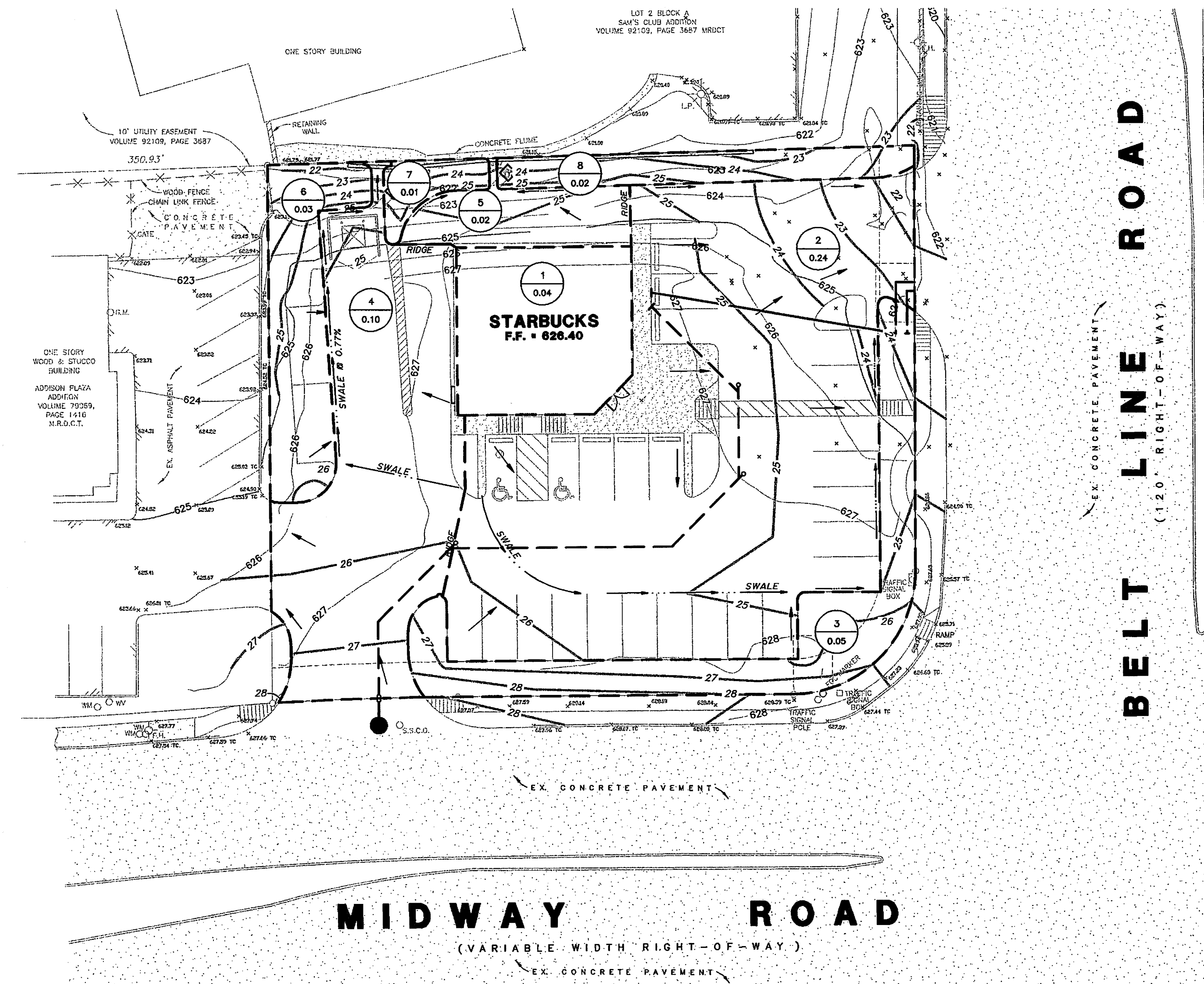
EXISTING HYDRAULIC DATA
 $Q = C \times I_{100} \times A$

DRAINAGE AREA DESIG.	AREA (ACRES) A	RUNOFF COEFF. C	TIME OF CONC. Tc	INTENSITY 100 I ₁₀₀	QUANTITY 100 Q ₁₀₀	REMARKS
A	0.27	0.90	10.0	8.88	2.16	EX. CONC. FLUME AT SWC PROPERTY
B	0.21	0.90	10.0	8.88	1.68	SHEET FLOW TO BELT LINE RD.
C	0.04	0.90	10.0	8.88	0.32	SHEET FLOW TO DUKE'S PROPERTY

LEGEND

- 677 EXIST. CONTOURS
- 53 PROP. CONTOURS
- EXIST. DRAINAGE DIVIDE
- PROP. DRAINAGE DIVIDE
- EXIST. DRAINAGE AREA NO. ACREAGE
- PROP. DRAINAGE AREA NO. ACREAGE
- DIRECTION OF FLOW

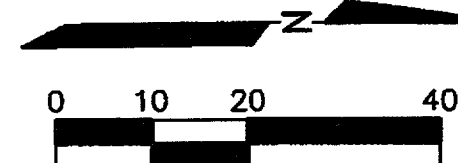
PROPOSED DRAINAGE AREAS



PROPOSED HYDRAULIC DATA
 $Q = C \times I_{100} \times A$

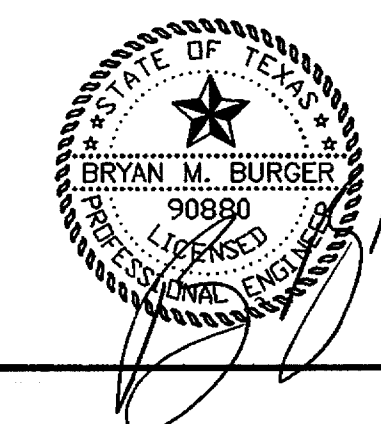
DRAINAGE AREA DESIG.	AREA (ACRES) A	RUNOFF COEFF. C	TIME OF CONC. Tc	INTENSITY 100 I ₁₀₀	QUANTITY 100 Q ₁₀₀	REMARKS
1	0.04	0.90	10.0	8.88	0.32	ROOF DRAINS
2	0.24	0.90	10.0	8.88	1.92	SHEET FLOW TO BELT LINE RD.
3	0.05	0.35	10.0	8.88	0.16	SHEET FLOW TO R.O.W.
4	0.10	0.90	10.0	8.88	0.80	3' CONCRETE FLUME
5	0.02	0.90	10.0	8.88	0.16	2' CONCRETE FLUME
6	0.03	0.35	10.0	8.88	0.09	EXIST. CONCRETE FLUME
7	0.01	0.35	10.0	8.88	0.03	EXIST. CONCRETE FLUME
8	0.02	0.35	10.0	8.88	0.06	EXIST. CONCRETE FLUME

BENCHMARK:
 CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD. ELEVATION= 627.93'



AS BUILT
 DATE 3.17.06

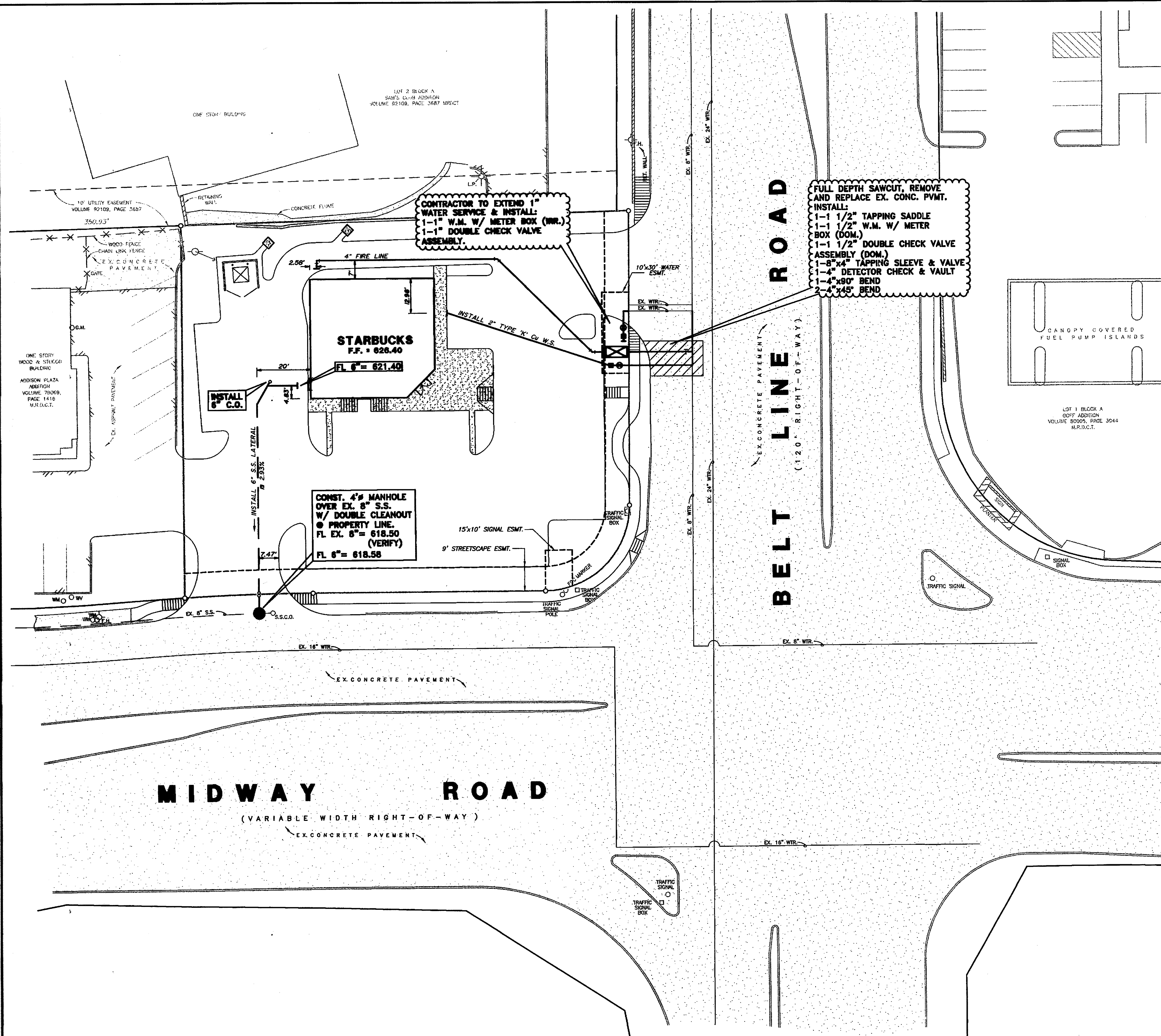
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 7/22/05



REV.	DATE	REMARKS				
DRAINAGE AREA MAP						
STARBUCKS - ADDISON PLAZA ADDITION						
S.W.C. BELT LINE RD. & MIDWAY RD.						
THE TOWN OF ADDISON, TEXAS						
LAWRENCE A. CATES & ASSOC., LLP 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS		CONSULTING ENGINEERS (972) 385-2272				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RM	RM	6/04	1"=20'	D.P.	23113 DAMAP	C-7

WATER LINE GENERAL NOTES

1. ALL WORK AND MATERIALS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE TOWN.
2. THE WATER METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION WILL BE MARKED ON THE PAVEMENT OR CURB, WITH A BLUE DOT BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
3. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE TOWN TO RUN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE TOWN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" PLANS TO THE ENGINEER & TOWN OF ADDISON SHOWING THE LOCATION OF WATER SERVICES AND VALVES.
5. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER TOWN STANDARDS AND SPECIFICATIONS.
6. ALL WATER LINES SHALL BE STERILIZED PER TOWN STANDARDS AND SPECIFICATIONS.
7. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
8. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CROSSING.
9. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER TOWN OF ADDISON SPECIFICATIONS.
10. ALL WATER SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
11. CONTRACTOR TO INCLUDE ALL TOWN REQUIRED MAINTENANCE BOND, INSPECTION, TAP, AND METER FEES IN BID. OWNER TO PAY IMPACT FEES.
12. NO WATER JETTING OF BACKFILL ALLOWED.



LEGEND

- EXIST. S.S.
- PROP. S.S.
- EXIST. WTR.
- PROP. WTR.
- ⊙ WATER METER
- ⊕ GATE VALVE
- ⊕ EXIST. FIRE HYDRANT
- OHE EXIST. OVER HEAD ELECTRIC



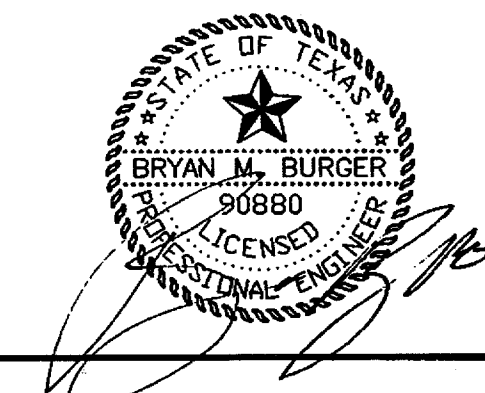
BENCHMARK:
 "X" CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD. ELEVATION= 627.93'

SANITARY SEWER GENERAL NOTES

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO M.C.T.C.O.G. & THE TOWN OF ADDISON STANDARD SPECIFICATIONS.
2. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
3. CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER OR HIS REPRESENTATIVE AND TOWN REPRESENTATIVE REGARDING ANY DEVIATIONS FROM THESE PLANS.
4. CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH WILL BE SUBMITTED TO THE ENGINEER & TOWN OF ADDISON UPON COMPLETION OF THIS PROJECT.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT; ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, SEWER LATERALS, WATER SERVICE, ETC.
6. THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO THE PLACING OF PERMANENT PAVEMENT.
7. SANITARY SEWER PIPE SHALL CONFORM TO TOWN SPECIFICATIONS AND SHALL BE MANUFACTURED FROM ONE OF THE FOLLOWING MATERIALS:
 - a. Polyvinyl Chloride (PVC) Diameter 4" - 15" ASTM D 3034 SDR 35
8. SANITARY SEWER PIPE MUST BE KEPT CLEAR OF BROKEN CONCRETE, DIRT OR ANY OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.
9. ALL SANITARY SEWER MAINS ARE TO HAVE 1.2' JOINT CENTERED ON EITHER SIDE OF WATER MAINS WHERE CROSSING OCCUR.
10. CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB IN ACCORDANCE WITH THE STANDARD TOWN SPECIFICATIONS.
11. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE TOWN TO RUN TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE SYSTEM BY THE TOWN.
12. ALL SANITARY SEWER LATERALS SHALL BE SIZED AND LOCATED AS SHOWN.
13. ALL SANITARY SEWER LATERALS LOCATED OUTSIDE OF ESMTS SHALL BE INSTALLED BY A PLUMBER.
14. CONTRACTOR TO INCLUDE ALL REQD. BONDS, TAP FEES, CAMERA FEES IN PROPOSAL.
15. ALL PROPOSED MANHOLES SHALL BE VACUUM TESTED.

AS BUILT
 DATE: 3.17.06

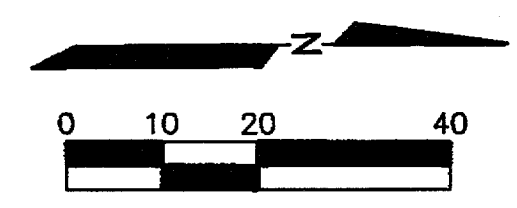
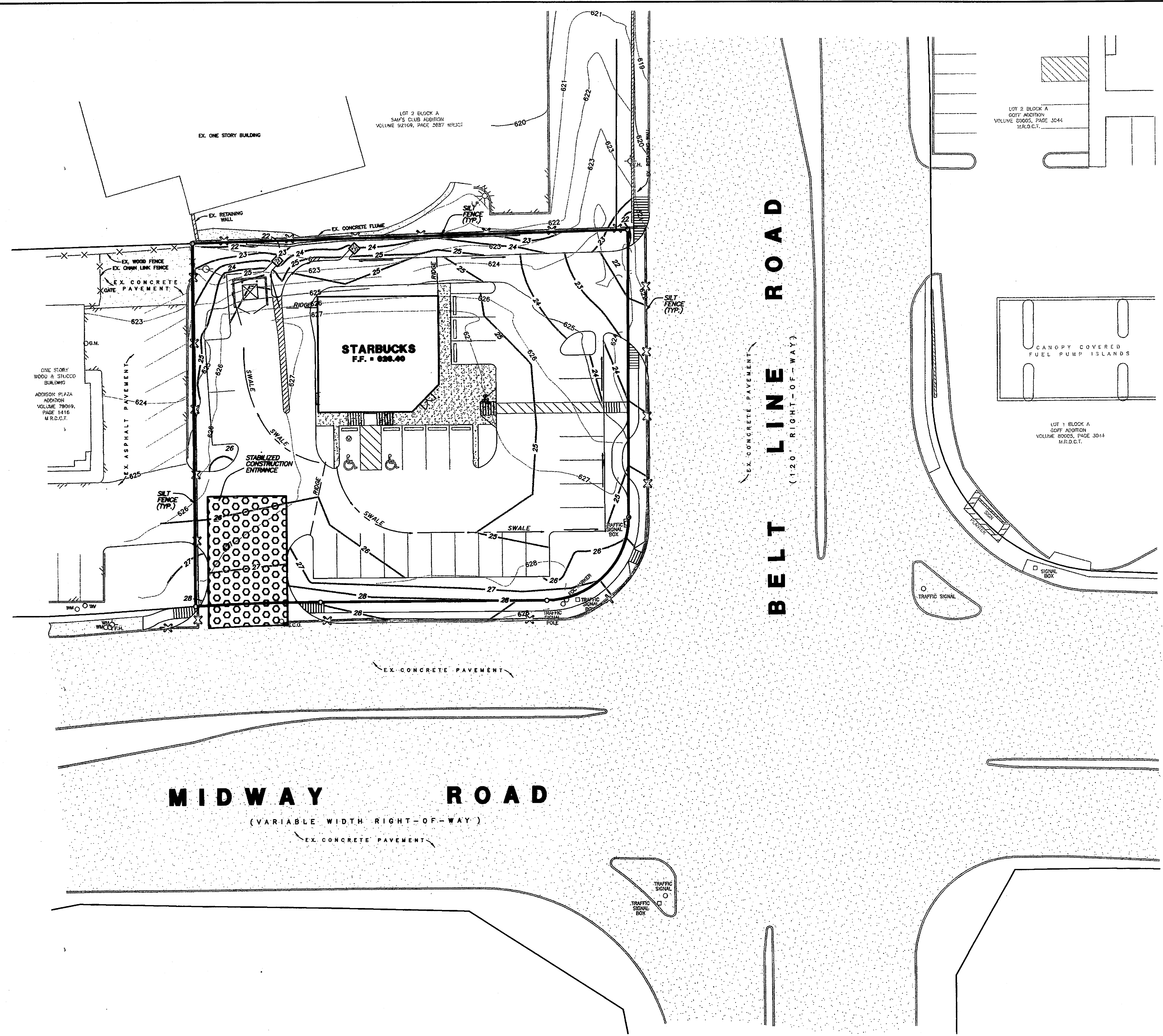
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 8/7/05



REV.	DATE	REMARKS

WATER & SANITARY SEWER PLAN
 STARBUCKS - ADDISON PLAZA ADDITION
 S.W.C. BELT LINE RD. & MIDWAY RD.
 THE TOWN OF ADDISON, TEXAS
 LAWRENCE A. CATES & ASSOC., LLP CONSULTING ENGINEERS
 14800 QUORUM DRIVE, SUITE 200 (872) 385-2272 DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RM	RM	6/04	1"=20'	D.P.	23113 WATSEW	C-8



EROSION CONTROL GENERAL NOTES

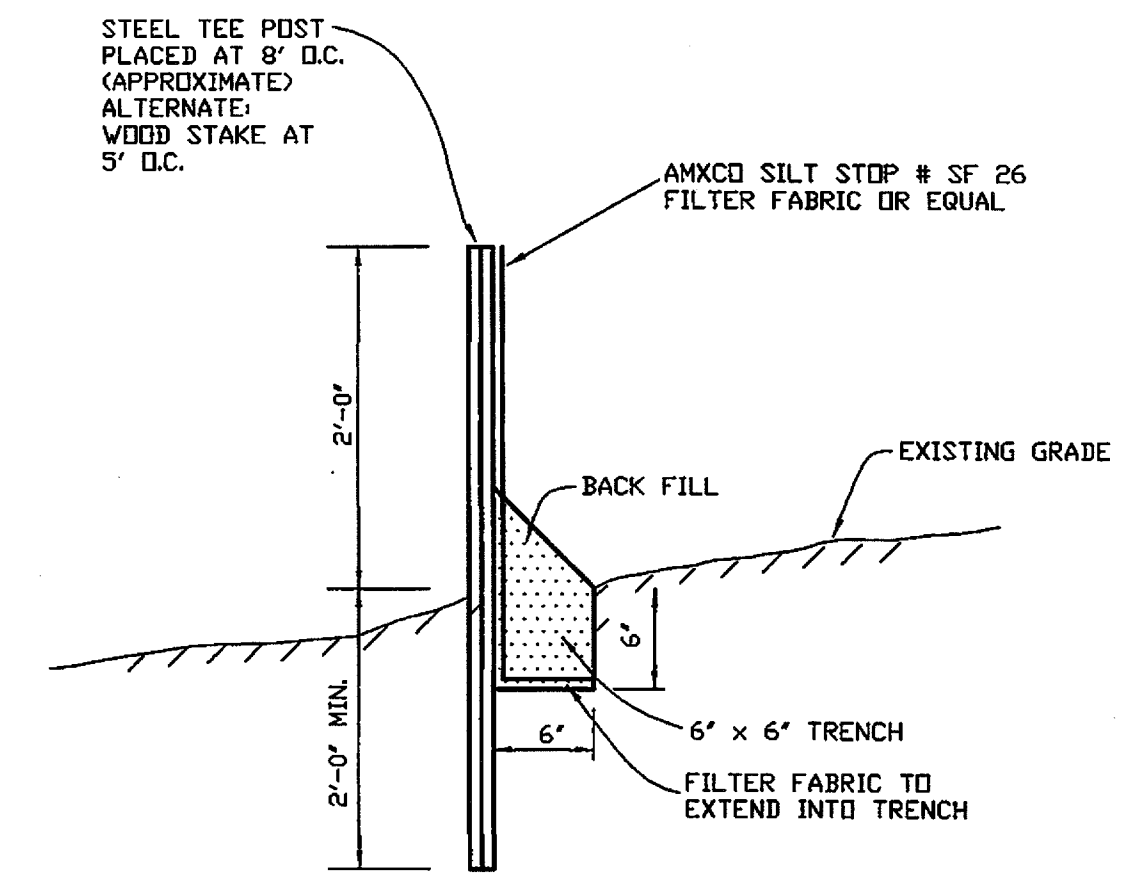
1. GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR PREVENTING THE FLOW OR OFF-SITE TRACKING OF SEDIMENT AND OTHER POLLUTANTS TO EXISTING STREETS AND ADJACENT PROPERTIES.
2. ALL POINTS USED AS AN EXIT FROM AREAS OF EXPOSED SOIL MUST HAVE A ROCK STABILIZED CONSTRUCTION ENTRY/EXIT FIFTY FEET (50') IN LENGTH WITH THREE INCH (3") DIAMETER STONE COVER. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS POINTS AND PREVENTING EXIT AT UNPROTECTED LOCATIONS.
3. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
4. PERIMETER EROSION CONTROL MEASURES AND THE ROCK STABILIZED CONSTRUCTION EXIT MUST BE IN PLACED BEFORE STARTING SOIL DISTURBANCE.
5. DISTURBED SOIL MUST BE STABILIZED WITHIN 14 DAYS IN AREAS WHERE GRADING IS TEMPORARILY OR PERMANENTLY STOPPED FOR MORE THAN 21 DAYS.
6. ALL SURFACE AREAS DISTURBED WITHIN OR ADJACENT TO THE CONSTRUCTION LIMITS MUST BE PERMANENTLY STABILIZED. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH IMPERVIOUS STRUCTURES, PAVING OR A UNIFORM PERENNIAL VEGETATIVE COVER. THE PERENNIAL VEGETATION MUST HAVE A COVERAGE DENSITY OF AT LEAST 70 PERCENT. STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
7. THE GENERAL CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCH OR GREATER TO MAINTAIN FUNCTION OF THE CONTROLS. MAINTENANCE IS CRUCIAL TO EROSION CONTROL EFFECTIVENESS. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES.
8. FOR DETAILS OF STABILIZATION AND EROSION CONTROL MEASURES, REFER TO THE CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) MANUAL PUBLISHED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.

CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
3. CLEAR SITE.
4. INSTALL ANY REMAINING CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
5. GRADE SITE.
6. INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
7. INSTALL PAVEMENT.
8. INSPECT AND MAINTAIN ALL EROSION MEASURES UNTIL ALL DISTURBED OFFSITE & ONSITE AREAS HAVE BEEN HYDROMULCHED OR SOODED (IN ACCORDANCE WITH THE LANDSCAPE PLAN) AND A MOWABLE STAND OF GRASS IS ACHIEVED.

LEGEND

- F.H. FIRE HYDRANT
- CHS. CHISELED "X" SET
- IR. IRON ROD FOUND (SIZE AS NOTED)
- IR. IRON ROD SET (SIZE AS NOTED)
- O.U. OVERHEAD UTILITY POLE W/ OUT
- U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.S.M. SANITARY SEWER MANHOLE
- S.S.W. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE



EROSION CONTROL FENCE
N.T.A.



EROSION CONTROL LOCATION

NOTE:
CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT DURATION OF PROJECT.

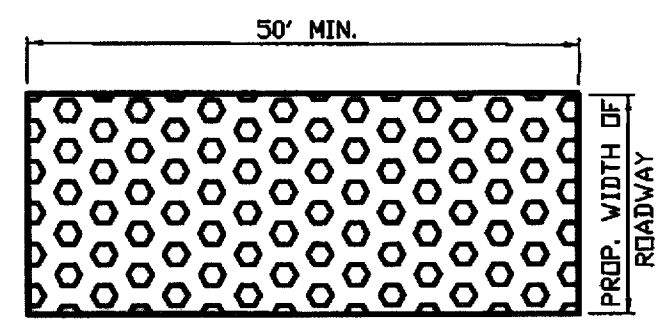
BENCHMARK:
"1" CUT ON VAULT AT NORTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD & MIDWAY ROAD. ELEVATION= 627.93'

STABILIZED CONSTRUCTION ACCESS

A STABILIZED CONSTRUCTION ACCESS ENTRANCE APPLIES TO POINTS OF CONSTRUCTION INGRESS AND EGRESS WHERE SEDIMENT MAY BE TRACKED OR FLOW OFF OF THE CONSTRUCTION SITE.

A STABILIZED CONSTRUCTION ACCESS ENTRANCE WILL BE INSTALLED AT THE LOCATION SHOWN ON THE PLAN. THIS ENTRANCE SHALL CONSIST OF A FILTER FABRIC COVERED BY A MINIMUM OF 8" OF SUITABLE ROCK OR CRUSHED STONE.

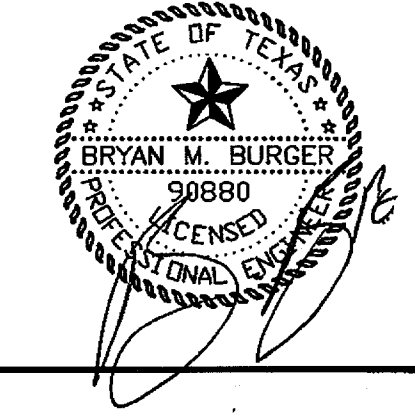
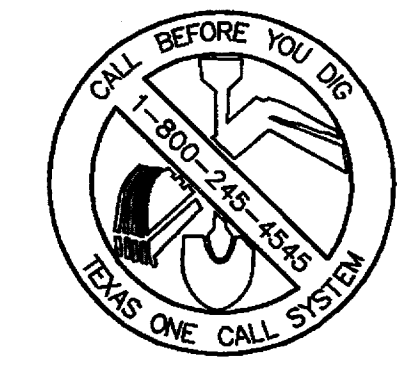
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL MATERIAL OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



STABILIZED CONSTRUCTION ACCESS DETAIL

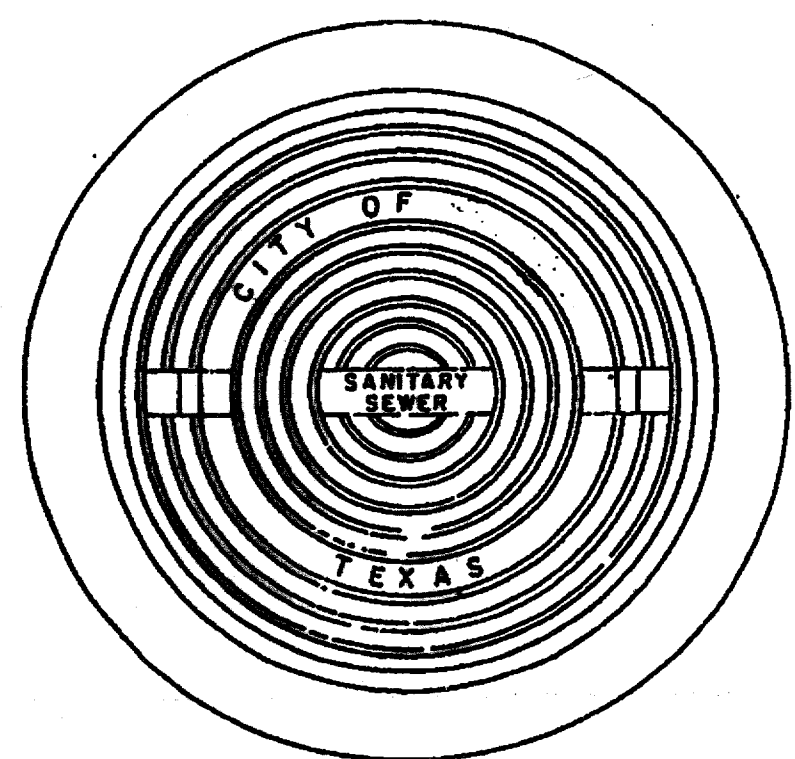
AS BUILT
DATE 3.17.06

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 7/22/05



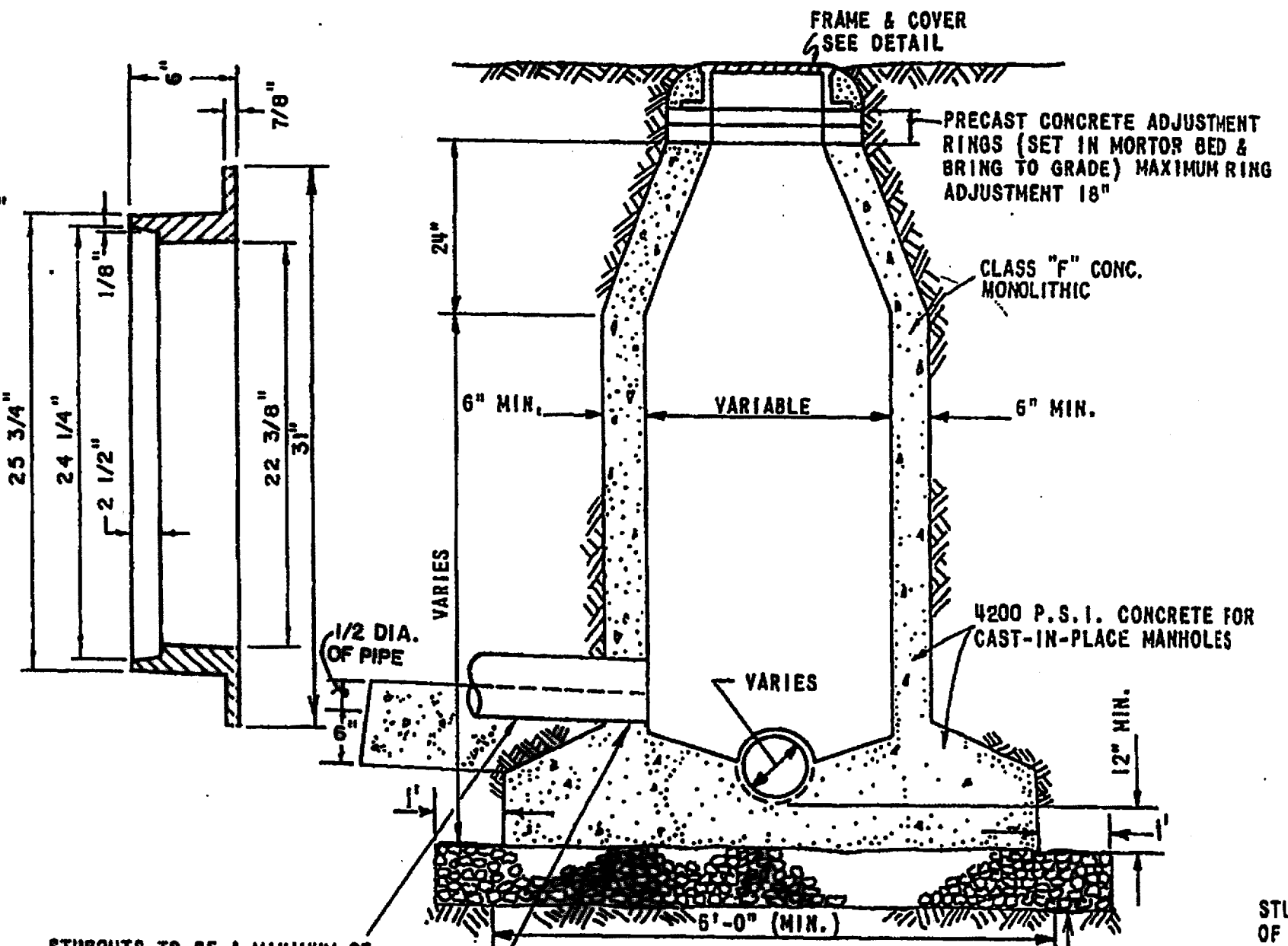
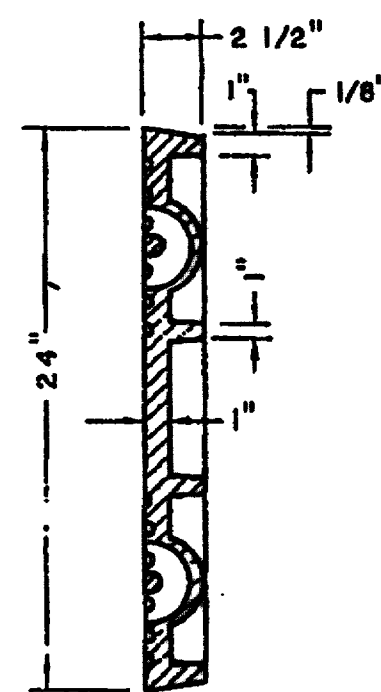
REV.	DATE	REMARKS

EROSION CONTROL PLAN						
STARBUCKS - ADDISON PLAZA ADDITION						
S.W.C. BELT LINE RD. & MIDWAY RD.						
THE TOWN OF ADDISON, TEXAS						
LAWRENCE A. CATES & ASSOC., LLP 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS				CONSULTING ENGINEERS (972) 385-2272		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAL	6/04	1" = 20'	D.P.	23113 EROSION	C-9



MANHOLE RING AND COVER

PROVIDE WITH PICK SLOTS ONLY B AND H 400-24 OR EQUAL



STANDARD CAST IN PLACE MANHOLE

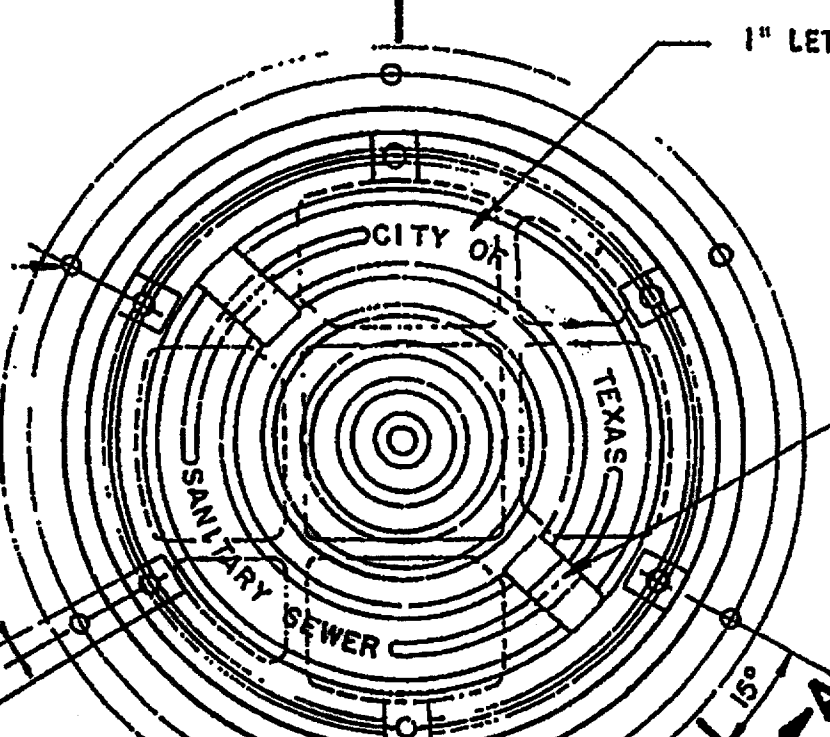
- CAST-IN-PLACE NOTES:**
- KEYWAYS REQUIRED FOR ALL CONSTRUCTION JOINTS.
 - P.V.C. WATER STOP REQUIRED FOR ALL JOINTS IN LOWER 4'-0" OF MANHOLES.
 - CONCRETE SHALL BE CLASS F P.S.I. (4200' P.S.I.)

GENERAL NOTES

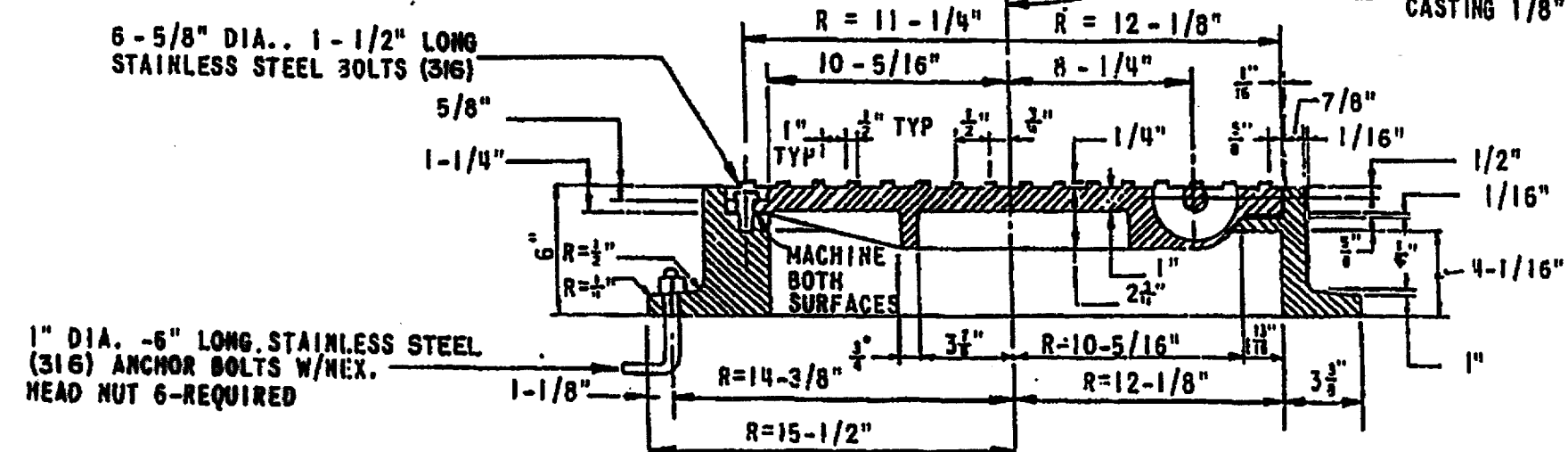
- All Sanitary Sewer Pipe Shall Be Vitrified Clay Or PVC SDR-35 Pipe. Other Pipes Shall Be Subject To Approval By The City Engineer.
- Sanitary Sewer Pipe Joints Shall Conform To Current ASTM Designations For Vitrified Clay Pipe And For PVC Pipe.
- All Sanitary Sewer Laterals Shall Include 4" Tee Wye Bend, Pipe And Stopper Installed 10' Feet Downstream From The Water Main Service On Each Lot, Unless Otherwise Indicated On Plans. 6" Laterals Require M.H. At Main Sewer Pipe.
- Unless Otherwise Noted, All Material And Construction Shall Conform To The Standard Specifications And/or Special Provisions.
- In The Event An Item Is Not Covered In The City Of Plano Specifications, The City Engineer Decision Shall Apply.
- Drop Manhole Required For Connection Of 18" Or Greater.
- All Manholes Shall Be Vacuum Tested In Accordance With The Specs.
- All Pipes Entering & Leaving A Manhole Shall Be Cradled For A Distance Of 5' Outside Of M.H.

MANHOLE NOTES CONT'D ON SD-20

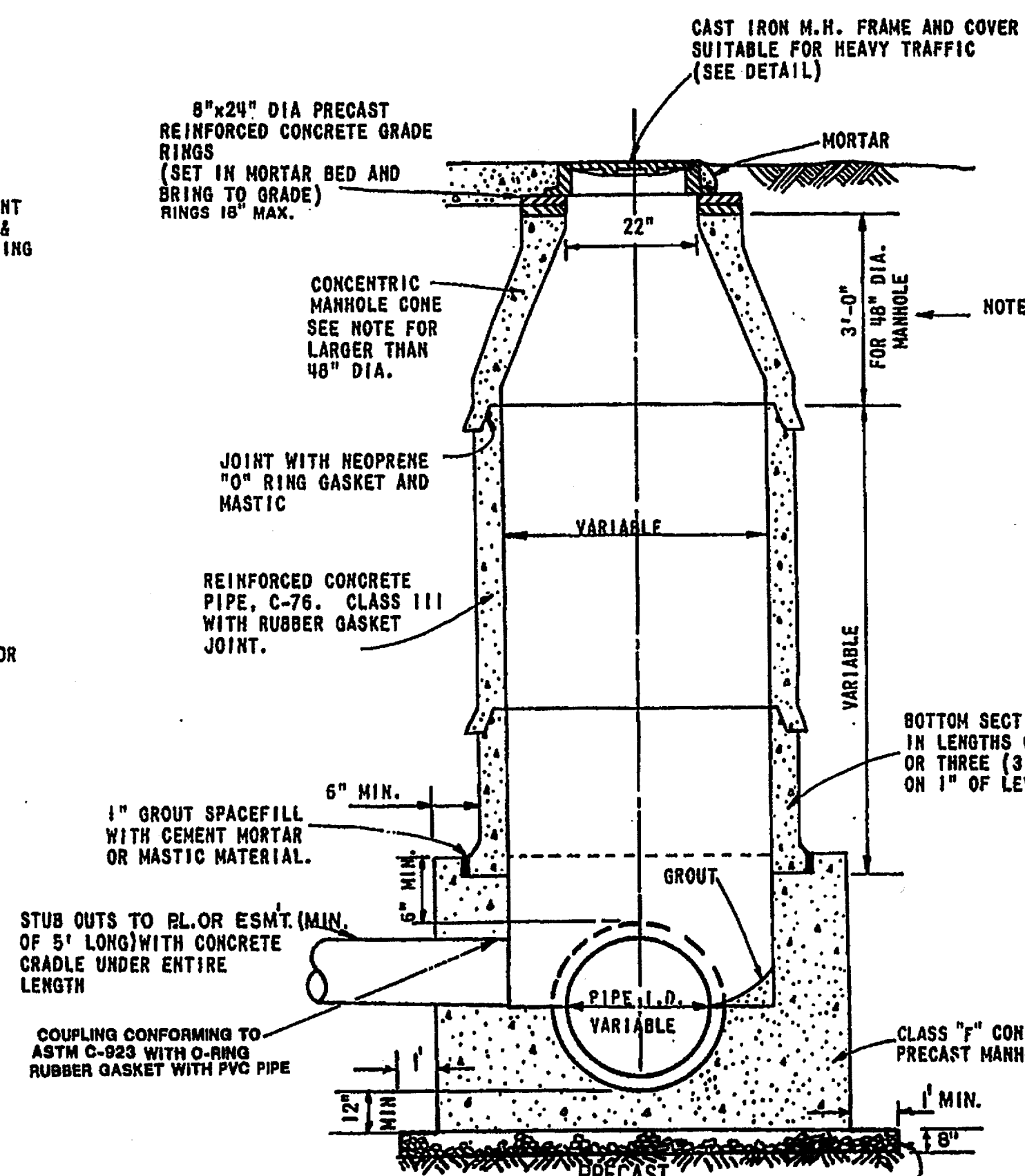
NOTE: FOR SEAL BETWEEN FRAME AND COVER USE EITHER A 1/16" COPPER GASKET OR A 1/4" DIA. NEOPRENE O-RING GASKET (LOCATION OF O-RING IS LEFT TO MFR. BUT SUBJECT TO APPROVAL BY CONST. ENG.)



