

SHEET INDEX

Table with 2 columns: Sheet No. and Sheet Title. Lists sheets C-1 through C-12 including Cover Sheet, Existing Conditions Plan, Demolition Plan, Storm Water Pollution Prevention Plan, etc.

SITE-CIVIL PLANS FOR Pollo Tropical

POLLO TROPICAL 5290 BELT LINE ROAD TOWN OF ADDISON, DALLAS COUNTY, TEXAS ADDISON PROJECT #2013-02

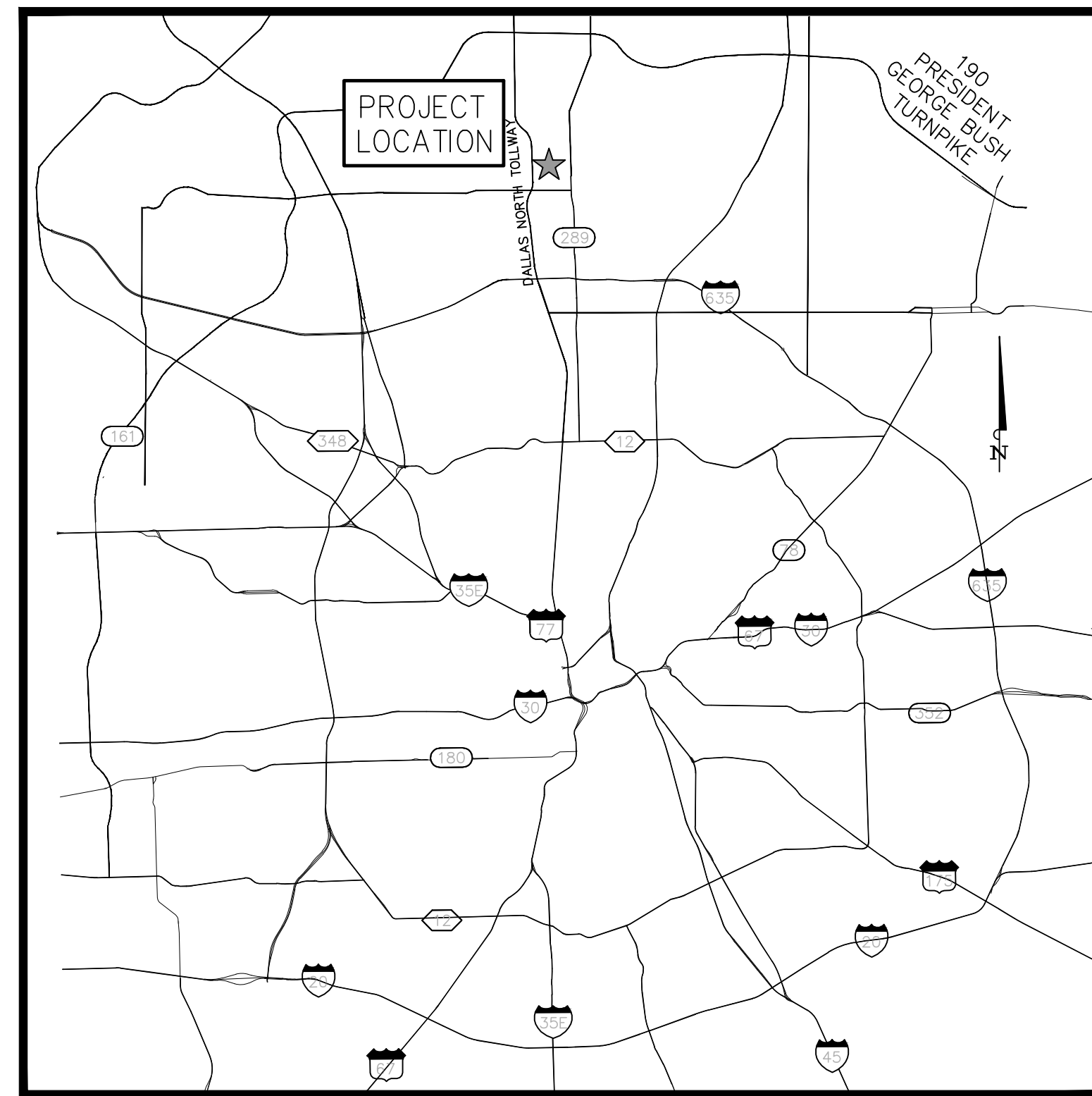
OWNER: POLLO TROPICAL 8918 TESORO DRIVE SUITE 200 SAN ANTONIO, TEXAS 78217

ARCHITECT: FRCH WORLD DESIGN 311 ELM STREET SUITE 600 CINCINNATI, OHIO 45202

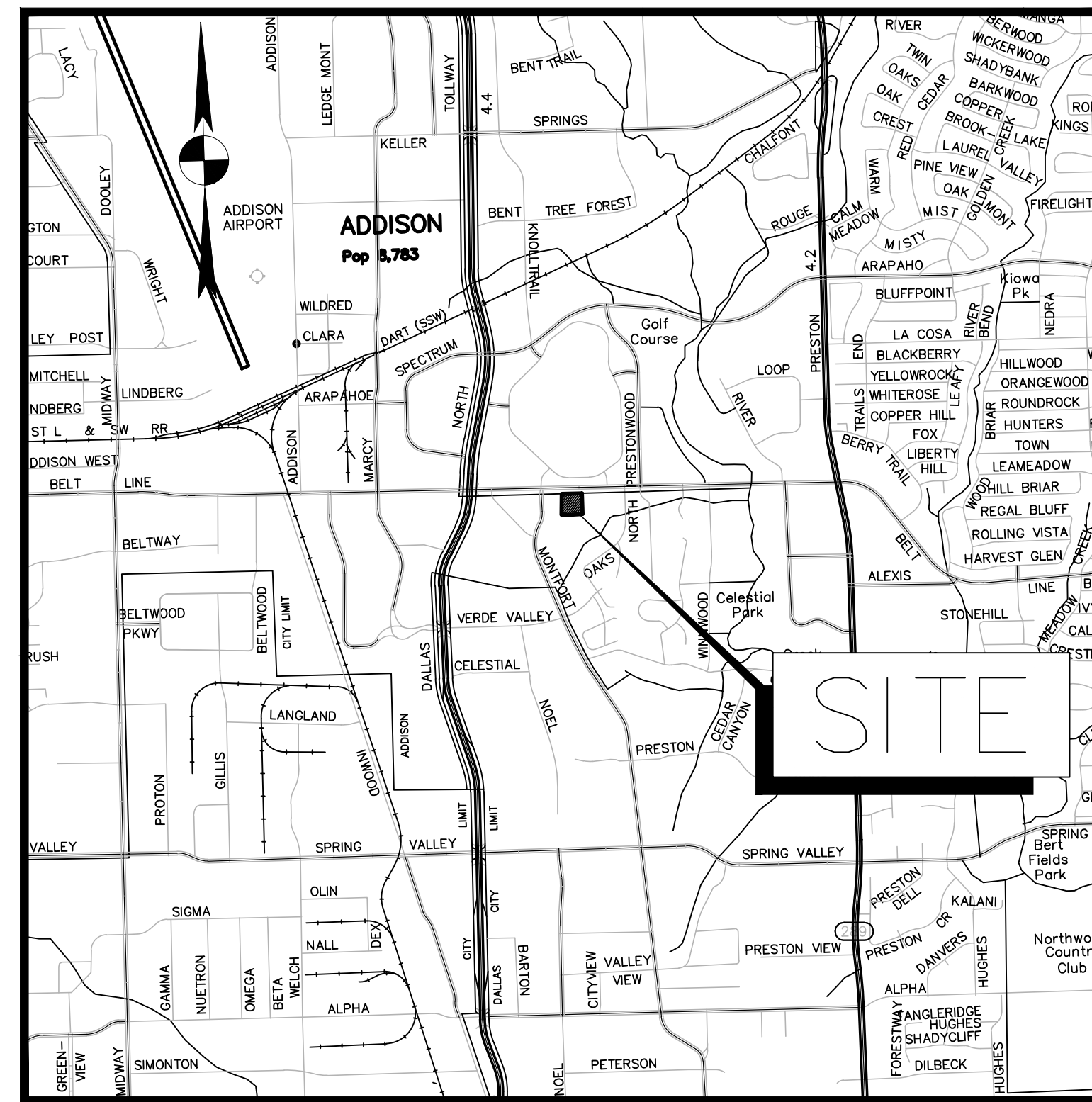
CIVIL ENGINEER: BURY+PARTNERS-SA, INC. 922 ISOM ROAD SUITE 100 SAN ANTONIO, TEXAS 78216

SURVEYOR: BURY+PARTNERS-DFW, INC. 5310 HARVEST HILL ROAD SUITE 100 DALLAS, TEXAS 75230

BPI PROJECT NUMBER : R0103504-50058 ADDRESS : 5290 BELT LINE ROAD TOWN OF ADDISON, DALLAS COUNTY, TEXAS SUBMITTAL DATE : APRIL 28, 2014



LOCATION MAP NOT TO SCALE



LOCATION MAP MAPSCO 6F

PLAN OF RECORD

THIS RECORD DRAWING IS A COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT, MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR.

LEGAL DESCRIPTION:

A 0.63 ACRE TRACT OF LAND SITUATED IN ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

REFERENCE BENCHMARK:

TOWN OF ADDISON, BENCHMARK NO. 5 REFERENCE ELEVATION = 630.10' TOWN OF ADDISON, BENCHMARK NO. 10 REFERENCE ELEVATION = 593.89'

SITE BENCHMARKS:

X CUT SET IN CONCRETE PARKING LOT MEDIAN, APPROXIMATELY 450' EAST OF THE INTERSECTION OF MONTFORT DRIVE AND BELT LINE ROAD, THEN APPROXIMATELY 190' SOUTH. STATE PLANE GRID COORDINATES: NORTHING (Y) = 7,034,937.17 EASTING (X) = 2,485,052.73 ELEVATION: 601.16'

FLOODPLAIN NOTE:

THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0180 J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

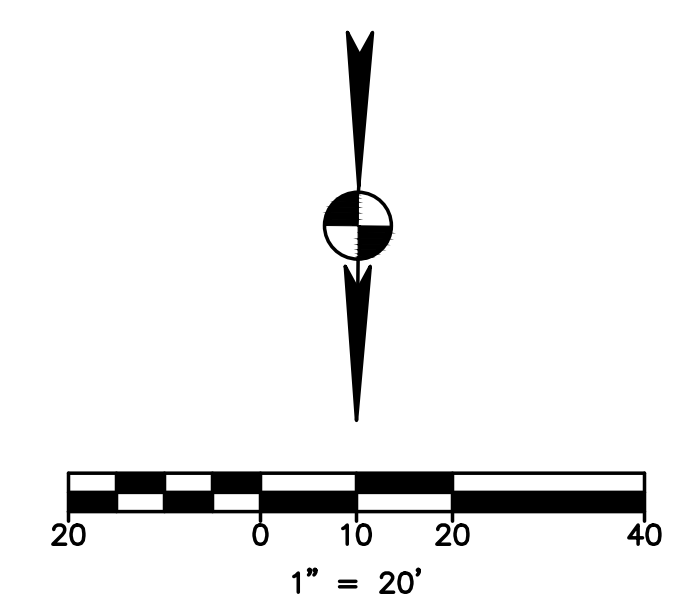
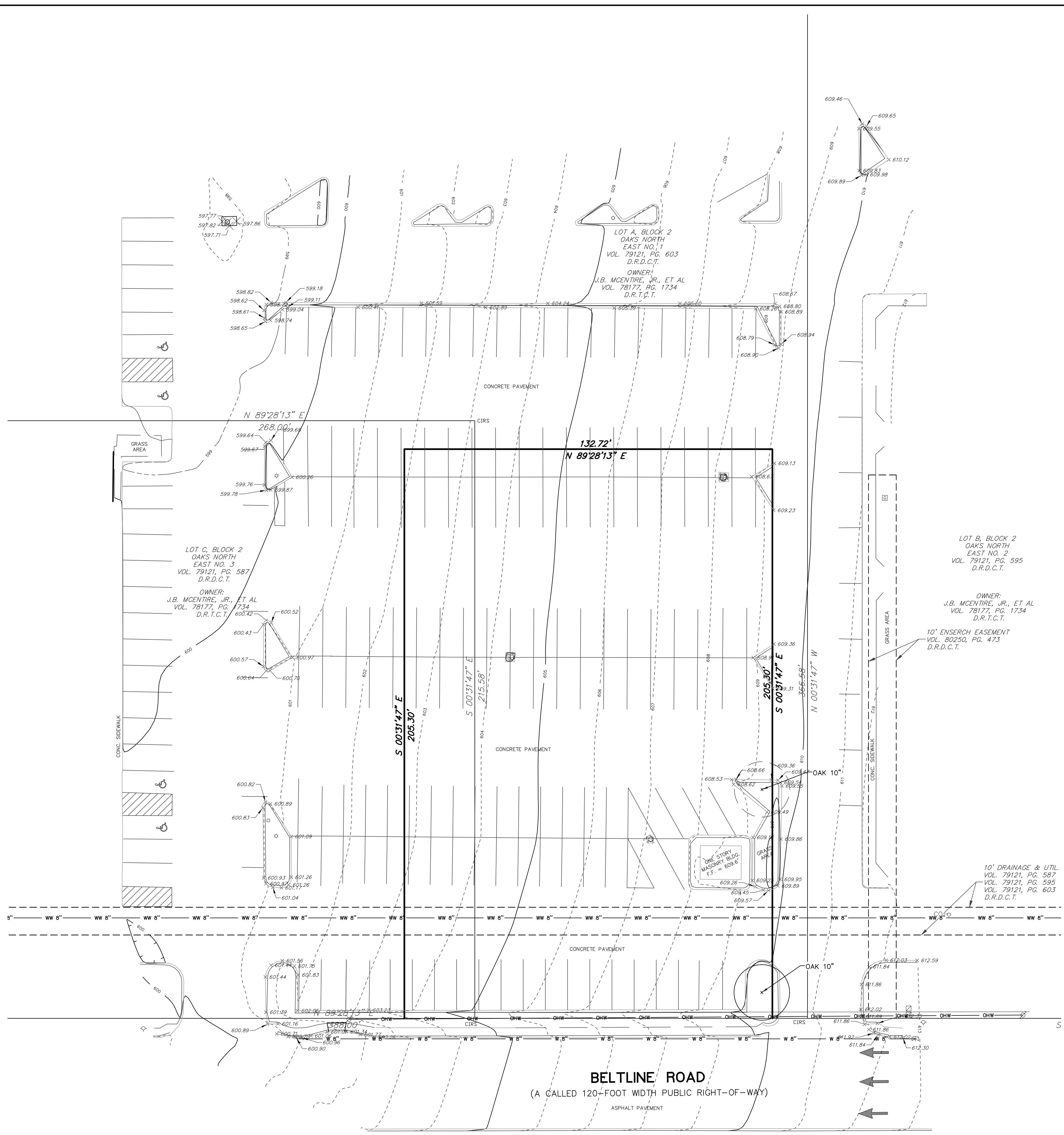
BURY 8922 Isom Road, Suite 100 San Antonio, TX 78216 Tel: (210) 525-0909 Fax: (210) 525-0529 TSP Registration Number F-1048 Copyright © 2014

Pollo Tropical

COVER SHEET POLLO TROPICAL 5290 BELT LINE ROAD TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLOTTING SCALE: 1" = 1' DATE ISSUED: APRIL 2014 FILE: G:\103504\50058\CVR DRAWN BY: BIL DESIGNED BY: CC REVIEWED BY: CC PROJECT NO.: R0103504-058

C-1



GENERAL NOTES:

1. 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 AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY, COUNTY AND/OR TxDOT (AS WELL AS THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)).
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO LOCATE EXISTING FACILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE BETWEEN THE TOWN OF ADDISON, CONSULTING ENGINEER, CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES.
5. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 903 SAN JACINTO, RM 319, AUSTIN, TEXAS, 78701.
6. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD 2011) AND MAINTAINED AT ALL TIMES (24 HRS. PER DAY) DURING THE CONSTRUCTION PROCESS.
7. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHIC, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR DAMAGES DUE TO ANY INACCURACIES.
8. THE LOCATION AND ELEVATION OF IMPROVEMENTS TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO THE CONSTRUCTION OF THE WORK. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL THE NECESSARY ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES. GRAVITY LINE CONSTRUCTION IS REQUIRED TO BE VERIFIED AT CONNECTION POINT THEN BUILD UPSTREAM.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING FACILITIES FROM DAMAGE AND COST OF REPAIR TO EXISTING FACILITIES AND IMPROVEMENTS AS A RESULT OF CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OFFICES PRIOR TO STARTING WORK AND SHALL COORDINATE THEIR WORK WITH THE UTILITY OFFICES.
10. DURING CONSTRUCTION, THE OWNER WILL PROVIDE A GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION. RETESTS REQUIRED DUE TO CONTRACTOR PERFORMANCE SHALL BE PAID FOR BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS, CONSTRUCTION MATERIALS, CONTRACTOR'S BUILDINGS OR EQUIPMENT, LOGS, STUMPS, BOULDERS, OR ANY OTHER EXTRANEOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFFSITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.
12. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
13. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.
14. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL AND HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DIFFERING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE ENGINEER OF RECORD.
16. THE CONTRACTOR SHALL RESTORE AND RE-VEGETATE ALL DISTURBED AREAS NOT COVERED BY LANDSCAPE PLANS AT THEIR EXPENSE.
17. CONTRACTOR SHALL MAKE REQUIRED SUBMITTALS AT LEAST 14 DAYS PRIOR TO USE.

PLAN OF RECORD

THIS RECORD DRAWING IS A COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWINGS ARE ON FILE AT THE OFFICES OF BURY-SAN, INC. DATE: APRIL 28, 2014.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / (R.O.W.) LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	BENCHMARK
(---)	(---)	LIGHT POLE
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	TELEPHONE MANHOLE
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT
(---)	(---)	BACKFLOW PREVENTER
(---)	(---)	WATER LINE
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	STORMSEWER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	WASTEWATER LATERAL LINE
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	ELECTRIC/TELEPHONE LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND FIBER OPTIC LINE
(---)	(---)	UNDERGROUND TELEPHONE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	TELECOMMUNICATIONS LINE
(---)	(---)	TxDOT BRASS MONUMENT FOUND
(---)	(---)	COATED IRON ROD FOUND
(---)	(---)	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET (UNLESS OTHERWISE NOTED)
(---)	(---)	FOUND
(---)	(---)	CONTROL MONUMENT
(---)	(---)	DEED RECORDS COLLIN COUNTY, TEXAS
(---)	(---)	MAP RECORDS COLLIN COUNTY, TEXAS
(---)	(---)	INSTRUMENT NUMBER
(---)	(---)	POWER POLE WITH TRANSFORMER
(---)	(---)	SIDEWALK
(---)	(---)	VOLUME
(---)	(---)	PAGE
(---)	(---)	ELEVATION
(---)	(---)	TRAFFIC FLOW
(---)	(---)	TELEPHONE RISER
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	SIGN
(---)	(---)	SPRINKLER CONTROL VALVE
(---)	(---)	CANOPY/OVERHANG
(---)	(---)	GAS MARKER
(---)	(---)	FIBER OPTIC MARKER
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	GAS METER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC TRANSFORMER
(---)	(---)	FILLER CAP
(---)	(---)	TANK LID
(---)	(---)	MONITORING WELL
(---)	(---)	CONCRETE CURB
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONTOUR
(---)	(---)	SPOT ELEVATION
(---)	(---)	TOP OF WALL ELEVATION
(---)	(---)	BOTTOM OF WALL ELEVATION
(---)	(---)	TOP OF WALL ELEVATION
(---)	(---)	HIGH POINT
(---)	(---)	LOW POINT
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	SWALE TO DRAIN
(---)	(---)	HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
(---)	(---)	TREE TO REMAIN
(---)	(---)	TREE TO BE REMOVED

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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APPROVAL

REVISION

DATE

NO.

8922 Isom Road, Suite 100
 Addicks, TX 75001
 Tel: (214) 625-0400 Fax: (214) 625-0529
 TSP# Registration Number F-1048
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EXISTING CONDITIONS PLAN

POLLO TROPICAL
 5230 BELT LINE ROAD
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLOTTING SCALE: 1" = 1'

DATE ISSUED: APRIL 2014

FILE: G:\103504\50058\ITP

DRAWN BY: BIL

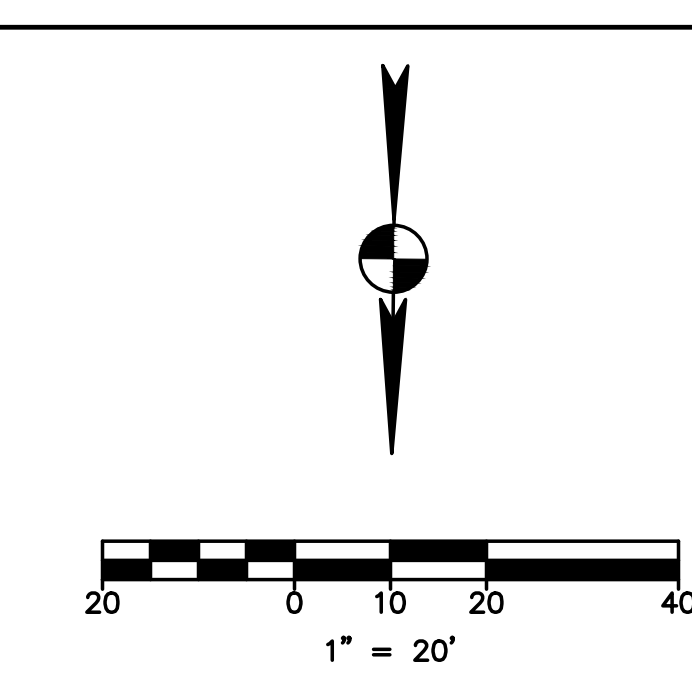
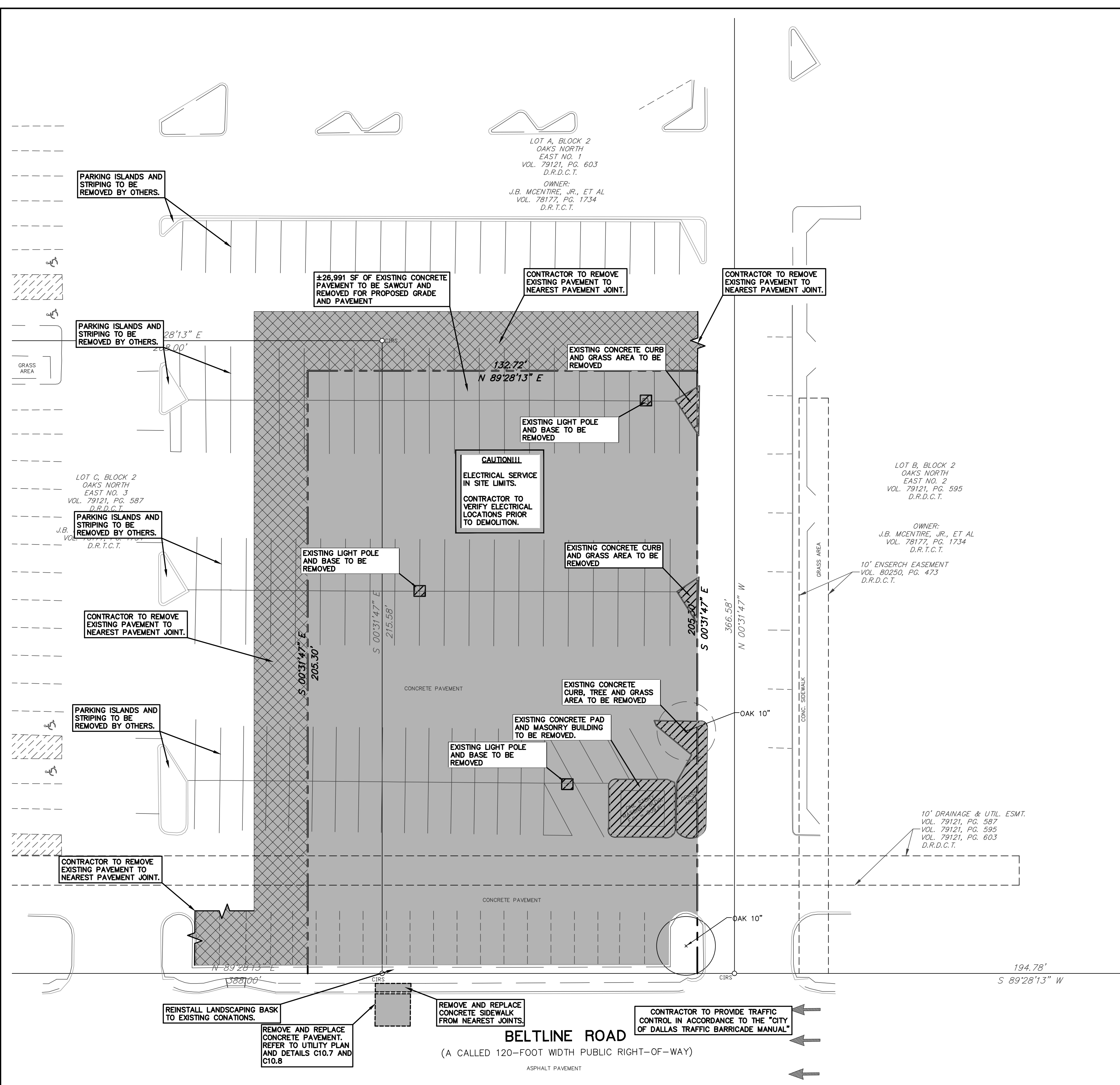
DESIGNED BY: CC

REVIEWED BY: CC

PROJECT NO: R0103504-05B

C-2

Date: Apr 28, 2014, 4:16pm User: JD: jblachmore
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DEMOLITION NOTES:
FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIAL IS INCLUDED IN THIS ITEM. EXECUTION:
1. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO GOVERNMENTAL AGENCIES AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
A. METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.
B. CREDENTIALS OF INDIVIDUALS PERFORMING DEMOLITION OPERATIONS, INCLUDING SUBCONTRACTORS.
C. SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL AND THE PUBLIC.
D. SAFETY MEASURES TO PROTECT ADJACENT PROPERTIES, LANDSCAPING, IMPROVEMENTS TO REMAIN OR PUBLIC RIGHTS OF WAY.
E. ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN.
F. STORAGE, REMOVAL AND DISPOSITION OF SPOIL MATERIAL.
G. EROSION CONTROL MEASURES, INCLUDING NPDES PROCEDURES AND REGULATIONS.
H. POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL, ETC.).
I. HEALTH DEPARTMENT NOTICE.
J. UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
2. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
3. THE PROJECT SITE SHALL BE CLEARED DAILY. DEBRIS, RUBBISH AND CONTRACTORS SALVAGED MATERIAL SHALL BE REMOVED PROMPTLY.
4. ALL SPOIL MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF SPOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

SITE CLEARING
CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
EXECUTION:
1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH -- LANDSCAPE PLANS.
3. CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
4. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
5. SPOIL SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
6. WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING OF THE OWNER'S PROPERTY IS NOT PERMITTED.

EARTHWORK
PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
EXECUTION:
1. ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.
2. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
4. OWNER WILL ENGAGE AT THE OWNER'S COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION.
5. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
7. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
10. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE ARCHITECT'S PLANS FOR LANDSCAPE PROTECTION VEGETATION, ETC.
11. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY Dewater EXCAVATION AREAS -- AS REQUIRED.
13. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
14. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT FOR THE PROJECT.
15. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 -- EXCAVATION AND BACKFILL FOR STRUCTURES.

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LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(100)		PROPERTY LINE / (R.O.W.) LINE
		RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TELEPHONE MANHOLE
		WATER MANHOLE
		WATER LINE MARKER
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		BACKFLOW PREVENTER
		WATER LINE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORMSEWER LINE
		WASTEWATER LINE
		WASTEWATER LATERAL LINE
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		TELEPHONE MANHOLE (SIZE VARIES)
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		ELECTRIC/TELEPHONE LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND FIBER OPTIC LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE AND INTERNET
		TELECOMMUNICATIONS LINE
		TxDOT BRASS MONUMENT FOUND
		CAPPED IRON ROD FOUND
		5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET (UNLESS OTHERWISE NOTED)
		FOUND
		CONTROL MONUMENT
		DEED RECORDS COLLIN COUNTY, TEXAS
		MAP RECORDS COLLIN COUNTY, TEXAS
		INSTRUMENT NUMBER
		POWER POLE WITH TRANSFORMER
		SIDEWALK
		VOLUME
		PAGE
		ELEVATION
		TRAFFIC FLOW
		TELEPHONE RISER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		SIGN
		SPRINKLER CONTROL VALVE
		CANOPY/OVERHANG
		GAS MARKER
		FIBER OPTIC MARKER
		ELECTRIC MANHOLE (SIZE VARIES)
		GAS METER
		ELECTRIC BOX
		ELECTRIC TRANSFORMER
		FILLER CAP
		TANK LID
		MONITORING WELL
		CONCRETE CURB
		EDGE OF PAVEMENT
		CONTOUR
		SPOT ELEVATION
		BOTTOM OF WALL ELEVATION
		TOP OF WALL ELEVATION
		HIGH POINT
		LOW POINT
		DIRECTION OF FLOW
		SWALE TO DRAIN
		HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
		TREE TO REMAIN
		TREE TO BE REMOVED

PLAN OF RECORD
THIS RECORD DRAWING IS A COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT, MODIFIED BY ADDENDA, CHANGES ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWINGS ARE ON FILE AT THE OFFICES OF BURY-SAV, INC. DATE: APRIL 28, 2014.

