

# SITE PLANS FOR FIREBIRD RESTAURANTS SWC BELTLINE RD & MIDWAY RD ADDISON, TEXAS FEBRUARY 2015

**ENGINEER/APPLICANT:**

THE BOUSQUET GROUP, INC.  
501 S. CARROLL BLVD.  
SUITE. 201  
DENTON, TX. 76201  
TRAVIS BOUSQUET, PE  
940.566.0088

**ARCHITECT:**

KIRK & ASSOCIATES  
5931 GREENVILLE AVE  
SUITE. 772  
DALLAS, TX 75206  
ROBERT KIRK  
214.360.5057

**SURVEYOR:**

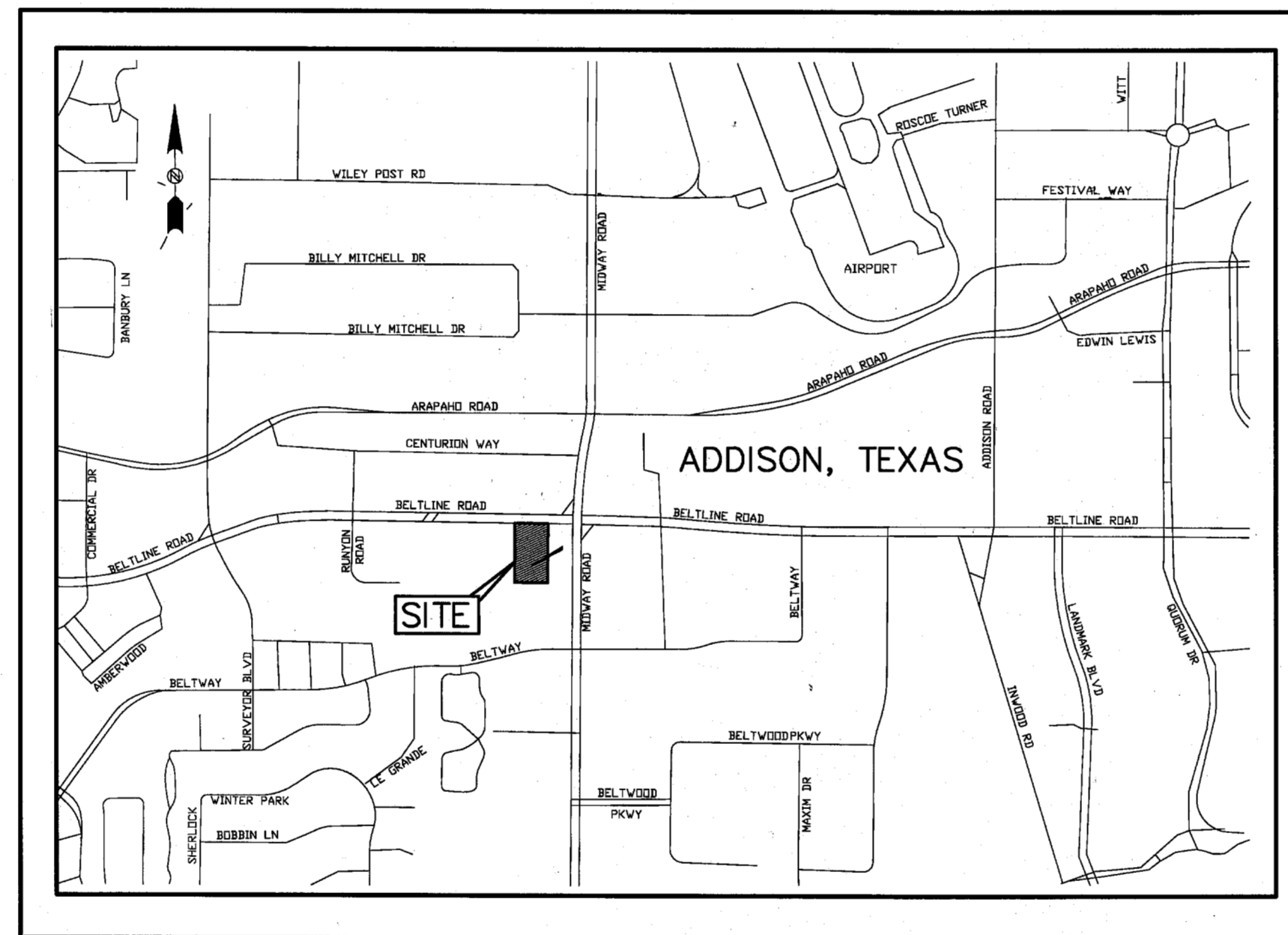
ROOME LAND SURVEYING, INC.  
2000 AVE. G  
SUITE 810  
PLANO, TEXAS 75074  
972.423.4372