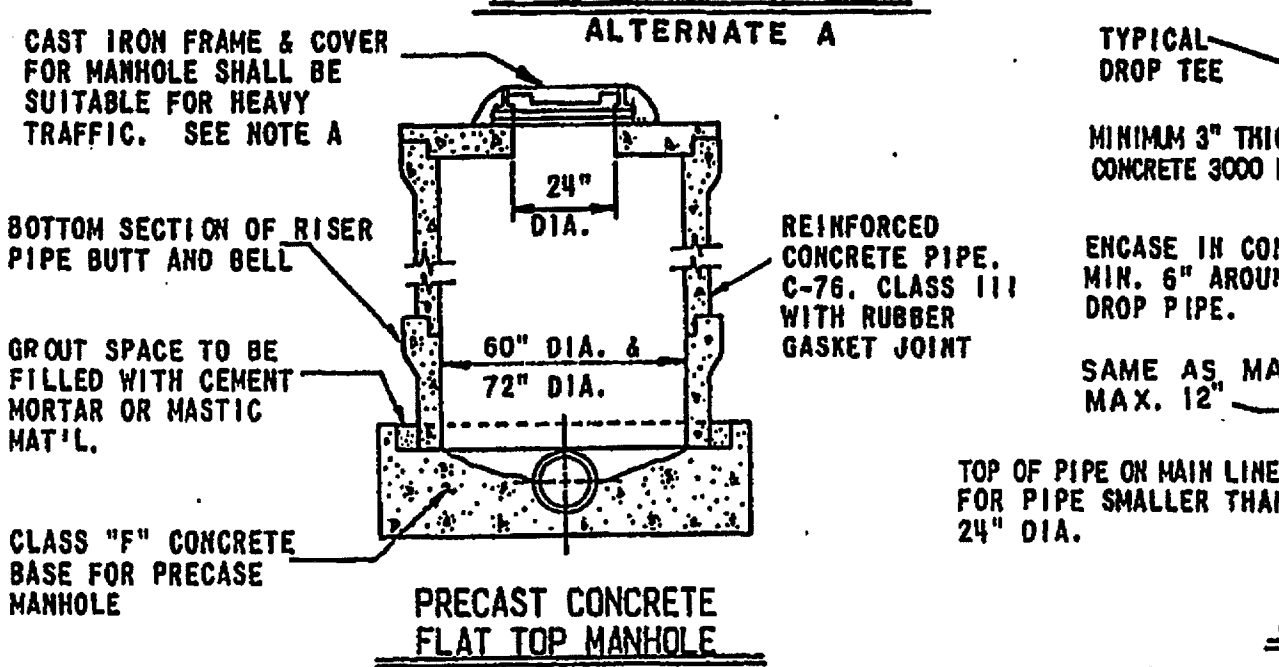
SECTION A-A



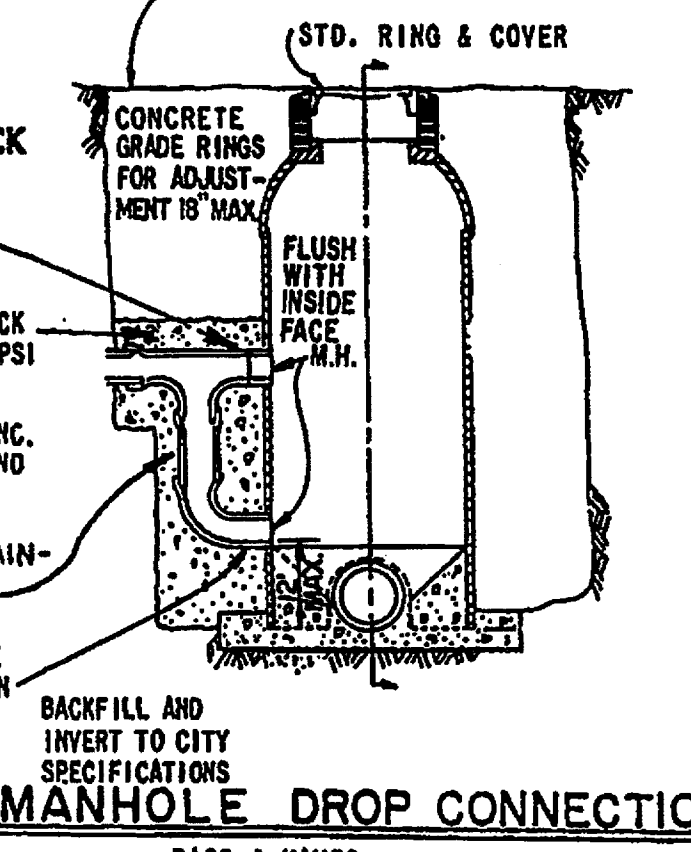
PRESSURE TYPE MANHOLE RING AND COVER



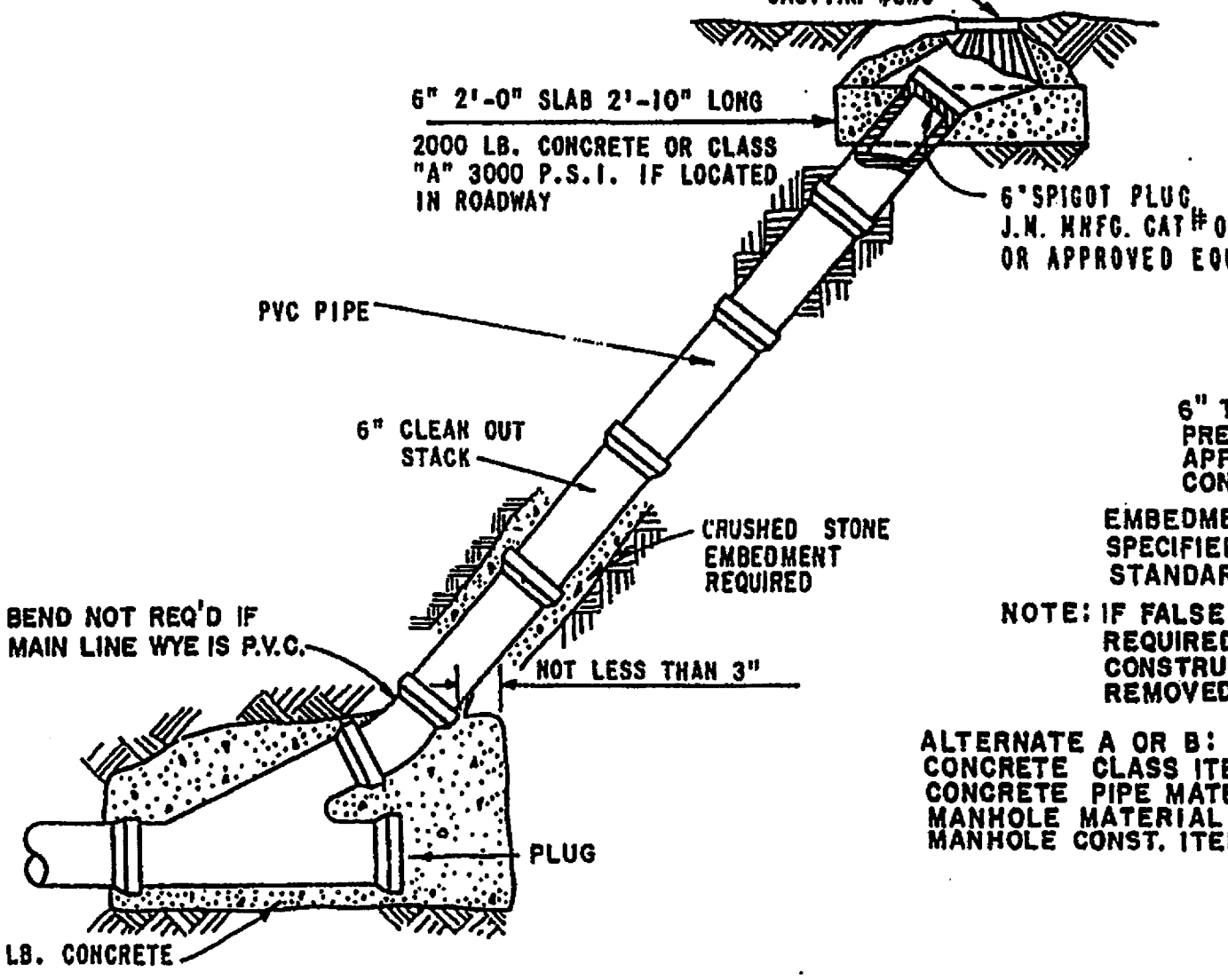
CONCRETE PIPE MANHOLE



PRECAST CONCRETE FLAT TOP MANHOLE



MANHOLE DROP CONNECTION

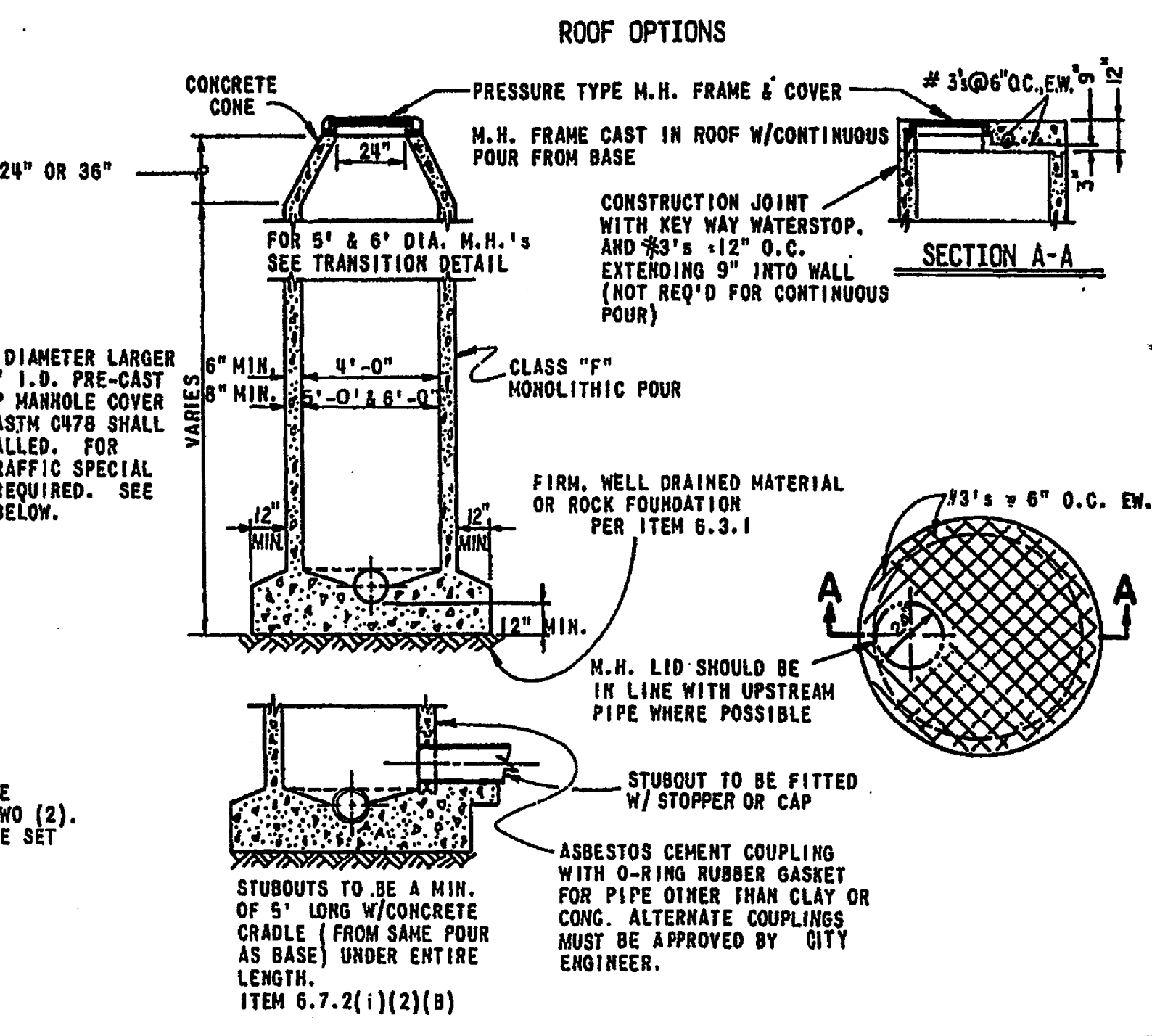


STANDARD CLEANOUT

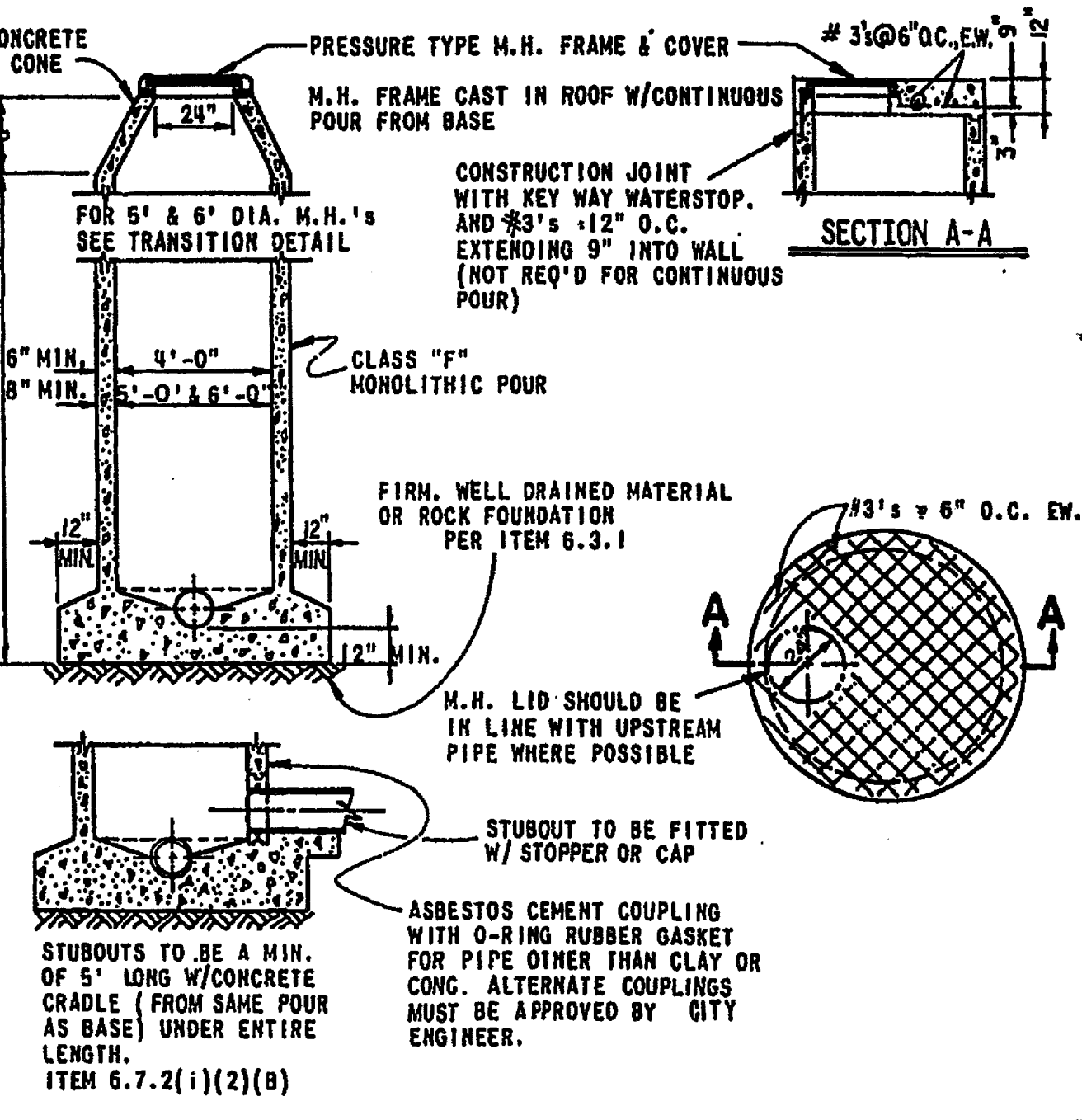
NOTE: Shallower Parallel Line Required When Flow Line Of Sanitary Sewer Exceeds 12 Ft. Depth, Vertical Drop Connections Not Permitted.

FOR ADDITIONAL NOTES AND INFORMATION ON MANHOLE SEE SD-20

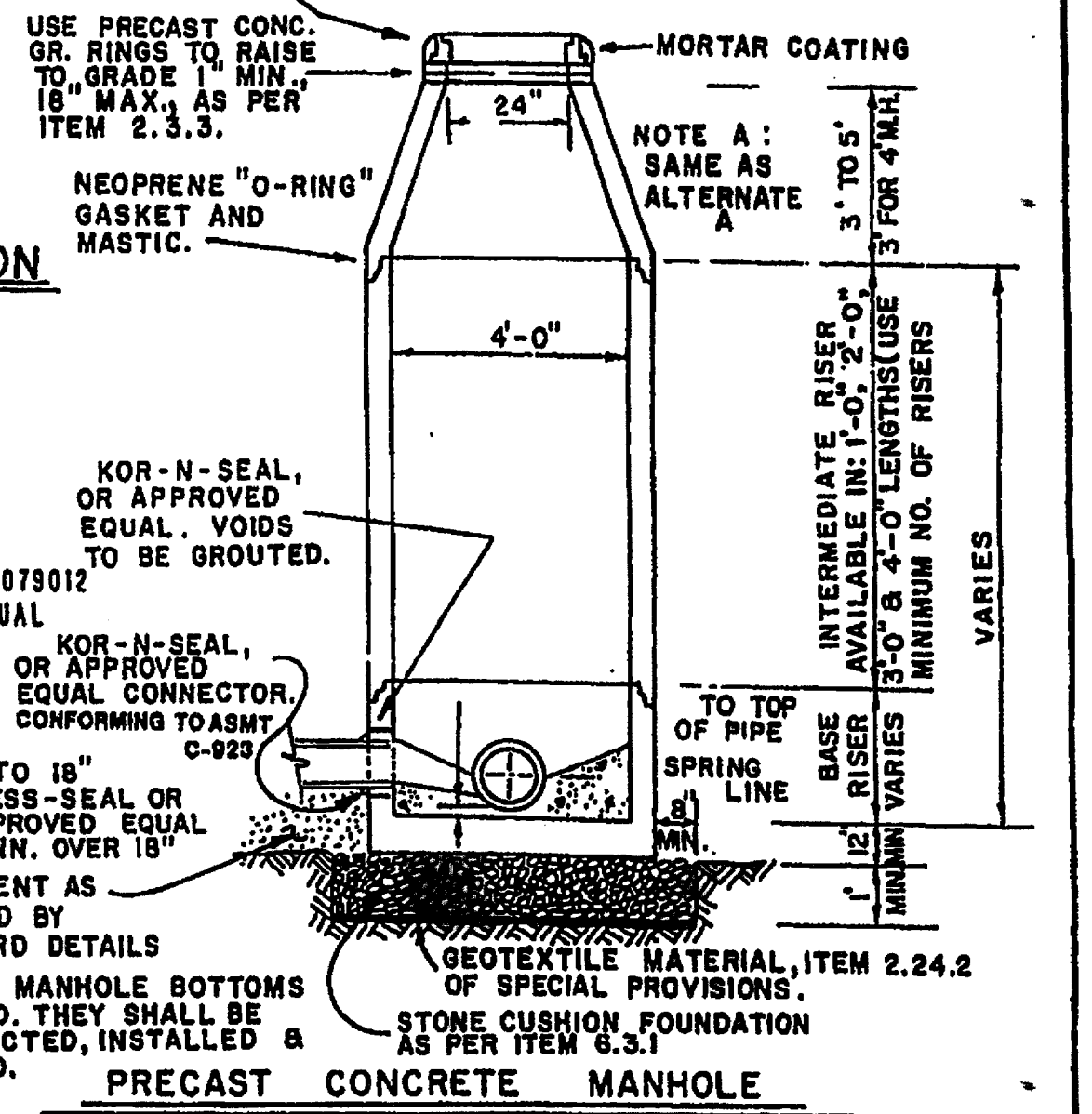
AS BUILT DATE 3.17.06



ROOF OPTIONS



M.H. RING & COVER TO BE SET TO GRADE OF PROPOSED PAVEMENT OR FLUSH WITH PROPOSED GROUND GRADE.



PRECAST CONCRETE MANHOLE

NO.	NCT STANDARD SPECIFICATIONS	S.A.S. 10-13-87
	REVISION	BY DATE

PUBLIC WORKS DEPARTMENT OF ENGINEERING
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER
MANHOLE - CLEANOUT - CONNECTIONS

TYPICAL CONSTRUCTION WARNING SIGN SIZE AND SPACING

ROADWAY CLASSIFICATION	POSTED SPEED	SIGN SPACING [▲]	MAJOR CONSTRUCTION OR MAJOR MAINTENANCE APPROACH WARNING SIGNS CW 20 SERIES AND CW22-1 SIGN		MINOR CONSTRUCTION OR MAJOR MAINTENANCE APPROACH WARNING SIGNS CW 21 SERIES		OTHER WARNING SIGNS
			STANDARD	MINIMUM ⁴	STANDARD	MINIMUM ⁴	
	MPH	FT.(APPRX.)	INCHES	INCHES	INCHES ⁷	INCHES ⁷	INCHES ⁷
CONVEN.	30	80	48 X 48	36 X 36	30 X 30 OR 36 X 36	24 X 24 OR 36 X 36	30 X 30 OR 36 X 36
	35	120	↓	↓	↓	↓	↓
	40	160					
	45	240					
	50	320					
55	500 ²						
EXP OR FWY	55	500 ³			48 X 48*	48 X 48*	48 X 48*

▲ MINIMUM DISTANCE FROM WORK TO 1ST ADVANCE WARNING SIGN AND/OR DISTANCE BETWEEN EACH ADDITIONAL SIGN.
* SMALLER SIGN SIZES MAY BE USED WHERE SIGN DESIGNS HAVE NOT BEEN INCLUDED IN THE STANDARD TRAFFIC SIGNS DESIGN BOOKLET.

GENERAL NOTES:

1. SPECIAL OR LARGER SIZE SIGNS MAY BE USED AS MAY BE NECESSARY.
2. DISTANCE BETWEEN SIGNS SHOULD BE INCREASED AS REQUIRED TO HAVE 1500' ADVANCED WARNING.
3. DISTANCE BETWEEN SIGNS SHOULD BE INCREASED AS REQUIRED TO HAVE 1/2 MILE OR MORE ADVANCE WARNING.
4. FOR USE ON SECONDARY ROADS OR CITY STREETS WHERE SPEEDS ARE LOW.
5. ONLY DIAMOND SHAPED WARNING SIGN SIZES ARE INDICATED.
6. SEE SIGN SIZE LISTING IN APPENDIX A FOR COMPLETE LIST OF ALL AVAILABLE SIGN DESIGN SIZES.
7. WHERE TWO SIZES ARE LISTED. SEE SIGN SIZE LIST IN APPENDIX A FOR PROPER SIZE.

TYPICAL TRANSITION LENGTHS AND SUGGESTED MAXIMUM SPACING OF DEVICES

POSTED SPEED	FORMULA	MINIMUM DESIRABLE TAPER LENGTHS ^{1*}			SUGGESTED MAXIMUM SPACING OF DEVICE	
		10' OFFSET	11' OFFSET	12' OFFSET	ON A TAPER	ON A TANGENT
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'-75'
35		205'	225'	245'	35'	70'-90'
40		265'	295'	320'	40'	80'-100'
45	L = WS	450'	495'	540'	45'	90'-110'
50		500'	550'	600'	50'	100'-125'
55		550'	605'	660'	55'	110'-140'
60		600'	660'	720'	60'	120'-150'

* 85TH PERCENTILE SPEED MAY BE USED ON ROADS WHERE TRAFFIC SPEEDS NORMALLY EXCEED THE POSTED SPEED LIMIT.
** TAPER LENGTHS HAVE BEEN ROUNDED OFF.