LEGAL DESCRIPTION:
A 0.63 ACRE TRACT OF LAND SITUATED IN ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN TOWN OF ADDISON, DALLAS COUNTY, TEXAS.
REFERENCE BENCHMARK:
TOWN OF ADDISON, BENCHMARK NO. 5
REFERENCE ELEVATION = 630.10'
TOWN OF ADDISON, BENCHMARK NO. 10
REFERENCE ELEVATION = 593.89'
SITE BENCHMARKS:
"X" CUT SET IN CONCRETE PARKING LOT MEDIAN, APPROXIMATELY 450' EAST OF THE INTERSECTION OF MONFORT DRIVE AND BELTLINE ROAD, THEN APPROXIMATELY 190' SOUTH. STATE PLANE GRID COORDINATES:
NORTHING (Y) = 7,034,937.17
EASTING (X) = 2,485,052.73
ELEVATION: 601.16'
FLOODPLAIN NOTE:
THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0180 J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BURY
8922 Isom Road, Suite 100
Dallas, TX 75243
Tel: (214) 625-0400 Fax: (214) 625-0529
TSP# Registration Number F-1048
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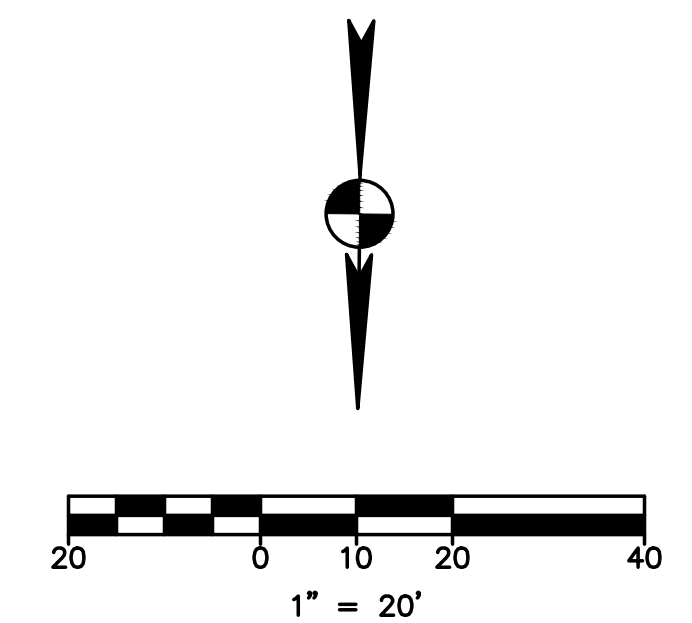
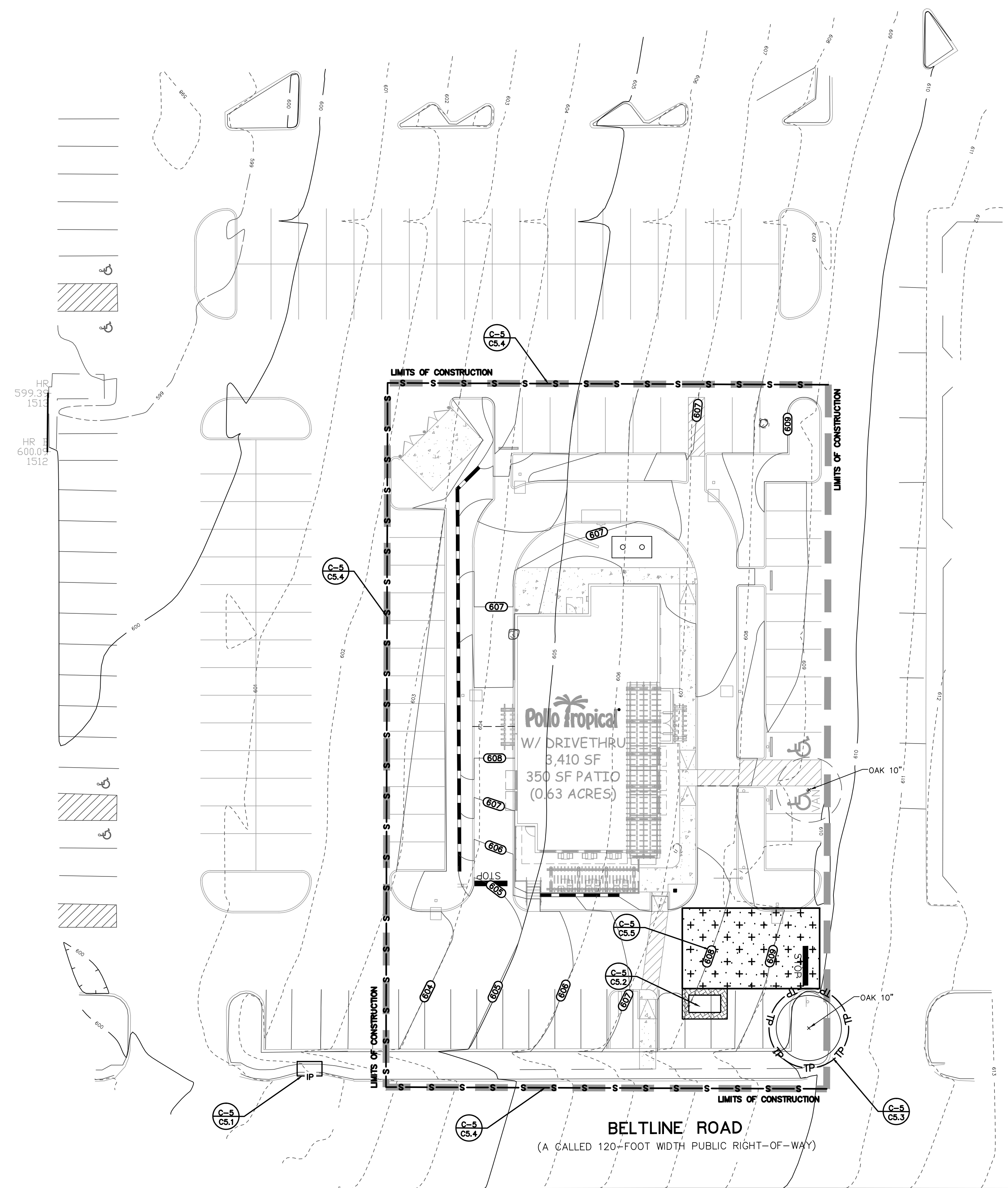
Pollo Tropical

DEMOLITION PLAN
POLLO TROPICAL
5330 BELT LINE ROAD
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLOTTING SCALE: 1" = 1'
DATE ISSUED: APRIL 2014
FILE: G:\103504\1003504\DEM
DRAWN BY: BIL
DESIGNED BY: CC
REVIEWED BY: CC
PROJECT NO.: R0103504-05B

APPROVAL: _____
REVISION: _____
DATE: _____

C-3



STORM WATER POLLUTION PREVENTION NOTES

- PRIOR TO CONSTRUCTION, MAKE CERTAIN THE NOTICE OF INTENT (NOI) OR CONSTRUCTION SITE NOTICE (CSN) HAS BEEN FILED AND POSTED ON-SITE FOR PUBLIC VIEWING AND THE TPDES REPORT AND SWPPP ARE AVAILABLE AT THE TRAILER.
- INSTALL STORM WATER POLLUTION PREVENTION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, EXCAVATION).
- THE PLACEMENT OF STORM WATER POLLUTION PREVENTION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION CONTROL PLAN.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AND ENGINEER AFTER INSTALLATION OF THE STORM WATER POLLUTION PREVENTION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE STORM WATER POLLUTION PREVENTION CONTROL PLAN MAY BE REQUIRED BY THE ENGINEER DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT INTERVALS OF AT LEAST ONCE A WEEK AND IMMEDIATELY AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF PROPERLY.
- WHERE SILT FENCE CANNOT BE PROPERLY INSTALLED USE TRIANGULAR FILTRATION DIKE.
- SOIL DISTURBANCES SHALL BE MINIMIZED BY EXPOSING ONLY THE SMALLEST PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND FOR THE CONSTRUCTION ACTIVITY, FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND EXCEPT AS PROVIDED BELOW, WILL BE INITIATED NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
- TRAFFIC LEAVING THE CONSTRUCTION SITE WILL EXIT THROUGH A STABILIZED CONSTRUCTION EXIT AS LOCATED ON THE PLANS. WHEN SOILS HAVE COLLECTED ON THE STABILIZED VEHICULAR EXIT TO AN EXTENT WHICH REDUCES ITS INTENDED EFFECTIVENESS, THE SURFACE WILL BE CLEANED AND REESTABLISHED FOR THE INTENDED PURPOSE.
- MUD/DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
- PERMANENT EROSION CONTROL:
 ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
 (A) A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURBS AND RIGHT-OF-WAY LINE.
 (B) THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS UNLESS SPECIFIED OTHERWISE BY THE PROJECT'S LANDSCAPE PLAN:
 BROADCAST SEEDING:
 I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HAULED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
 (C) FERTILIZER SHALL BE A PELLETTED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
 (D) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF.
 HYDRAULIC SEEDING:
 I. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 II. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
 (E) FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
 (F) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
 (G) THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. (COORDINATE WITH IRRIGATION PLAN)
 (H) RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
 (I) SEEDING SHALL APPLY TO ALL AREAS WITHIN DISTURBED PROJECT AREA NOT COVERED BY PAVEMENT, BUILDING PAD OR PROJECT LANDSCAPING PLANS INCLUDING RIGHT-OF-WAYS AND OFF-SITE EASEMENTS.
 (J) AT LEAST TWO SEEDINGS SHOULD OCCUR DURING PROJECT. THEY SHOULD OCCUR WITHIN 14 DAYS AFTER PONDS ARE GRADED AND PRIOR TO BY FINAL PUNCH LIST.
 15. THE EPA GENERAL PERMIT REQUIRES THAT A TEMPORARY OR PERMANENT SEDIMENT BASIN BE INSTALLED IN ANY DRAINAGE LOCATION WHERE MORE THAN 10 ACRES IN THE UPSTREAM DRAINAGE ARE DISTURBED AT ONE TIME. THE SEDIMENT BASIN MUST PROVIDE AT LEAST 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRE IF LAND, WHICH IT DRAINS.
 16. CONTRACTOR'S FILING OF NOTICE OF TERMINATION (NOT) SHALL OCCUR UPON POLLO TROPICAL'S ACCEPTANCE OF RE-VEGETATION.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / (R.O.W.) LINE
		BENCHMARK LIGHT POLE
		POWER POLE DOWN GUY
		TELEPHONE MANHOLE WATER MANHOLE
		WATER LINE MARKER FIRE HYDRANT
		WATER VALVE WATER METER
		WATER METER VAULT BACKFLOW PREVENTER
		WATER LINE
		CURB INLET (SIZE VARIES) STORMSEWER LINE
		WASTEWATER LINE WASTEWATER LATERAL LINE
		WASTEWATER MANHOLE (SIZE VARIES) STORMSEWER MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT TELEPHONE MANHOLE (SIZE VARIES)
		GAS LINE
		UNDERGROUND ELECTRIC LINE ELECTRIC/TELEPHONE LINE
		OVERHEAD ELECTRIC LINE UNDERGROUND FIBER OPTIC LINE
		UNDERGROUND TELEPHONE UNDERGROUND CABLE AND INTERNET
		TELECOMMUNICATIONS LINE TxDOT BRASS MONUMENT FOUND
		CAPPED IRON ROD FOUND 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET (UNLESS OTHERWISE NOTED)
		FOUND CONTROL MONUMENT
		DEED RECORDS COLLIN COUNTY, TEXAS MAP RECORDS COLLIN COUNTY, TEXAS
		INSTRUMENT NUMBER POWER POLE WITH TRANSFORMER
		SIDEWALK VOLUME
		PAGE ELEVATION TRAFFIC FLOW
		TELEPHONE RISER TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST SIGN SPRINKLER CONTROL VALVE
		CANOPY/OVERHANG GAS MARKER
		FIBER OPTIC MARKER ELECTRIC MANHOLE (SIZE VARIES)
		GAS METER ELECTRIC BOX
		ELECTRIC TRANSFORMER FILLER CAP
		TANK LID CONCRETE CURB
		EDGE OF PAVEMENT CONTOUR
		SPOT ELEVATION BOTTOM OF WALL ELEVATION
		HIGH POINT TOP OF WALL ELEVATION
		LOW POINT DIRECTION OF FLOW
		SWALE TO DRAINS
		HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
		TREE TO REMAIN
		TREE TO BE REMOVED

EROSION CONTROL LEGEND		

LEGAL DESCRIPTION:

A 0.63 ACRE TRACT OF LAND SITUATED IN ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

REFERENCE BENCHMARK:

TOWN OF ADDISON, BENCHMARK NO. 5
 REFERENCE ELEVATION = 630.10'
 TOWN OF ADDISON, BENCHMARK NO. 10
 REFERENCE ELEVATION = 593.89'

SITE BENCHMARKS:

"X" CUT SET IN CONCRETE PARKING LOT MEDIAN, APPROXIMATELY 450' EAST OF THE INTERSECTION OF MONTFORT DRIVE AND BELTLINE ROAD, THEN APPROXIMATELY 190' SOUTH. STATE PLANE GRID COORDINATES:
 NORTHING (Y) = 7,034,937.17
 EASTING (X) = 2,485,052.73
 ELEVATION: 601.16'

FLOODPLAIN NOTE:

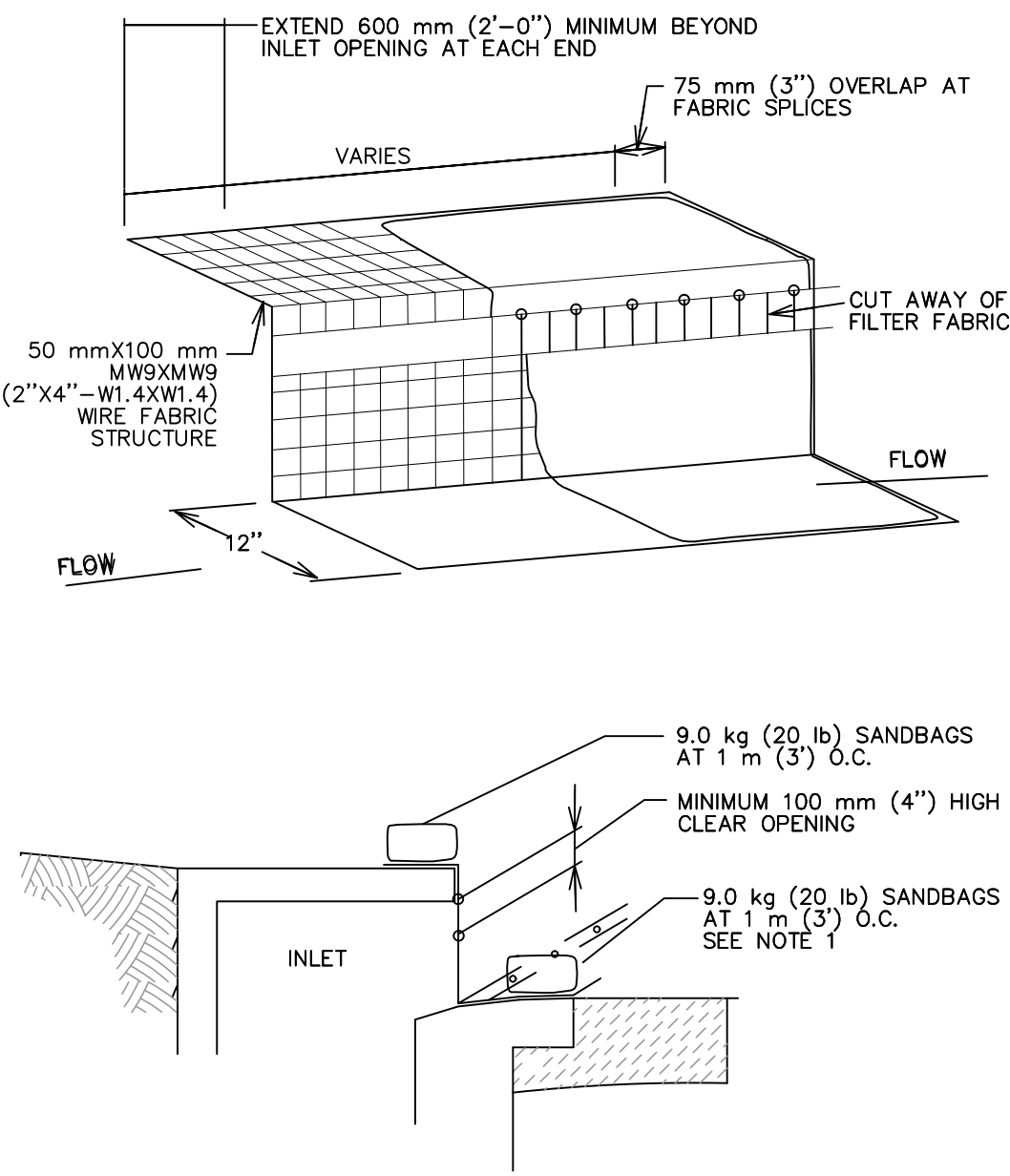
THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0180 J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PLAN OF RECORD

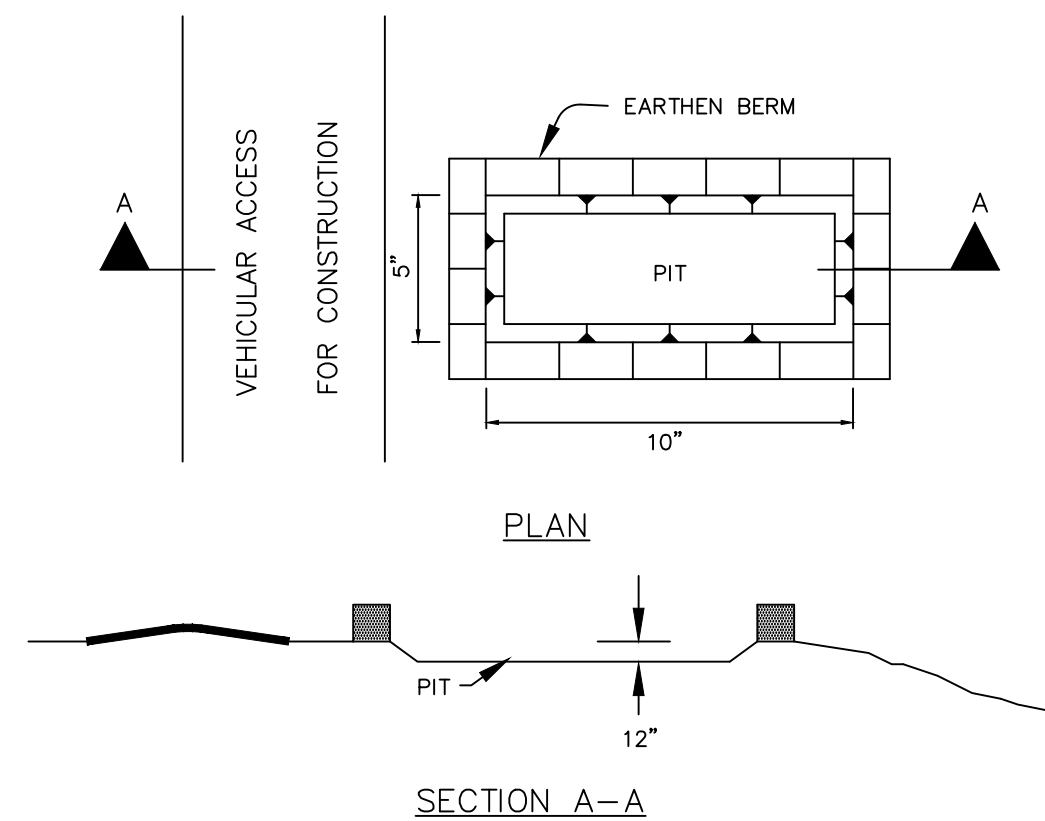
THIS RECORD DRAWING IS A COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWINGS ARE ON FILE AT THE OFFICES OF BURY-SAN, INC. DATE: APRIL 28, 2014.

 8922 Isom Road, Suite 100 Dallas, TX 75243 Tel: (214) 625-0940 Fax: (214) 625-0529 TPSE Registration Number F-1048 Copyright © 2014		APPROVAL
		REVISION
 POLLO TROPICAL 5320 BELT LINE ROAD TOWN OF ADDISON, DALLAS COUNTY, TEXAS		DATE
		NO.
PLOTTING SCALE: 1" = 1' DATE ISSUED: APRIL 2014 FILE: G:\103504\50068\SWPPP		
DRAWN BY: BIL DESIGNED BY: CC REVIEWED BY: CC		
PROJECT NO.: R0103504-05B		
C-4		



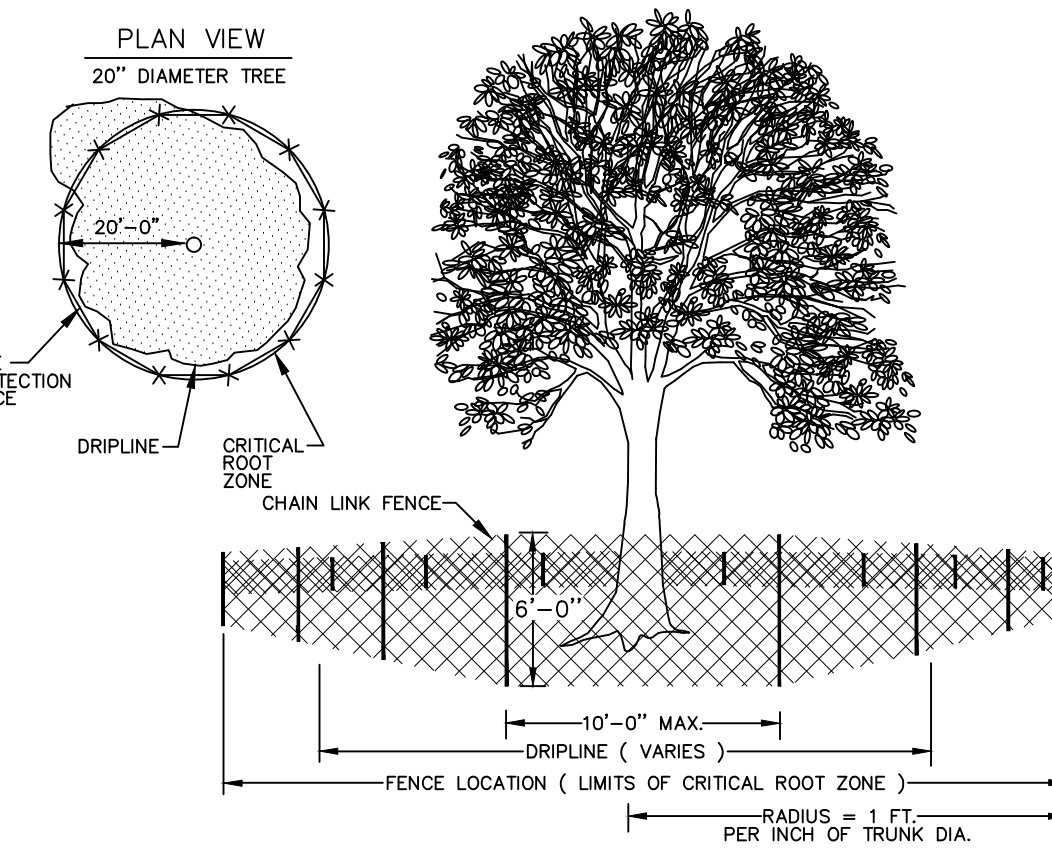
- NOTES:**
- WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 25 mm x 100 mm (1" x 4") BOARD SECURED WITH CONCRETE NAILS 1 m (3') O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
 - A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOE RINGS AT THIS LOCATION.
 - DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 50 mm (2").
 - CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
 - INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

C5.1 INLET PROTECTION
NOT TO SCALE

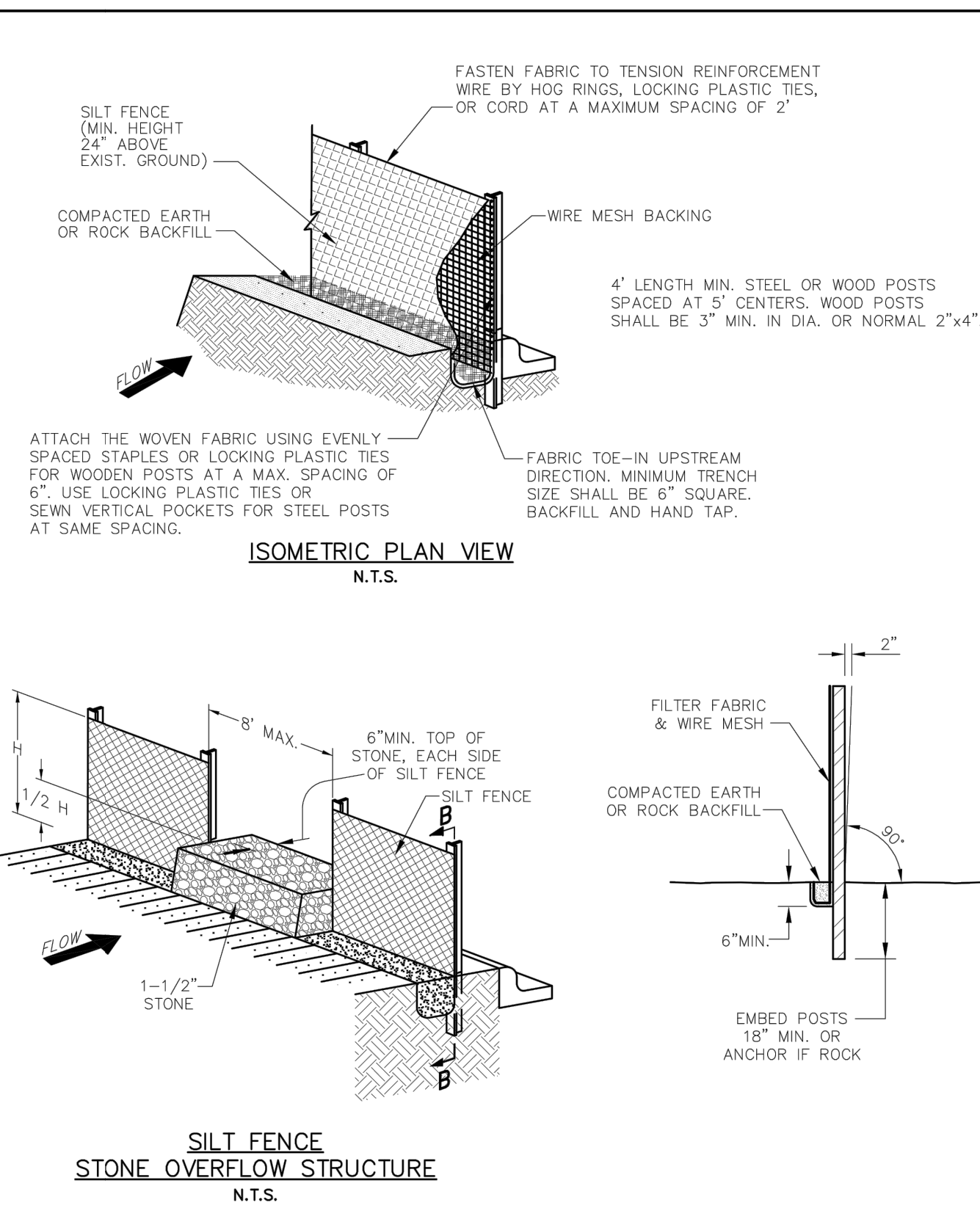


- NOTES:**
- DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 - WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 - WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

