



- 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

LEGEND

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

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.

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:
 NORTHERING (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
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 TSP# Registration Number F-1048
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Pollo Tropical

SITE PLAN

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

DATE: APRIL 2014
 FILE: G:\03504\50058\SPN
 DRAWN BY: BIL
 DESIGNED BY: CC
 REVIEWED BY: CC
 PROJECT NO: R0103504-05B

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