NOTES:

1. TAPER FORMULA
 $L = S \times W$ FOR SPEED OF 45 MPH OR MORE.
 $L = \frac{WS^2}{60}$ FOR SPEEDS OF 40 MPH OR LESS.

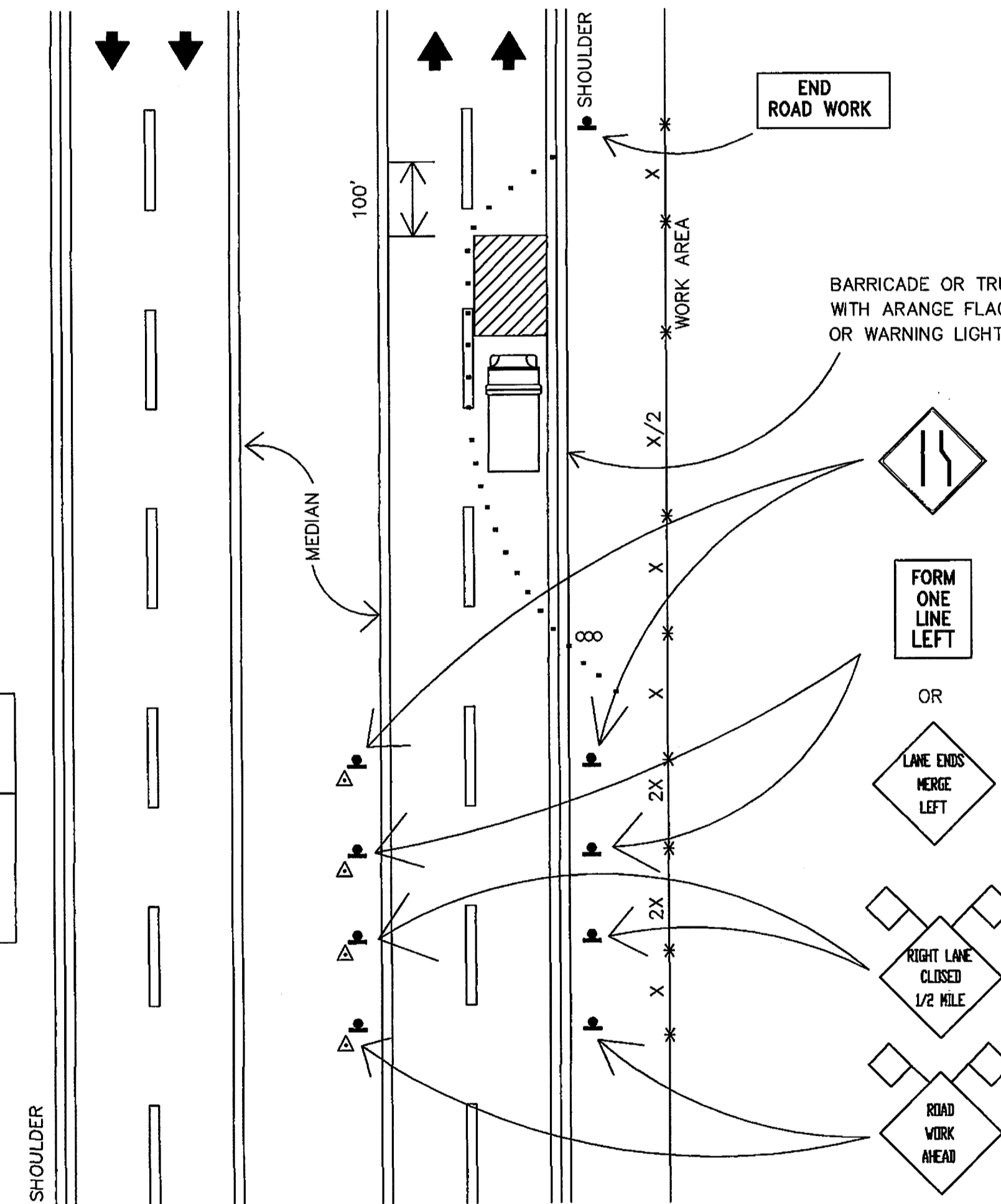
WHERE:

- L = MINIMUM LENGTH OF TAPER
- S = NUMERICAL VALUE OF POSTED SPEED LIMIT PRIOR TO WORK OR 85 PERCENTILE SPEED
- W = WIDTH OF OFFSET
2. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ADVANCE WARNING SIGNS AND/OR EQUIPMENT.
4. ALL DISTANCES AND SPACINGS SHOWN ARE APPROXIMATE.
5. THE WORD "UTILITY" MAY BE SUBSTITUTED FOR ROAD IN ALL SIGNS WHERE APPLICABLE.
6. ONE OR MORE FLAGGERS TO BE USED WHERE TRAFFIC, ROAD CONDITIONS, OR TERRAIN WARRANT THEIR USE.

POSTED SPEED OR 85% SPEED (MPH)	X MIN. DISTANCE (FEET)
30 OR LESS	80
35	120
40	160
45	240
50	320
55	500

KEY:

- ***CHANNELIZING DEVICES
- ◀◀◀ARROW PANNEL (OPTIONAL)
- ◀OPTIONAL
- ◀DIRECTION OF TRAFFIC



MINOR OPERATION ON 4-LANE DIVIDED ROADWAY WHERE ONE LANE IS CLOSED

GENERAL NOTES FOR TRAFFIC CONTROL

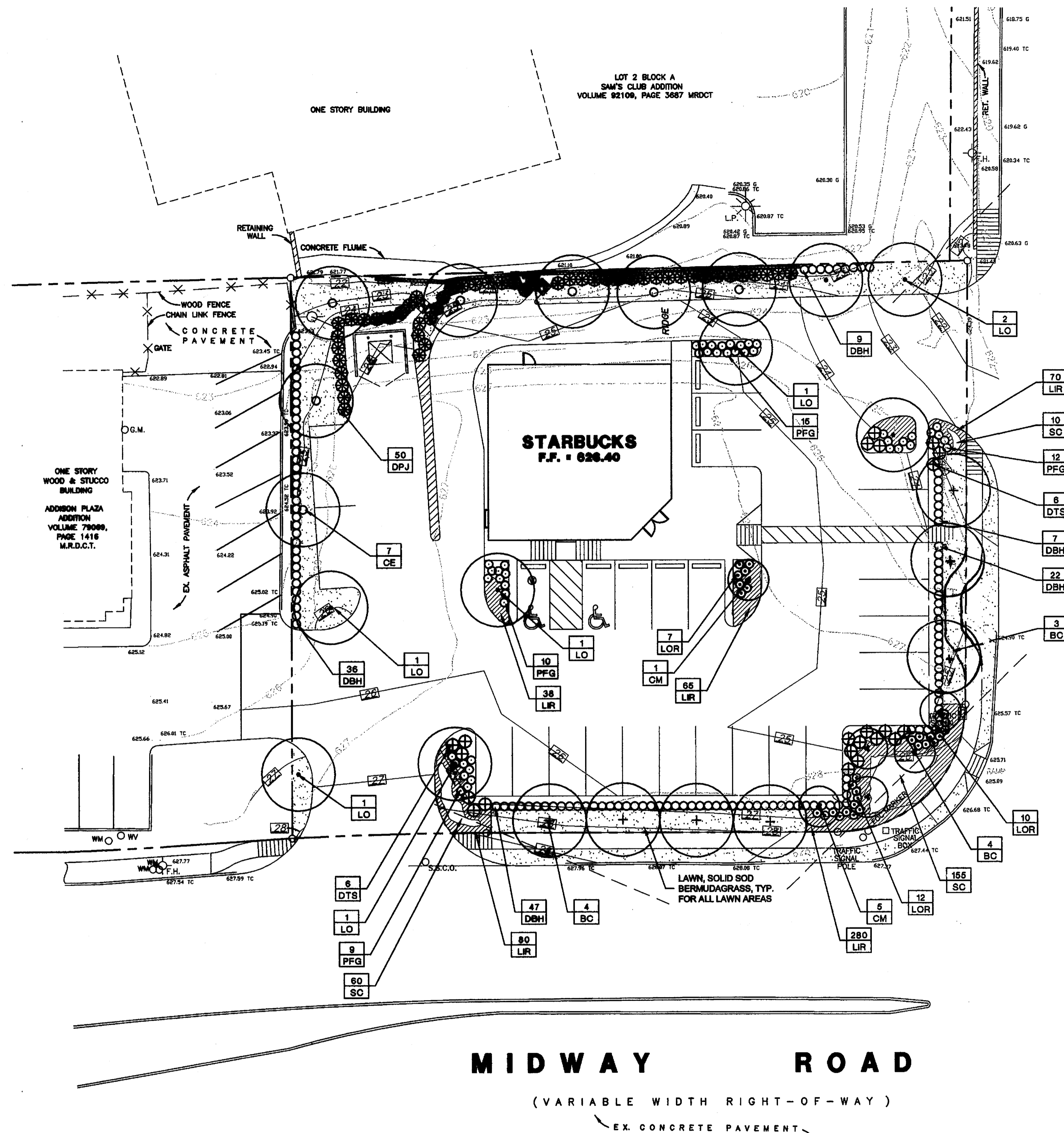
1. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.
2. DEVICES USED IN A SERIES FOR CHANNELIZATION PURPOSE AT NIGHT SHOULD BE SUPPLEMENTED WITH STEADY BURN LIGHTS OR DELINEATORS AS NEEDED.
3. ALL DISTANCES AND SPACINGS SHOWN ARE APPROXIMATE.
4. ALL TRAFFIC CONTROL DEVICES USED AT NIGHT SHALL BE REFLECTORIZED OR ILLUMINATED.
5. THE WORD "AHEAD" MAY BE SUBSTITUTED FOR THE ACTUAL DISTANCES ON THE ADVANCE WARNING SIGNS WHERE APPLICABLE.
6. THE WORD "UTILITY" MAY BE SUBSTITUTED FOR ROAD IN ALL SIGNS WHERE APPLICABLE.
7. WHERE A TAPER IS USED THE TAPER FORMULA IS:
 $L = S \times W$ FOR SPEEDS OF 45 MPH OR MORE.
 $L = \frac{WS^2}{60}$ FOR SPEEDS OF 40 MPH OR LESS.
- WHERE : L = MINIMUM LENGTH OF TAPER
 S = NUMERICAL VALUE OF POSTED SPEED LIMIT PRIOR TO WORK OR 85 PERCENTILE SPEED
 W = WIDTH OF OFFSET
8. WHERE CHANNELIZING DEVICES ARE USED THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.
9. ONE OR MORE FLAGGERS TO BE USED WHERE TRAFFIC, ROAD CONDITIONS, OR TERRAIN WARRANT THEIR USE. IF FLAGGER IS USED TAPER MAY BE REDUCED TO 50' MINIMUM.
10. APPROPRIATE ADVISORY SPEED PLATES MAY BE USED IN CONJUNCTION WITH WARNING SIGNS WHEN NEEDED.

AS BUILT
DATE 3.17.06

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
BRYAN M. BURGER, P.E. 90880
ON 7/2/06



REV	DATE	REMARKS
TRAFFIC CONTROL		
STARBUCKS - ADDISON PLAZA ADDITION		
S.W.C. BELT LINE RD. & MIDWAY RD.		
CITY OF ADDISON, TEXAS		
LAWRENCE A. CATES & ASSOC., LLP		CONSULTING ENGINEERS
14800 QUORUM DRIVE, SUITE 200		DALLAS, TEXAS
DESIGN	DRAWN	DATE
BMB	CAC	6/04
SCALE	NOTES	FILE
N/S	D.P.	23113
		TAFFCTRL
		SD-2



BELT LINE ROAD
 (120' RIGHT-OF-WAY)
 EX. CONCRETE PAVEMENT

MIDWAY ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 EX. CONCRETE PAVEMENT

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Quercus virginiana	Live Oak	8	4" cal.	container grown, 18' ht., 5' spread, matching
Taxodium distichum	Bald Cypress	7	4" cal.	B&B, 14' ht., 5' spread, matching
Ulmus crassifolia	Cedar Elm	7	4" cal.	B&B, 14' ht., 5' spread, matching, banded
Lagerstroemia indica 'Red'	Crape Myrtle 'Red'	6	7" ht.	container grown, 3-5 canes, no cross caning, 4' spread

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS/GROUND COVER

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Ilex cornuta 'Burfordii nana'	Dwarf Burford Holly	120	5 gal.	container full, 20" ht. 20" spread, 24" o.c.
Juniperus pfitzeriana nana	Dwarf Pfitzer Juniper	47	5 gal.	container full, 20" ht. 20" spread, 38" spread
Liriodendron 'Big Blue'	Liriodendron 'Big Blue'	617	4" pots	container full top of container, 12" o.c.
Loropetalum chinense 'Rubrum'	Loropetalum 'Rubrum'	29	5 gal.	container full, 20" spread min., 24" o.c.
Pennisetum alopecuroides	Perennial Fountain Grass	46	3 gal.	container full, 18" spread, 24" o.c.
Leucophyllum x 'Green Cloud'	Dwarf Texas Sage	22	5 gal.	container full, 20" ht. 20" spread
Cynodon dactylon	Common Bermudagrass	225	4" pots	solid sod, refer to notes
	Seasonal Color			container, full plant, 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.

PLANT LEGEND

SYMBOL	PLANT TYPE
LO	Live Oak
CE	Cedar Elm
BC	Bald Cypress
CM	Crape Myrtle
DTS	Dwarf Texas Sage
DBH	Dwarf Burford Holly
DPJ	Dwarf Pfitzer Juniper
LOR	Loropetalum
PFG	Perennial Fountain Grass
LIR	Liriodendron 'Big Blue'
SC	Seasonal Color

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor shall provide (2") two inches of imported topsoil on all areas to receive lawn. ADD ALTERNATE.
- Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS
 Requirements: 20% of gross site to be landscape
 Total Site: 22,733 s.f.
 Required: 4,548 s.f. (20%) Provided: 4,810 s.f. (20%)

STREET FRONTAGE
 Requirements: 10' buffer along street frontage
 (1) tree 4" cal. per 20 l.f., (8) shrubs per 20 l.f.

Belt Line Road: 98 l.f. (less drives)
 Required: (6) trees, 4" cal. (5) trees, 4" cal.
 (40) shrubs, 5 gal. (50) shrubs, 5 gal.

Midway Road: 122 l.f. (less drives)
 Required: (6) trees, 4" cal. (8) trees, 4" cal.
 (48) shrubs, 5 gal. (50) shrubs, 5 gal.

PARKING LOT SCREEN
 Requirements: 20' ht., 3' o.c.,
 Provided: 20' ht., 2' o.c. linear row

PERIMETER LANDSCAPE

Requirements: 5' wide buffer, (1) 4" cal. tree and (8) shrubs per 35 l.f.

West Property Line: 138 l.f. (less drives)
 Required: (4) trees, 4" cal. (4) trees, 4" cal.
 (32) shrubs, 5 gal. (38) shrubs, 5 gal.

North Property Line: 168 l.f.
 Required: (5) trees, 4" cal. (5) trees, 4" cal.
 (40) shrubs, 5 gal. (40) shrubs, 5 gal.

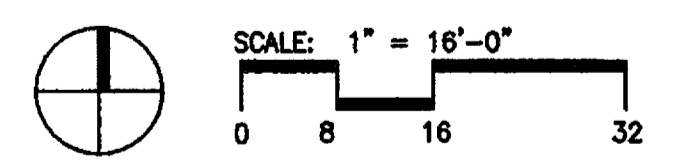
PARKING LOT - INTERIOR LANDSCAPE

Requirement: 8% of the parking area must be landscape
 Parking lot: 9,073 s.f.
 Required: 726 s.f. (8%) Provided: 850 s.f. (9%)

PARKING LOT

Requirement: (1) tree per 10 regular spaces
 Total Parking: 28 spaces
 Required: (3) trees Provided: (3) trees, 4" cal.

DATE AS BUILT
 3-17-06



smr
 landscape architects, inc.
 1706 N. Griffin Street
 Dallas, Texas 75202
 Tel 214.871.0088
 Fax 214.871.0546
 Email smr@smr-l.com

REV.	DATE	REMARKS

LANDSCAPE PLAN

STARBUCKS - ADDISON PLAZA ADDITION

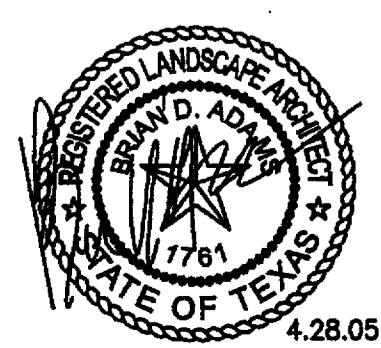
S.W.C. BELT LINE ROAD & MIDWAY RD.

THE TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP CONSULTING ENGINEERS
 14800 QUORUM DR., SUITE 200 (972) 389-2272 DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	4-28-05	1" = 16'			L.1

4.28.05



LANDSCAPE SPECIFICATIONS

SECTION 02000

PART 1 - GENERAL

1. REFERENCES

- A. Refer to bidding requirements, special provisions, and schedules for additional requirements.

2. DESCRIPTION OF WORK

- A. Work includes: Furnish all supervision, labor, materials, services, equipment and supplies required to complete the work covered in combination with the landscaping covered in these specifications and landscaping plans, including:
1. Planting trees, shrubs, and grass
2. Bed preparation and fertilizer
3. Mulch
4. Water and maintenance until final acceptance
5. Concrete

3. REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen 27 October 2004, Edition by American National Standards Institute, Inc. (ANSI-A108)
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
C. Taxus Association of Horticulturists, Grades and Standards
D. Texas Association of Nurseries, Grades and Standards

4. NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall submit the following items to the Architect/Owner of the project:
1. Provide representative quantities of sandy loam soil, mulch, bed site material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
2. Provide Data: Submit complete product data and specifications on all other specified materials.
3. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, label, and maintain as representative samples for final installed plant material.
4. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
5. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

5. JOB CONDITIONS

- A. General Contractor to complete the following items: Prior to Landscape Contractor installing any portion of installation, General Contractor shall have finished bed areas (bed 8") inches below final grade of ground. Grass and water on existing site. All work shall be complete and ready for final inspection by the Landscape Contractor before any work.
B. General Contractor shall provide topsoil as described in Section 02000 - Earthwork.
C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

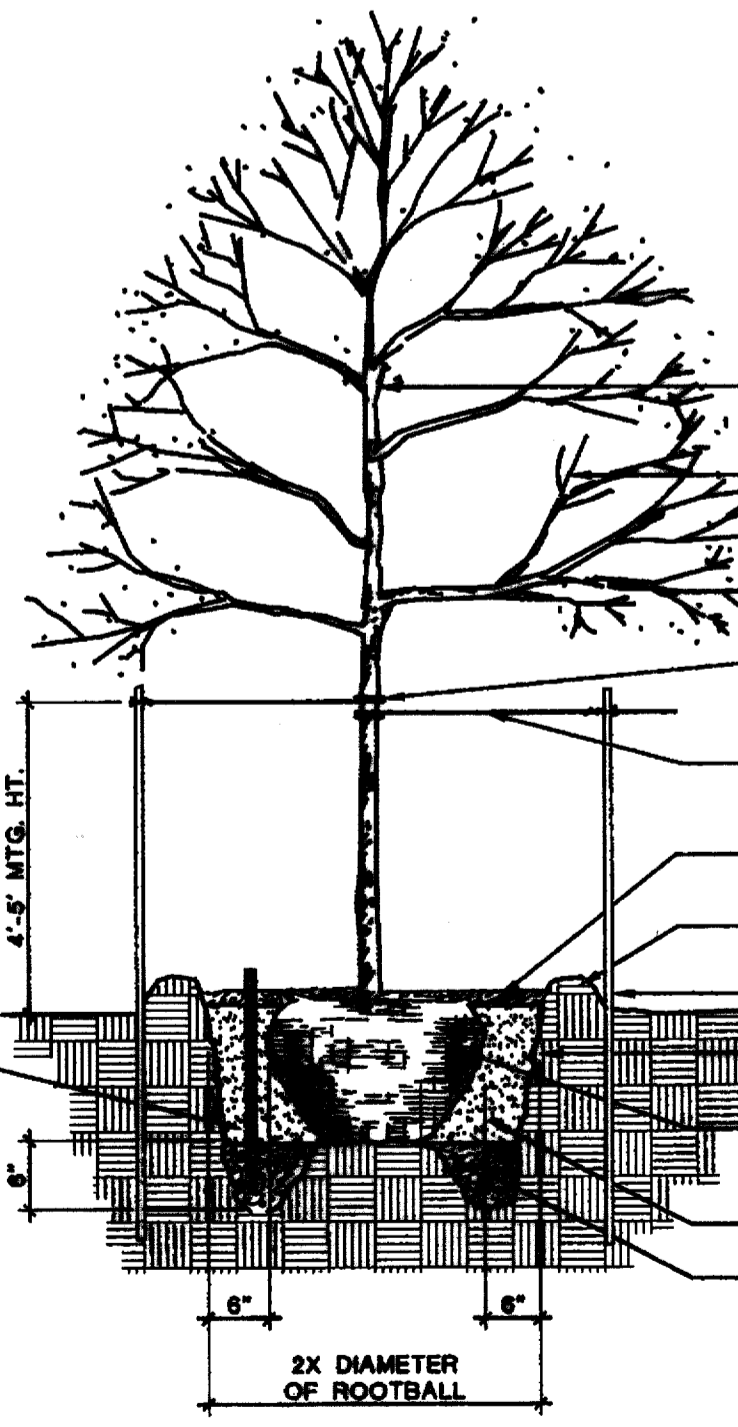
Section 02000 - 01

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by removing any existing grass and weeds to a depth of 10 inches and to a depth of 4 inches below grade. All planting beds shall be prepared to a depth of 8 inches below grade. All planting beds shall be prepared to a depth of 8 inches below grade. All planting beds shall be prepared to a depth of 8 inches below grade.
2. All planting bed areas shall receive a two (2") inch layer of specified mulch.
3. Bedding for tree pits shall be as follows: Use existing topsoil on site, free from large clumps, roots, debris, rocks, etc., placed in one (1") inch layers and watered in thoroughly.
C. Grass Areas:
1. Areas to be Seeded Bed Preparation: Seeds of seed should be laid (not to joint, areas to be seeded) over the top of the ground. The grass should be filled with topsoil where the existing ground is not covered thoroughly.
2. Areas to be Hydroseeded: Areas to be hydroseeded shall be prepared with hydroseed mix of a rate of two (2) pounds per one thousand (1000) square feet. Use a 4" x 6" better board against the bed areas.

Section 02000 - 02



01 TREE PLANTING DETAIL NOT TO SCALE

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until construction has been satisfactorily accomplished.
B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. Plants shall be protected from frost damage during transit. All plants shall be protected from frost damage during transit. All plants shall be protected from frost damage during transit.
C. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and heavy, never slick or glazed.
D. Position the trees and shrubs in their intended location as per plan.
E. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
F. Erect stake and wire vertical sides and horizontal bottom. Tree pits shall be large enough to permit digging and placing wires, heavy to ends of each or rear side shall be of such depth that when planted and the ground of the pit is raised to the same level as the grade that it is to set surface in place of growth.