C5.2 CONCRETE TRUCK WASHOUT PIT
NOT TO SCALE

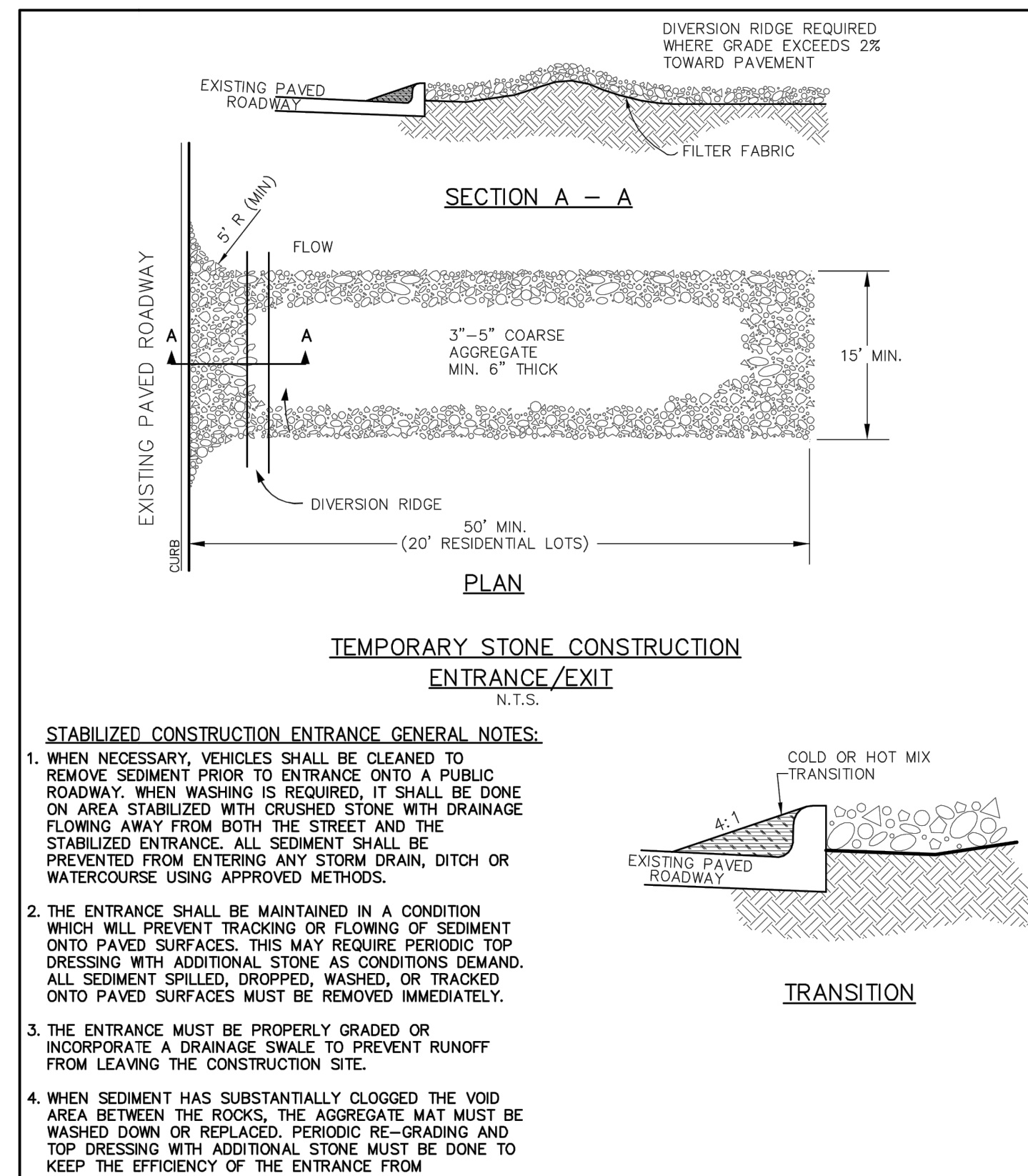


C5.3 TREE PROTECTION
NOT TO SCALE



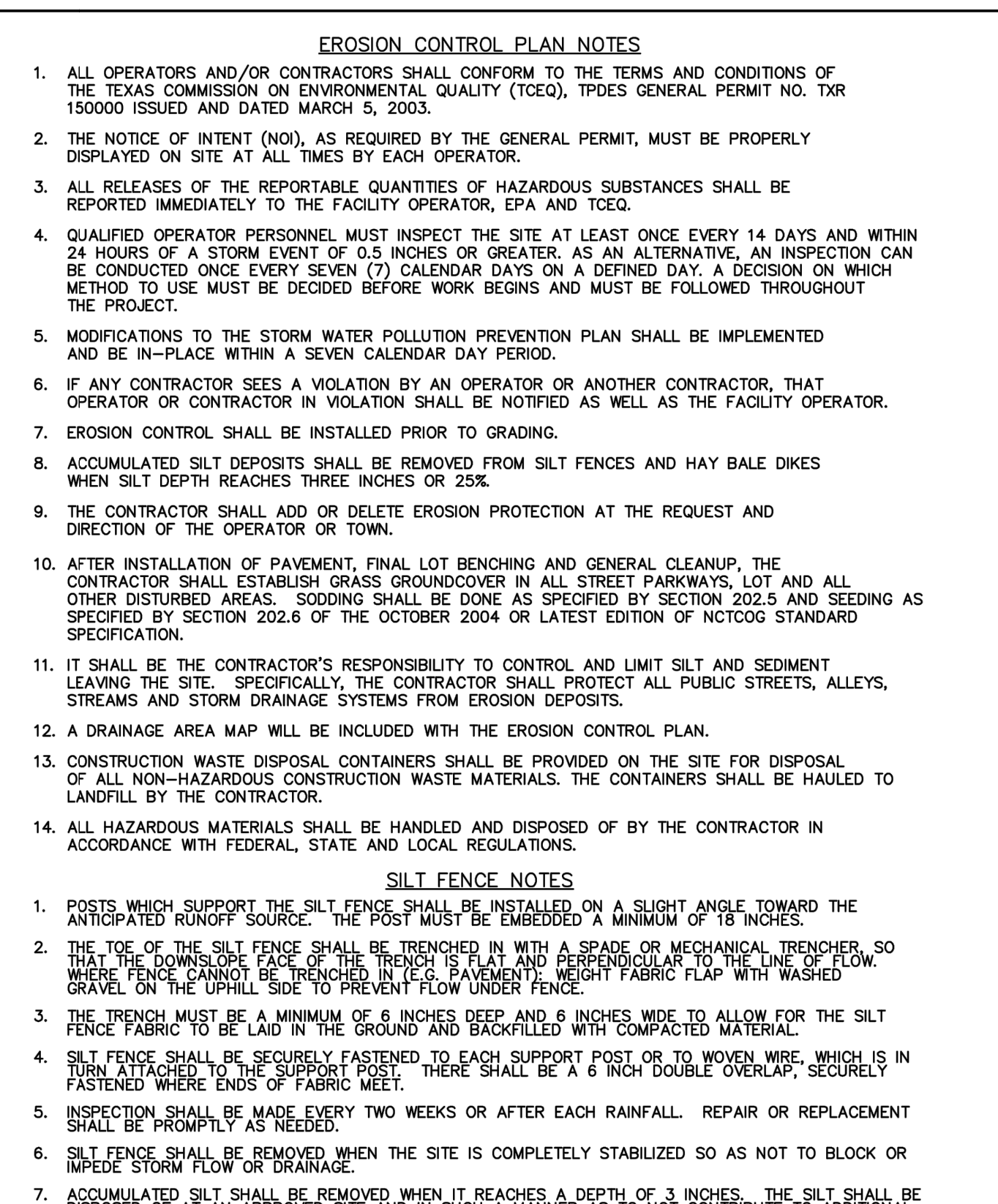
Addison! PUBLIC WORKS DEPARTMENT	SILT FENCE DETAIL		STANDARD CONSTRUCTION DETAILS EROSION CONTROL
	DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-EC002

C5.4 SILT FENCE
NOT TO SCALE



Addison! PUBLIC WORKS DEPARTMENT	TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT		STANDARD CONSTRUCTION DETAILS EROSION CONTROL
	DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-EC003

C5.5 CONSTRUCTION ENTRANCE
NOT TO SCALE



Addison! PUBLIC WORKS DEPARTMENT	EROSION CONTROL & SILT FENCE NOTES		STANDARD CONSTRUCTION DETAILS EROSION CONTROL
	DATE: AUGUST, 2010	REV DATE: -	SHEET: SD-EC001

C5.6 CITY EROSION CONTROL NOTES
NOT TO SCALE

**SPECIFICATIONS:
STORM WATER POLLUTION PREVENTION PLAN /
TPDES**

- FURNISH AND INSTALL TEMPORARY AND PERMANENT STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHOWN IN THE PLANS. CONSTRUCT IMPROVEMENTS IN COMPLIANCE WITH THE INTENT OF SUCH POLLUTION CONTROL MEASURES, TPDES PERMITS, OR OTHER LOCAL WATERWAY DEVELOPMENT PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR ALL POLLUTION PREVENTION MEASURES SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 - SUBMIT A STORM WATER TPDES GENERAL PERMIT NOTICE OF INTENT (NOI) AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION TO THE APPROPRIATE AGENCY SHOWN ON THE SWPPP.
 - POST SIGNED AND COMPLETED NOI POSTING NOTICE OR CONSTRUCTION SITE NOTICE (CSN) AT THE CONSTRUCTION ENTRANCE FOR PUBLIC VIEWING, AND KEEP A COPY OF THE SWPPP AT THE JOB SITE AT ALL TIMES.
 - INSTALL AND MAINTAIN POLLUTION CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WITH PROJECT SPECIFICATIONS.
 - INSTALL EROSION CONTROL MEASURES AND CONSTRUCTION ENTRANCES AS SHOWN IN THE SWPPP PRIOR TO BEGINNING CONSTRUCTION. POLLUTION CONTROL MEASURES SHALL BE REPAIRED, REESTABLISHED, ADJUSTED OR REINSTALLED WITH EACH SUBSEQUENT PHASE OF CONSTRUCTION IN ACCORDANCE WITH THE SWPPP.
 - CONTRACTOR IS RESPONSIBLE FOR ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE, AND SHALL REMOVE THE ACCUMULATION OF OFF-SITE SEDIMENT PROMPTLY.
 - MAINTAIN SEDIMENT TRAPS OR SEDIMENTATION BASINS.
 - OFF-SITE MATERIAL STORAGE AREAS USED SOLELY BY THE PROJECT ARE CONSIDERED PART OF THE PROJECT.
 - MAINTAIN RECORDS OF PROJECT MILESTONE DATES AND FIELD CHANGES AS REQUIRED BY THE SWPPP.
 - INSPECT POLLUTION CONTROL MEASURES EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT GREATER THAN 0.5 INCHES OF RAINFALL. AN INSPECTION REPORT SHALL BE RECORDED AS REQUIRED BY THE SWPPP.
 - DEFICIENCIES NOTED DURING THE INSPECTION WILL BE CORRECTED AND DOCUMENTED WITHIN SEVEN CALENDAR DAYS OR BEFORE THE NEXT ANTICIPATED STORM EVENT.
 - PRIOR TO CONSTRUCTION, MAKE CERTAIN THE NOTICE OF INTENT (NOI) OR CONSTRUCTION SITE NOTICE (CSN) HAS BEEN FILED AND POSTED ONSITE FOR PUBLIC VIEWING AND THE TPDES REPORT AND SWPPP ARE AVAILABLE AT THE TRAILER.
 - INSTALL STORM WATER POLLUTION PREVENTION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, EXCAVATION).
 - THE PLACEMENT OF STORM WATER POLLUTION PREVENTION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION CONTROL PLAN.
 - A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AND ENGINEER AFTER INSTALLATION OF THE STORM WATER POLLUTION PREVENTION CONTROLS AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK IF REQUIRED BY THE LOCAL REQUIREMENTS.
 - ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE STORM WATER POLLUTION PREVENTION CONTROL PLAN MAY BE REQUIRED BY THE ENGINEER DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
 - THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT INTERVALS OF AT LEAST ONCE EVERY TWO (2) WEEKS AND IMMEDIATELY AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
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- WHERE SILT FENCE CANNOT BE PROPERLY INSTALLED USE TRIANGULAR FILTRATION DIKE.
- SOIL DISTURBANCES SHALL BE MINIMIZED BY EXPOSING ONLY THE SMALLEST PRACTICAL AREA OF LAND REQUIRED FOR THE CLEARING AND GRADING ACTIVITY AND FOR THE CONSTRUCTION ACTIVITY, FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
 - STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND EXCEPT AS PROVIDED BELOW, WILL BE INITIATED NO MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN TWENTY-ONE (21) DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - TRAFFIC LEAVING THE CONSTRUCTION SITE WILL EXIT THROUGH A STABILIZED CONSTRUCTION EXIT AS LOCATED ON THE PLANS. WHEN SOILS HAVE COLLECTED ON THE STABILIZED VEHICULAR EXIT TO AN EXTENT WHICH REDUCES ITS INTENDED EFFECTIVENESS, THE SURFACE WILL BE CLEANED AND REESTABLISHED FOR THE INTENDED PURPOSE.
 - MUD/DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO PUBLIC STREETS SHALL BE REMOVED IMMEDIATELY.
 - PERMANENT EROSION CONTROL: REFER TO LANDSCAPE PLAN FOR PLATING REQUIREMENTS. IF NOT ADDRESSED BY LANDSCAPE PLAN, THE FOLLOWING SHALL APPLY:

- ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
- A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL.
 - THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS UNLESS SPECIFIED OTHERWISE BY THE PROJECT'S LANDSCAPE PLAN: DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.
- BROADCAST SEEDING:
- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SF OF UNHULLED BERMUUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
- (C) FERTILIZER SHALL BE A PELLETTED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
- (D) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE
- HYDRAULIC SEEDING:
- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
- (E) FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE 1.5 POUNDS PER 1000 SF.
- (F) MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
- THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TWO WEEK INTERVALS DURING THE FIRST TWO MONTHS RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK. (COORDINATE WITH IRRIGATION PLAN)
 - RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
- (J) SEEDING SHALL APPLY TO ALL AREAS WITHIN DISTURBED PROJECT AREA NOT COVERED BY PAVEMENT, BUILDING PAD OR PROJECT LANDSCAPING PLANS.
- (K) TWO SEEDINGS SHOULD OCCUR DURING PROJECT. FIRST SHOULD OCCUR WITHIN 14 DAYS AFTER PONDS ARE GRADED AND SECOND BY FINAL PUNCH LIST.
- 25 THE EPA GENERAL PERMIT REQUIRES THAT A TEMPORARY OR PERMANENT SEDIMENT BASIN BE INSTALLED IN ANY DRAINAGE LOCATION WHERE MORE THAN 10 ACRES IN THE UPSTREAM DRAINAGE ARE DISTURBED AT ONE TIME. THE SEDIMENT BASIN MUST PROVIDE AT LEAST 3,600 CUBIC FEET OF STORAGE FOR EVERY ACRE IF LAND, WHICH IT DRAINS.

FLAT OF RECORD

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SCALE: N.T.S.

BURY
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Dallas, TX 75241
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Pollo Tropical

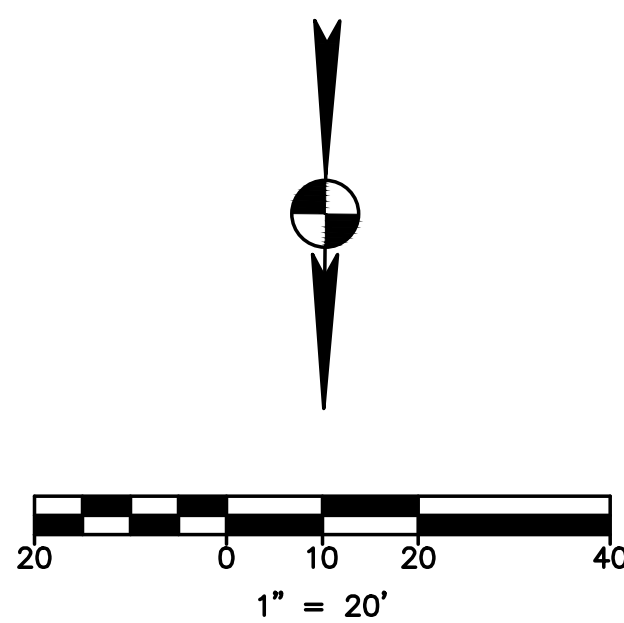
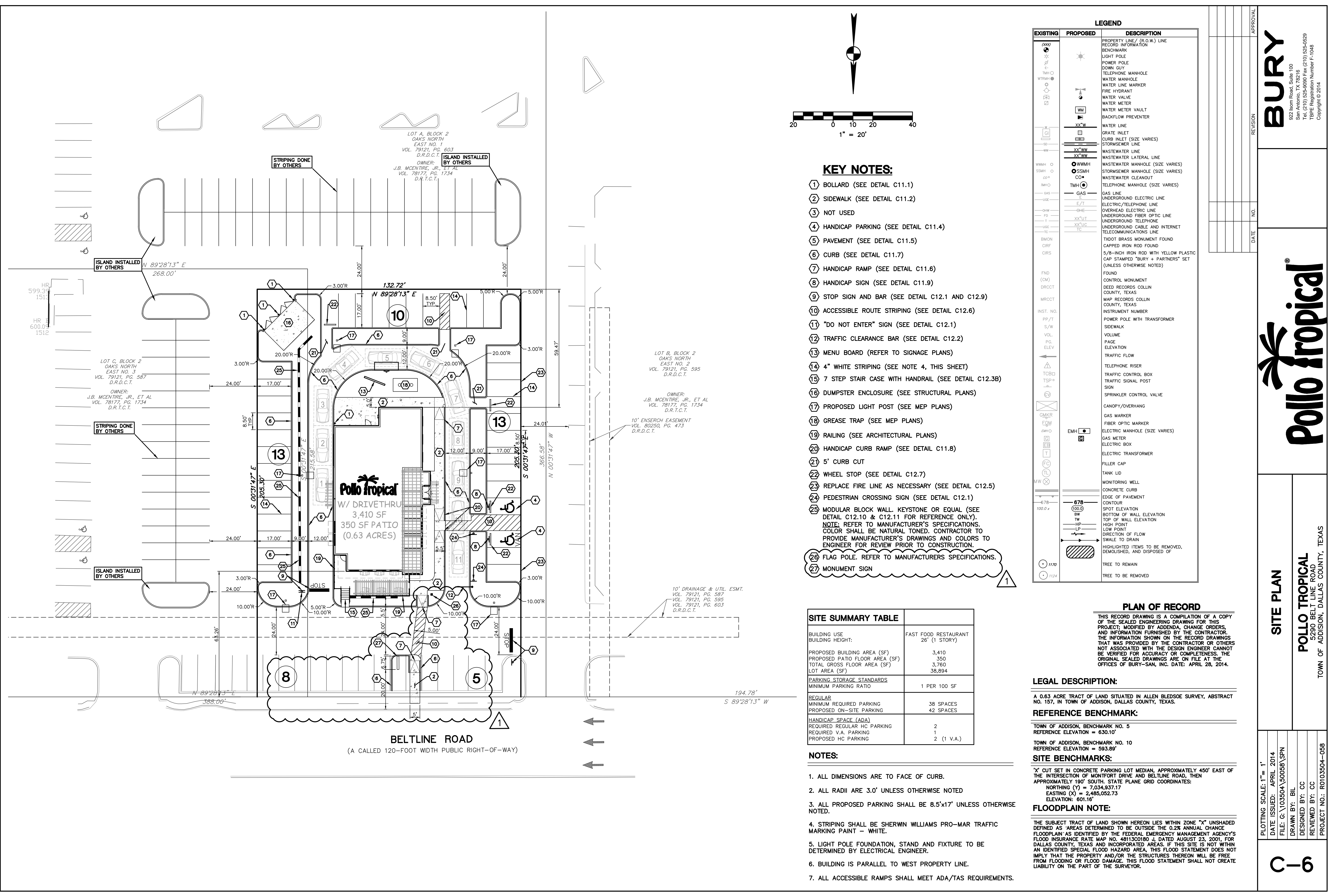
STORM WATER POLLUTION PREVENTION PLAN DETAILS

POLLO TROPICAL
5830 BELT LINE ROAD
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PROJECT NO.: R0103504-05B

DATE ISSUED: APRIL 2014
FILE: G:\103504\50058\WPPD
DRAWN BY: BIL
DESIGNED BY: CC
REVIEWED BY: CC

PLOTTING SCALE: 1"= 1'
DATE: APRIL 2014



KEY NOTES:

- 1 BOLLARD (SEE DETAIL C11.1)
- 2 SIDEWALK (SEE DETAIL C11.2)
- 3 NOT USED
- 4 HANDICAP PARKING (SEE DETAIL C11.4)
- 5 PAVEMENT (SEE DETAIL C11.5)
- 6 CURB (SEE DETAIL C11.7)
- 7 HANDICAP RAMP (SEE DETAIL C11.6)
- 8 HANDICAP SIGN (SEE DETAIL C11.9)
- 9 STOP SIGN AND BAR (SEE DETAIL C12.1 AND C12.9)
- 10 ACCESSIBLE ROUTE STRIPING (SEE DETAIL C12.6)
- 11 "DO NOT ENTER" SIGN (SEE DETAIL C12.1)
- 12 TRAFFIC CLEARANCE BAR (SEE DETAIL C12.2)
- 13 MENU BOARD (REFER TO SIGNAGE PLANS)
- 14 4" WHITE STRIPING (SEE NOTE 4, THIS SHEET)
- 15 7 STEP STAIR CASE WITH HANDRAIL (SEE DETAIL C12.3B)
- 16 DUMPSTER ENCLOSURE (SEE STRUCTURAL PLANS)
- 17 PROPOSED LIGHT POST (SEE MEP PLANS)
- 18 GREASE TRAP (SEE MEP PLANS)
- 19 RAILING (SEE ARCHITECTURAL PLANS)
- 20 HANDICAP CURB RAMP (SEE DETAIL C11.8)
- 21 5' CURB CUT
- 22 WHEEL STOP (SEE DETAIL C12.7)
- 23 REPLACE FIRE LINE AS NECESSARY (SEE DETAIL C12.5)
- 24 PEDESTRIAN CROSSING SIGN (SEE DETAIL C12.1)
- 25 MODULAR BLOCK WALL. KEYSTONE OR EQUAL (SEE DETAIL C12.10 & C12.11 FOR REFERENCE ONLY).
 NOTE: REFER TO MANUFACTURER'S SPECIFICATIONS. COLOR SHALL BE NATURAL TONED. CONTRACTOR TO PROVIDE MANUFACTURER'S DRAWINGS AND COLORS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 26 FLAG POLE. REFER TO MANUFACTURERS SPECIFICATIONS.
- 27 MONUMENT SIGN

EXISTING	PROPOSED	DESCRIPTION
0000		PROPERTY LINE / (R.O.W) LINE
		RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TELEPHONE MANHOLE
		WATER MANHOLE
		WATER LINE MARKER
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		BACKFLOW PREVENTER
		WATER LINE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORMSEWER LINE
		WASTEWATER LINE
		WASTEWATER LATERAL LINE
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		TELEPHONE MANHOLE (SIZE VARIES)
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		ELECTRIC/TELEPHONE LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND FIBER OPTIC LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE AND INTERNET
		TELECOMMUNICATIONS LINE
		TXDOT BRASS MONUMENT FOUND
		CAPPED IRON ROD FOUND
		5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET (UNLESS OTHERWISE NOTED)
		FOUND
		CONTROL MONUMENT
		DEED RECORDS COLLIN COUNTY, TEXAS
		MAP RECORDS COLLIN COUNTY, TEXAS
		INSTRUMENT NUMBER
		POWER POLE WITH TRANSFORMER
		SIDEWALK
		VOLUME
		PAGE
		ELEVATION
		TRAFFIC FLOW
		TELEPHONE RISER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		SIGN
		SPRINKLER CONTROL VALVE
		CANOPY/OVERHANG
		GAS MARKER
		FIBER OPTIC MARKER
		ELECTRIC MANHOLE (SIZE VARIES)
		GAS METER
		ELECTRIC BOX
		ELECTRIC TRANSFORMER
		FILLER CAP
		TANK LID
		MONITORING WELL
		CONCRETE CURB
		EDGE OF PAVEMENT
		CONTOUR
		SPOT ELEVATION
		BOTTOM OF WALL ELEVATION
		TOP OF WALL ELEVATION
		HIGH POINT
		LOW POINT
		DIRECTION OF FLOW
		SWALE TO DRAIN
		HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
		TREE TO REMAIN
		TREE TO BE REMOVED

SITE SUMMARY TABLE	
BUILDING USE	FAST FOOD RESTAURANT
BUILDING HEIGHT:	26' (1 STORY)
PROPOSED BUILDING AREA (SF)	3,410
PROPOSED PATIO FLOOR AREA (SF)	350
TOTAL GROSS FLOOR AREA (SF)	3,760
LOT AREA (SF)	38,894
PARKING STORAGE STANDARDS	
MINIMUM PARKING RATIO	1 PER 100 SF
REGULAR	
MINIMUM REQUIRED PARKING	38 SPACES
PROPOSED ON-SITE PARKING	42 SPACES
HANDICAP SPACE (ADA)	
REQUIRED REGULAR HC PARKING	2
REQUIRED V.A. PARKING	1
PROPOSED HC PARKING	2 (1 V.A.)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB.
 2. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED
 3. ALL PROPOSED PARKING SHALL BE 8.5'x17' UNLESS OTHERWISE NOTED.
 4. STRIPING SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT - WHITE.
 5. LIGHT POLE FOUNDATION, STAND AND FIXTURE TO BE DETERMINED BY ELECTRICAL ENGINEER.
 6. BUILDING IS PARALLEL TO WEST PROPERTY LINE.
 7. ALL ACCESSIBLE RAMPS SHALL MEET ADA/TAS REQUIREMENTS.

PLAN OF RECORD

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LEGAL DESCRIPTION:

A 0.63 ACRE TRACT OF LAND SITUATED IN ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

REFERENCE BENCHMARK:

TOWN OF ADDISON, BENCHMARK NO. 5
 REFERENCE ELEVATION = 630.10'

SITE BENCHMARKS:

TOWN OF ADDISON, BENCHMARK NO. 10
 REFERENCE ELEVATION = 593.89'

"X" CUT SET IN CONCRETE PARKING LOT MEDIAN, APPROXIMATELY 450' EAST OF THE INTERSECTION OF MONTFORT DRIVE AND BELTLINE ROAD. THEN APPROXIMATELY 190' SOUTH. STATE PLANE GRID COORDINATES:
 NORTHING (Y) = 7,034,937.17
 EASTING (X) = 2,485,052.73
 ELEVATION: 601.16'

FLOODPLAIN NOTE:

THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0180 J, DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

APPROVAL

REVISION

DATE

NO.

BURY

8922 Isom Road, Suite 100
 Dallas, TX 75243-0980 Fax: (214) 625-0529
 TSP# Registration Number F-1048
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SITE PLAN

Pollo Tropical

POLLO TROPICAL
 5230 BELT LINE ROAD
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLOTTING SCALE: 1" = 1'

DATE ISSUED: APRIL 2014

FILE: G:\103504\10068\1035040585\SPN

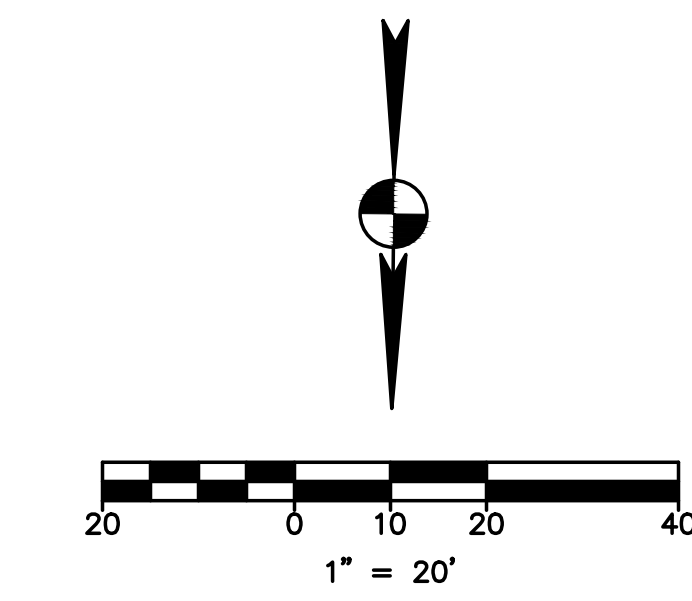
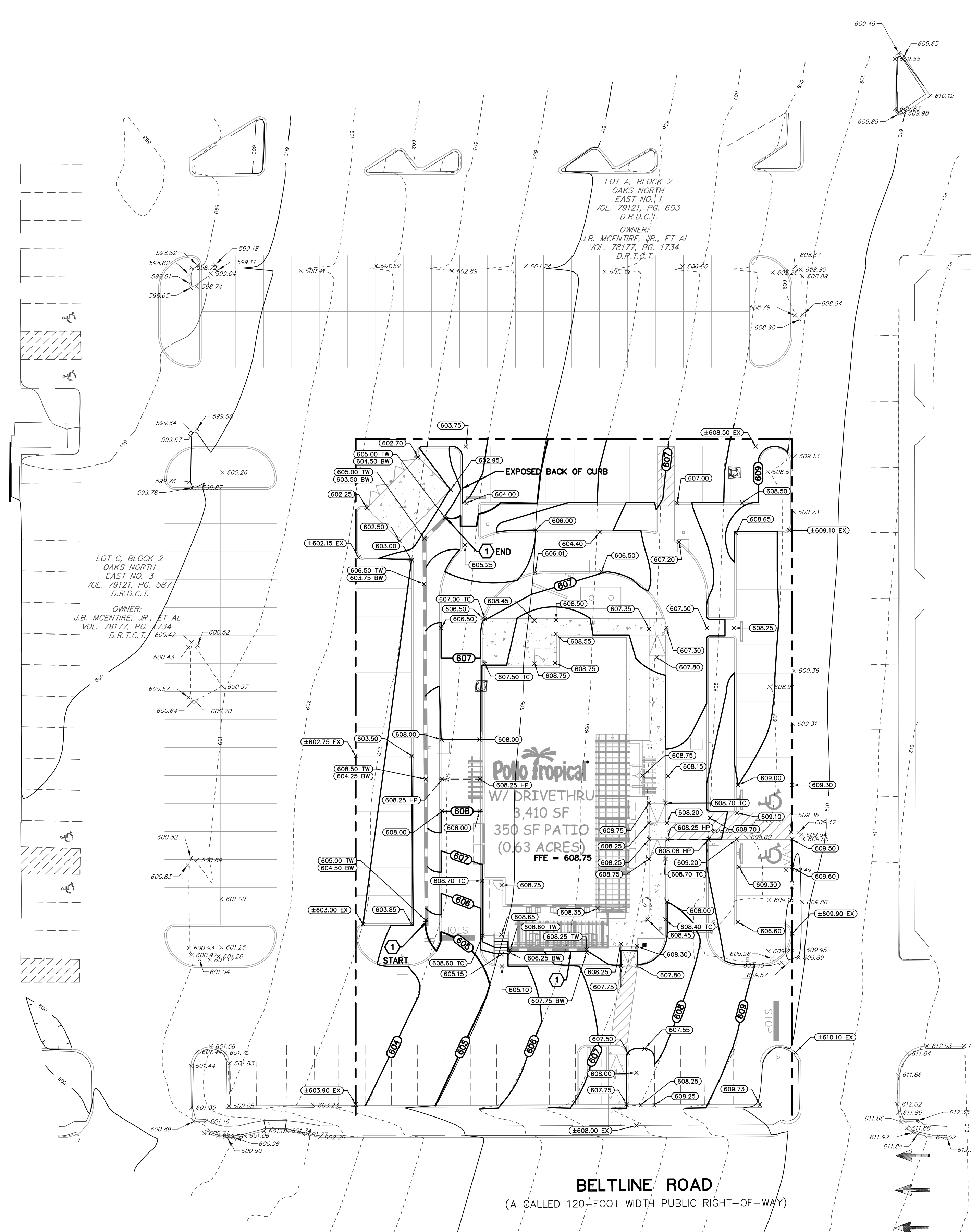
DRAWN BY: BIL

DESIGNED BY: CC

REVIEWED BY: CC

PROJECT NO.: R0103504-05B

C-6



KEYNOTE:

① MODULAR BLOCK WALL, KEYSTONE OR EQUAL (SEE DETAIL C12.10 & C12.11 FOR REFERENCE ONLY).

