



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:

- 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.
- REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
- 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.
- SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH CURLEX BLANKET AND SYSTEM ANCHORED PER MANUFACTURER'S RECOMMENDATIONS.
- 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
○	○	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 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.

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 BELTSLINE 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.

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.

APPROVAL

REVISION

DATE

NO.

APPROVAL

REVISION

DATE

NO.

PLOTTING SCALE: 1" = 1'

DATE ISSUED: APRIL 2014

FILE: G:\103504\50058\GRP

DRAWN BY: BIL

DESIGNED BY: CC

REVIEWED BY: CC

PROJECT NO.: R0103504-05B

GRADING PLAN

POLLO TROPICAL

5390 BELT LINE ROAD

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

APPROVAL

REVISION

DATE

NO.

APPROVAL

REVISION

DATE

NO.

BURY

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C-7