Section 02000 - 02

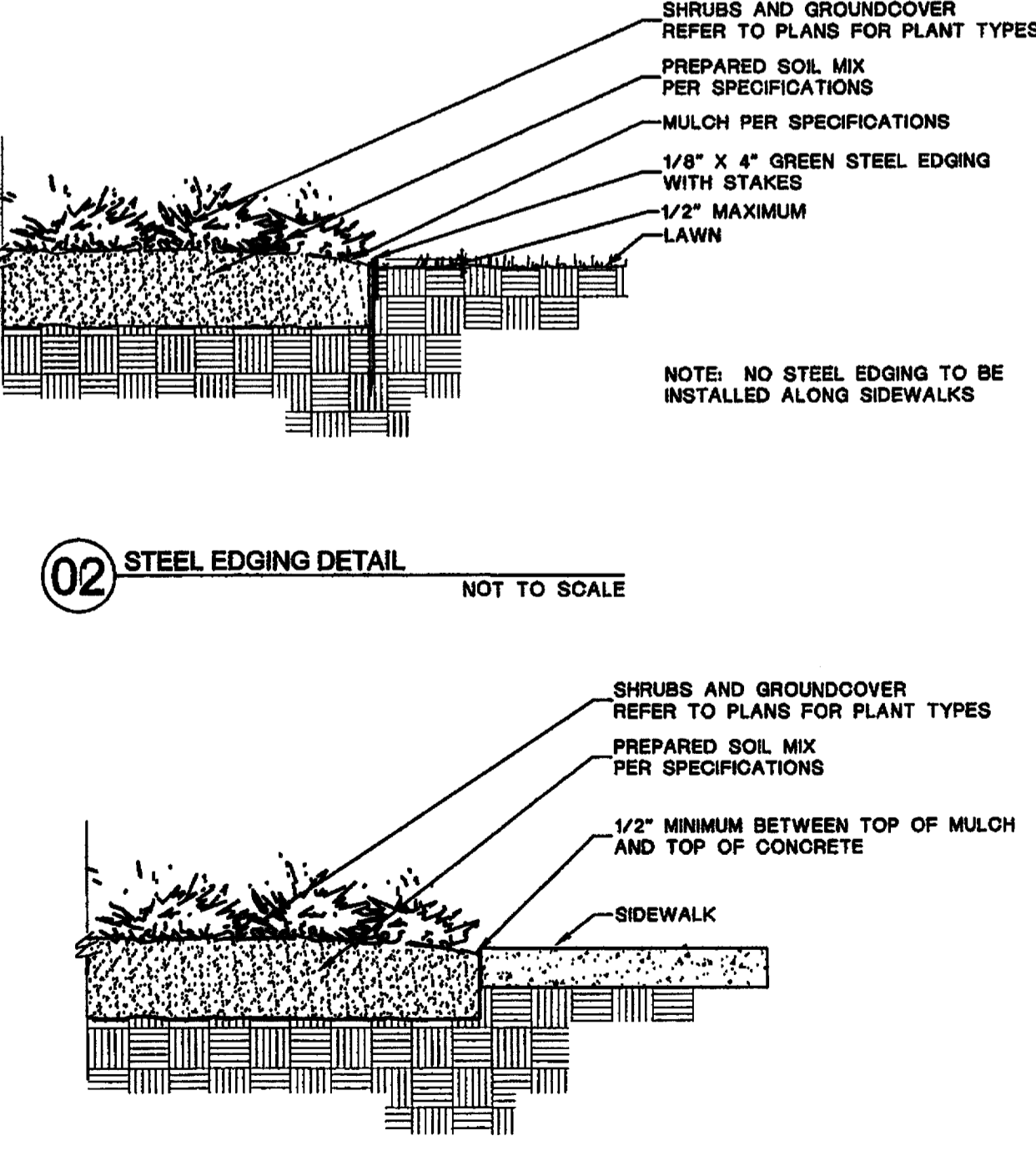
Section 02000 - 03

3.3 INSTALLATION (CONT.)

- F. Shrubs and tree pits shall be no less than two (2) feet, twenty-four (24") inches wider than the lateral diameter of each ball and six (6") inches deeper than the vertical dimension. Remove and haul from site all rocks or debris over one (1") inch in diameter. Plants should be thoroughly watered before removing containers.
G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and heavy, never slick or glazed.
H. Perforation Test: Fill the hole with water. If the water level does not parolite within 24 hours, the hole needs to be moved to another location or have the hole drainage added.
I. Bagged only with 5 parts existing soil or sandy loam and 1 part bed preparation. When hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if no follow standard nursery practice of root sorting.
J. Do not wrap trees.
K. Do not over prune.
L. Match the top of the ball. Do not plant grass all the way to the trunk of the tree. Lay the grass above the top of the ball up to the trunk with at least two (2") inches of specified mulch.
M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
N. Obstructions below ground: In the event rock or underground construction work or obstructions are encountered in any plant or tree location, to be done under the section, alternate locations may be established by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below bottom of ball when depth is properly set at the required grade. The work of this section shall include the removal from the site of each rock or underground obstructions encountered at the cost of the Landscape Contractor.

02 STEEL EDGING DETAIL NOT TO SCALE

04 SIDEWALK / MULCH DETAIL NOT TO SCALE



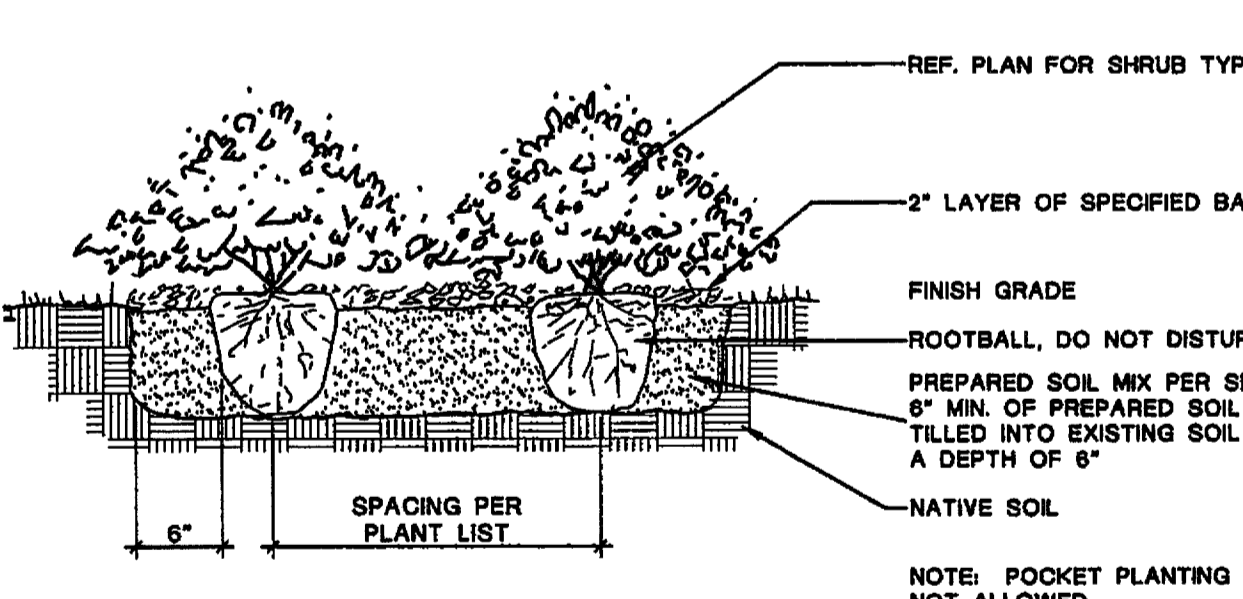
3.4 INSTALLATION (CONT.)

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
P. Pruning and Mulching: Each area shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.
1. Dead wood or suckers and broken or badly bruised branches shall be removed. General topping of all branches is not permitted.
2. Pruning shall be done with clean sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be watered to prevent air pockets. A layer of specified mulch two (2") inches in depth, at the limit of the specified mulch for trees shall be the diameter of the plant pit.
Q. Steel Edging Installation:
1. Edging shall be aligned as indicated on plans.
2. All steel edging shall be free of kinks or abrupt bends.
3. Top of edging shall be 1/2" maximum higher than existing grade.
4. Stakes are to be installed on the planting bed side of the edging, as opposed to the grass side.
5. Do not install steel edging along sidewalks.
6. Cut steel edging at 45 degree angle where edging meets sidewalk.
R. Clean-up and Acceptance:
1. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trees and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days' work.

Section 02000 - 04

Section 02000 - 05

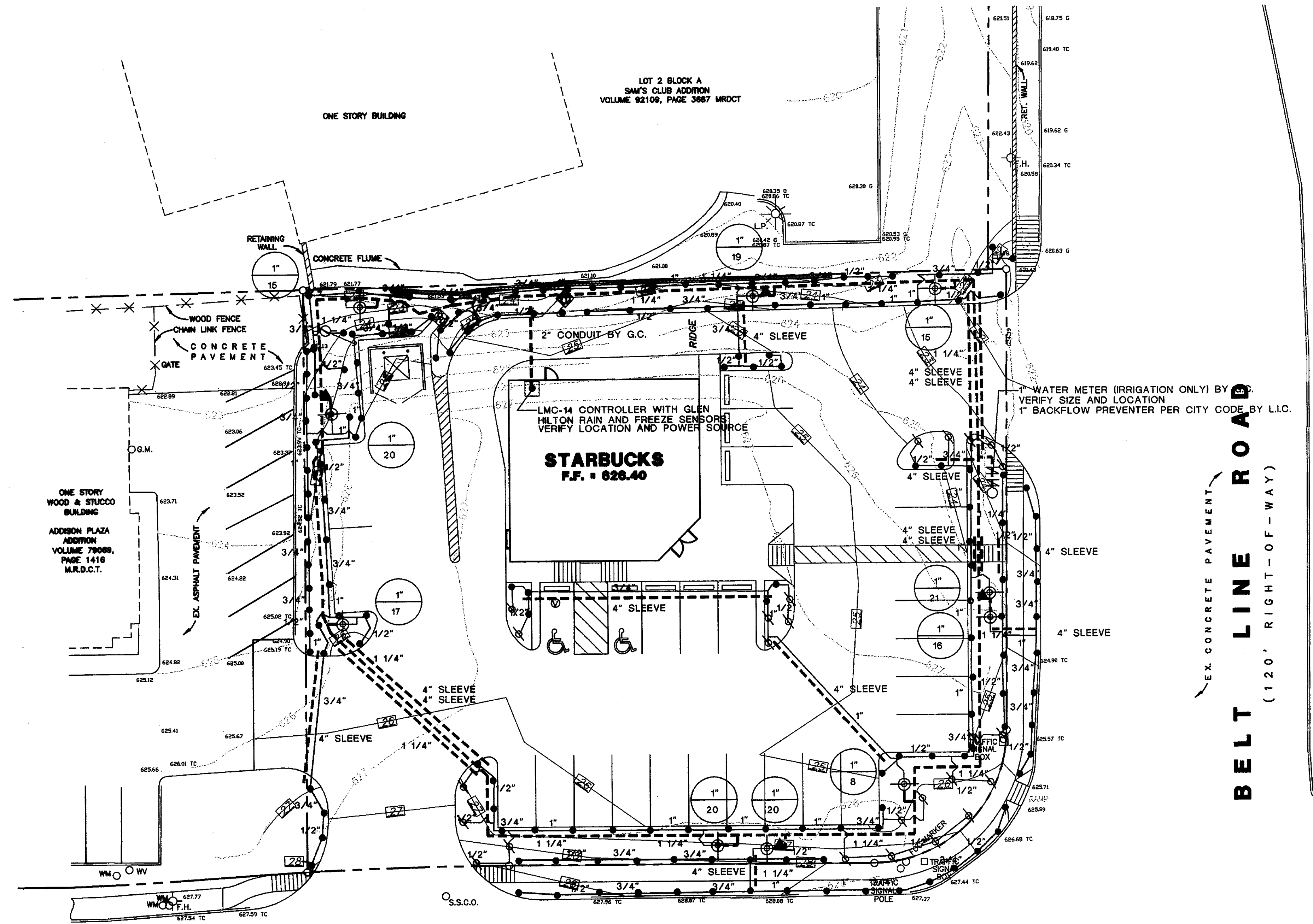
03 SHRUB / GROUND COVER DETAIL NOT TO SCALE



AS BUILT DATE 3.17.06

Table with columns: REV., DATE, REMARKS, LANDSCAPE SPECIFICATIONS, STARBUCKS - ADDISON PLAZA ADDITION, S.W.C. BELT LINE ROAD & MIDWAY RD., THE TOWN OF ADDISON, TEXAS, LAWRENCE A. CATES & ASSOC., LLP, 14800 QUORUM DR., SUITE 200, DALLAS, TEXAS 75242, (972) 385-2272, CONSULTING ENGINEERS, DESIGN, DRAWN, DATE, SCALE, NOTES, FILE, NO. Includes a stamp for 'SMI LANDSCAPE ARCHITECTS' and 'STATE OF TEXAS'.

SMI landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202 Tel 214.871.0883 Fax 214.871.0846 Email smi@smi-la.com



BUBBLER PIPING CHART

- 1-5 BUBBLERS - 1/2" PIPE
- 6-10 BUBBLERS - 3/4" PIPE
- 11-20 BUBBLERS - 1" PIPE
- 21-30 BUBBLERS - 1 1/4" PIPE
- 31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- WEATHERMATIC LX-12 POP-UP SHRUB HEAD
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC TURBO ROTARY PC
- ⊗ 106.5 BUBBLER (2 PER TREE)
- ⊕ WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- ▲ WEATHERMATIC V075R QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED
- D.C.A., SIZE AS INDICATED
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- - - PVC SCHEDULE 40 SLEEVING
- ⊕ VALVE SIZE GPM

SLEEVING NOTES

1. Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.
2. Contractor shall extend sleeves one (1') foot beyond edge of all pavement.
3. Contractor shall cap pipe ends using PVC caps.
4. All sleeves shall be Schedule 40 PVC pipe.
5. Contractor shall furnish Owner and Irrigation Contractor with an 'as-built' drawing showing all sleeve locations.

IRRIGATION NOTES

1. All sprinkler equipment numbers reference the Weathermatic equipment catalog unless otherwise indicated.
2. LAWN SPRAY HEADS are LX-4 installed as per detail shown.
3. SHRUB SPRAY HEADS are LX-12 installed as per detail shown.
4. ELECTRIC CONTROL VALVES shall be #11000 CR installed per detail shown. Size valves as shown on plan. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
5. QUICK COUPLING VALVES shall be #V075R installed per detail shown. Swing Joints shall be constructed using 3/4" Schedule 80 elbows. Contractor shall supply owner with three (3) #CO75 couplers and three (3) #10 swivel hose ends as part of this contract.
6. AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5') feet of controller location by other trades.
7. All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
8. SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.
9. Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 85 P.S.I., do not work until notified to do so by Owner.
10. All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.
11. The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
12. The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles shall be Weathermatic 5500 Series. All nozzles in parking lot aisles and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.

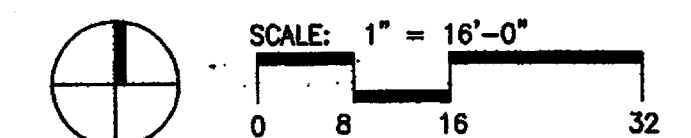
MIDWAY ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

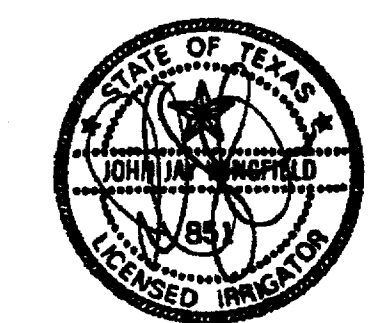
EX. CONCRETE PAVEMENT

BELT LINE ROAD
(120' RIGHT-OF-WAY)
EX. CONCRETE PAVEMENT

AS BUILT
DATE 3.17.06



SMR
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0050
Fax: 214.871.0546
Email: smr@smr-la.com



REV.	DATE	REMARKS				
IRRIGATION PLAN						
STARBUCKS - ADDISON PLAZA ADDITION						
S.W.C. BELT LINE ROAD & MIDWAY RD.						
THE TOWN OF ADDISON, TEXAS						
LAWRENCE A. CATES & ASSOC., LLP 14800 QUORUM DR., SUITE 200 (972) 385-2272		CONSULTING ENGINEERS DALLAS, TEXAS				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JW	JW	4-28-05	1" = 16'			L.3.

MECHANICAL AND ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.1. CODES AND STANDARDS

- A. Obtain all permits, inspections and approvals required by authorities having jurisdiction. All fees and costs incidental thereto shall be assumed and paid for.
- B. All work shall be executed in accordance with all local, state and national codes, ordinances and regulations governing the particular class of work involved.
- C. All work shall be executed according to current best practices.

1.2 SCOPE

- A. This specification includes the furnishing of all labor, materials, tools, equipment, drayage, rigging, fees, permits, etc. (unless specifically indicated to be furnished by others) necessary or reasonably required for the completion of installation of all work shown on the drawings and herein specified. Verify all utility requirements prior to purchasing and installing equipment. The entire work shall be delivered complete in perfect working order and to the complete satisfaction of the Owner's representative.

1.3 WARRANTY

- A. Warrant that all labor and materials provided in execution of work under this contract to be free from defects for a period of one year from date of final acceptance of the work. Any malfunction, breakdown or failure of the installation herein described which may be due to defects in the work or the materials employed shall be replaced promptly without further cost to the Owner and to the full satisfaction of the Owner's representative.

1.4 RELATED WORK SPECIFIED ELSEWHERE

- A. Division 1 through 14 and General Conditions Including Addenda and Supplementary Instructions.

1.5 BACKFILLING AND TRENCHING

- A. Minimum cover to top of lines to be per N.E.C. and utility companies' requirements, unless noted otherwise.
- B. Backfill may be material obtained from trenching, less rocks and hard objects.
- C. Maintain required clearances from other utility systems' buried lines.

1.6 UTILITIES

- A. Contractor shall coordinate all required utilities and shall provide all necessary materials, labor and equipment in a timely manner to facilitate reception of utilities services at the convenience of the involved utilities.
- B. Contractor shall verify all utility requirements prior to purchasing and installing equipment.
- C. Existing service facilities are illustrated in a general manner. Contractor shall visit the site and determine the exact conditions pertaining to existing service facilities prior to submitting his bid as Contractor is responsible for all work involved with existing service facilities.
- D. Extend site utilities to building to make complete systems regardless of plan dimensions, indications, etc.
- E. Provide written confirmation of coordination to Owner's representative prior to commencing work.
- F. Coordinate installation of utility companies work to maintain construction schedules.

1.7 SUBMITTALS

- A. Provide shop drawings and product data for the following, as applicable:
 1. Light fixtures and poles
 2. Lamps
 3. Wiring devices and coverplates
 4. Pull, outlet and junction boxes
 5. Disconnect switches
 6. Panelboards
 7. Fuses
 8. Breakers
 9. Time clocks
 10. Lighting contactors
 11. Cabinets
 12. Conduit and fittings
 13. Wires and cables
 14. Supports
 15. Identifying materials
- B. Provide samples upon written request.

1.8 SUBSTITUTIONS

- A. Substitutions will be considered after a contract is awarded. Prior approval of proposed substitutions is specifically excluded from this work.
- B. Proposed substitutions data submitted shall include all data necessary to prove substitute equal to specified products and shall include a unit cost change to the contract amount.

1.9 IDENTIFICATION

- A. Contractor shall identify all electrical equipment as follows:
 1. For wire: Brady, Ideal or equal self-laminating adhesive wrap-on markers at each accessible point.
 2. For buried conduits: Brady indent-o-line or equal inert tape in trench 12" above top of conduit.
 3. For switchgear and cabinets: Embossed brass tags secured to item with non-corroding screws.
 4. For panelboards' circuits: Typewritten circuit directories in plastic envelope secured inside panelboard door.

1.10 DISCREPANCIES

- A. Contractor shall refer all discrepancies to Owner's representative for resolution in writing prior to bid or Contractor assumes responsibility for resolving discrepancies in a manner designated by Owner's representative at no extra cost to Owner.

PART 2 - PRODUCTS AND INSTALLATION

2.1 MATERIALS

- A. New, free from defects.
- B. Standard products of manufacturers.
- C. Like materials of same manufacturer.
- D. Specification grade for commercial construction.

2.2 CONDUITS

- A. Direct buried Schedule 40 PVC with GRS elbows and GRS where exposed. Provide GRS where required by authorities or utility companies.
- B. Concealed conduits in dry locations; EMT.
- C. Provide bonding bushings as required by City.
- D. Where conduits are installed in landscape area, install conduits as close to curb as practical in order to avoid subsequent installation of landscape items.
- E. Field stake all buried raceways and call Owner's representative for authorization to proceed prior to commencing installation.
- F. Coordinate all openings, holes, slots, etc. with other trades prior to commencing work. Resolve discrepancies in the work to the satisfaction of the Owner's representative without additional costs to the Owner.

2.3 CONDUCTORS

- A. Copper, 98% conductivity, 600 volt, 90°C, #12 minimum.
- B. For feeders and branch circuits in conduit type THHN/THWN.
- C. Color coding:
 - 120/208
 1. Phase A - black
 2. Phase B - red
 3. Phase C - blue
 4. Neutral - white
 5. Ground - green
- D. Connections - mechanical clamp type or compression type. Split bolt connectors not permitted.

2.4 PULL, JUNCTION AND OUTLET BOXES

- A. Materials and Location:
 1. Exterior - malleable cast iron or Ferralloy with gaskets, corrosion resistant screws.
 2. Buried - Brooks Products or equal concrete with concrete locking covers.
- B. Boxes shall be of size and shape to best meet the needs of their particular purpose and location. Specified sizes shall not be altered without express written approval of the Owner's representative.

2.5 SWITCHGEAR

- A. Square D, Siemens, Challenger or approved equal.
- B. Panelboards:
 1. Of ratings, capacities and mounting indicated
 2. Do not use main breakers unless indicated otherwise
 3. Bond neutrals to ground at panels per City inspector requirements.
- C. Circuit breakers:
 1. Thermal magnetic, quick-make, quick-break, trip-free, indicating with ratings indicated and required, ambient compensated.
 2. Multi-pole breakers with common trip and one handle. Handle ties not permitted.
- D. Disconnect switches: NEMA 3R, heavy duty of ratings indicated.
- E. Fuses: Bussmann current limiting type of ratings indicated.
- F. Time clocks and lighting contactors: as indicated on plans.

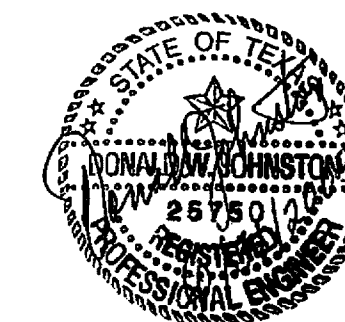
2.6 GROUNDING

- A. Provide grounding (circuit, system and equipment) per Article 250 of NEC, IEEE applicable standards and the requirements of local authorities having jurisdiction.