NOTE: REFER TO MANUFACTURER'S SPECIFICATIONS. COLOR SHALL BE NATURAL TONED. CONTRACTOR TO PROVIDE MANUFACTURER'S DRAWINGS AND COLORS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. VERIFY THE SUITABILITY 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.
2. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
3. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO GUTTER OF INVERT, ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH GUTTER OR INVERT.
4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
7. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH CURLEX BLANKET AND SYSTEM ANCHORED PER MANUFACTURER'S RECOMMENDATIONS.
8. ALL AREAS DISTURBED SHALL BE RESTORED AND GRADED TO DRAIN.

IRRIGATION / LANDSCAPE NOTES:

(A) IRRIGATION

IRRIGATION SLEEVES: IRRIGATION SLEEVES ARE TO BE 4" SCHEDULE 40 PVC PIPE. SLEEVES ARE TO BE INSTALLED PER THE IRRIGATION PLAN. THIS PLAN IS TO BE A PART OF THE BID SET OF DOCUMENTS. SLEEVES SHOULD BE INSTALLED AT A DEPTH OF 16 TO 18 INCHES BELOW THE TOP OF CURB. ALL IRRIGATION SLEEVES SHOULD BE CLEARLY MARKED ON THE CURB OR EXPOSED PRIOR TO THE ARRIVAL OF THE IRRIGATION CONTRACTOR. SLEEVE ENDS SHOULD BE TAPED BEFORE INSTALLATION TO ENSURE THAT THEY REMAIN FREE OF DIRT AND DEBRIS.

IRRIGATION PIPING ALONG CURB LINES: AN AREA 12" IN WIDTH FROM BACK OF THE CURB SHOULD BE LEFT OPEN FOR RUNNING IRRIGATION LINES.

THE GC WILL BE RESPONSIBLE FOR LEAVING SOIL STAGED IN A PILE TO BACK FILL THIS AREA. FILL DIRT FOR THIS AREA SHOULD BE FREE OF ROCKS, DEBRIS AND LARGE DIRT CLOUDS. ITEMS SUCH AS THESE MAY CAUSE DAMAGE TO PIPE AND WIRING. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BACKFILLING OF CURBS LEFT OPEN FOR IRRIGATION LINES.

IRRIGATION METER: THE IRRIGATION METER SHALL BE INSTALLED. IN ADDITION, THE IRRIGATION METER BOX SHALL BE INSTALLED AND SET 1 TO 3 INCHES ABOVE FINAL GRADE OR TOP OF CURB, WHICHEVER IS HIGHER.

(B) LANDSCAPE

LANDSCAPE BED EXCAVATION: LANDSCAPE BEDS SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW ADJACENT CURB. THE LANDSCAPE CONTRACTOR WILL BACK FILL ALL BEDS.

TURF AREA GRADING: UNDER ADVERSE AND ROCKY CONDITIONS, IT IS THE RESPONSIBILITY OF THE GC TO IMPORT AN APPROVED FILL FREE OF ROCK AND DEBRIS AND PLACE IT IN ALL AREAS THAT ARE TO RECEIVE TURF.

ALL EXCESS CONCRETE, DEBRIS, TRASH, FORMS, RE-BAR, ETC. ARE TO BE REMOVED FROM TURF AREAS.

(C) GENERAL NOTES

ELECTRICAL: ELECTRICAL CONTRACTOR SHALL BE COMPLETE WITH ALL WORK IN THE LANDSCAPED AREAS. ALL CONDUITS FOR PATIO AREA SPEAKERS SHALL BE INSTALLED AND CONNECTED. (SOUND CONTRACTOR MAY NOT BE ON SITE BEFORE LANDSCAPE CONTRACTOR) POWER MUST BE PROVIDED FOR THE IRRIGATION CONTROLLER. IF THERE IS NOT POWER ON THE BUILDING THE GC SHOULD PROVIDE TEMPORARY POWER TO THE CONTROLLER. THE LANDSCAPE CONTRACTOR SHOULD BE SURE THE CONTROLLER HAS A BACK UP BATTERY.

PLUMBING: PLUMBING CONTRACTOR SHALL COMPLETE ALL WORK IN THE LANDSCAPED AREAS. ALL METERS BOXES SHALL BE INSTALLED 12 TO 2 INCHES ABOVE FINAL GRADE OR TOP OF CURB, WHICHEVER IS HIGHER. GREASE TRAPS LIDS AND CLEANOUTS SHALL BE INSTALLED 3 TO 4 INCHES ABOVE FINAL GRADE OR TOP OF CURB, WHICHEVER IS HIGHER.

GENERAL: GC WILL SCHEDULE A DATE WITH POLLO TROPICAL'S CM 2 TO 3 WEEKS PRIOR TO THE SITE BEING READY FOR THE IRRIGATION/LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR AGREES TO GIVE THE GC A SCHEDULE OF COMPLETION PRIOR TO ARRIVAL SO THAT THE GC CAN SCHEDULE THE BALANCE OF THE SITE WORK.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
⊙	⊙	PROPERTY LINE / (R.O.W.) LINE
⊙	⊙	RECORD INFORMATION
⊙	⊙	BENCHMARK
⊙	⊙	LIGHT POLE
⊙	⊙	POWER POLE
⊙	⊙	DOWN GUY
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	WATER MANHOLE
⊙	⊙	WATER LINE MARKER
⊙	⊙	FIRE HYDRANT
⊙	⊙	WATER VALVE
⊙	⊙	WATER METER VAULT
⊙	⊙	BACKFLOW PREVENTER
⊙	⊙	WATER LINE
⊙	⊙	GRATE INLET
⊙	⊙	CURB INLET (SIZE VARIES)
⊙	⊙	STORMSEWER LINE
⊙	⊙	WASTEWATER LINE
⊙	⊙	WASTEWATER LATERAL LINE
⊙	⊙	WASTEWATER MANHOLE (SIZE VARIES)
⊙	⊙	STORMSEWER MANHOLE (SIZE VARIES)
⊙	⊙	WASTEWATER CLEANOUT
⊙	⊙	TELEPHONE MANHOLE (SIZE VARIES)
⊙	⊙	GAS LINE
⊙	⊙	UNDERGROUND ELECTRIC LINE
⊙	⊙	ELECTRIC/TELEPHONE LINE
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⊙	⊙	UNDERGROUND FIBER OPTIC LINE
⊙	⊙	UNDERGROUND TELEPHONE
⊙	⊙	UNDERGROUND CABLE AND INTERNET
⊙	⊙	TELECOMMUNICATIONS LINE
⊙	⊙	TXDOT BRASS MONUMENT FOUND
⊙	⊙	CAPPED IRON ROD FOUND
⊙	⊙	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET (UNLESS OTHERWISE NOTED)
⊙	⊙	FOUND
⊙	⊙	CONTROL MONUMENT
⊙	⊙	DEED RECORDS COLLIN COUNTY, TEXAS
⊙	⊙	MAP RECORDS COLLIN COUNTY, TEXAS
⊙	⊙	INSTRUMENT NUMBER
⊙	⊙	POWER POLE WITH TRANSFORMER
⊙	⊙	SIDEWALK
⊙	⊙	VOLUME
⊙	⊙	PAGE
⊙	⊙	ELEVATION
⊙	⊙	TRAFFIC FLOW
⊙	⊙	TELEPHONE RISER
⊙	⊙	TRAFFIC CONTROL BOX
⊙	⊙	TRAFFIC SIGNAL TSP
⊙	⊙	SIGN
⊙	⊙	SPRINKLER CONTROL VALVE
⊙	⊙	CANOPY/OVERHANG
⊙	⊙	GAS MARKER
⊙	⊙	FIBER OPTIC MARKER
⊙	⊙	ELECTRIC MANHOLE (SIZE VARIES)
⊙	⊙	GAS METER
⊙	⊙	ELECTRIC BOX
⊙	⊙	ELECTRIC TRANSFORMER
⊙	⊙	FILLER CAP
⊙	⊙	TANK LID
⊙	⊙	MONITORING WELL
⊙	⊙	CONCRETE CURB
⊙	⊙	EDGE OF PAVEMENT
⊙	⊙	CONTOUR
⊙	⊙	SPOT ELEVATION
⊙	⊙	BOTTOM OF WALL ELEVATION
⊙	⊙	TOP OF WALL ELEVATION
⊙	⊙	HIGH POINT
⊙	⊙	LOW POINT
⊙	⊙	DIRECTION OF FLOW
⊙	⊙	SWALE TO DRAIN
⊙	⊙	HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
⊙	⊙	TREE TO REMAIN
⊙	⊙	TREE TO BE REMOVED

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGAL DESCRIPTION:

A 0.63 ACRE TRACT OF LAND SITUATED IN ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

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 REFERENCE ELEVATION = 630.10'

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 REFERENCE ELEVATION = 593.89'

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APPROVAL

REVISION

DATE

NO.

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 Dallas, TX 75243
 TEL: (214) 625-0900 Fax: (214) 625-0529
 TSP# Registration Number F-1048
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GRADING PLAN

POLLO TROPICAL
 5390 BELT LINE ROAD
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLOTTING SCALE: 1" = 1'

DATE ISSUED: APRIL 2014

FILE: G:\103504\50058\GRP

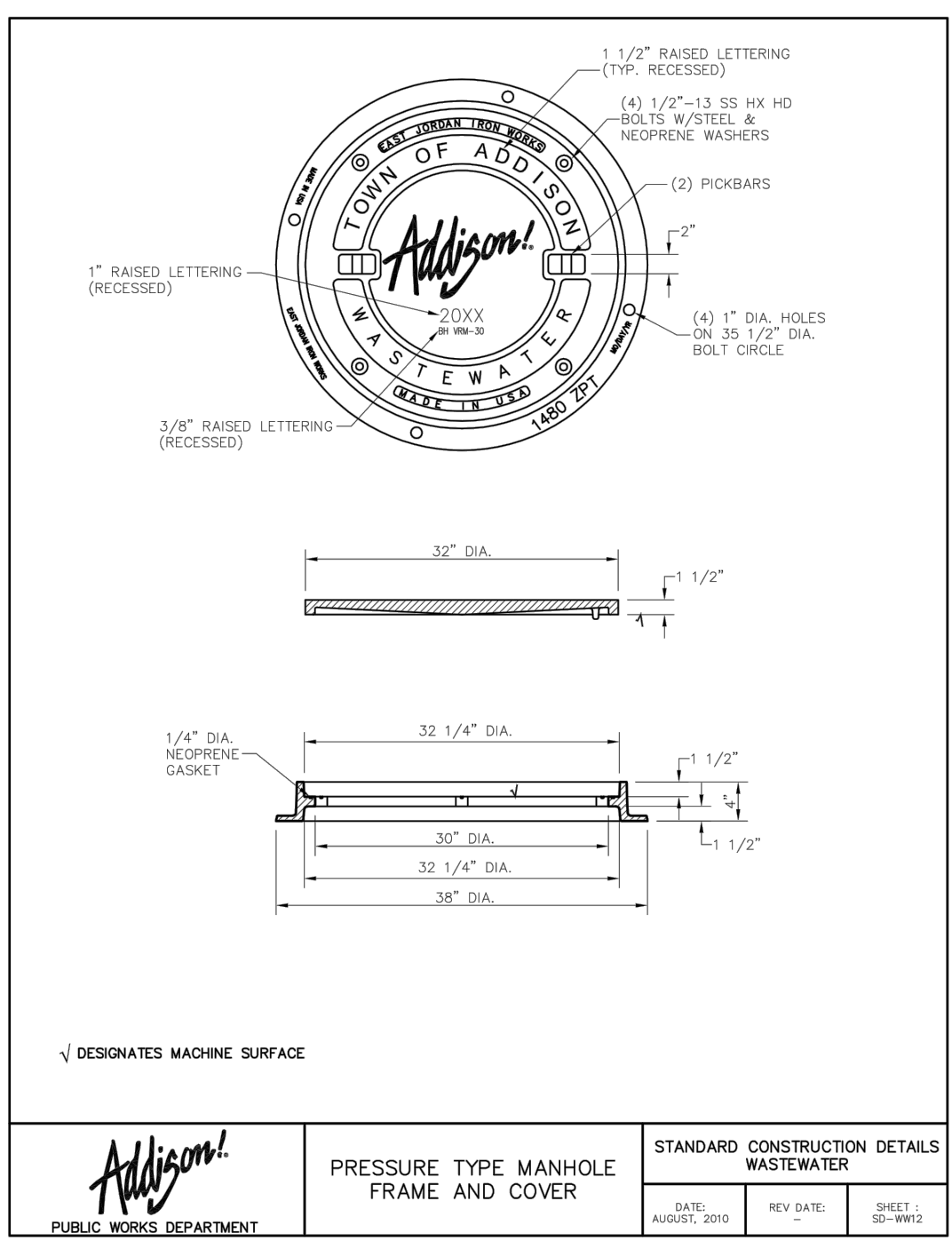
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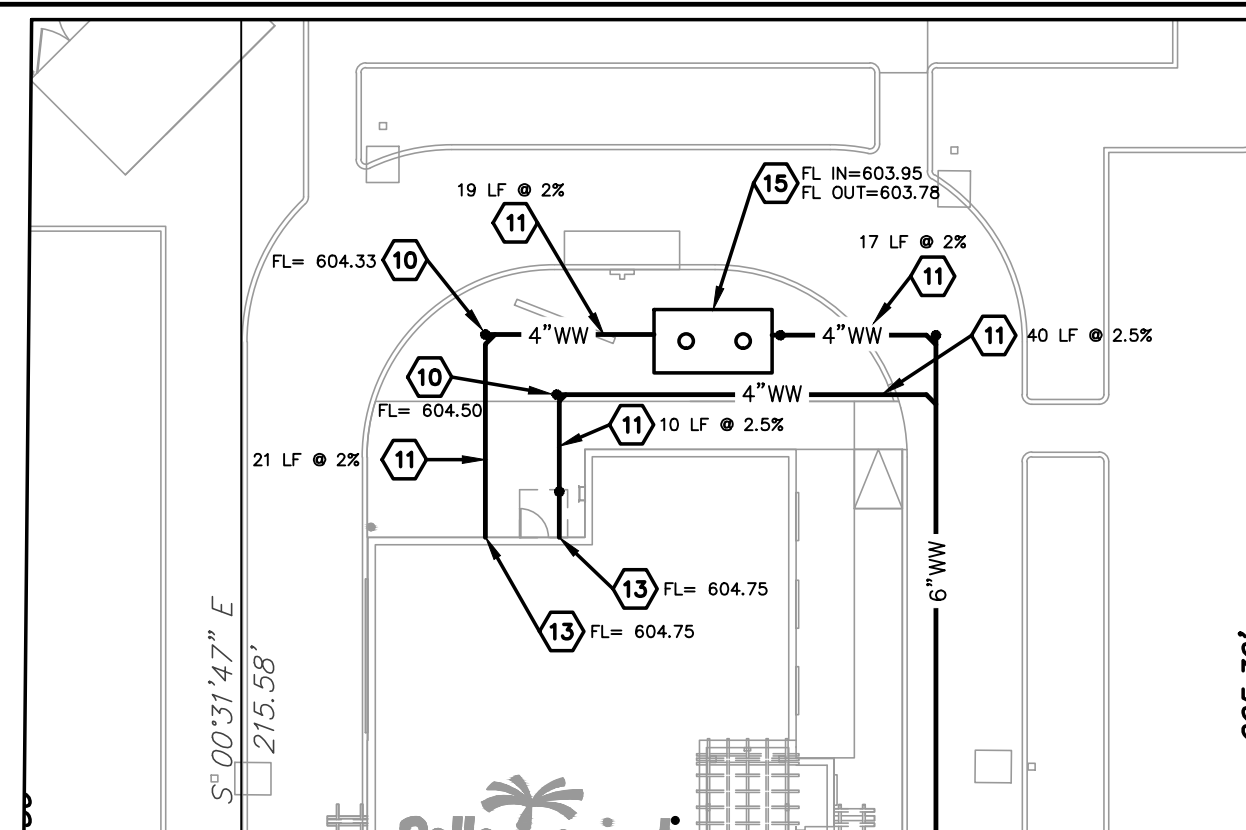
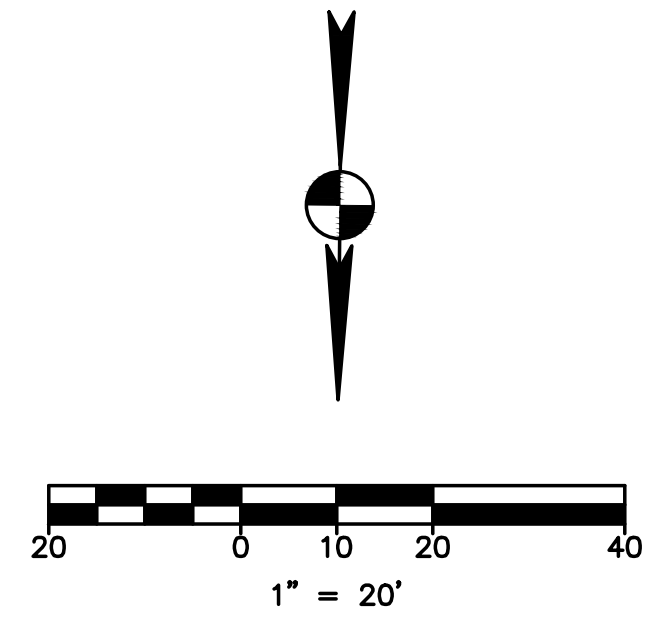
REVIEWED BY: CC

PROJECT NO.: R0103504-05B

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



KEY NOTES:

- TIE INTO EXISTING 8" WATER LINE.
1-1 1/2" DOMESTIC METER & BOX
1-1 1/2" BACKFLOW PREVENTER
- TIE INTO EXISTING 8" WATER LINE.
1-1" IRRIGATION METER & BOX
1-1" BACKFLOW ASSEMBLY
NOTE: REFER TO IRRIGATION PLAN FOR CONTINUATION.
- TIE INTO EXISTING 8" WATER LINE.
1-8"x6" TEE
1-6" GATE VALVE, MECHANICAL JOINT
- 1 1/2" DOMESTIC WATER LINE.
- INSTALL:
1-1 1/2"x90° BEND (WITH REQ'D BLOCKING)
- INSTALL:
1-6"x90° BEND (WITH REQ'D BLOCKING)
- NOTE: REFER TO MECHANICAL PLANS FOR DOMESTIC WATER SERVICE LINE CONTINUATION.
- TIE INTO EXISTING 8" WASTEWATER LINE WITH 4" DIAMETER MH PIP.
FL= ±600.00
NOTE: CONTRACTOR VERIFY DEPTH AND LOCATION OF EXISTING WASTEWATER MAIN PRIOR TO ANY CONSTRUCTION.
- 6" WASTEWATER SERVICE LINE - SDR 35 PVC
- INSTALL:
1-4" CLEANOUT
1-4"x4" WYE (SEE DETAIL C10.3)
- 4" WASTEWATER SERVICE LINE - SCHEDULE 40 PVC.
- INSTALL:
1-4" CLEANOUT
1-6"x4" WYE (SEE DETAIL C10.3)
- NOTE: REFER TO MECHANICAL PLANS FOR WASTEWATER SERVICE LINE CONTINUATION.
- NOT USED
- INSTALL GREASE TRAP (SEE MEP PLANS)
- CONTRACTOR TO COORDINATE WITH ATMOS ENERGY FOR GAS SERVICE.
- CONTRACTOR TO COORDINATE WITH ONCOR ELECTRIC FOR SERVICE TO BUILDING.
- CONTRACTOR TO COORDINATE WITH AT&T FOR SERVICE TO BUILDING.
- PROPOSED POLE MOUNT TRANSFORMER
- EXISTING FIRE HYDRANT
- 6" FIRE LINE - DR 14 C900
- 3/4" COLD WATER TO DUMPSTER POST HYDRANT
- INSTALL:
1-3/4"x90° BEND (WITH REQ'D BLOCKING)
- DUMPSTER POST HYDRANT. REFER TO MEP PLANS FOR DETAIL.
- CONTRACTOR TO REMOVE AND REPLACE PAVEMENT FOR UTILITY CONNECTION. (SEE DETAILS C10.7 AND C10.8)
- INSTALL:
8" GATE VALVES, MECHANICAL JOINT

EXISTING	PROPOSED	DESCRIPTION
0000		PROPERTY LINE / (P.O.W.) LINE
		RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
		TELEPHONE MANHOLE
		WATER MANHOLE
		WATER LINE MARKER
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT
		BACKFLOW PREVENTER
		WATER LINE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORMSEWER LINE
		WASTEWATER LINE
		WASTEWATER LATERAL LINE
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		TELEPHONE MANHOLE (SIZE VARIES)
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		ELECTRIC/TELEPHONE LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND FIBER OPTIC LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE AND INTERNET
		TELECOMMUNICATIONS LINE
		TDOT BRASS MONUMENT FOUND
		CAPPED IRON ROD FOUND
		5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'BURY + PARTNERS' SET (UNLESS OTHERWISE NOTED)
		FOUND
		CONTROL MONUMENT
		DEED RECORDS COLLIN COUNTY, TEXAS
		MAP RECORDS COLLIN COUNTY, TEXAS
		INSTRUMENT NUMBER
		POWER POLE WITH TRANSFORMER
		SIDEWALK
		VOLUME
		PG. ELEVATION
		TRAFFIC FLOW
		TELEPHONE RISER
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		SIGN
		SPRINKLER CONTROL VALVE
		CANOPY/OVERHANG
		GAS MARKER
		FIBER OPTIC MARKER
		ELECTRIC MANHOLE (SIZE VARIES)
		GAS METER
		ELECTRIC BOX
		ELECTRIC TRANSFORMER
		FILLER CAP
		TANK LID
		MONITORING WELL
		CONCRETE CURB
		EDGE OF PAVEMENT
		CONTOUR
		SPOT ELEVATION
		BOTTOM OF WALL ELEVATION
		TOP OF WALL ELEVATION
		HIGH POINT
		LOW POINT
		DIRECTION OF FLOW
		SWALE TO DRAIN
		HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
		TREE TO REMAIN
		TREE TO BE REMOVED

PLAN OF RECORD

THIS RECORD DRAWING IS A COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT, MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWINGS ARE ON FILE AT THE OFFICES OF BURY-SAN, INC. DATE: APRIL 28, 2014.

UTILITY CONTACTS

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR	LARRY REDICK	(972) 890-3479
GAS	ATMOS ENERGY	STAN BRECKENRIDGE	(469) 281-2014
TELEPHONE	AT & T	JOE SILVA	(214) 320-6438
WASTEWATER	TOWN OF ADDISON PUBLIC WORKS DEPARTMENT	DAVID WILDE	(972) 450-2847
STORM DRAINAGE	TOWN OF ADDISON PUBLIC WORKS DEPARTMENT	DAVID WILDE	(972) 450-2847
WATER	TOWN OF ADDISON PUBLIC WORKS DEPARTMENT	DAVID WILDE	(972) 450-2847

NOTES:

- CONTRACTOR SHALL PROVIDE ALL REQUIRED PITS AND TRENCHES FOR WATER UTILITY INSTALL. CONTRACTOR TO COORDINATE WITH WATER PURVEYOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL FEES RELATED TO AND INCLUDING METER INSTALLATION.
- ALL BENDS ARE 90° UNLESS OTHERWISE NOTED. ALL BENDS SHALL HAVE PROPER THRUST BLOCKING IN ACCORDANCE WITH WATER PURVEYOR STANDARDS.
- ALL MATERIAL AND METHODS SHALL MEET THE TOWN OF ADDISON STANDARDS.
- CONTRACTOR TO SUPPLY/ INSTALL WATER METERS TO TOWN OF ADDISON'S SPECIFICATIONS. MATERIALS AND INSTALLATION SHALL BE INSPECTED BY TOWN OF ADDISON.
- CONTRACTOR SHALL CONSTRUCT GRAVITY UTILITY LINES FROM DOWNSTREAM TO UPSTREAM.
- ALL MECHANICAL JOINT CONNECTIONS SHALL UTILIZE THE MEGA-LUG RESTRAINING GLANDS.

