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NO.	DATE	REVISION	APPROVAL

BURY
 8922 Isom Road, Suite 100
 Dallas, TX 75243
 Tel: (210) 625-0900 Fax: (210) 625-0529
 TSP# Registration Number F-1048
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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.: R0103504-05B

C-1

SITE-CIVIL PLANS
FOR

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

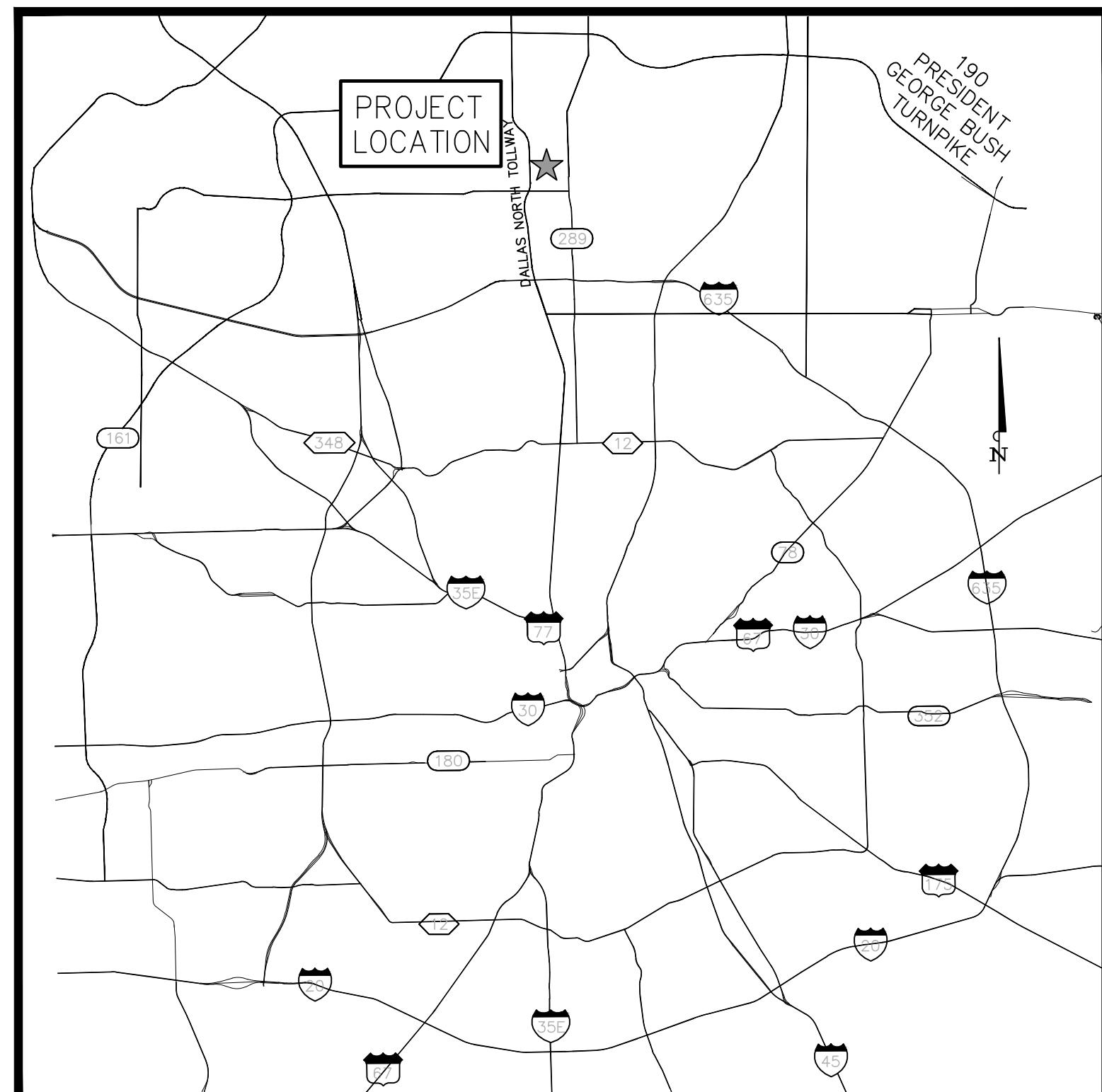
OWNER: POLLO TROPICAL
 8918 TESORO DRIVE
 SUITE 200
 SAN ANTONIO, TEXAS 78217
 PH: (210) 283-5584
 CONTACT: MARK CRAMER
 EMAIL: MCRAMER@TACOCABANA.COM

ARCHITECT: FRCH WORLD DESIGN
 311 ELM STREET
 SUITE 600
 CINCINNATI, OHIO 45202
 PH: (513) 241-3000
 CONTACT: ROBERT RINK, AIA
 EMAIL: RRINK@FRCH.COM