2.7 DESCRIPTION OF GAS PIPING SYSTEM

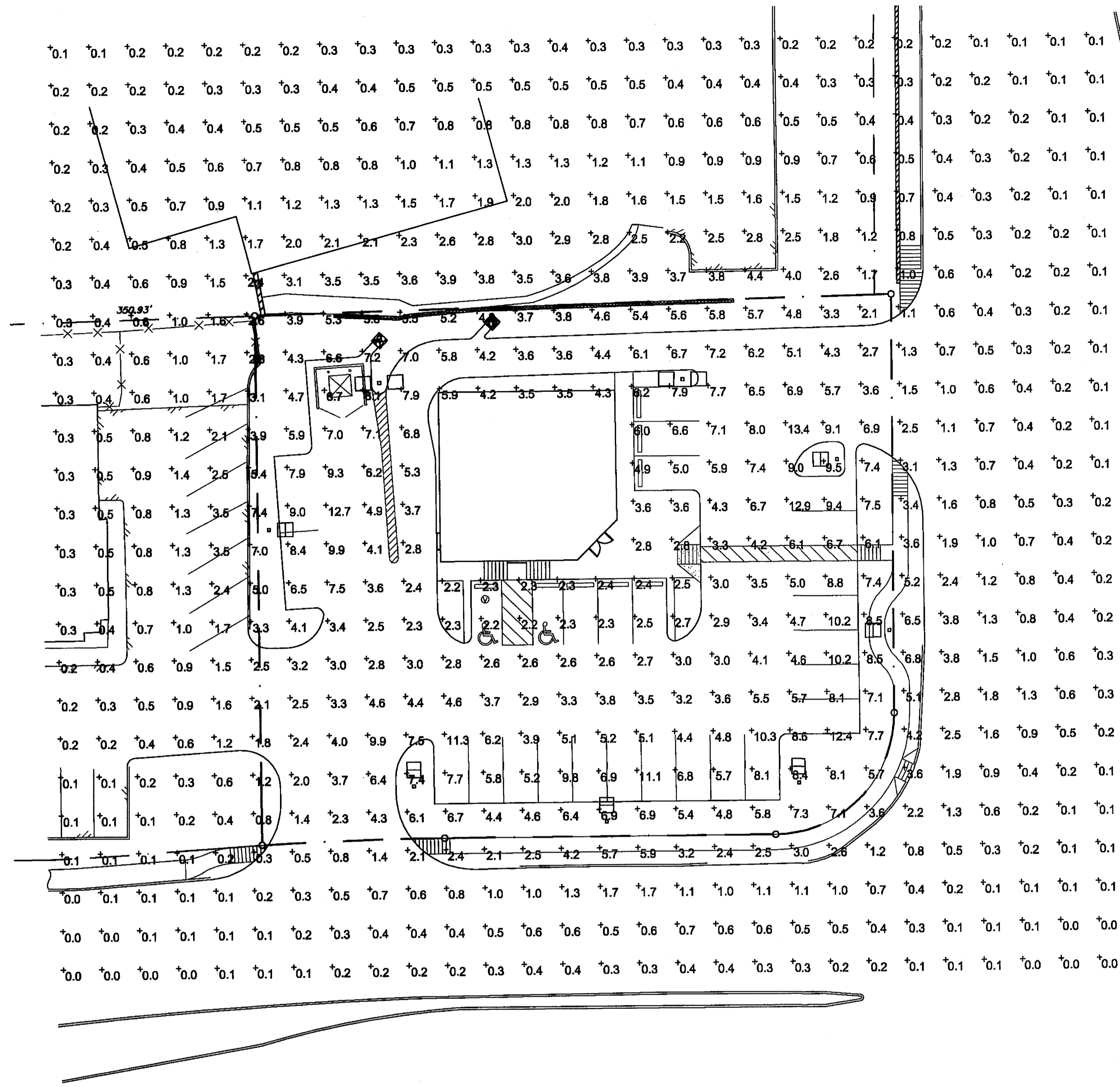
- A. Coordinate, verify and provide all work and materials as required by gas company. Provide written confirmation of coordination to Owner's representative prior to commencing work. Coordinate installation of gas company work to maintain construction schedules.
- B. Verify exact location of all gas piping stub-ups and piping prior to gas company installation.

AS BUILT
DATE 3.17.06



ROBINETT & ASSOCIATES
2714 W. KINGSLEY ROAD
SUITE B1
GARLAND, TEXAS 75041
(972) 840-8989

2 11/01/05 DELETED SITE LIGHTING SPECIFICATIONS, SCHEDULE AND BASE DETAIL					
REV	DATE	REMARKS			
MEP REQUIREMENTS					
STARBUCKS - ADDISON PLAZA ADDITION					
S.W.C. BELT LINE RD. & MIDWAY RD.					
THE TOWN OF ADDISON, TEXAS					
LAWRENCE A. CATES & ASSOCIATES, L.L.P. CONSULTING ENGINEERS DALLAS, TEXAS (972) 385-2272					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
RAR	RAR	08/24/05	1"=20'	-	23113 R&A#38-04 MEP-2



NOTES

1. Calc at grade level
2. Mounting Height based on a 20' pole on a 30' pier

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.3 fc	13.4 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
☐	SA	6	CM-A-H400-H3-F-Q-PS-F2-HS	MEDALLION I RECTANGULAR AREA LIGHT TYPE III REFLECTOR CLEAR FLAT GLASS LENS INTERNAL HOUSE SHIELD	400W CLEAR ED28 METAL HALIDE	L4990CM.ies	36000	0.72	400
☐	SB	2	CM-A-H400-H3-F-Q-PS-F2	MEDALLION RECTANGULAR AREA LIGHT TYPE V REFLECTOR CLEAR FLAT GLASS LENS	400W CLEAR ED28 METAL HALIDE	L5090CM.ies	36000	0.72	800

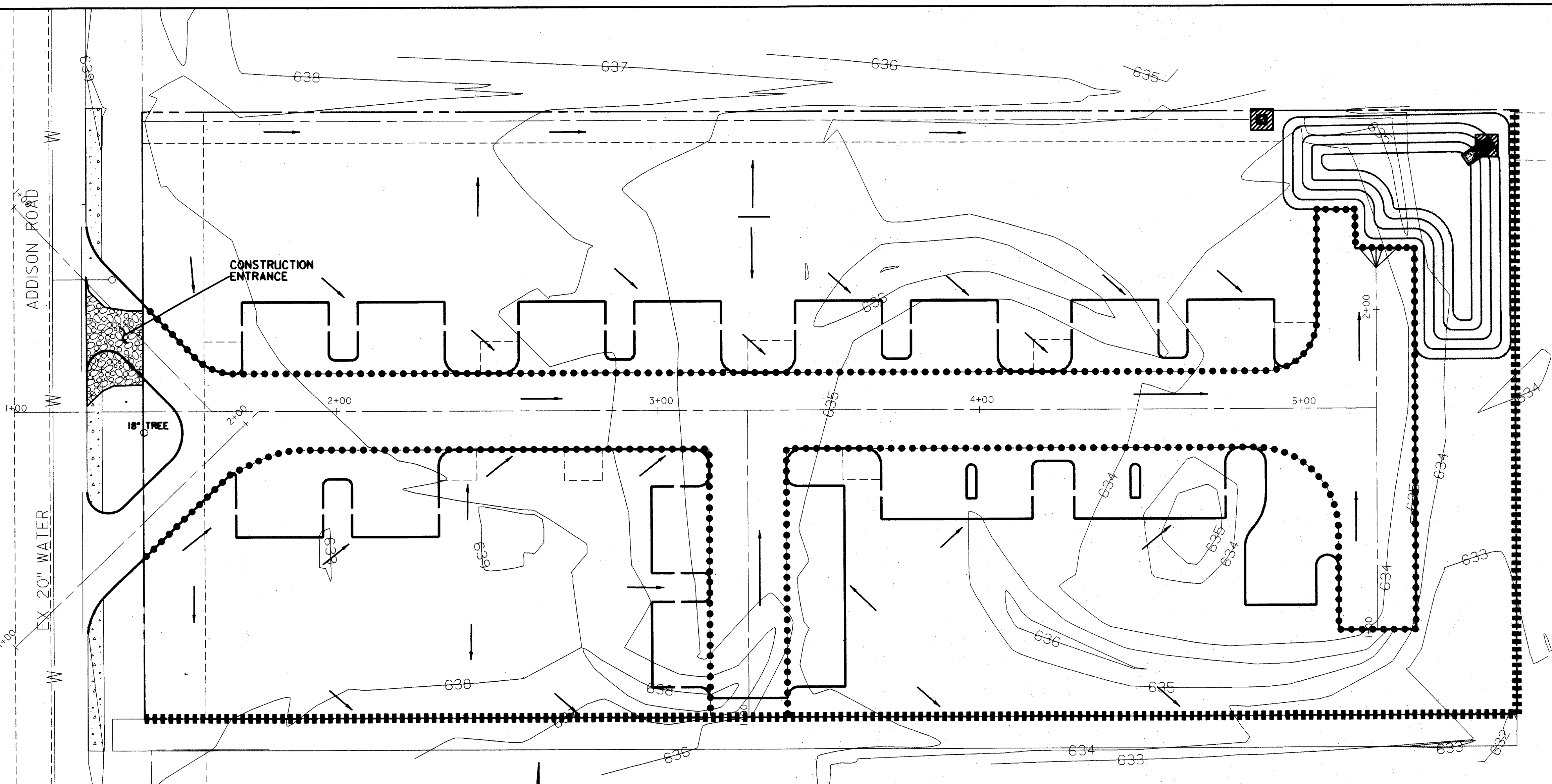
AS BUILT
DATE 3.17.06



ROBNETT & ASSOCIATES
2714 W. KINGSLEY ROAD
SUITE 211
GARLAND, TEXAS 75041
(972) 840-8989

SITE PLAN - PHOTOMETRICS									
STARBUCKS - ADDISON PLAZA ADDITION									
S.W.C. BELT LINE RD. & MIDWAY RD.									
THE TOWN OF ADDISON, TEXAS									
LAWRENCE A. CATES & ASSOCIATES, L.L.P. CONSULTING ENGINEERS DALLAS, TEXAS (972) 385-2272									
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.			
RAR	RAR	08/24/05	1"=20'	-	23113 R&A#36-04	MEP-3			

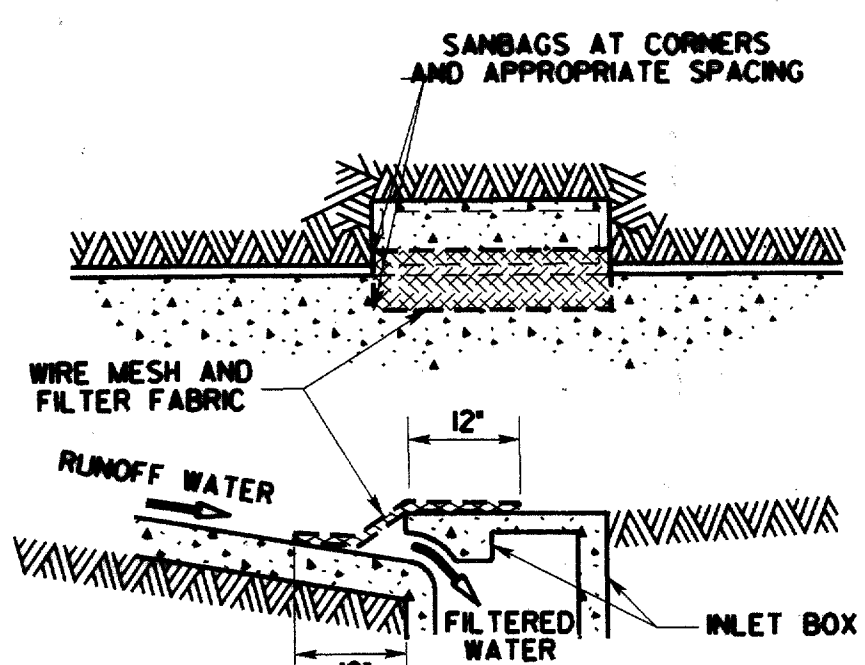
PLOTTED THU, MAR 09 10:48:32 2006
 USER: JAMUNOHN
 JOB: 180100000 - TBL-100-PLT-TBL-LAKEVIEW.TB
 SCALE: 1/8" = 1'-0"
 DATE: 03/09/06
 PROJECT: 180100000 - TBL-100-PLT-TBL-LAKEVIEW.TB
 DATE: 03/09/06
 USER: JAMUNOHN



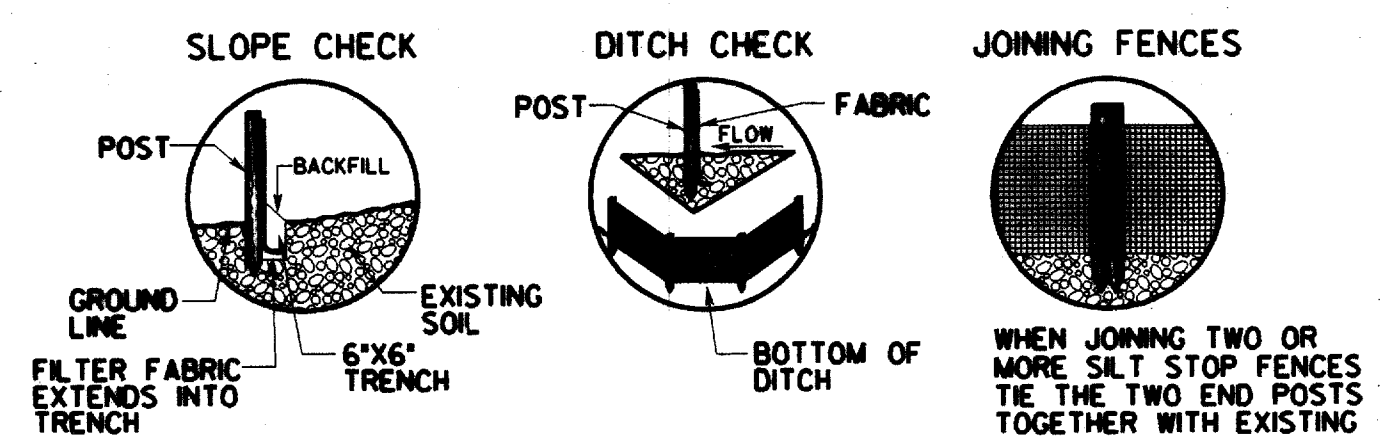
- EROSION CONTROL NOTES:**
1. ALL PROCEDURES AND MATERIALS USED FOR EROSION CONTROL SHALL BE APPROVED BY THE CITY OF ADDISON.
 2. THE LOCATION OF EROSION CONTROL DEVICES AND INSTALLATION SHALL BE AS SHOWN IN THESE PLANS. ADDITIONAL EROSION CONTROL AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY OCCUR PER THE CITY OF ADDISON.
 3. SILT FENCES SHALL BE MRAFI 100X OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
 5. ALL PERIMETER SWALES SHALL BE GRADED PRIOR TO EXTENSIVE ONSITE STREET AND SITE GRADING.
 6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM EROSION DEPOSITS.
 7. EROSION CONTROL DEVICES COULD BE SILT FENCE, VEGETATIVE BUFFER STRIP, DIVERSION SWALES (BARRIERS), AND OTHER DEVICES ALLOWED BY THE EPA. FLOW FROM DIVERSION SWALES WILL BE FILTERED THROUGH STRUCTURAL CONTROLS SUCH AS SILT FENCES, ETC. PRIOR TO BEING RELEASED INTO PAVED AREAS OR STORM SEWER SYSTEMS.
 8. CONTROLS SHOULD BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER THE DETAILS ON THIS SHEET.
 9. IF SEDIMENT ESCAPES THE SITE, OFF-SITE ACCUMULATIONS MUST BE SHEVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
 10. SEDIMENT MUST BE REMOVED FROM TRAPS AND PONDS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 11. THIS EROSION CONTROL PLAN AND ACCOMPANYING STORM WATER POLLUTION PREVENTION PLAN DOES NOT ADDRESS A BATCH PLANT BEING PLACED ON THIS SITE. IF THE OPERATOR DESIRES COVERAGE FOR A BATCH PLANT, SOME MODIFICATIONS ARE NECESSARY. A SEPARATE BATCH PLANT EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN MAY BE OBTAINED BY THE BATCH PLANT OWNER.
 12. THIS EROSION CONTROL PLAN AND ACCOMPANYING STORM WATER POLLUTION PREVENTION PLAN ASSUMES NO EXCESS EXCAVATED MATERIAL WILL BE PLACED OUTSIDE THE LOTS OF THIS SITE. MODIFICATIONS TO THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN WILL BE NECESSARY IF EXCESS EXCAVATED MATERIAL IS NOT KEPT ON-SITE.

- INSTRUCTIONS TO OPERATOR**
- OPERATOR SHALL
1. ACTIVELY MAINTAIN THIS EROSION CONTROL PLAN AND THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN.
 2. POST CONSTRUCTION SITE NOTICE PROVIDED IN SWPPP AT OR NEAR THE CONSTRUCTION ENTRANCE.
 3. WRITE NAME AND DATE AT EACH LOCATION WHERE EROSION CONTROL DEVICE IS INSTALLED.
 4. SHOW ON THESE PLANS LOCATION AND DATE OF INSTALLATION ON ALL CONSTRUCTION ENTRANCES, EQUIPMENT STORAGE LOCATIONS, MATERIAL STORAGE LOCATIONS, VEHICLE WASHES, AND SANITARY FACILITIES.
 5. WITH A HIGHLIGHTER, MARK THOSE AREAS WHERE VEGETATION HAS BEEN STRIPPED OR WHERE SOIL HAS BEEN DISTURBED. DATE OF DISTURBANCE SHALL BE PLACED IN THESE AREAS. SEE LEGEND.
 6. SOLID FILL, WITH A HIGHLIGHTER, THOSE AREAS WHERE CONSTRUCTION HAS CEASED AND PERMANENT VEGETATION IS BEING ESTABLISHED. SEE LEGEND.
 7. DATE REMOVAL OF EROSION CONTROL DEVICES AND NOTE REASON FOR REMOVAL IN THE SWPPP.
 8. CROSS OUT AND DATE ANY LOTS THAT HAVE BEEN TRANSFERRED TO A SEPARATE OPERATOR. A NOTICE OF CHANGE SHALL BE MAILED TO THE TCEO, AND A COPY SHALL BE PLACED IN THE SWPPP.
 9. PRIOR TO BEGINNING OPERATOR SHALL MAKE COPIES OF PLAN. IF CURRENT PLAN BECOMES TOO CROWDED FOR USE, OPERATOR SHALL PLACE "SEE REVISED PLAN" WITH DATE ON CURRENT PLAN, AND BEGIN TO USE A COPY FOR NEW PLAN.

INSTALL INLET PROTECTION ON EXISTING INLET PRIOR TO INITIAL GRADING

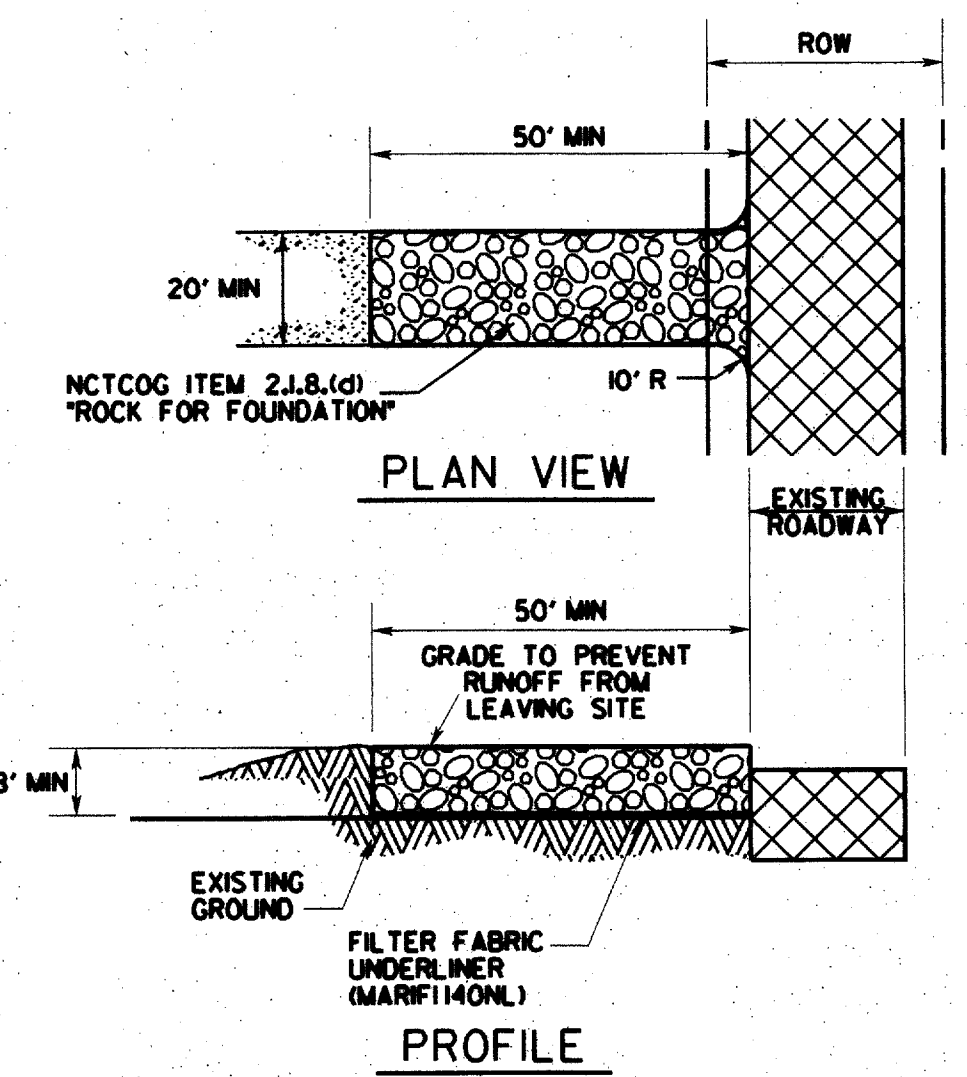


SEDIMENT BARRIER AT INLETS
OR APPROVED EQUAL AFTER PAVEMENT CONSTRUCTION
(NOT TO SCALE)



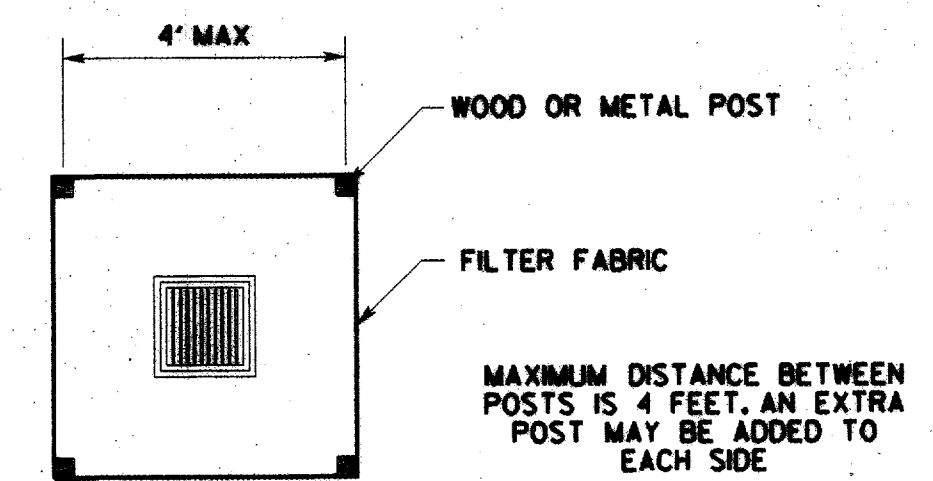
SILT FENCE DETAIL
(NOT TO SCALE)

- NOTE:**
- 1.) SILT FENCE FABRIC SHALL BE MRAFI 100 X OR EQUAL.
 - 2.) INSTALL SILT FENCES AND HAY BALES AT LOCATIONS DIRECTED BY OWNER.
 - 3.) FENCE POSTS SHALL BE GALVANIZED STEEL AND MAY BE ROLLED, FORMED OR TUBULAR IN SECTION. "T" POSTS MAY BE USED WHEN IN CONFORMANCE WITH SPECIFICATION.



CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

- NOTE:**
1. IF APPLICABLE, A TRAFFIC RATED CATTLE GUARD MAY BE USED AS A SEDIMENT TRAPPING DEVICE, STRATEGICALLY PLACED ALONG THE CONSTRUCTION ENTRANCE.
 2. APPROXIMATE AREA TO BE DISTURBED IS 2.0 ACRES FOR CONSTRUCTION.
 3. CONSTRUCTION ENTRANCE LOCATION TO BE SELECTED BY CONTRACTOR AND APPROVED BY OWNER.



SILT FENCE INLET SEDIMENT FILTER
(NOT TO SCALE)

NOTE: BOTTOM OF THE FILTER FABRIC IS BURIED IN TRENCH THE SAME AS WHEN IT IS INSTALLED AS A SILT FENCE. SEE SILT FENCE DETAIL, THIS SHEET.

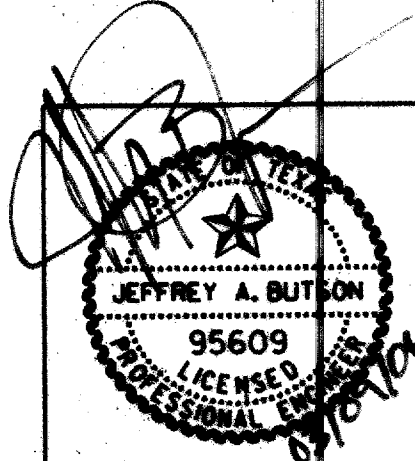
EROSION CONTROL MEASURES

- EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE OR INITIAL GRADING. (BY GRADING CONTRACTOR.)
- EROSION CONTROL DEVICES TO BE INSTALLED DURING UNDERGROUND UTILITY CONSTRUCTION (BY UTILITY CONTRACTOR.)
- EROSION CONTROL DEVICES TO BE INSTALLED AFTER FINAL GRADING AND/OR AFTER PAVEMENT CONSTRUCTION AND CURB BACKFILL. (BY PAVING CONTRACTOR.)
- ROCK CHECK DAMS - TO BE INSTALLED PRIOR TO GRADING.
- LAND AREAS DISTURBED (HIGHLIGHT WITH A HATCH PATTERN.)
- FINAL STABILIZATION (HYDROMULCH OR PERMANENT STRUCTURE) (FULLY HIGHLIGHT.)
- LOTS OR AREAS TRANSFERRED FROM THIS OPERATOR TO ANOTHER OPERATOR
- FLOW DIRECTION (POST CONSTRUCTION)

DATE	REVISION	MADE	CKD	APPD
Carter-Burgess				
Carter & Burgess, Inc. 7950 Embrook Drive Dallas, Texas 75247-4961 (214) 638-0445 Metro (214) 263-2019 Fax (214) 638-0447				
EROSION CONTROL PLAN				
ADDISON OFFICE CONDOS				
TOWN OF ADDISON, DALLAS COUNTY, TEXAS				
DESIGN	DRAWN	CHECKED	SCALE	DATE
TIPTON	SMITH	BUTSON	1" = 20'	MARCH/06
FILE	NO.			
01-6628	14 OF 17			

RECORD DRAWING

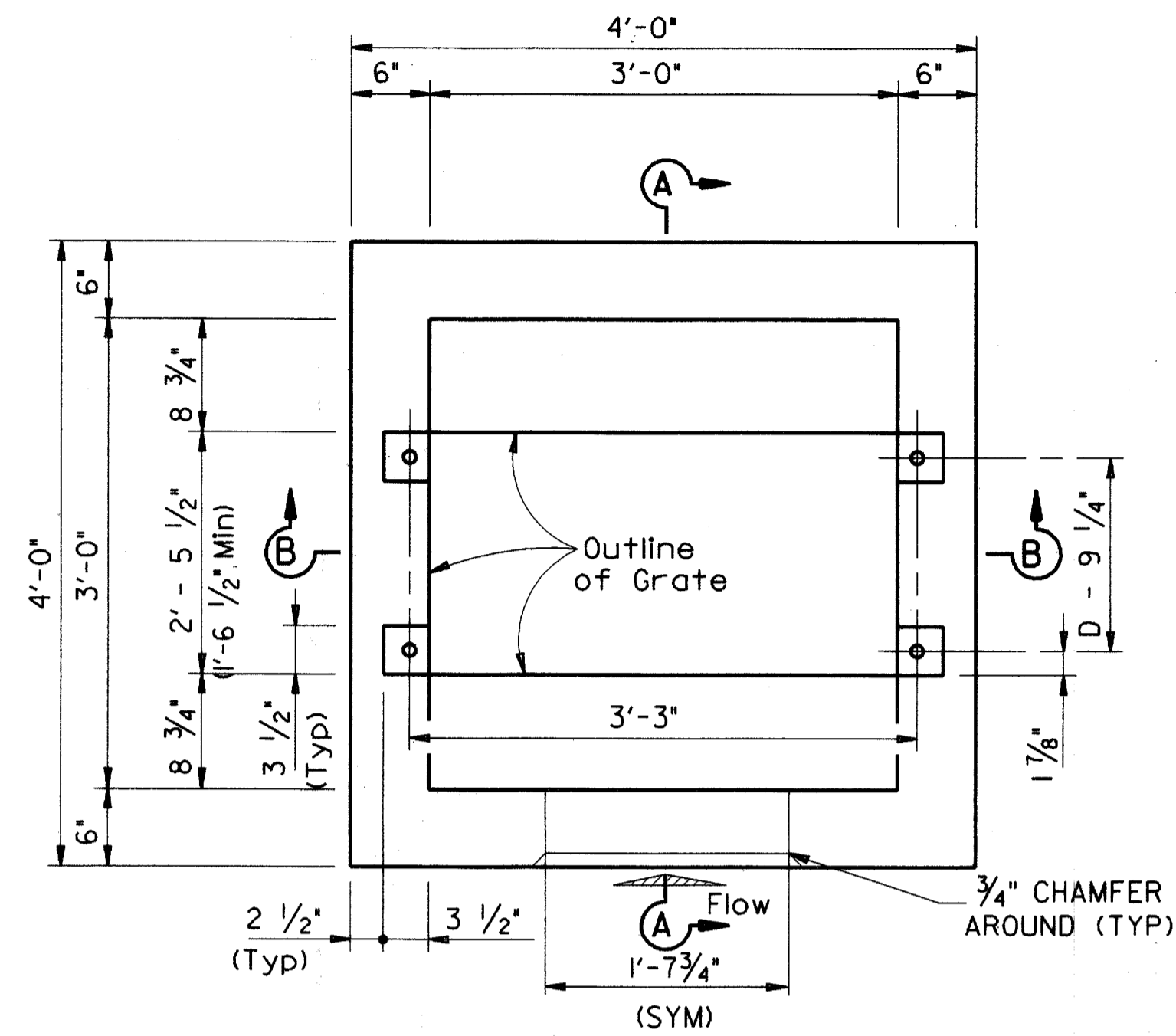
THIS DRAWING HAS BEEN MODIFIED TO REFLECT CONSTRUCTION RECORDS PROVIDED TO THE ENGINEER



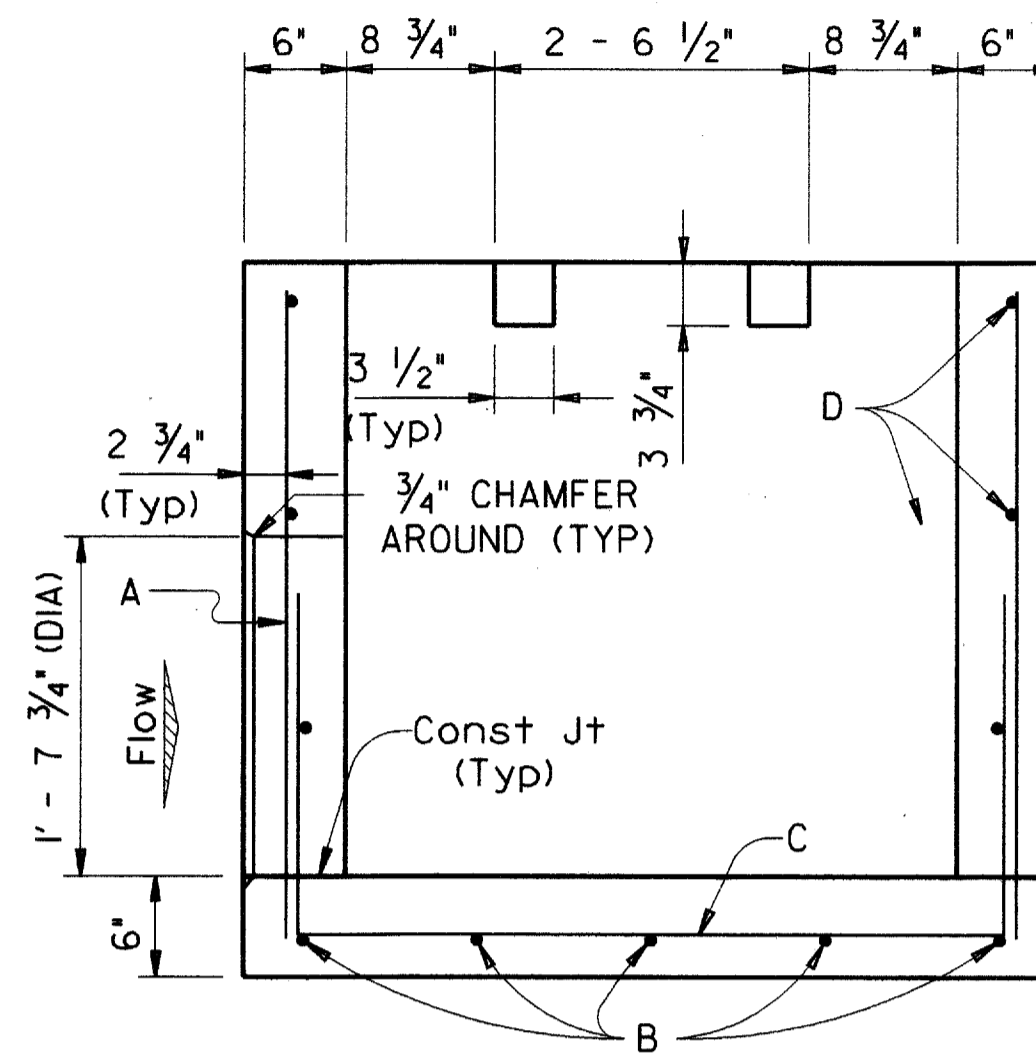
DISCLAIMER: The use of this standard is governed by the Texas Engineering Practice Act. No liability is assumed by TxDOT for any kind of injury or damage, however, resulting from its use. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

PATH:

LEVELS DISPLAYED

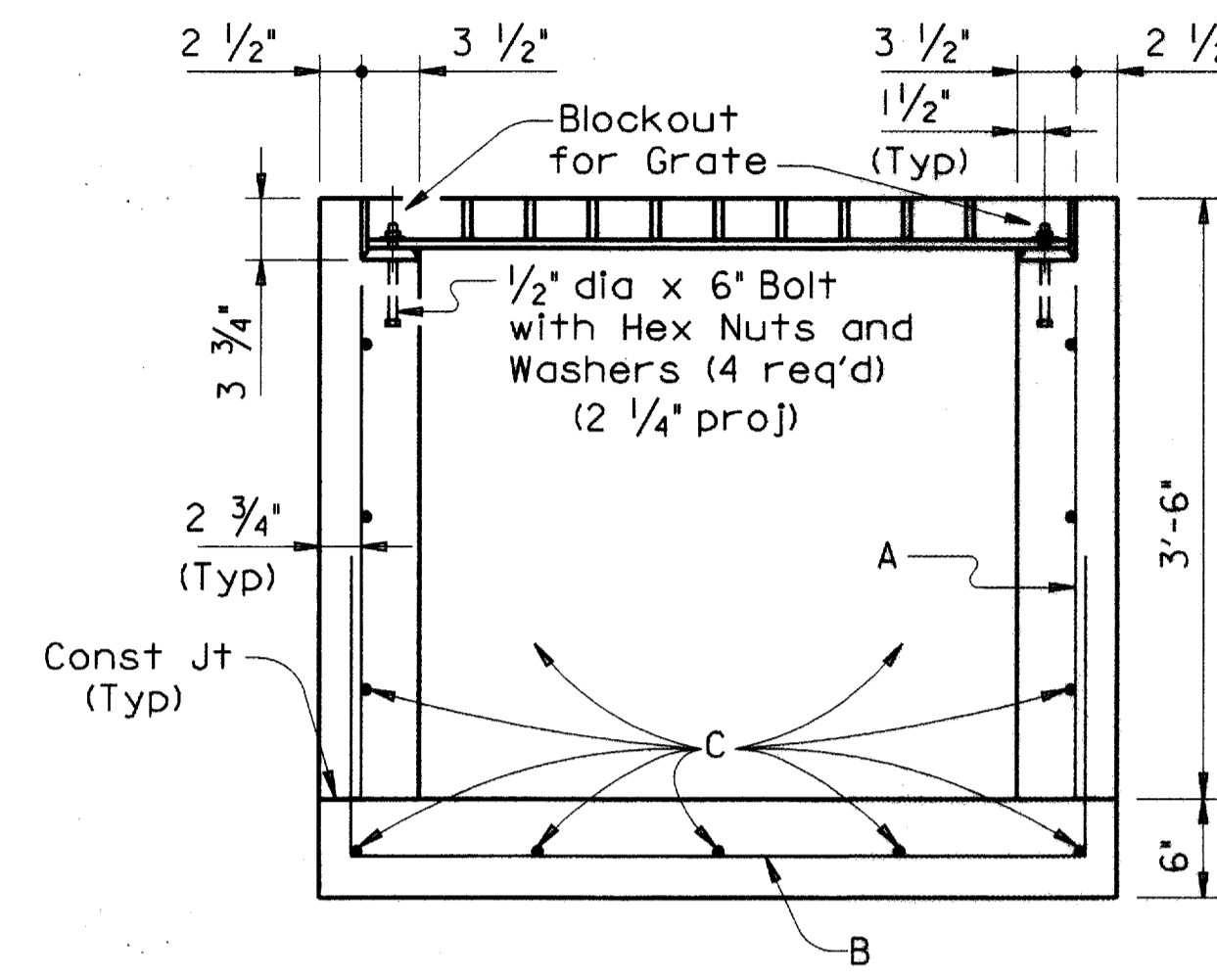


PLAN

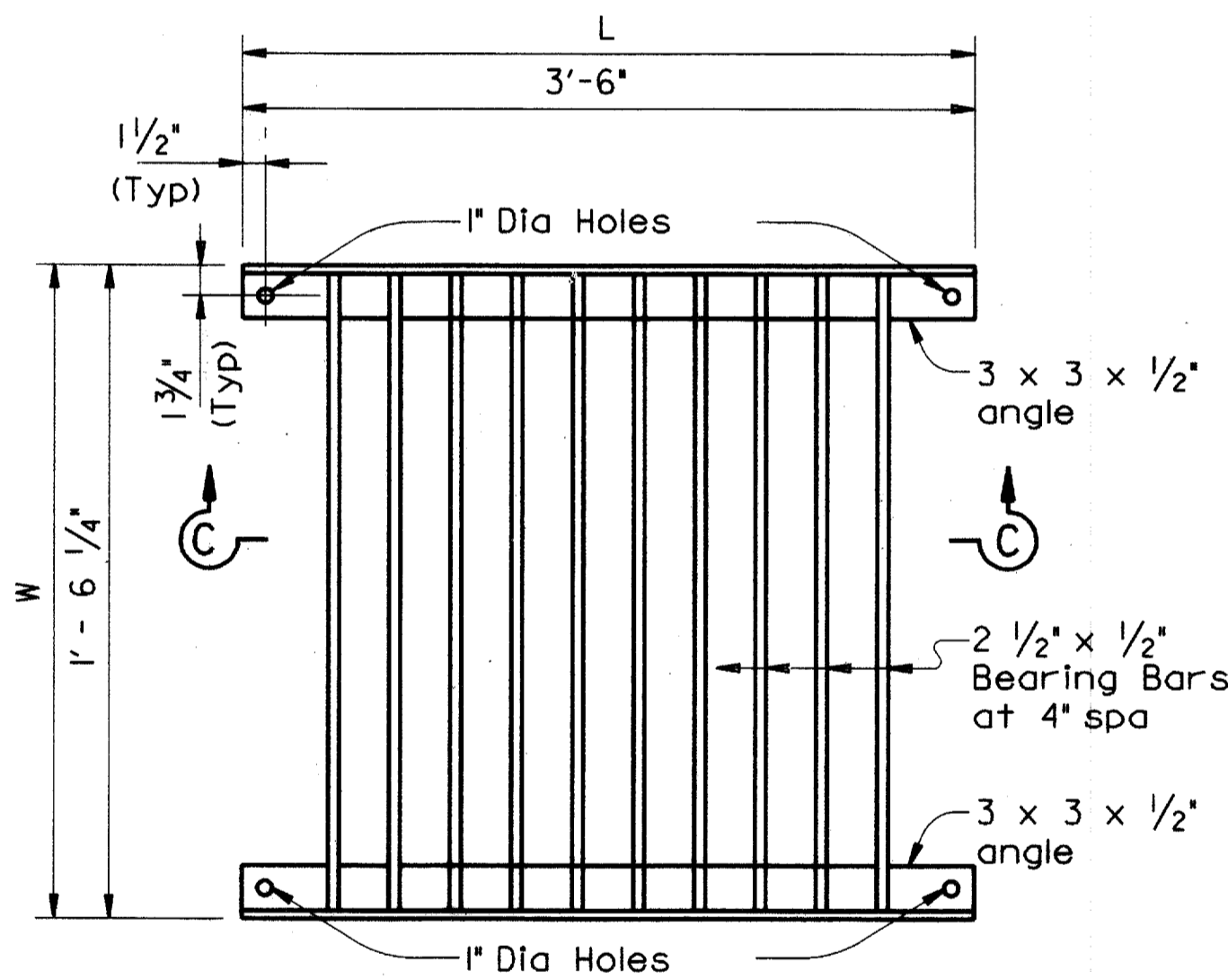


SECTION A-A

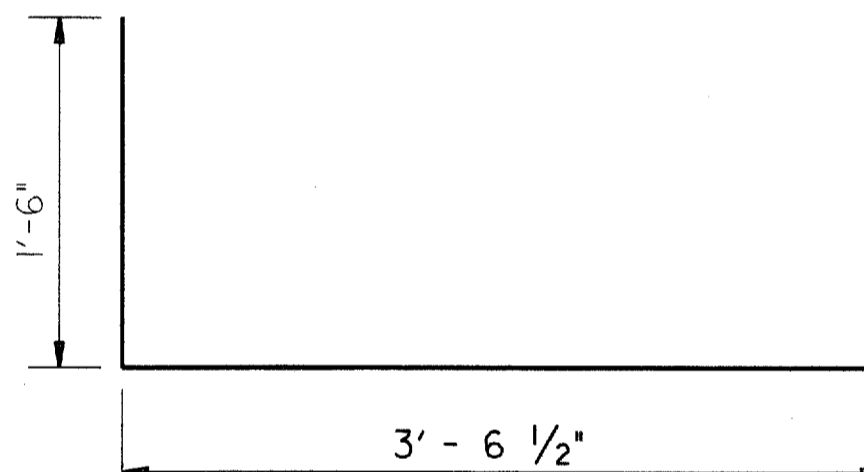
Space Bars A, B, C and D at 12" Max



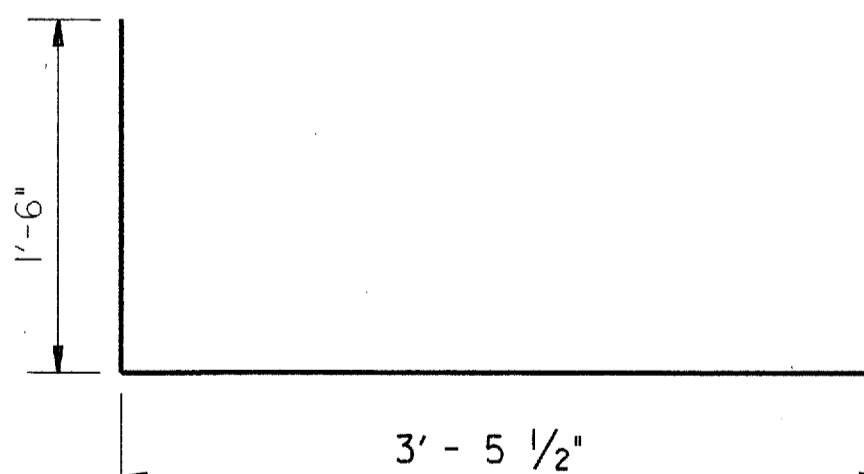
SECTION B-B



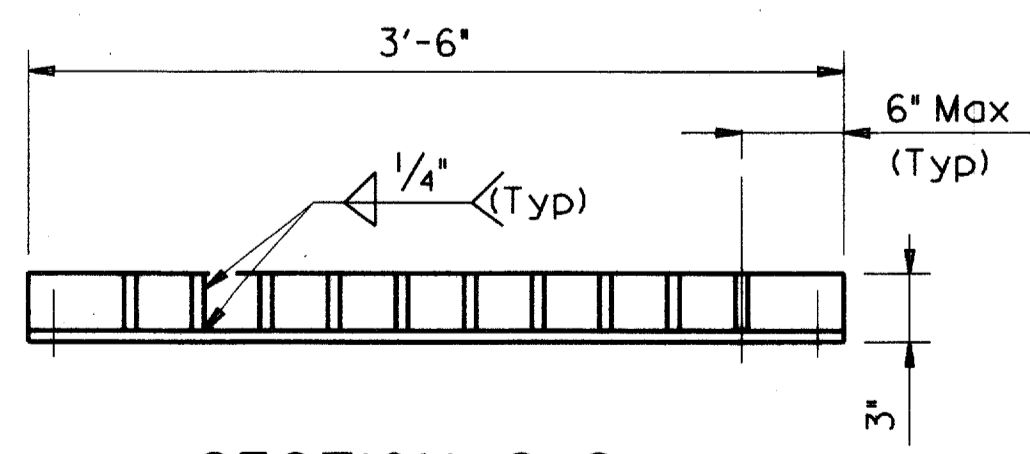
PLAN ~ GRATE



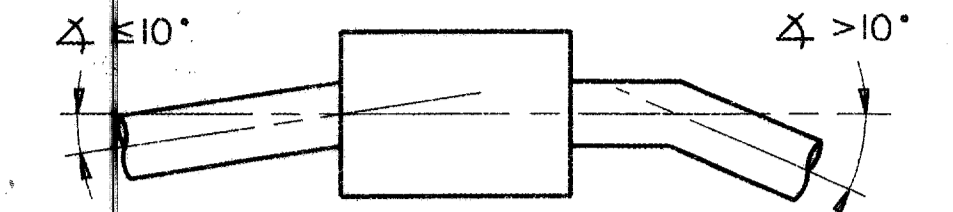
BARS B



BARS C

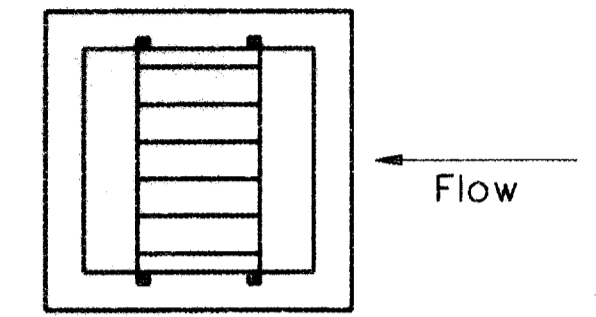


SECTION C-C



PIPE CONNECTION DETAIL

Connecting pipes should enter within 10" of normal to inlet wall. If necessary, pipe elbow or curved approach alignment should be used to stay within this limit.