LEGAL DESCRIPTION:

A 0.63 ACRE TRACT OF LAND SITUATED IN ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, IN TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

REFERENCE BENCHMARK:

TOWN OF ADDISON, BENCHMARK NO. 5
REFERENCE ELEVATION = 630.10'

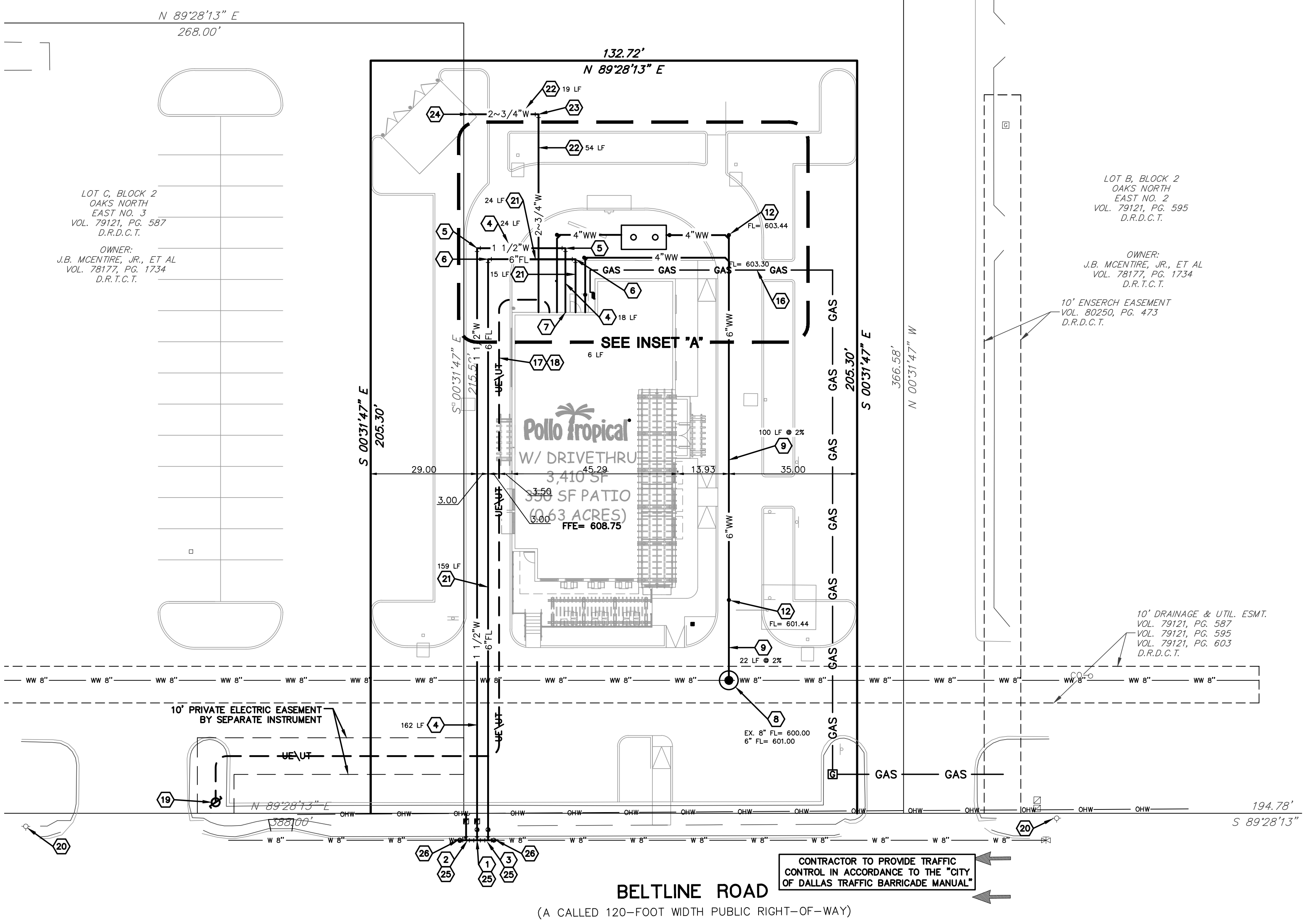
TOWN OF ADDISON, BENCHMARK NO. 10
REFERENCE ELEVATION = 593.89'

SITE BENCHMARKS:

"X" CUT SET IN CONCRETE PARKING LOT MEDIAN, APPROXIMATELY 450' EAST OF THE INTERSECTION OF MONTFORT DRIVE AND BELTLINE ROAD, THEN APPROXIMATELY 190' SOUTH. STATE PLANE GRID COORDINATES:
 NORTING (Y) = 7,034,937.17
 EASTING (X) = 2,485,052.73
 ELEVATION: 601.16'

FLOODPLAIN NOTE:

THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48133C0180 J. DATED AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



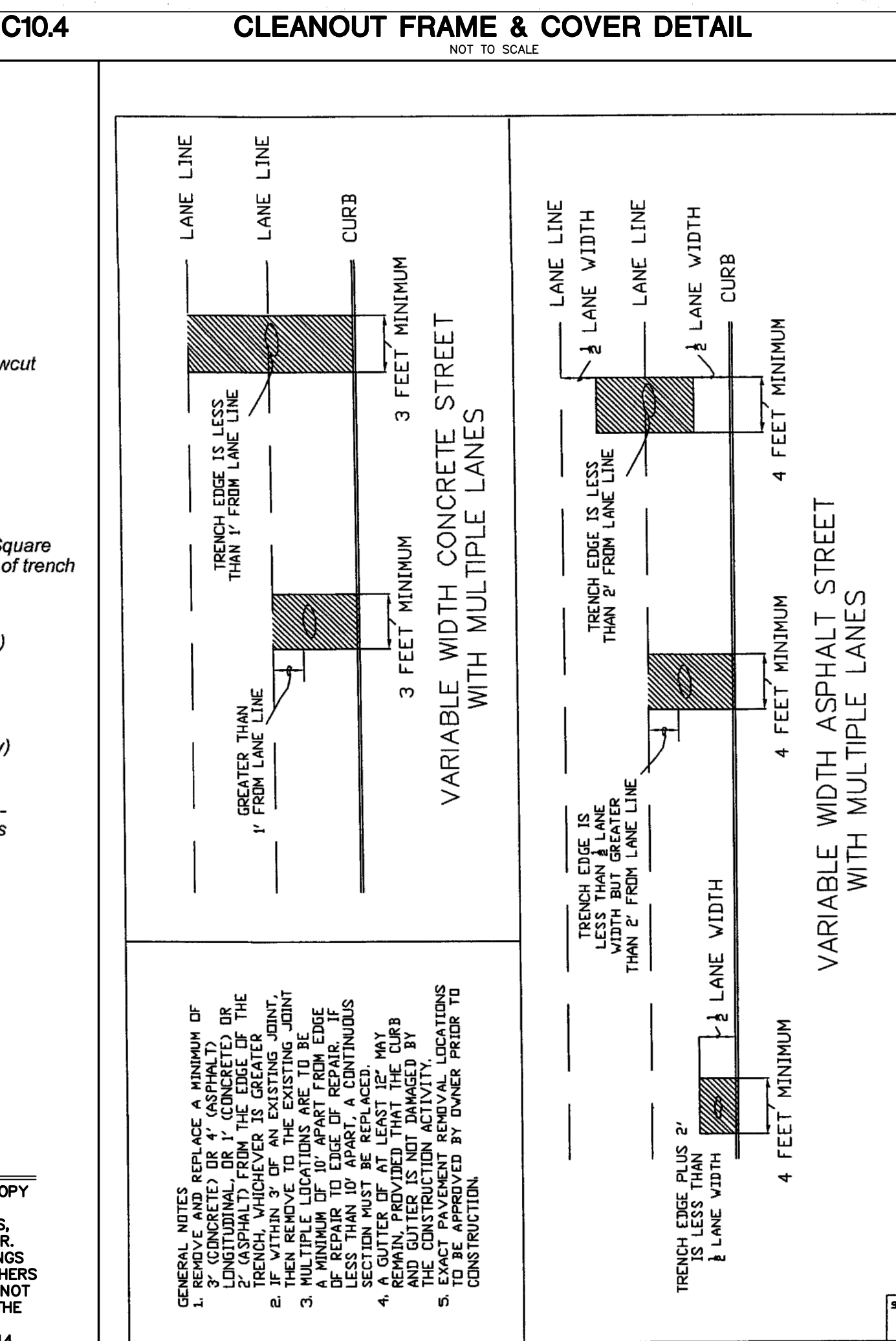
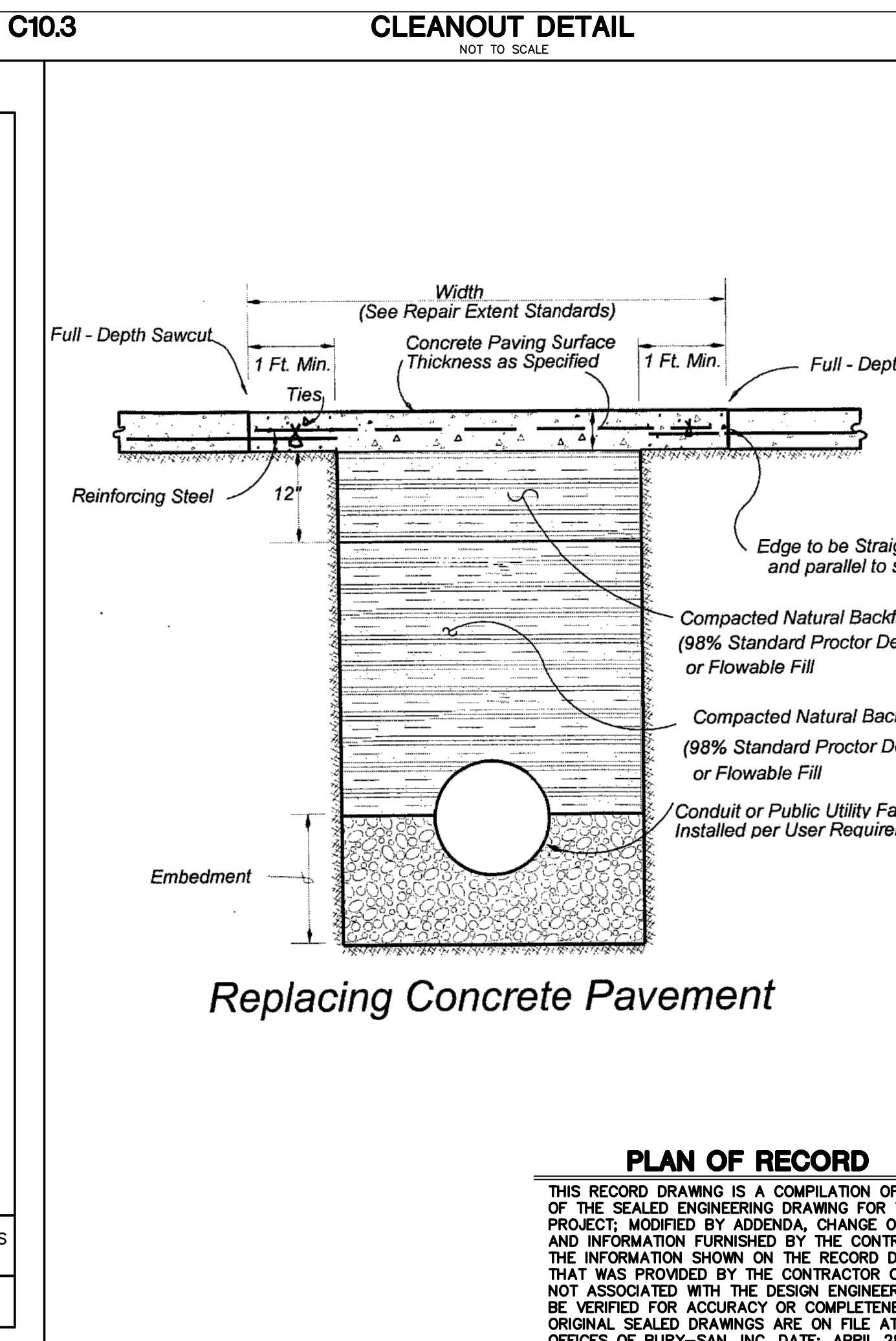
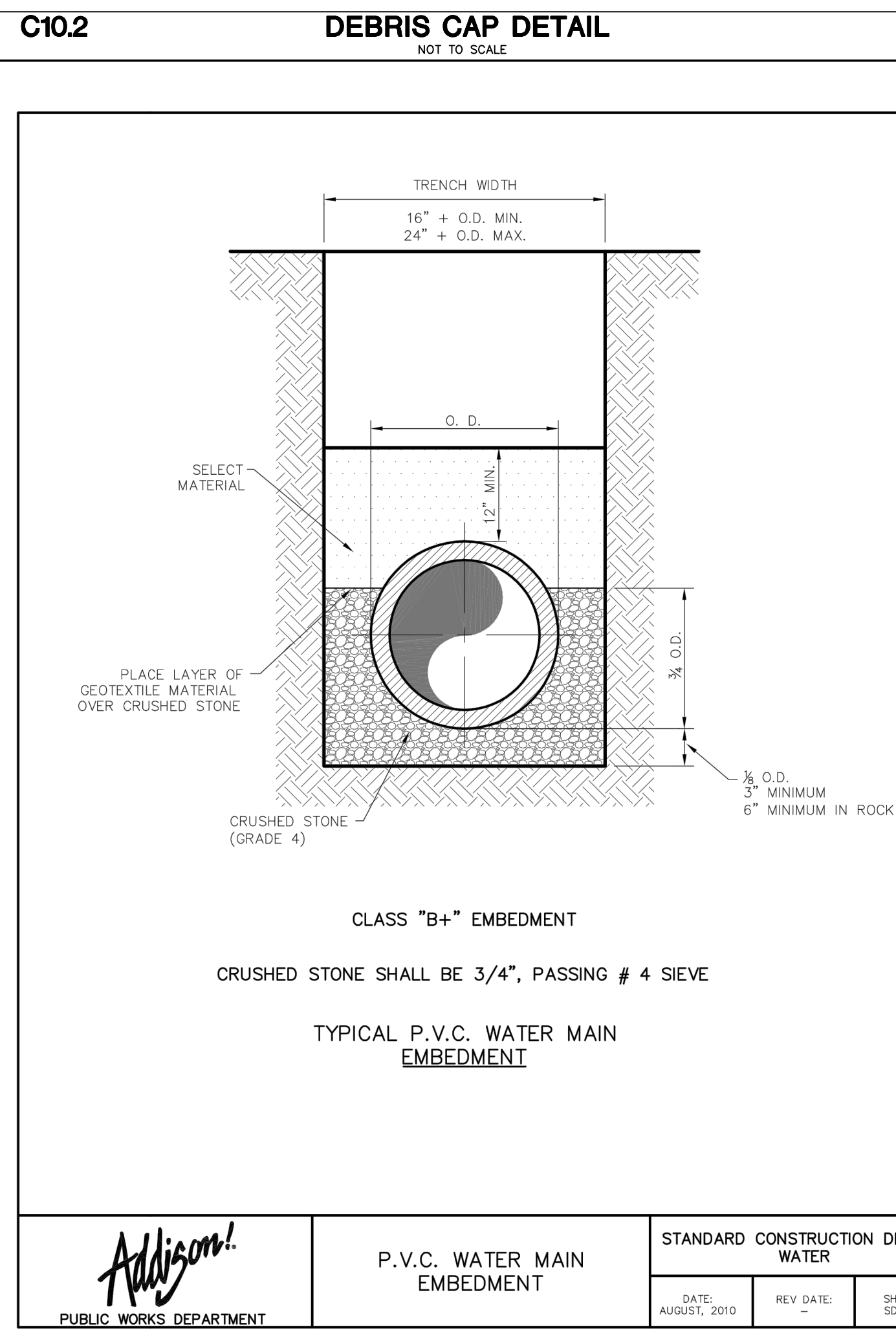
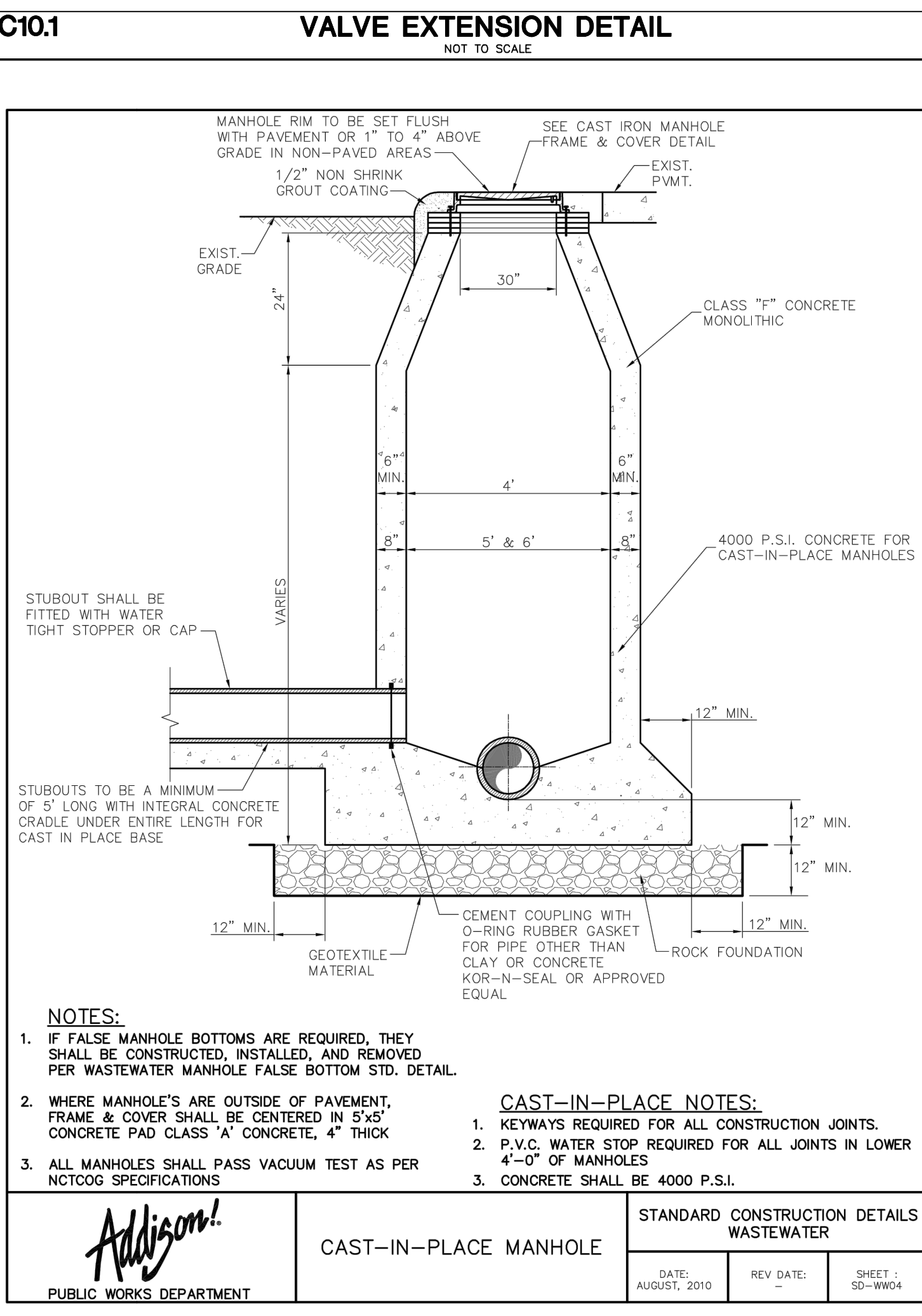
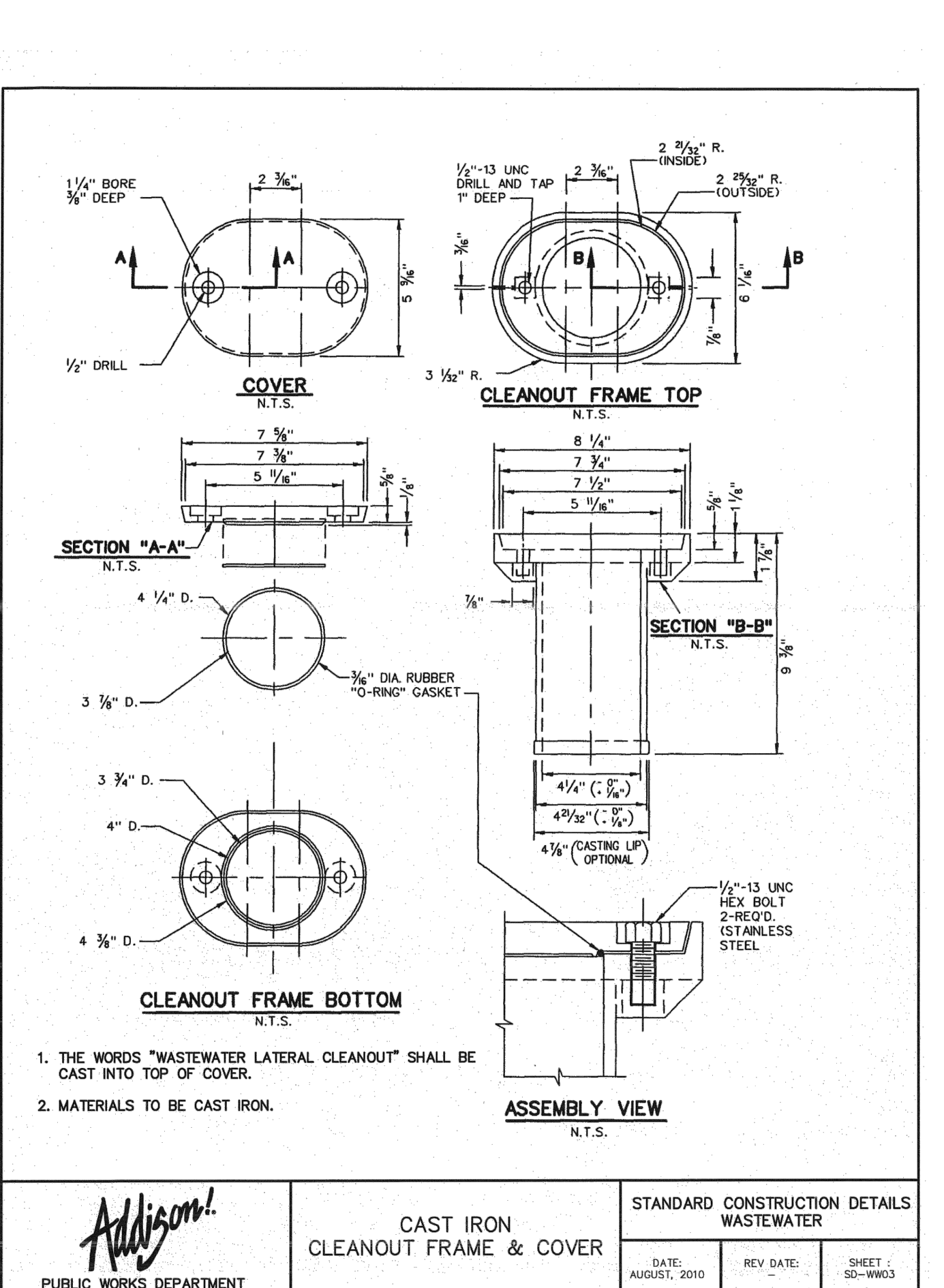
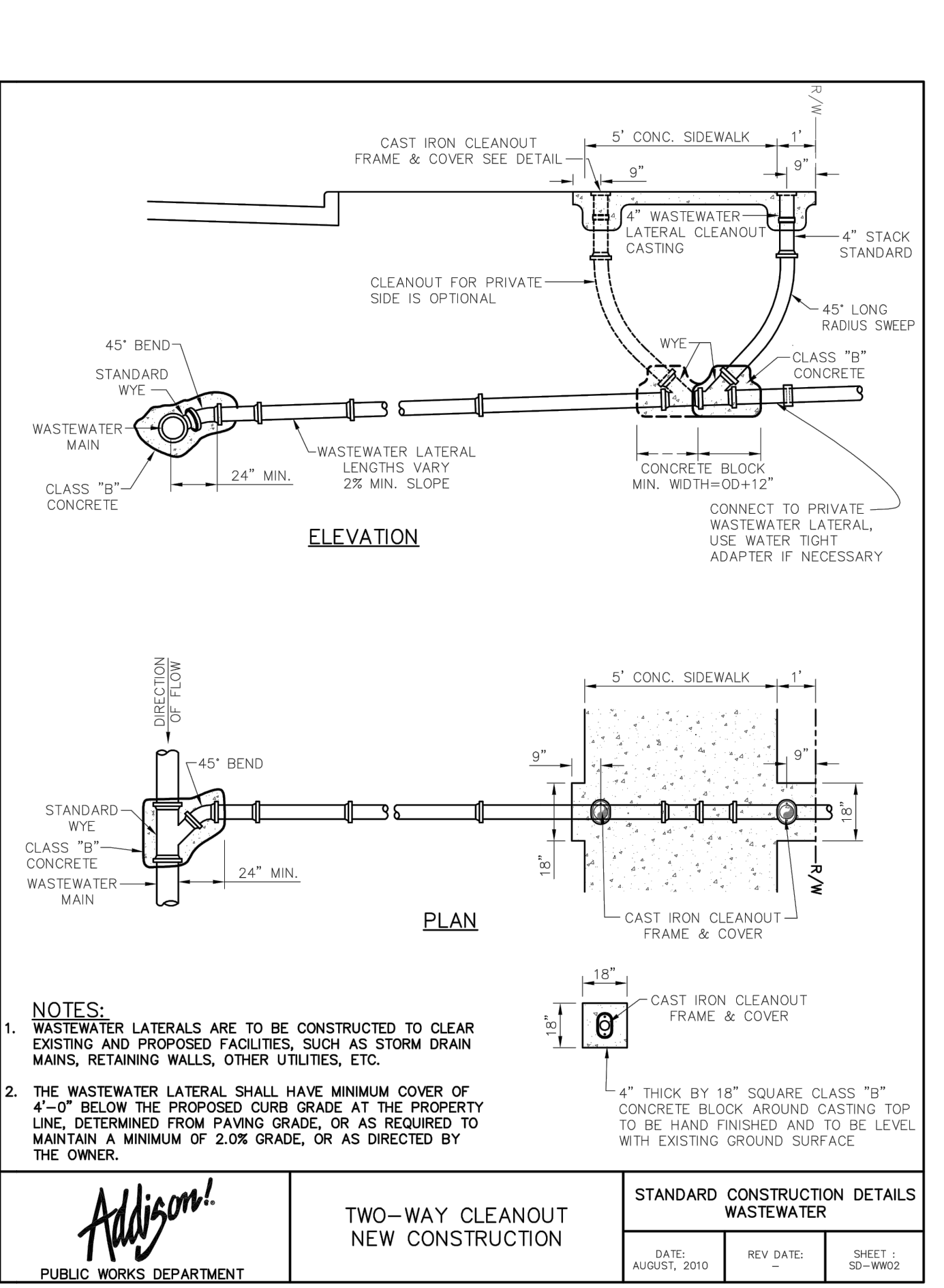
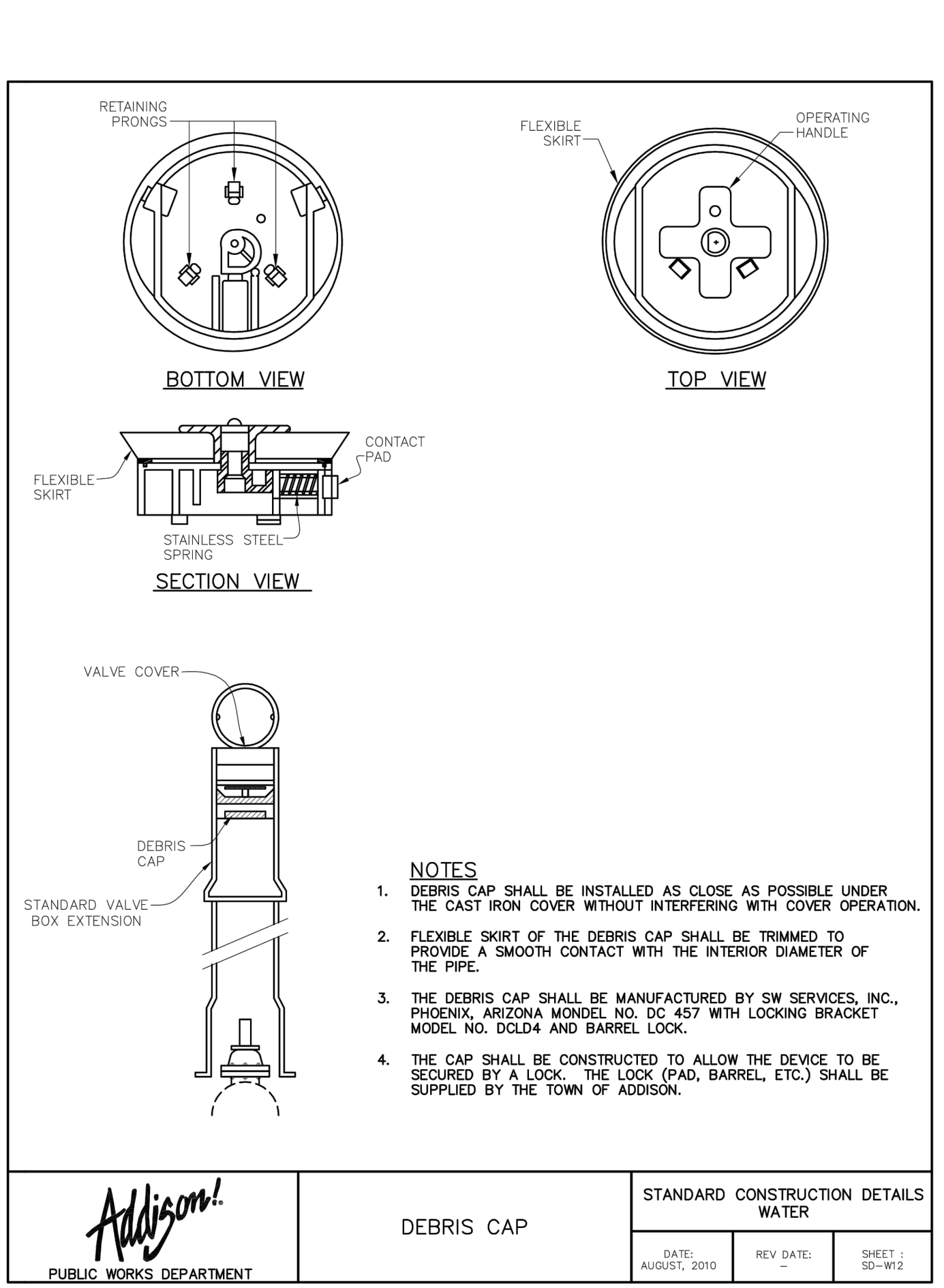
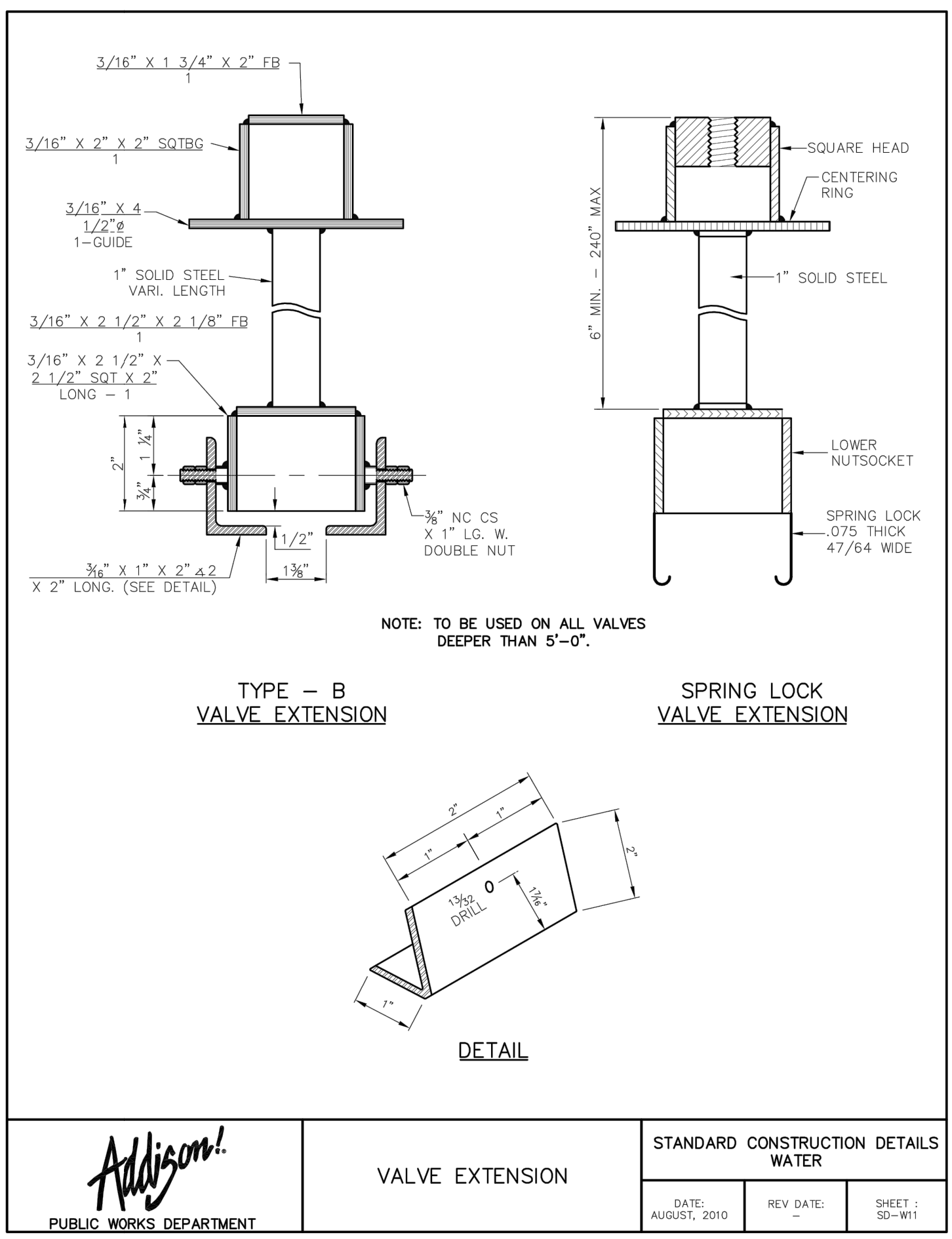
BURY
8922 Isom Road, Suite 100
Ft. Worth, TX 76120
TEL: (214) 625-0400 Fax: (214) 625-0529
TSP# Registration Number F-1048
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Pollo Tropical
POLLO TROPICAL
5230 BELT LINE ROAD
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