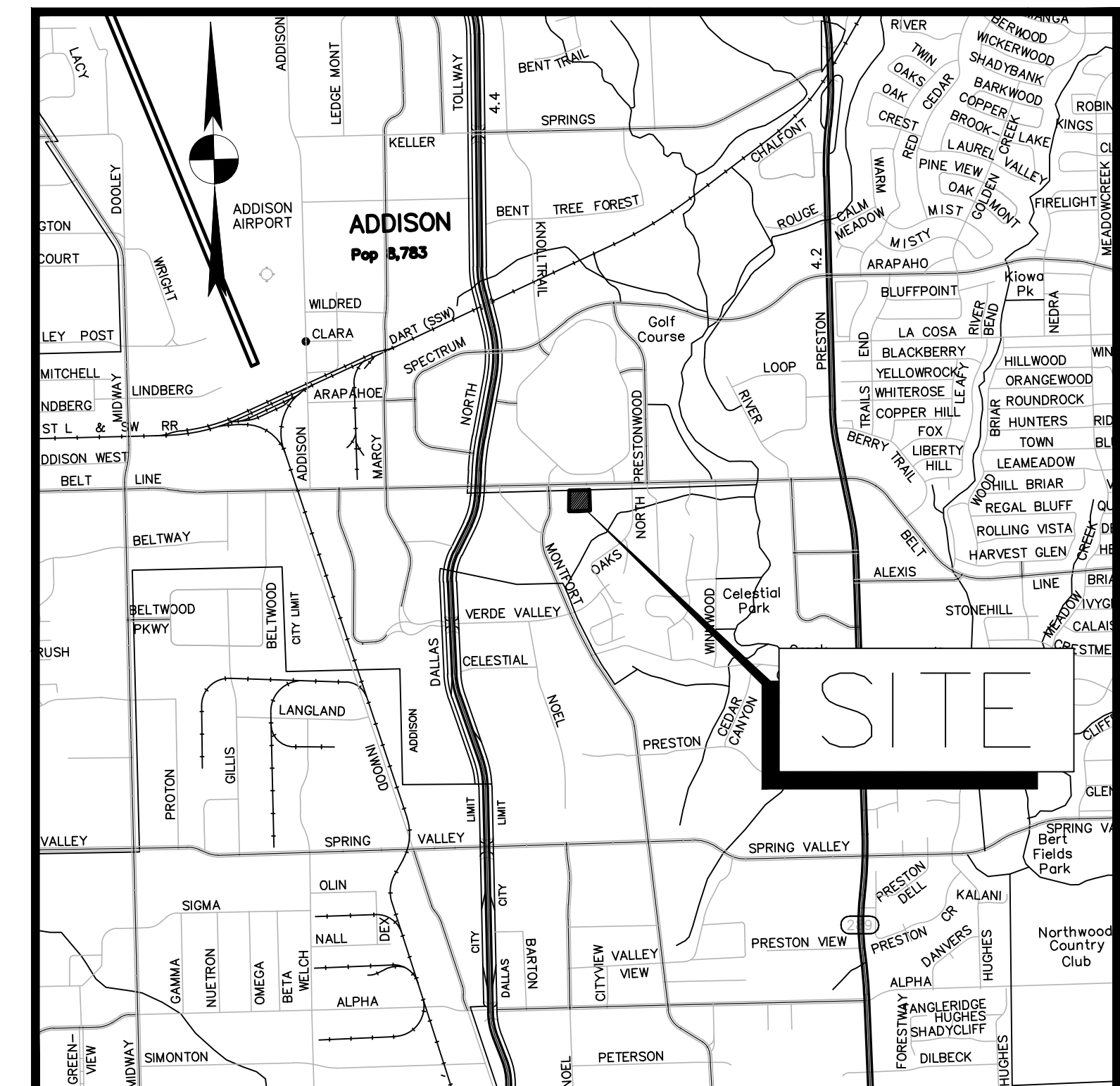
CIVIL ENGINEER: BURY+PARTNERS-SA, INC.
 922 ISOM ROAD
 SUITE 100
 SAN ANTONIO, TEXAS 78216
 PH: (210) 525-9090
 FAX: (210) 525-0529
 CONTACT: CHRISTOPHER CRIM, P.E.
 EMAIL: CCRIM@BURYPARTNERS.COM

SURVEYOR: BURY+PARTNERS-DFW, INC.
 5310 HARVEST HILL ROAD
 SUITE 100
 DALLAS, TEXAS 75230
 PH: (972) 991-0011
 FAX: (972) 991-0278
 CONTACT: DAVID DE WEIRD, R.P.L.S.
 EMAIL: DDEWEIRD@BURYPARTNERS.COM

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
ADDISON, TEXAS
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. 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+PARTNERS, 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 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.