GENERAL NOTES:

Quantities shown hereon are for Contractor's information only. Unless otherwise shown in the plans, payment will be made for each inlet of the type specified.

Alternate design drawings bearing the seal of a registered professional engineer will be acceptable for precast construction of the inlets.

Shop drawings will not be required. The Contractor may with the approval of the Engineer furnish inlets of equivalent structural design.

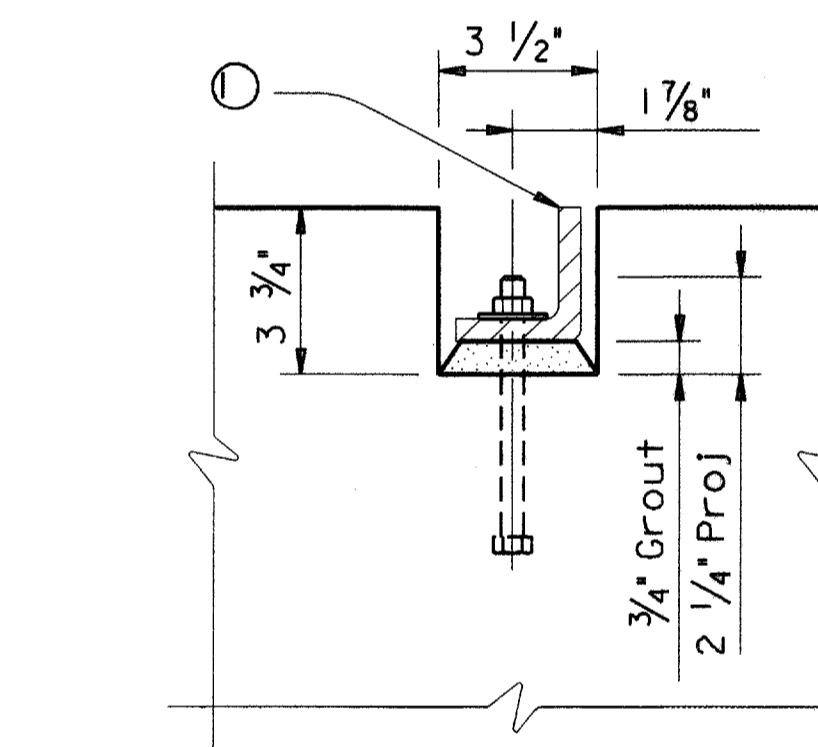
In areas of conflict between reinforcing steel, blockouts, pipes, anchor belts or other reinforcing steel, the reinforcement shall be bent or adjusted to clear as directed by the Engineer.

Structural steel for grates shall conform to the requirements of ASTM Designation A-36 or AISI Designation M1010-M1020.

All reinforcing steel shall be #4 unless otherwise noted.

The pipe diameter, "D", to be used in determining horizontal dimensions of Type "H" inlet, shall be the largest pipe entering or exiting the inlet which would control that particular wall dimension. For vertical dimension, use largest "D" or 1'-0" above highest pipe soffit as a minimum dimension.

All steel components except reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.



GRATE MOUNTING DETAIL

Interior angle with 4 - 1/2" dia x 6" Bolts, Hex Nuts and Washers

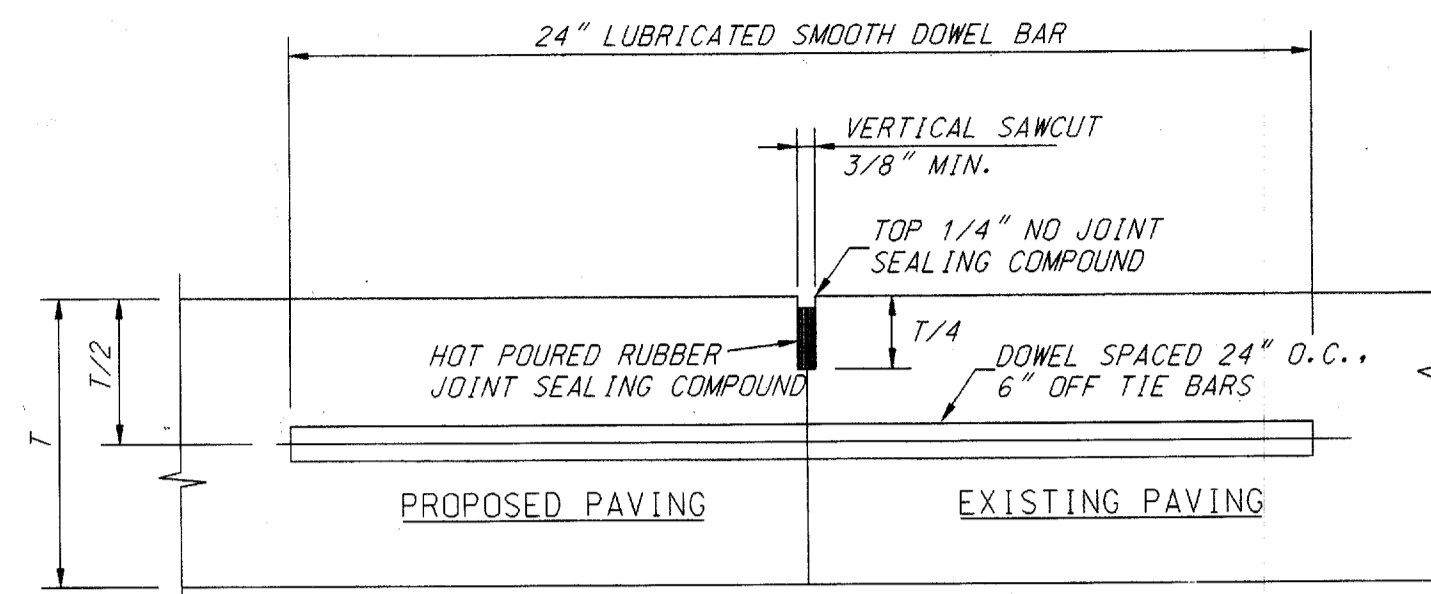
Texas Department of Transportation
Bridge Division

HORIZONTAL INLET
TYPE H

IL-H

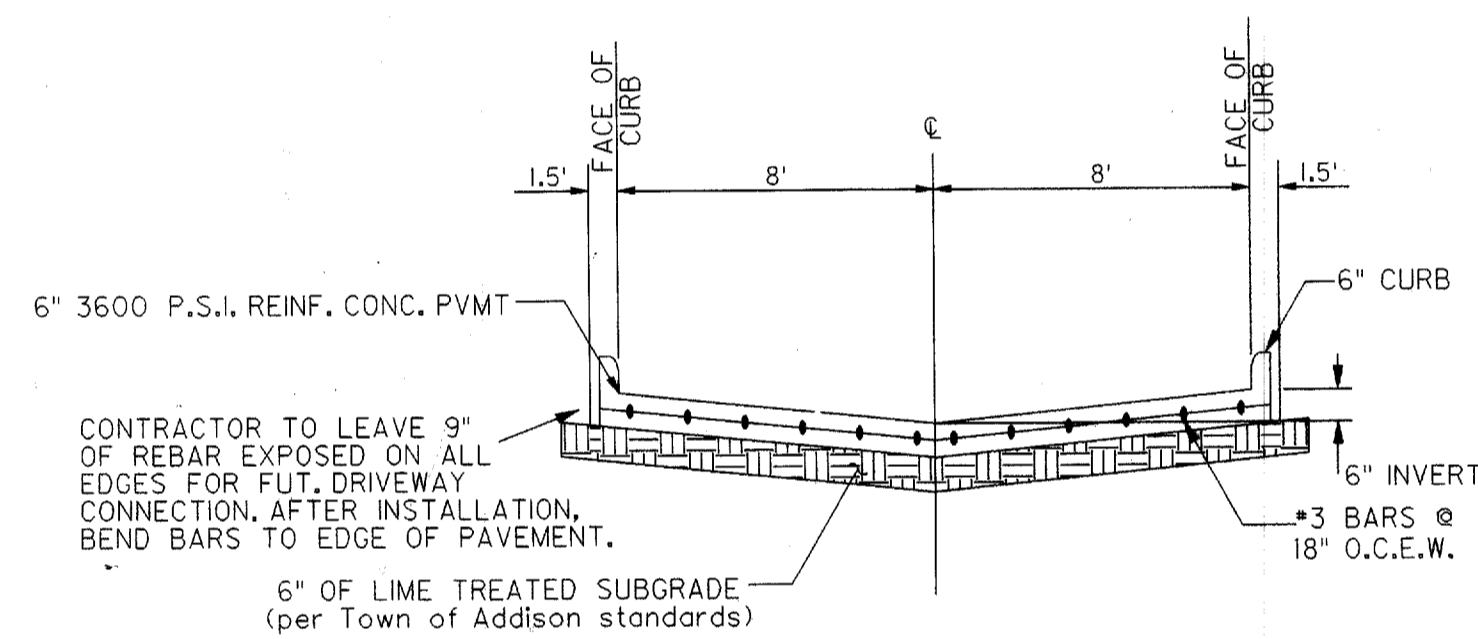
FILE: IL-hstde.dgn	DN: TxDOT	CK: TER	DW: MCB	CK: TER/GAF
© TxDOT September 2000	DISTRICT:	FEDERAL AID PROJECT		SHEET
REVISIONS	COUNTY:	CONTROL	SECT	JOB
				HIGHWAY

USER: jpt:en JOB: 44840000 PLOTTED Thu Mar 08 15:46:00 2006
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 D:\A\0233300\MISRA\333p.dgn - 01-17-06-14:27:30.24.35.44.45
 C:\P\0233300\MISRA\333p.dgn - LOG: 11:48:11 - 01-17-06-14:27:30.24.35.44.45
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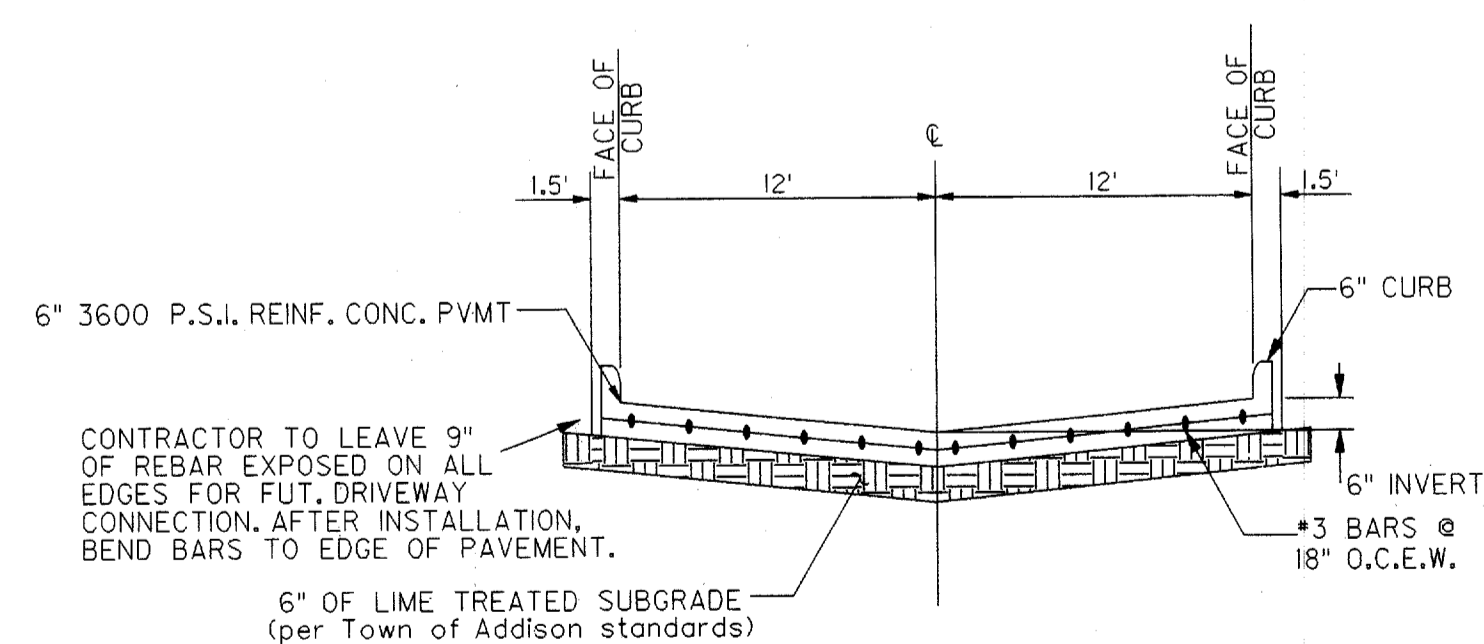


- NOTE:
1. T-8" AND GREATER NO. 6 BAR, T-6" AND LESS NO. 5 BAR
 2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RTG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTOR'S EXPENSE.
 4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
 5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

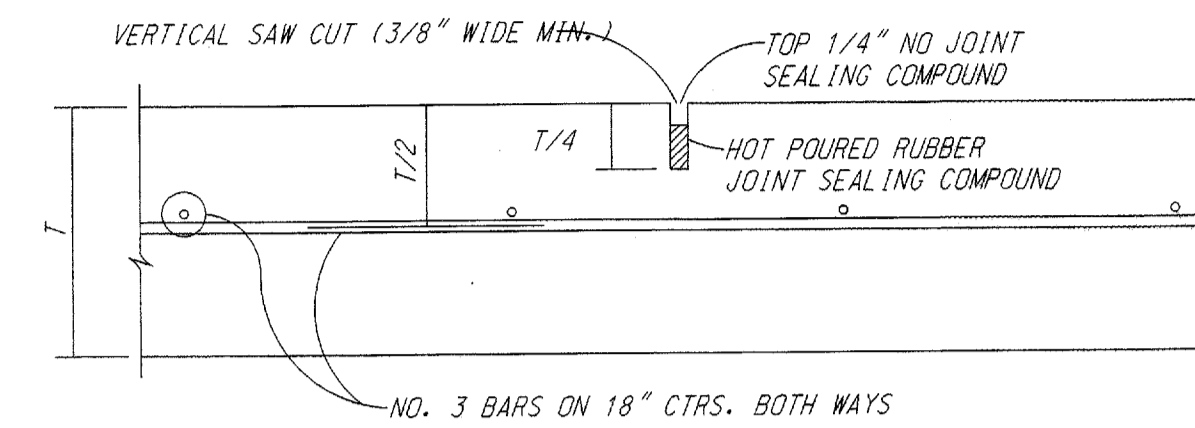
LONGITUDINAL BUTT JOINT



TYPICAL SECTION
SHARED DRIVE D & E
N.T.S.

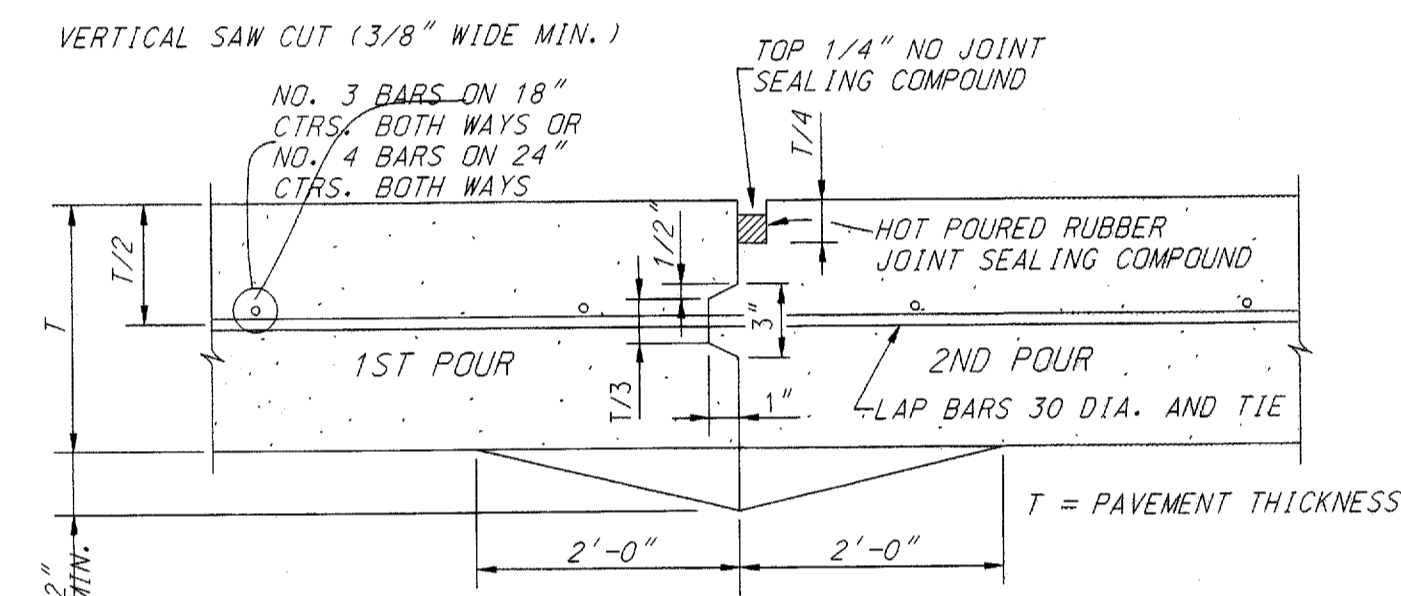


TYPICAL SECTION
SHARED DRIVE A, B, & C
N.T.S.



TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

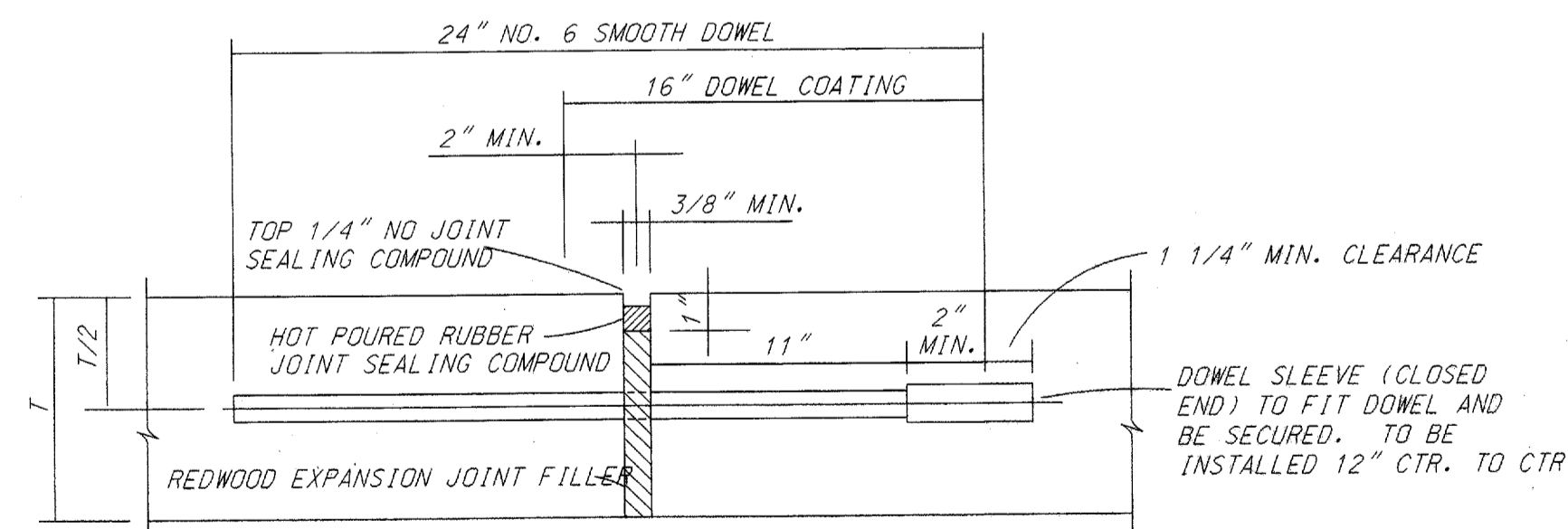
SAWED DUMMY JOINT



CONSTRUCTION JOINT NOTES:

1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT (DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT



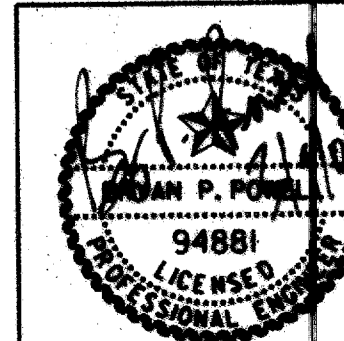
TRANSVERSE EXPANSION JOINT NOTES:

1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 60 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT

RECORD DRAWING

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TO REFLECT CONSTRUCTION RECORDS
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Carter-Burgess				
Carter & Burgess, Inc. 7950 Elmbrook Drive Dallas, Texas 75247-4961 (214) 638-0445 Metro (214) 263-2019 Fax (214) 638-0447				
PAVING DETAILS				
ADDISON OFFICE CONDOS				
TOWN OF ADDISON, DALLAS COUNTY, TEXAS				
DESIGN	DRAWN	CHECKED	SCALE	DATE
TIPTON	GUERN	POWELL	1" = 20'	MARCH'06
				FILE
				NO.
				01-662B
				17 OF 17