



GENERAL NOTES:

- 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.
- 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)).
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO LOCATE EXISTING FACILITIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 EXTRANEIOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFFSITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.
- ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.
- 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.
- THE CONTRACTOR SHALL RESTORE AND RE-VEGETATE ALL DISTURBED AREAS NOT COVERED BY LANDSCAPE PLANS AT THEIR EXPENSE.
- 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		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
---	---	BW
---	---	TOP OF WALL ELEVATION
---	---	HP
---	---	HIGH POINT
---	---	LP
---	---	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.

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.

APPROVAL

REVISION

DATE

NO.

8922 Isom Road, Suite 100
 Addicks, TX 75001
 Tel: (214) 625-0480 Fax: (214) 625-0529
 TSP# Registration Number F-1048
 Copyright © 2014

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\103504058\TP.dwg

DRAWN BY: BIL

DESIGNED BY: CC

REVIEWED BY: CC

PROJECT NO: R0103504-058

C-2