UTILITY PLAN

DATE: APRIL 2014
 FILE: G:\103504\50058\WMP
 DRAWN BY: BIL
 DESIGNED BY: CC
 REVIEWED BY: CC
 PROJECT NO.: R0103504-05B

C-8



C10.1 VALVE EXTENSION DETAIL
NOT TO SCALE

C10.2 DEBRIS CAP DETAIL
NOT TO SCALE

C10.3 CLEANOUT DETAIL
NOT TO SCALE

C10.4 CLEANOUT FRAME & COVER DETAIL
NOT TO SCALE

C10.5 CAST-IN-PLACE MANHOLE DETAIL
NOT TO SCALE

C10.6 P.V.C. WATER MAIN EMBEDMENT
NOT TO SCALE

C10.7 REPLACING CONCRETE PAVEMENT IN ROW
NOT TO SCALE

C10.8 PAVEMENT CUT AND REPAIR
NOT TO SCALE

BURY
8922 Isom Road, Suite 100
Tulsa, OK 74116
Tel: (918) 438-0900 Fax: (918) 438-0929
TBE Registration Number F-1048
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APPROVAL: _____
REVISION: _____
DATE: _____ NO. _____

UTILITY PLAN DETAILS

POLLO TROPICAL
5230 BELT LINE ROAD
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

UTILITY PLAN DETAILS

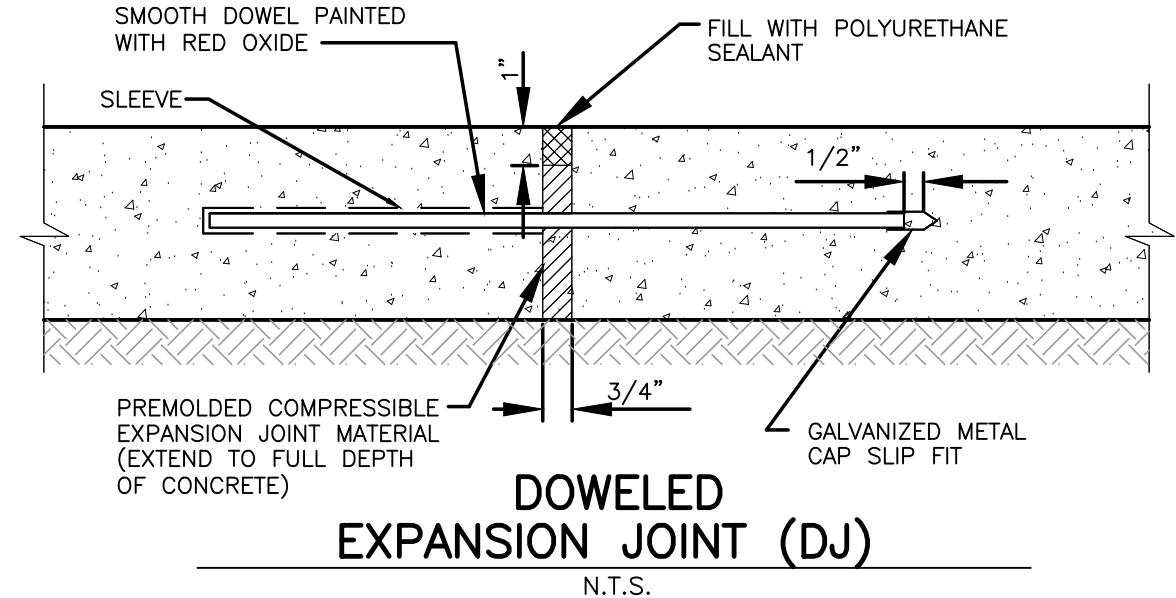
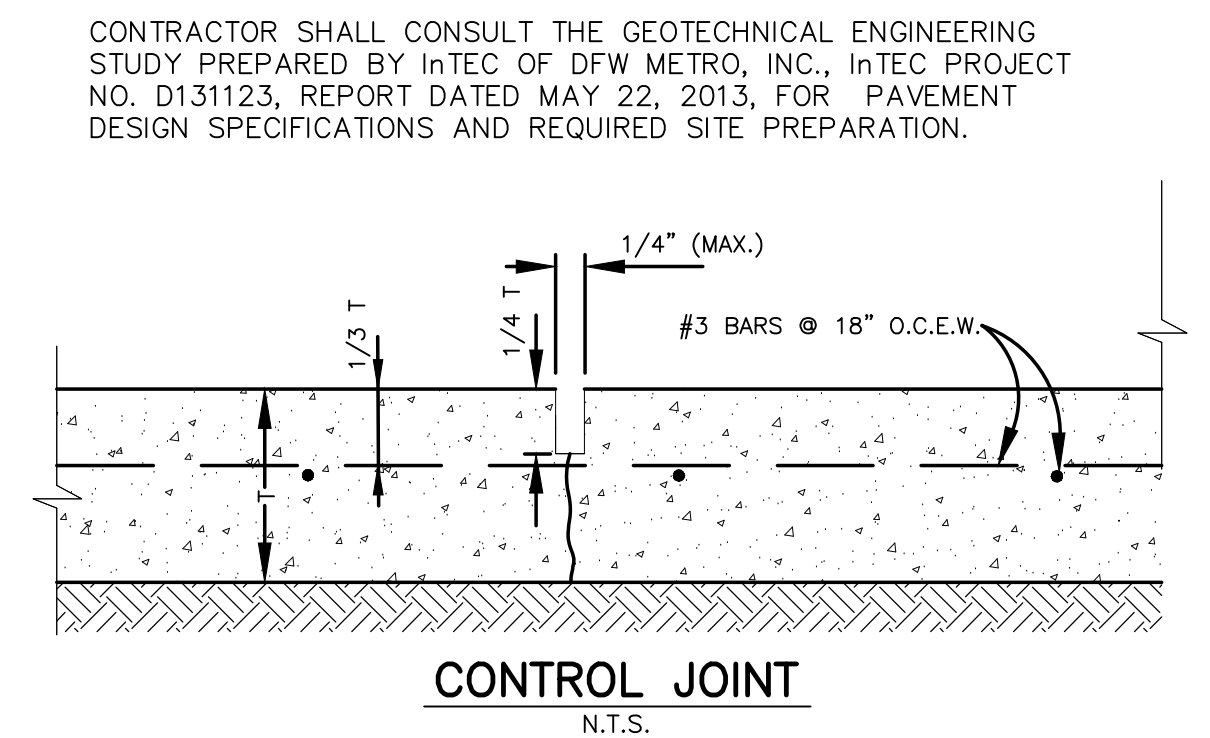
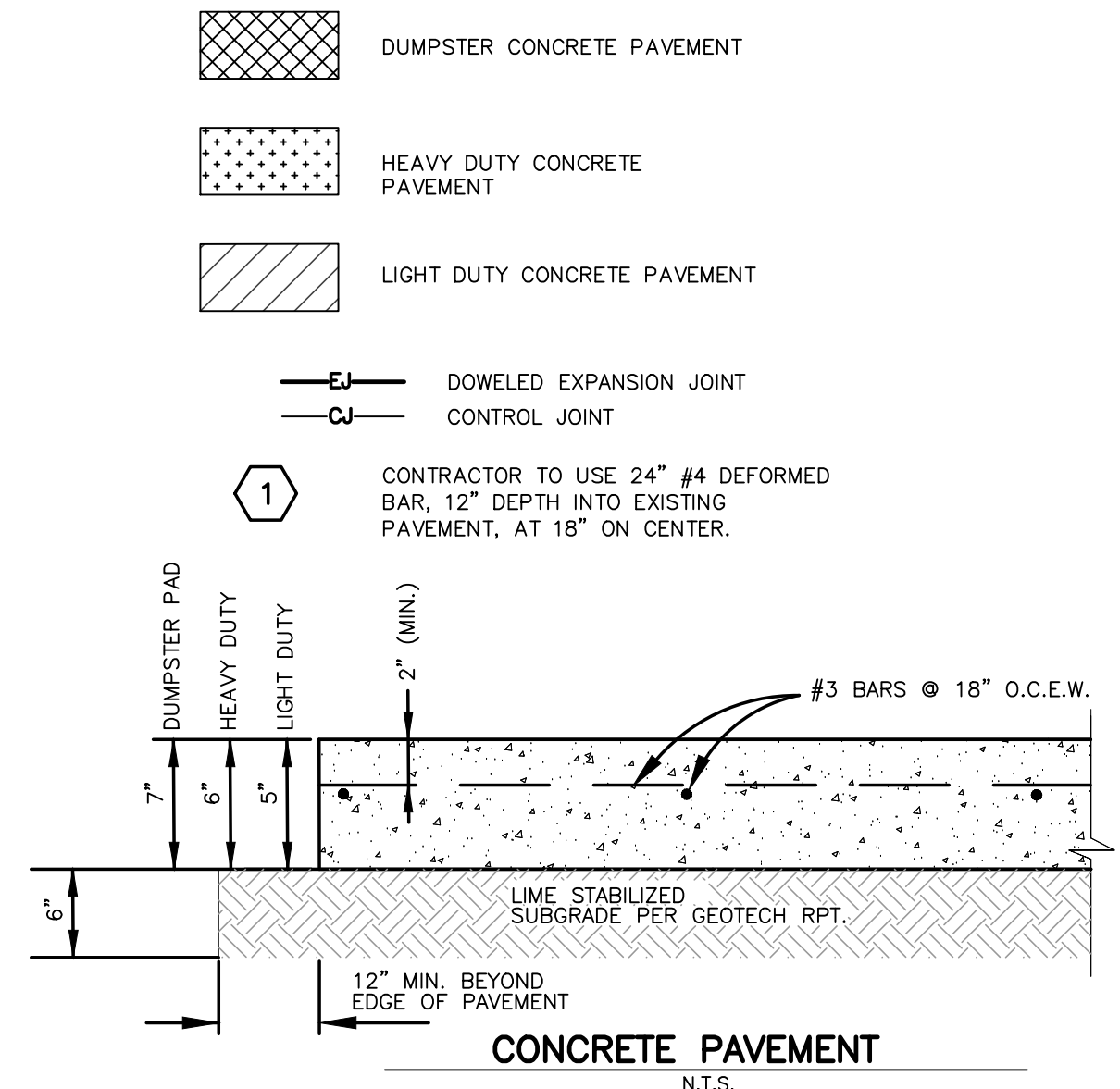
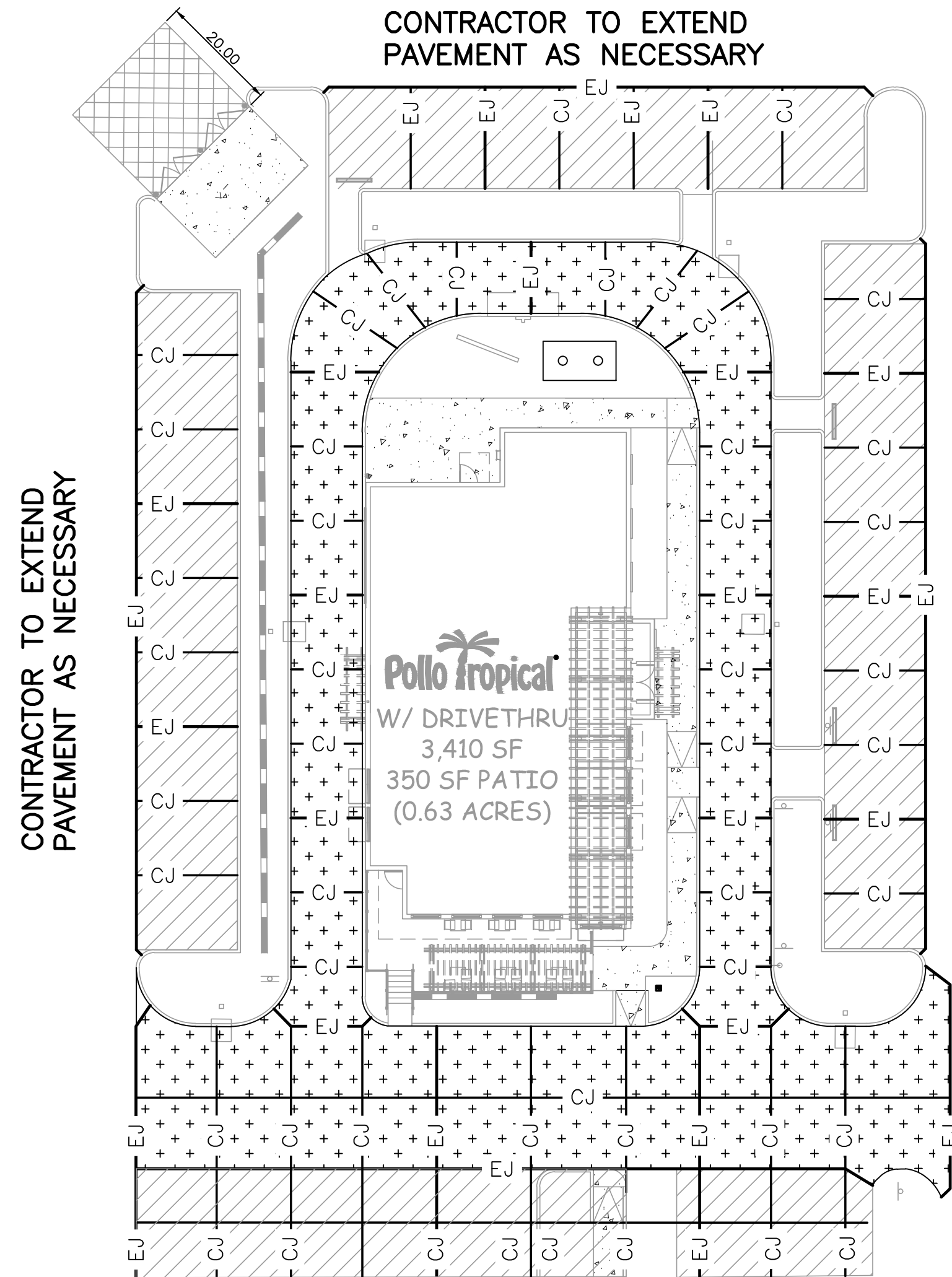
PAVEMENT CUT AND REPAIR EXTENT - MULTIPLE LANES

DATE: APRIL 2014
FILE: G:\103504\50058\W002
DRAWN BY: BIL
DESIGNED BY: CC
REVIEWED BY: CC
PROJECT NO.: R0103504-058

PLOTTING SCALE: 1"= 1'
DATE ISSUED: APRIL 2014
FILE: G:\103504\50058\W002
DRAWN BY: BIL
DESIGNED BY: CC
REVIEWED BY: CC
PROJECT NO.: R0103504-058

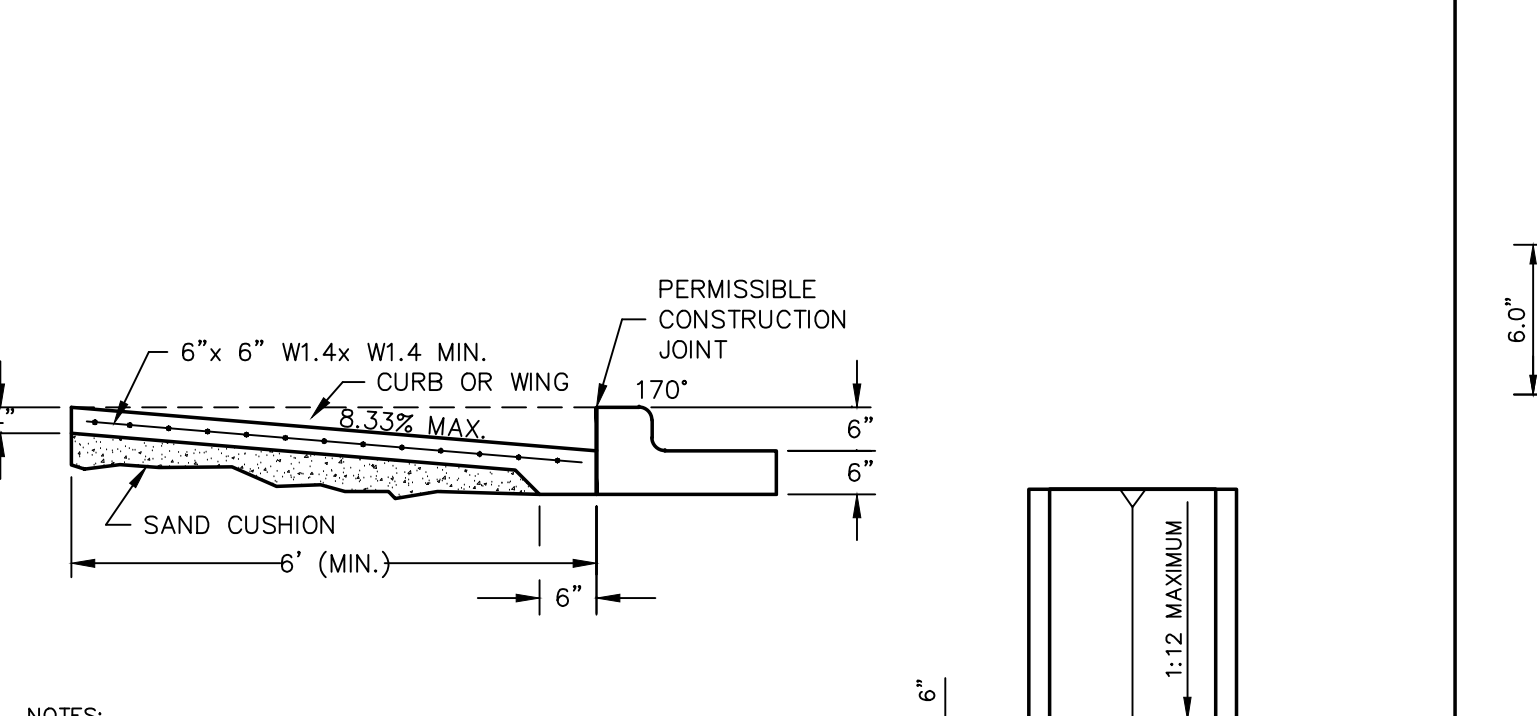
REVISION: _____
DATE: _____ NO. _____

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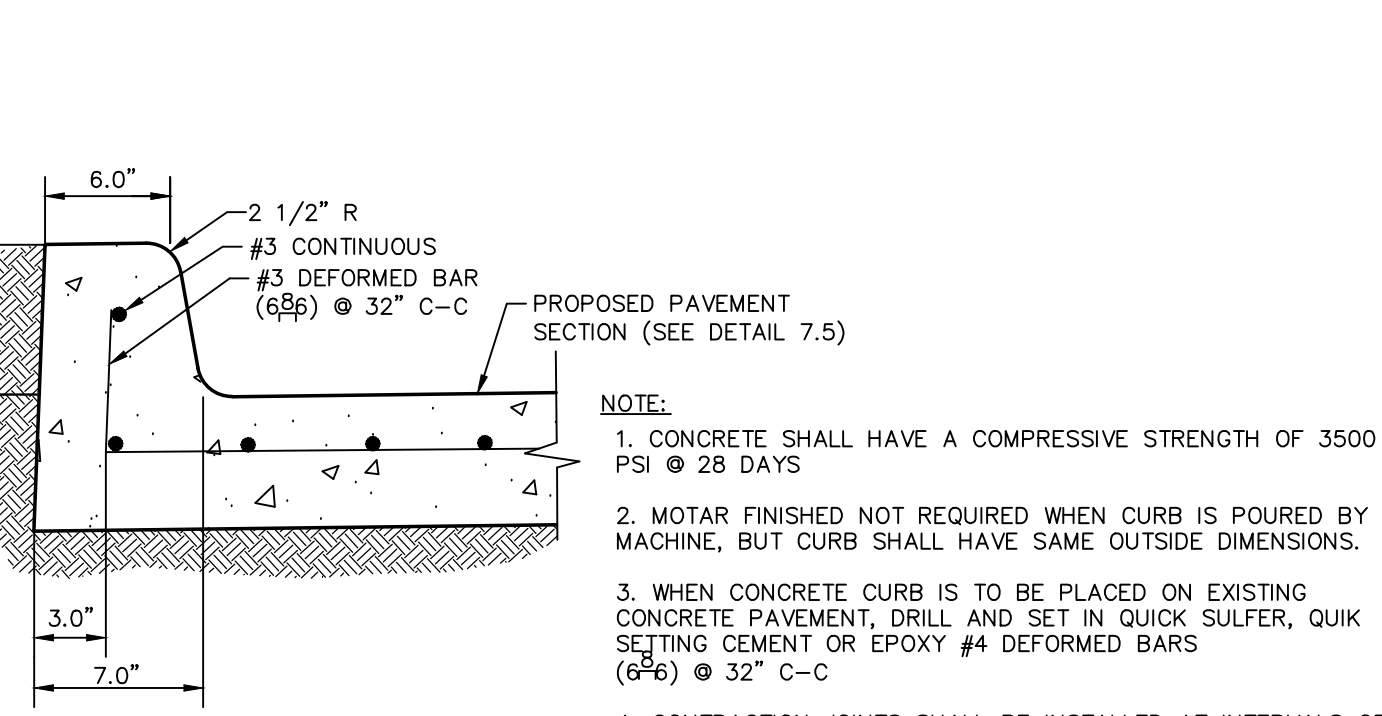
NOTE:
1. REFER TO PAVEMENT NOTES ON C11.2
2. FILL (NON STRUCTURAL) MATERIAL USED TO LEVEL THE PARKING AREAS SHOULD BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS. THE FILL MATERIAL SHOULD BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT AND NOT MORE THAN 100 PERCENT OF THE MAXIMUM DRY DENSITY. MOISTURE CONTENT SHOULD BE WITHIN THE RANGE OF 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698.

C115 PAVING PLAN
SCALE: N.T.S.



NOTES:
1. ALL RAMP SURFACES SHALL BE BROOM FINISHED.
2. ALL RAMP SHALL MEET ADA AND TAS STANDARD CRITERIA.
3. CONCRETE DESIGN AND THICKNESS PER SIDEWALK DETAIL.

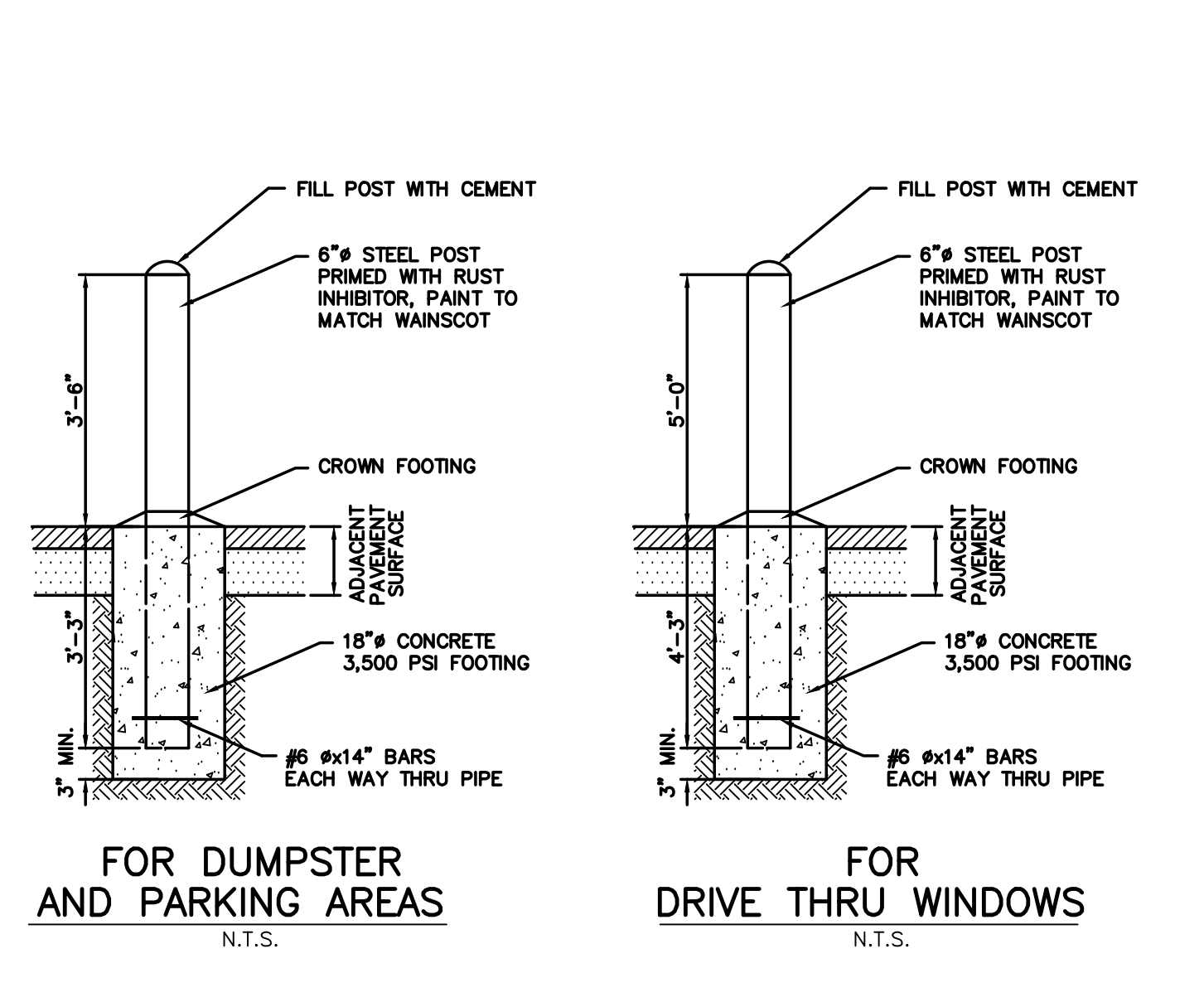
C117 CURB DETAIL
SCALE: N.T.S.



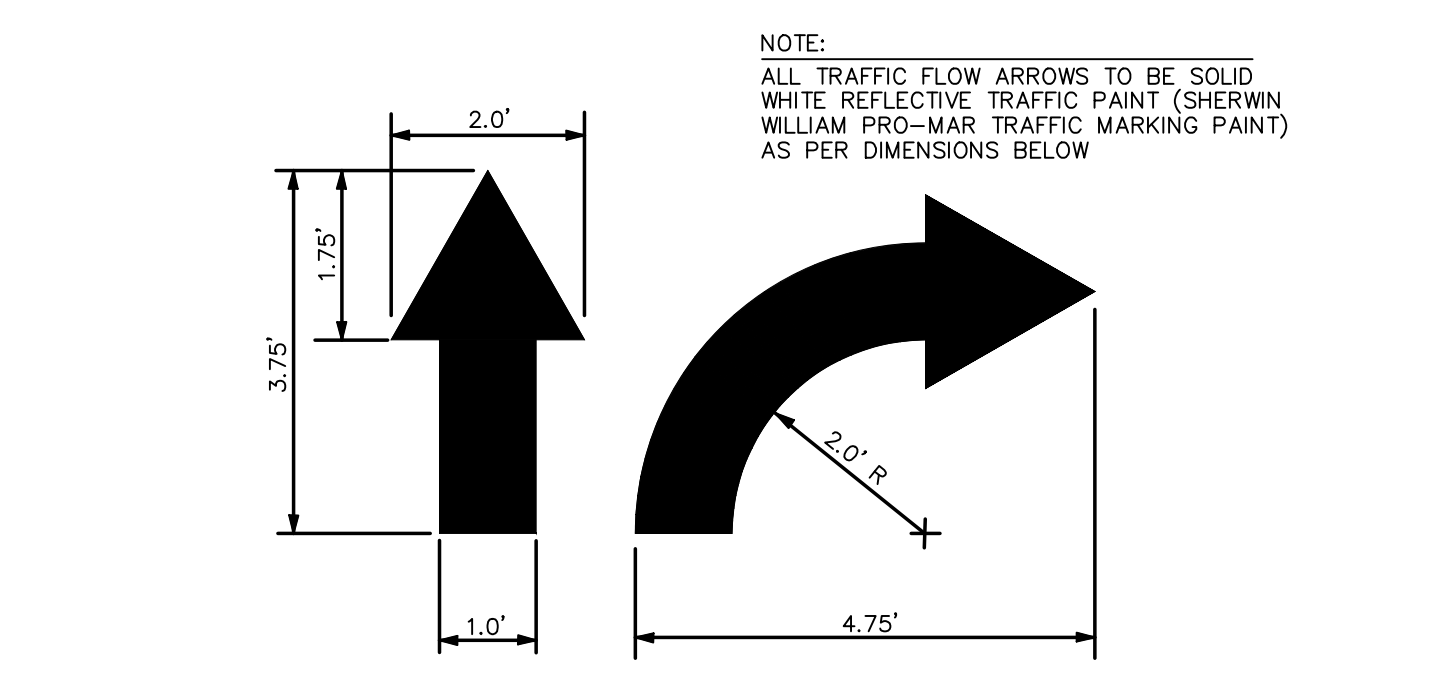
NOTE:
1. ALL RAMP SURFACES SHALL BE BROOM FINISHED.
2. ALL RAMP'S SHALL MEET ADA & TAS STANDARD CRITERIA.

C116 HANDICAP CURB RAMP
SCALE: N.T.S.

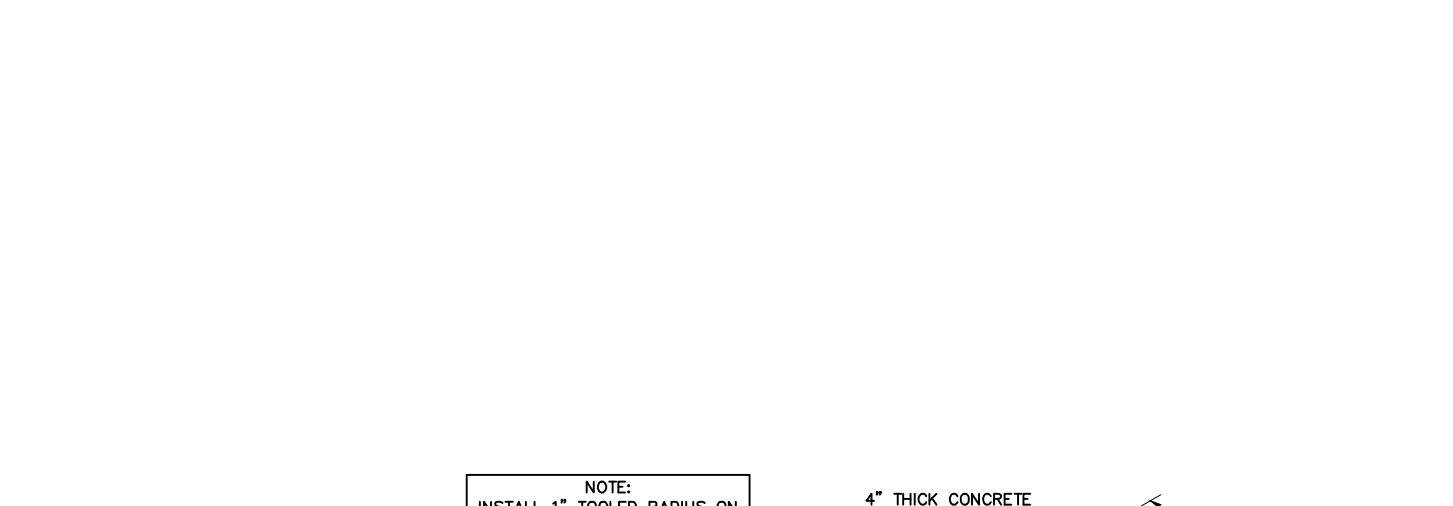
C117 CURB DETAIL
SCALE: N.T.S.



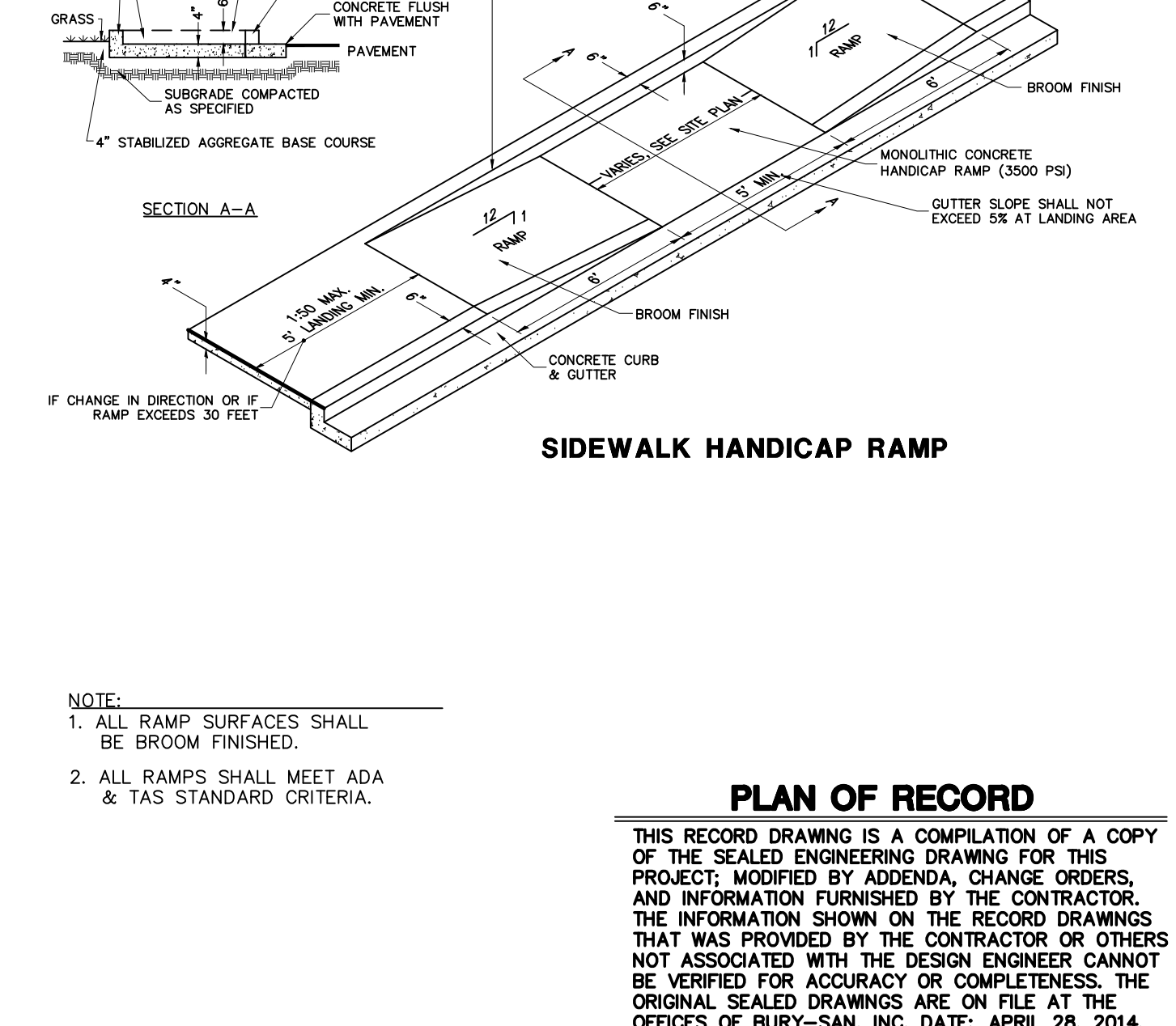
C11.1 BOLLARD DETAIL
SCALE: N.T.S.



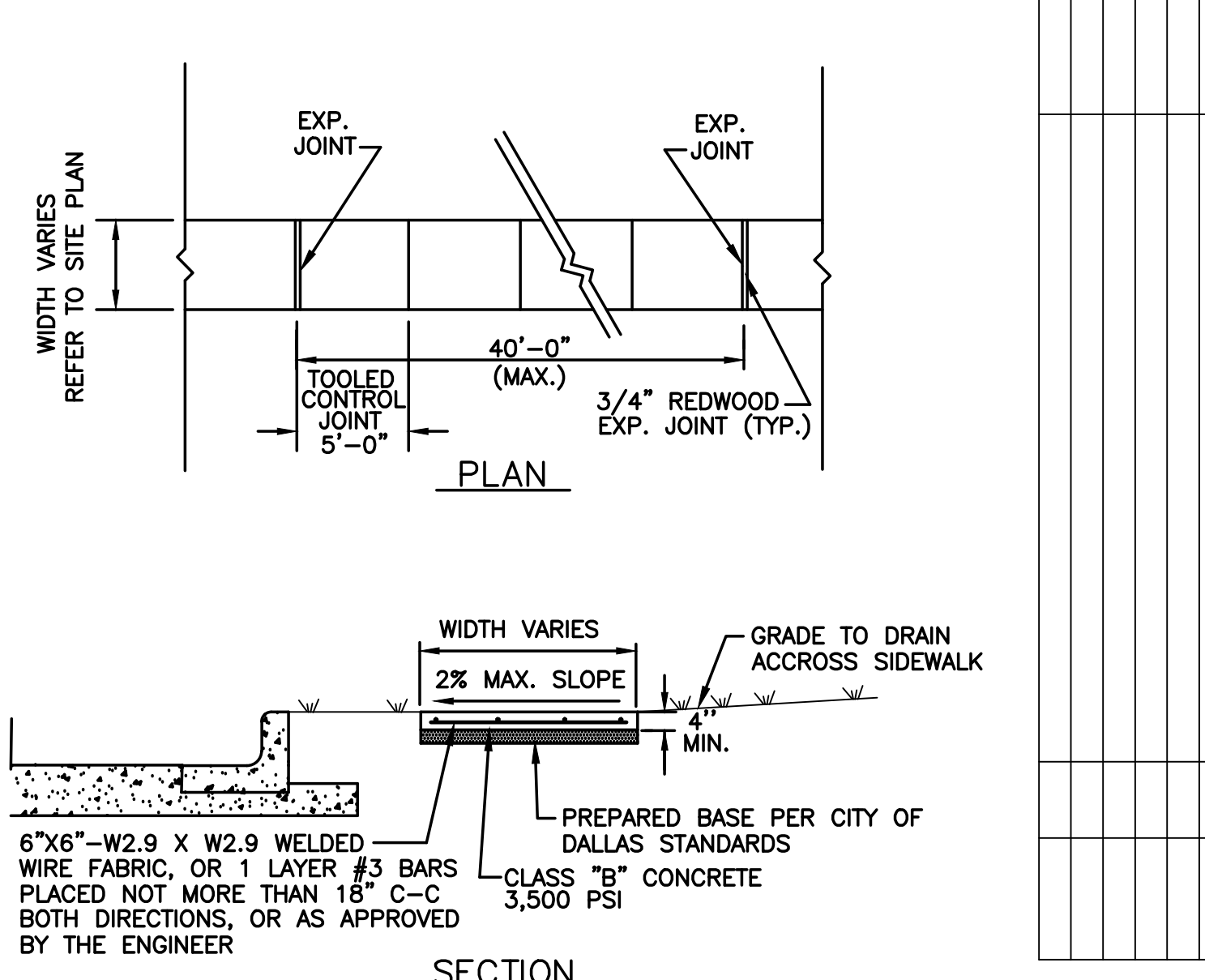
C11.3 TRAFFIC FLOW ARROW DETAILS
SCALE: N.T.S.



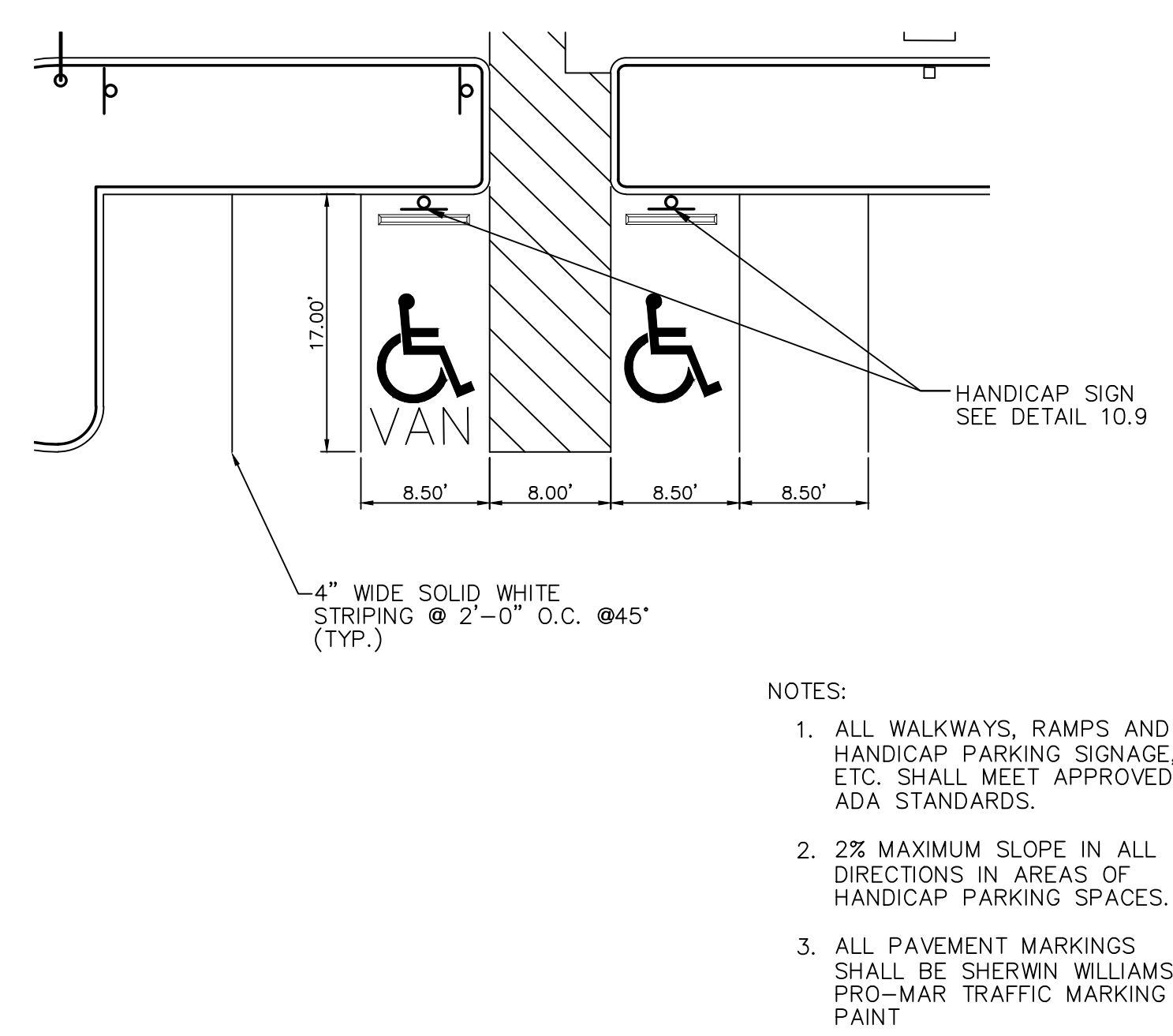
C11.4 HANDICAP PARKING DETAIL
SCALE: N.T.S.



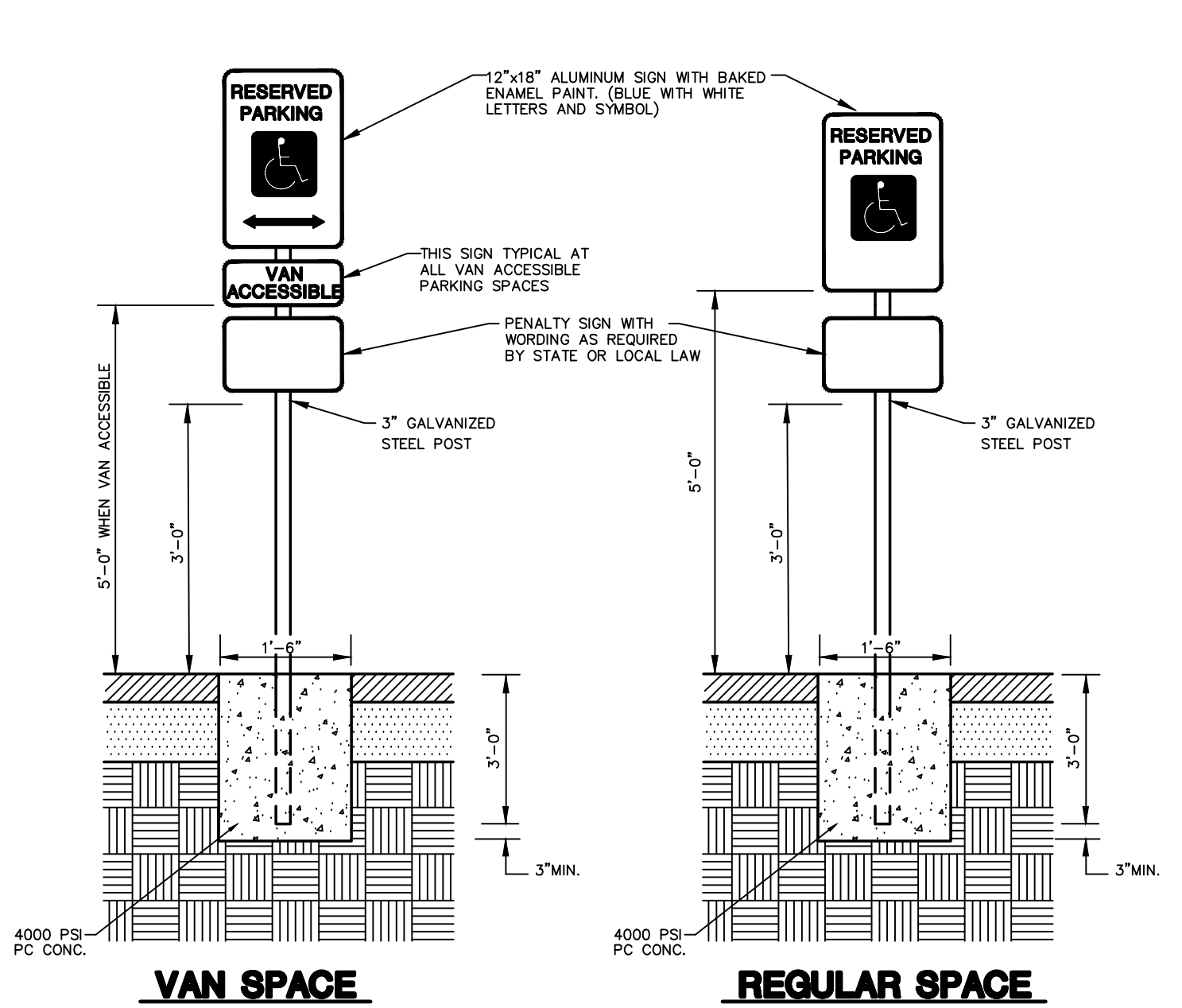
C11.8 HANDICAP RAMP
SCALE: N.T.S.



C11.2 STANDARD SIDEWALK DETAIL
SCALE: N.T.S.



C11.4 HANDICAP PARKING DETAIL
SCALE: N.T.S.



C11.9 HANDICAP SIGN ASSEMBLY
SCALE: N.T.S.

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Tulsa, OK 74116
Tel: (918) 438-0900 Fax: (918) 438-0929
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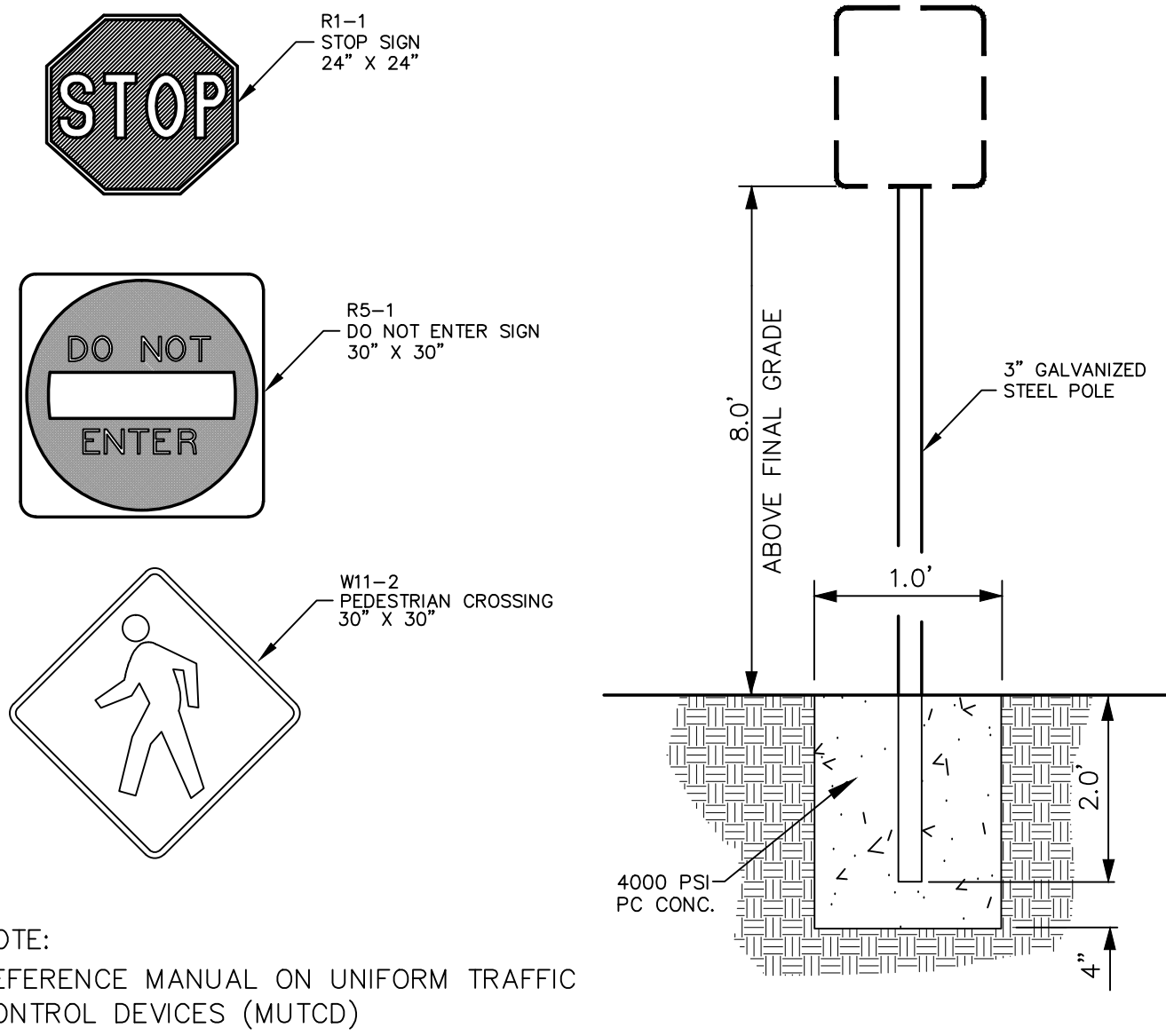
Pollo Tropical

SITE PLAN DETAILS

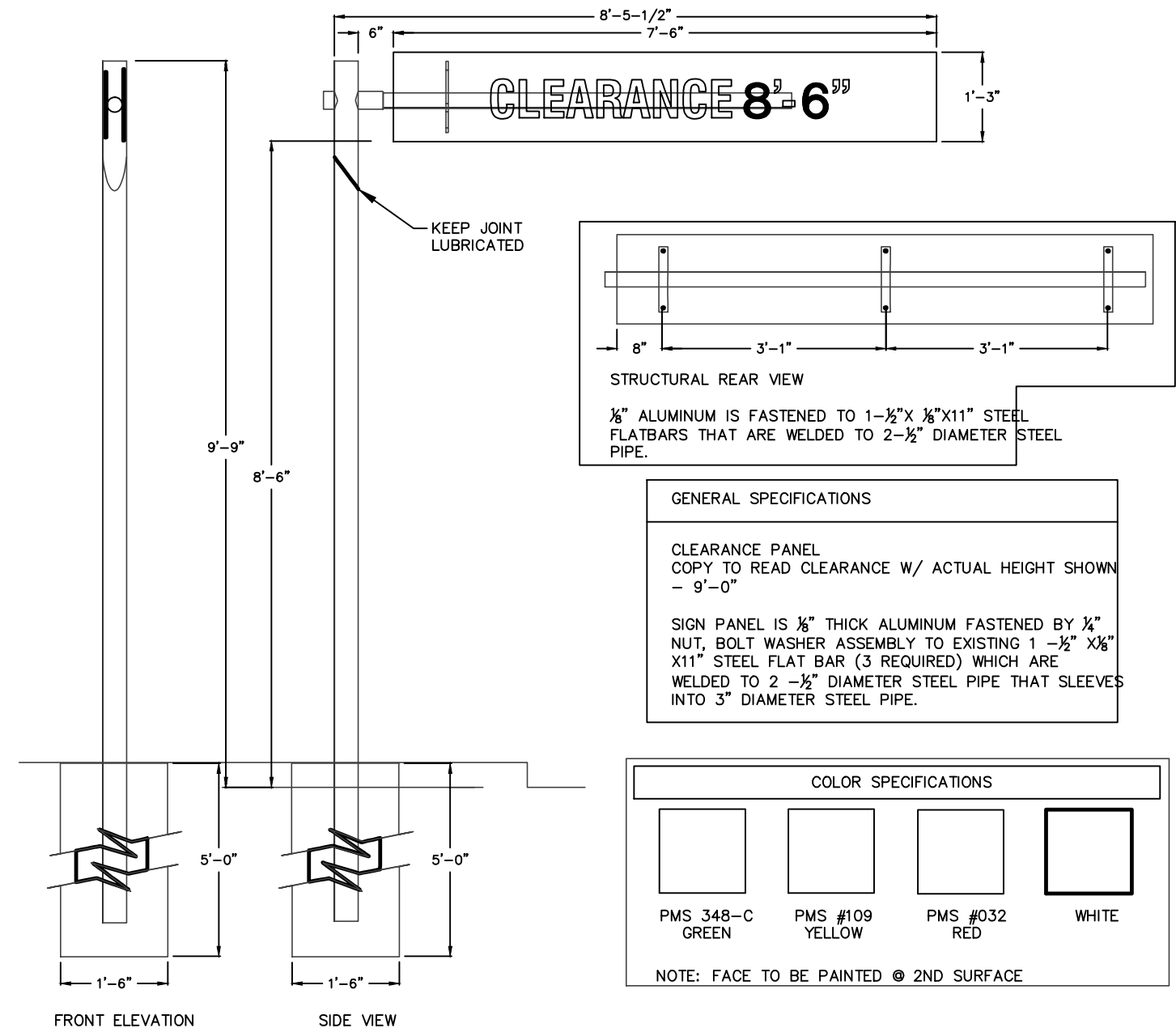
POLLO TROPICAL
5230 BELT LINE ROAD
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLOTTING SCALE: 1" = 1'
DATE ISSUED: APRIL 2014
FILE: G:\103504\50058\SPD01
DRAWN BY: BIL
DESIGNED BY: CC
REVIEWED BY: CC
PROJECT NO.: R0103504-058

C-11



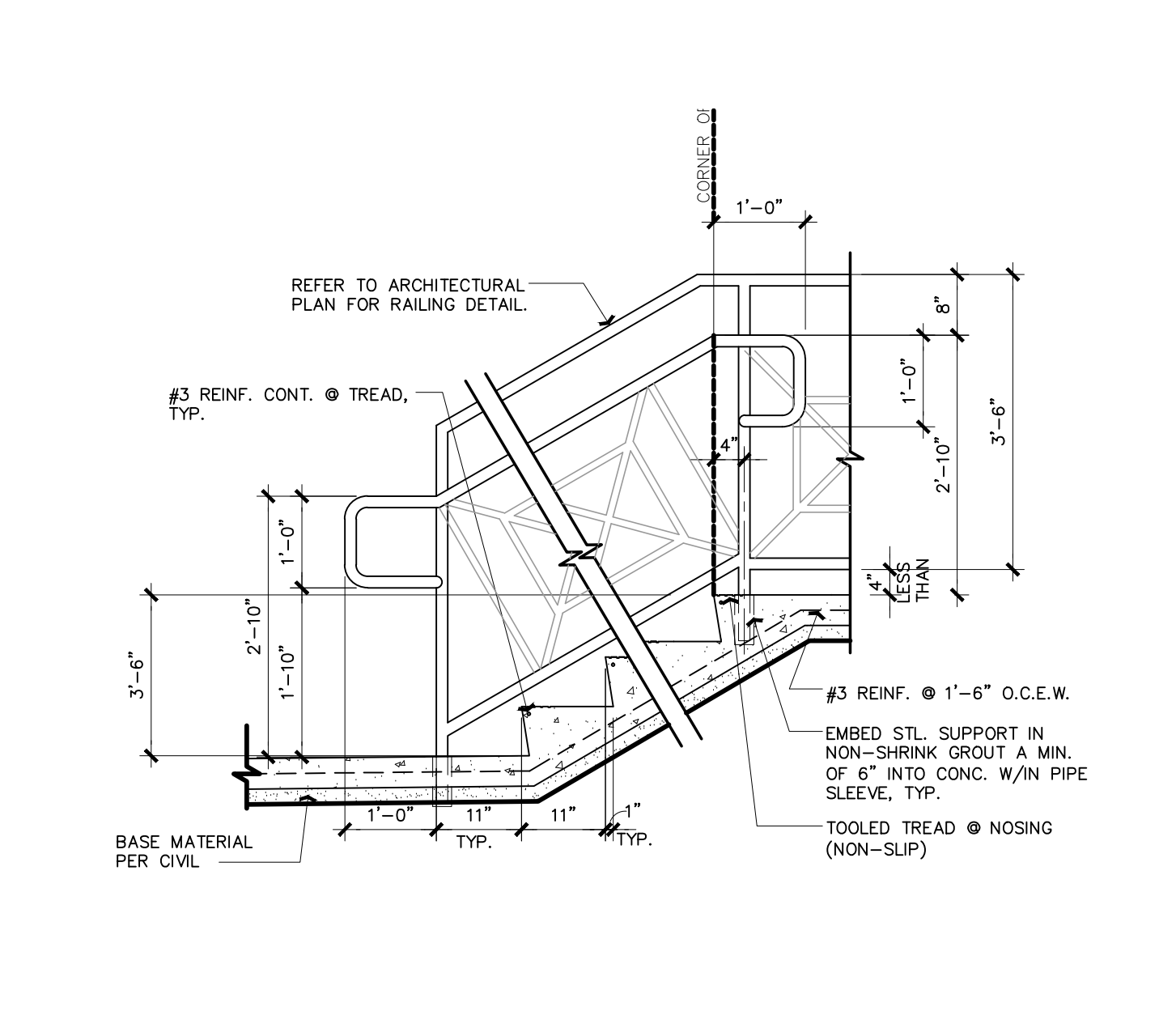
C12.1 SIGN DETAIL
SCALE: N.T.S.



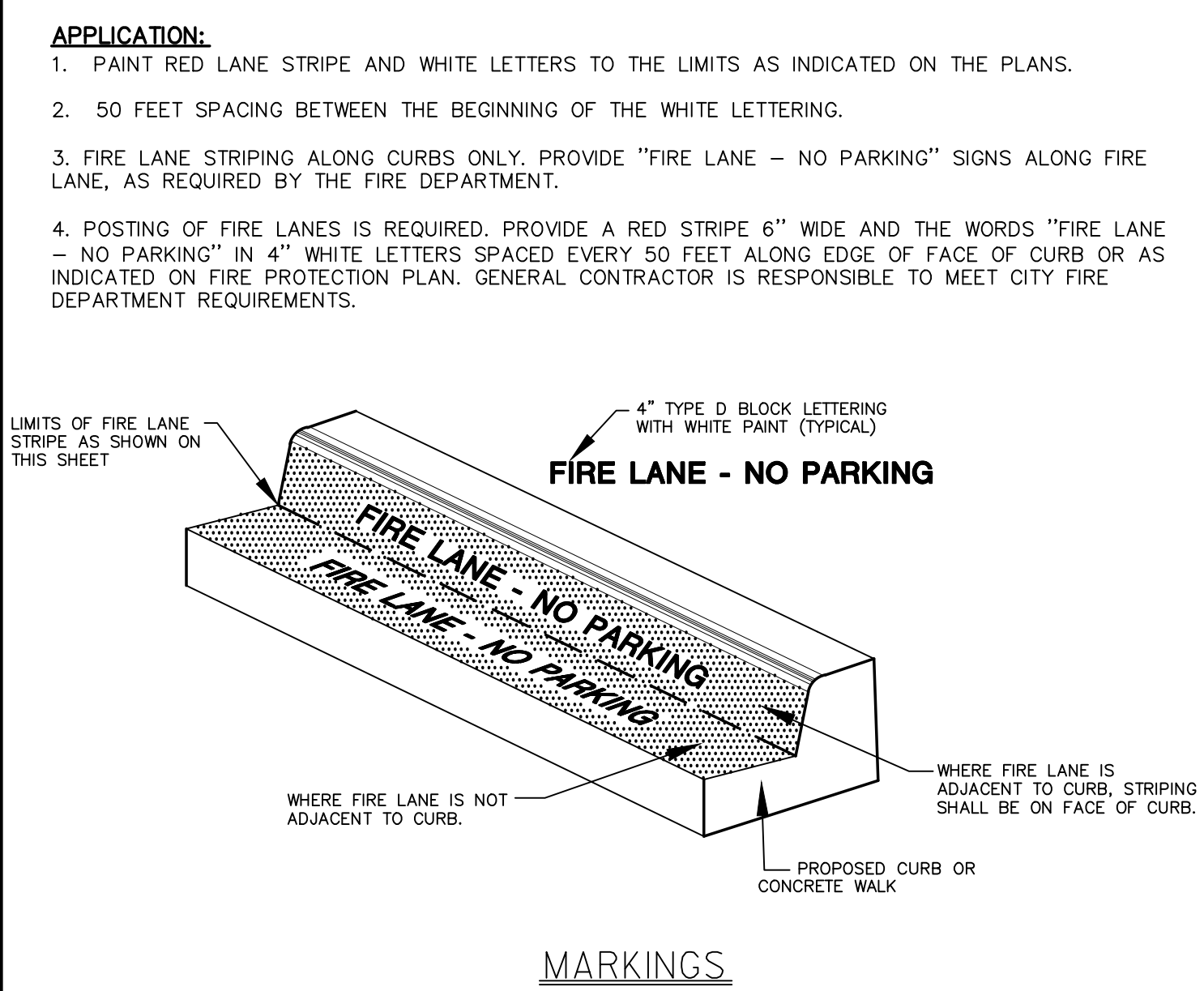
C12.2 STANDARD SWIVEL ARM CLEARANCE SIGN
SCALE: N.T.S.



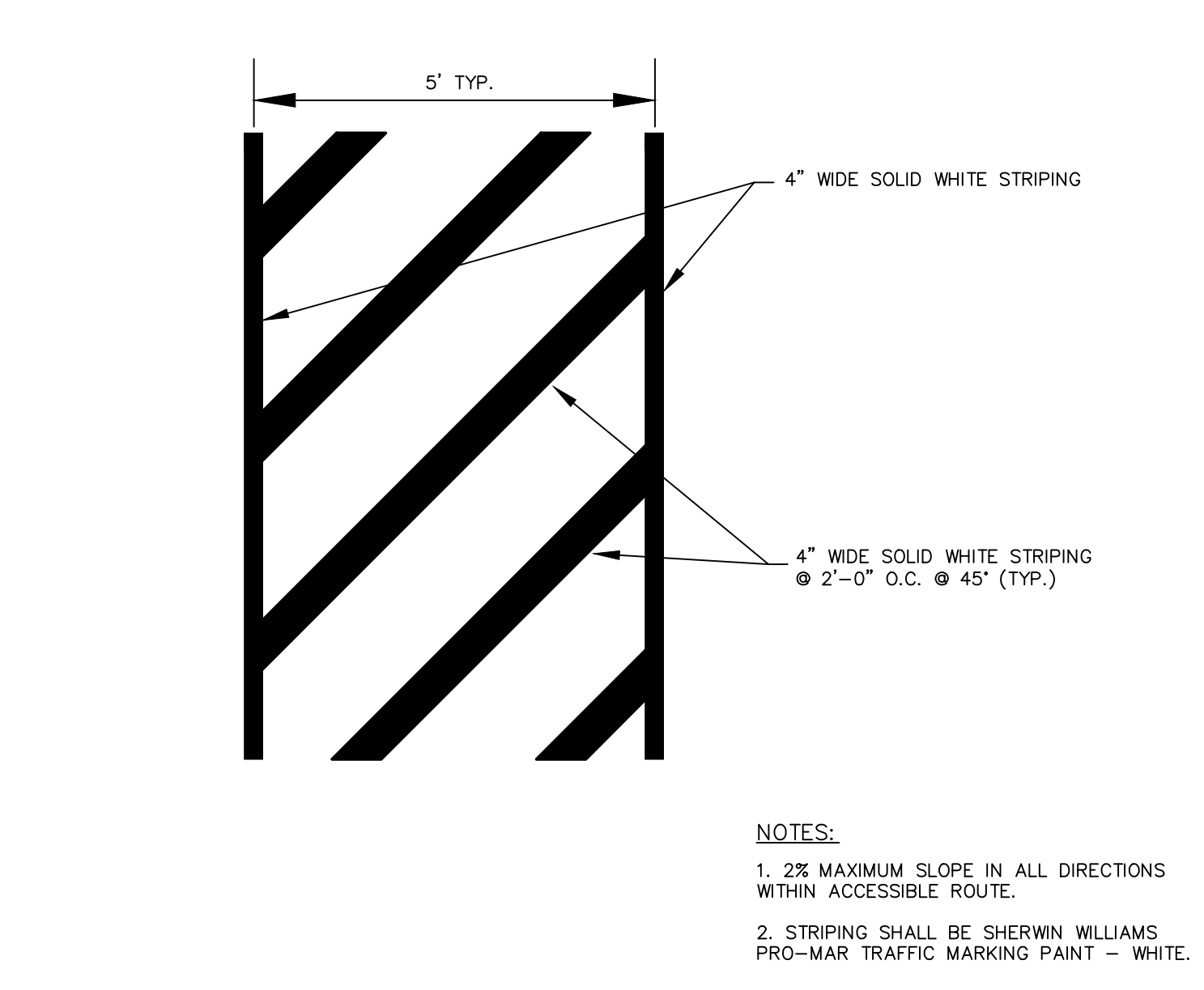
C12.3A NOT USED
SCALE: N.T.S.



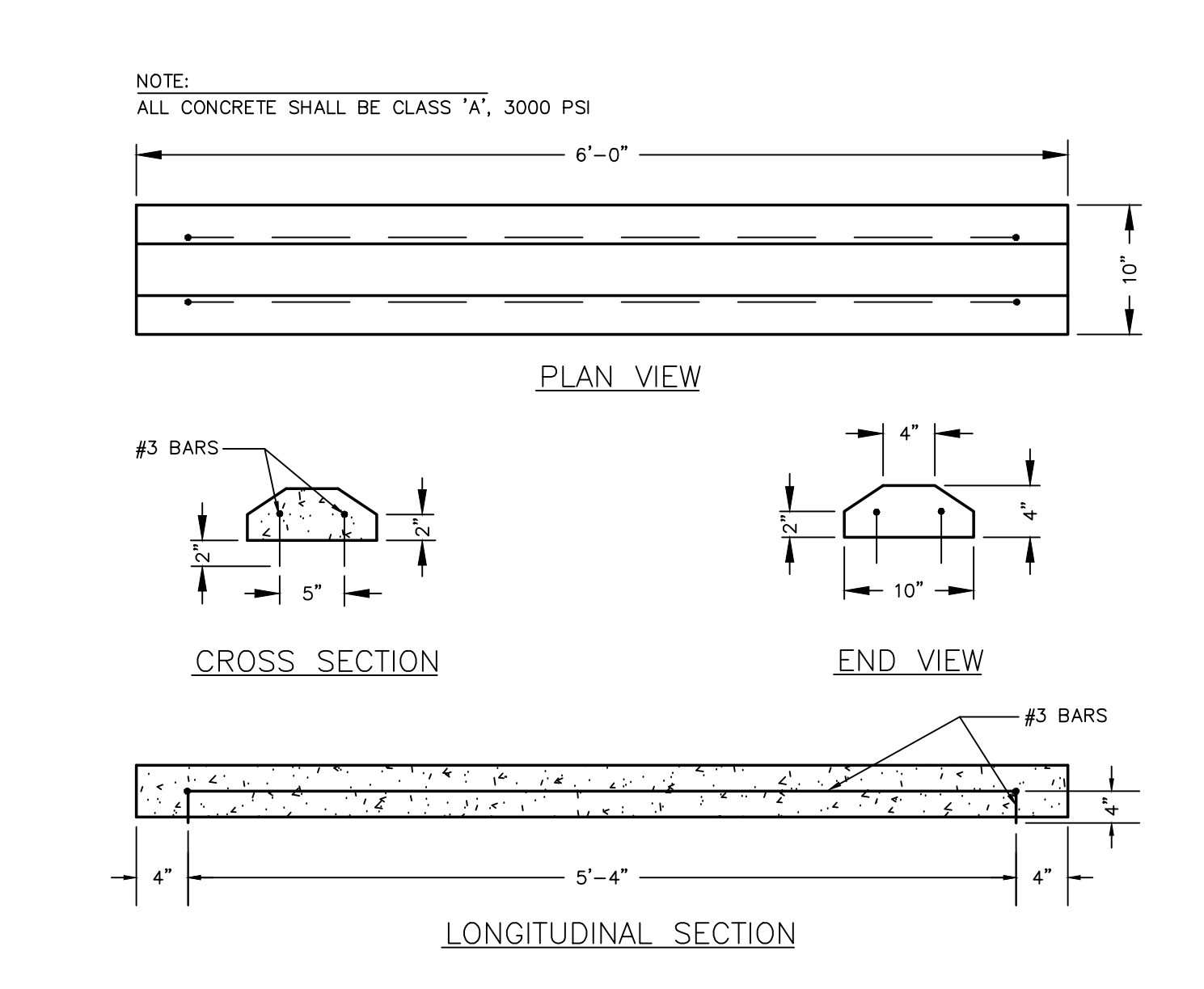
C12.3B STAIRS AND HANDRAIL
SCALE: N.T.S.



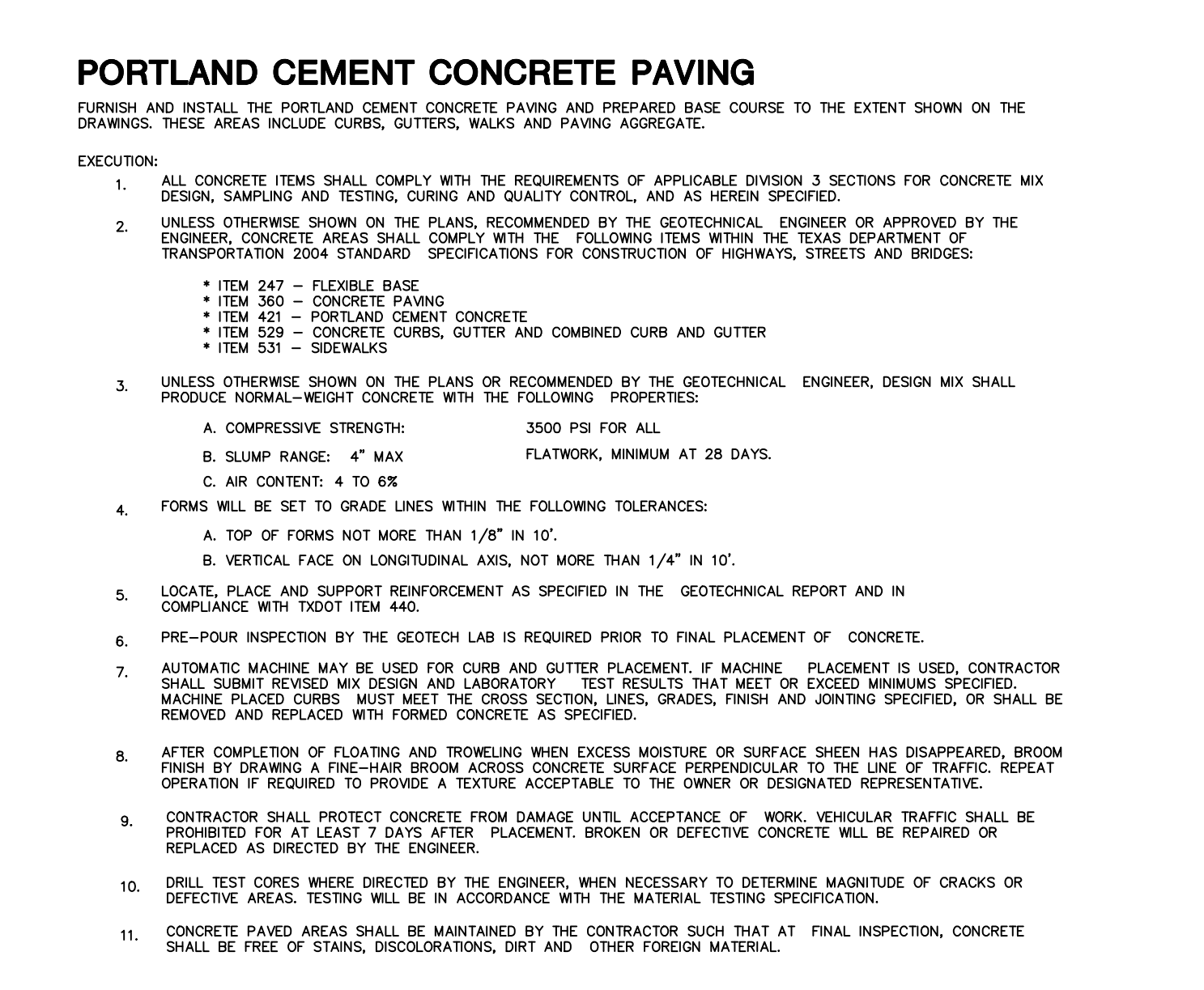
C12.5 FIRE LANE
SCALE: N.T.S.



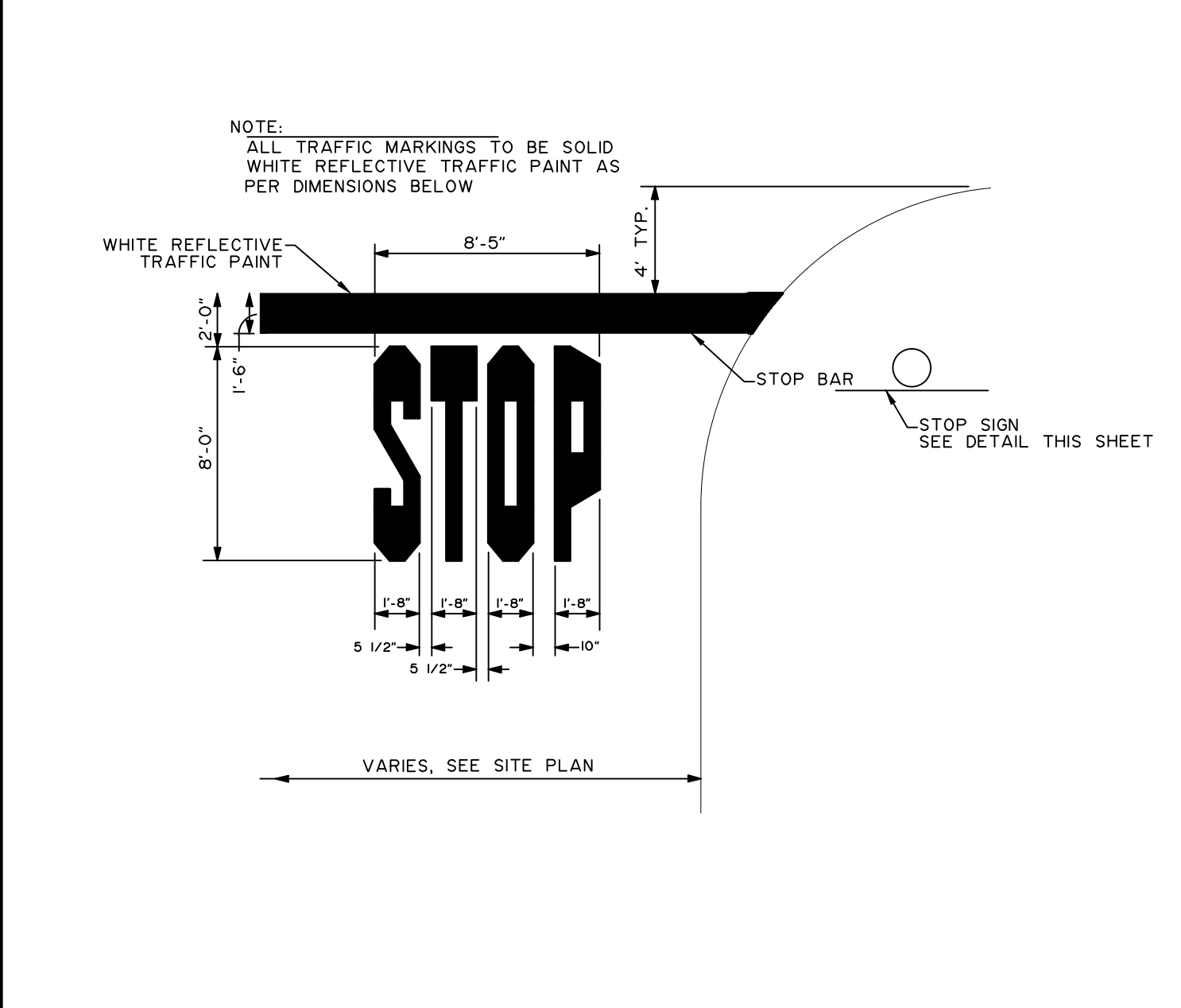
C12.6 ACCESSIBLE ROUTE STRIPING
SCALE: N.T.S.



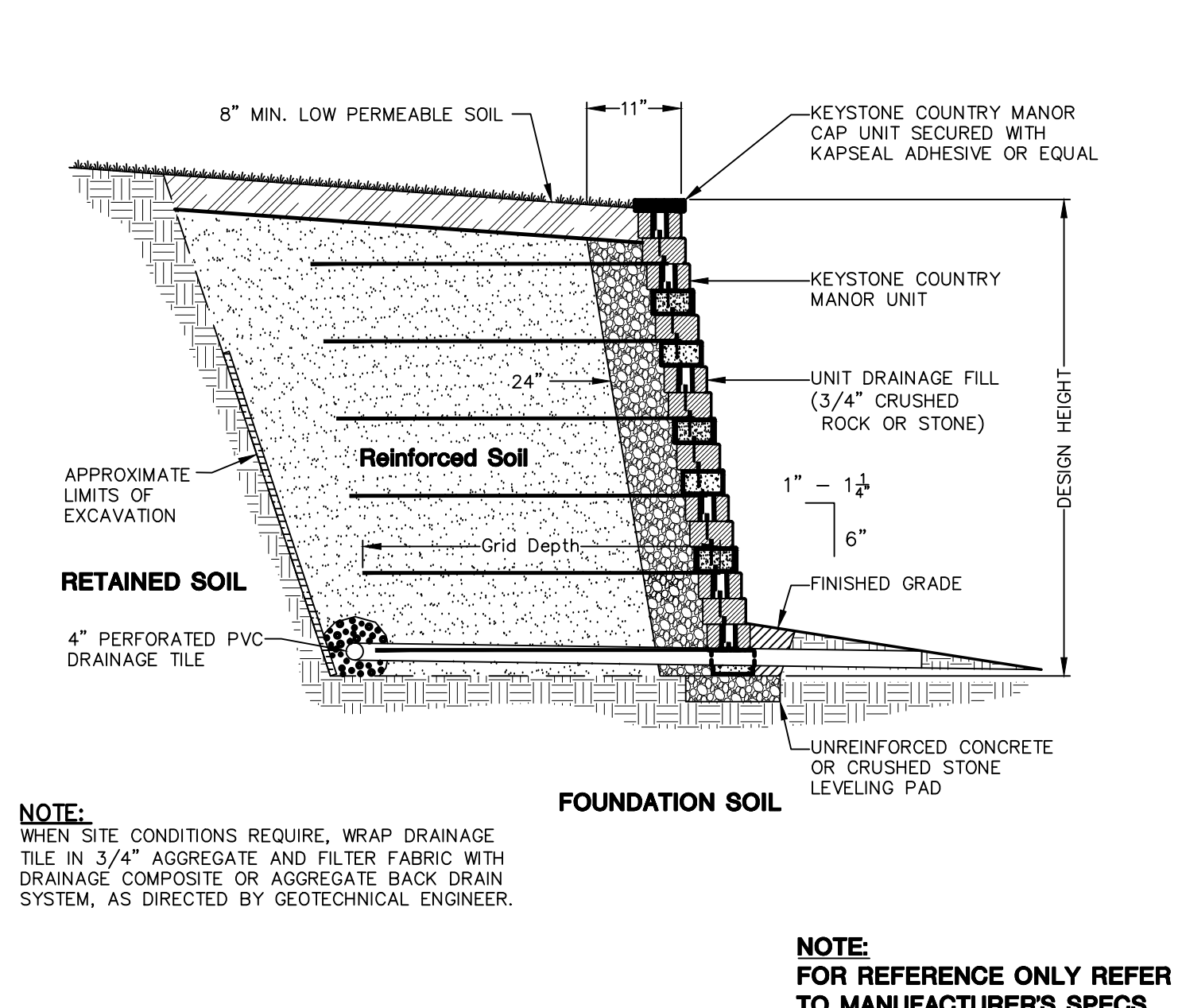
C12.7 WHEEL STOP DETAIL
SCALE: N.T.S.



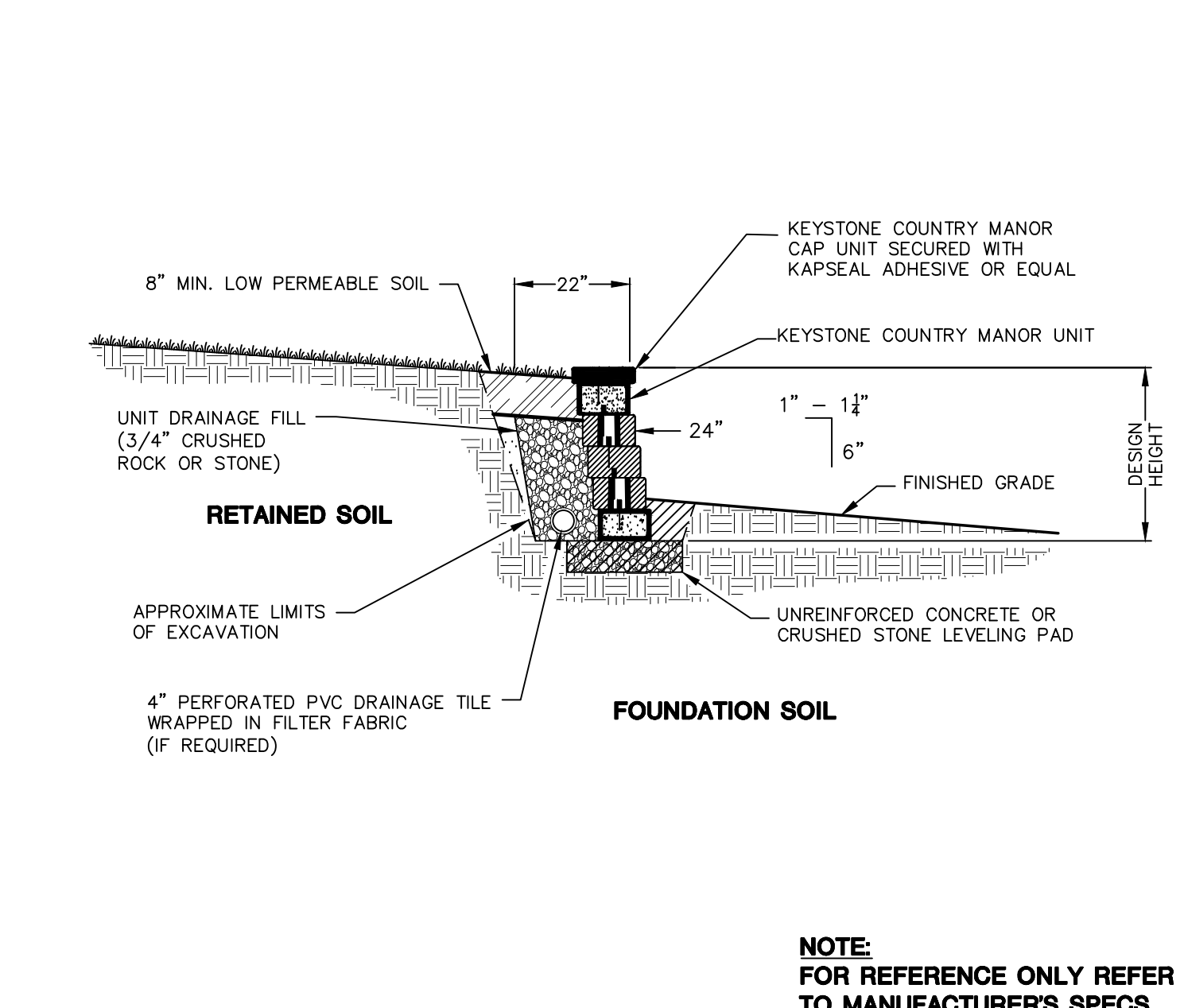
C12.12 PAVEMENT NOTES



C12.9 STOP BAR DETAIL
SCALE: N.T.S.



C12.10 TYPICAL REINFORCED WALL SECTION
SCALE: N.T.S.



C12.11 TYPICAL GRAVITY WALL SECTION
SCALE: N.T.S.

Date: Apr 28, 2014, 4:47pm User: J.D. Bickmore File: G:\103504\50058\SPD02.dwg

PLAN OF RECORD
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