**LANDSCAPE ARCHITECT:**

AWR DESIGNS  
10321 BRADSHAW DRIVE  
FORT WORTH, TEXAS 76108  
AMANDA RICHARDSON  
512.517.5589  
awr.designs@mail.com

**OWNER:**

FIREBIRD COPENHAGEN, LLC  
2414 N. AKARD STREET, #500  
DALLAS, TEXAS 75201



**VICINITY MAP**  
N.T.S.

SHEET INDEX

1	C-1.0	COVER SHEET
2	C-2.0	SURVEY
3	C-2.1	DEMOLITION PLAN
4	C-3.0	SITE PLAN
5	C-5.0	GRADING PLAN
6	C-7.0	DETAIL SHEET
7	L-1.1	EXISTING LANDSCAPE PLAN
8	L-1.1	PROPOSED LANDSCAPE PLAN
9	L-1.2	LANDSCAPE SPECIFICATIONS AND DETAILS

**GENERAL NOTES:**

- ALL TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION, INCLUDING ALL EXISTING CONDITIONS AND PROPERTY LIMITS, WAS PROVIDED BY ROOME LAND SURVEYING, INC., DATED 12-19-2014.
- DURING ALL PHASES OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE (INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY), IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.
- ALL DEBRIS, WASTE, AND OTHER MATERIALS CREATED AS A RESULT OF CONSTRUCTION, SHALL BE REMOVED BY THE CONTRACTOR, IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY, SHALL MEET OR EXCEED THE REQUIREMENTS/SPECIFICATIONS AS SPECIFIED BY THE JURISDICTIONAL AGENCY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY DATA, AVAILABLE UTILITY MAPS AND MARKED LOCATION BY THE UTILITY OWNERS. THE UTILITIES SHOWN MAY NOT REFLECT ALL UNDERGROUND UTILITIES IN THE AREA. PRIOR TO ANY CONSTRUCTION, THESE UTILITIES SHOULD BE FIELD VERIFIED BY LOCAL UTILITY COMPANIES, AUTHORIZED EXPOSURE AND SURVEY MEASUREMENTS WHERE PRECISE ELEVATION OR LOCATION ARE CRITICAL.

APPROVED FOR CONSTRUCTION

Town of Addison

Infrastructure Operations And Services Department

APPROVED BY: *David W. Mc...*

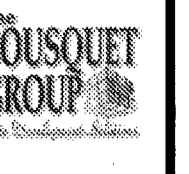
DATE: 2/23/15

16801 Westgrove Dr, Addison, TX 75001 (972)450-2871

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

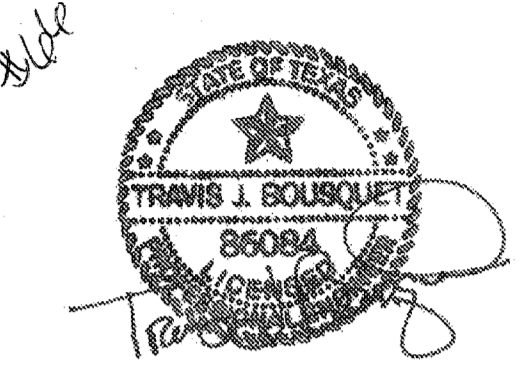
Engineer Information:

The Bousquet Group, Inc.  
501 S. Carroll Blvd.  
Ste. 201  
Denton, TX. 76201  
940.566.0088  
940.566.0088 fax



Texas Firm No. F-8942

Professional of Record:



02/13/2015

**FIREBIRD RESTAURANTS**  
4180 BELT LINE RD.  
ADDISON, TX 75001

Revisions:

#	Date Issued:	Description:
1	01/08/2015	1st City Submittal
1	02/13/2015	2nd City Submittal

Sheet Title:

**COVER SHEET**

Date: Jan 07, 2015

Project Number: 14019

Drawn By: JNM

Scale:

Sheet Number:

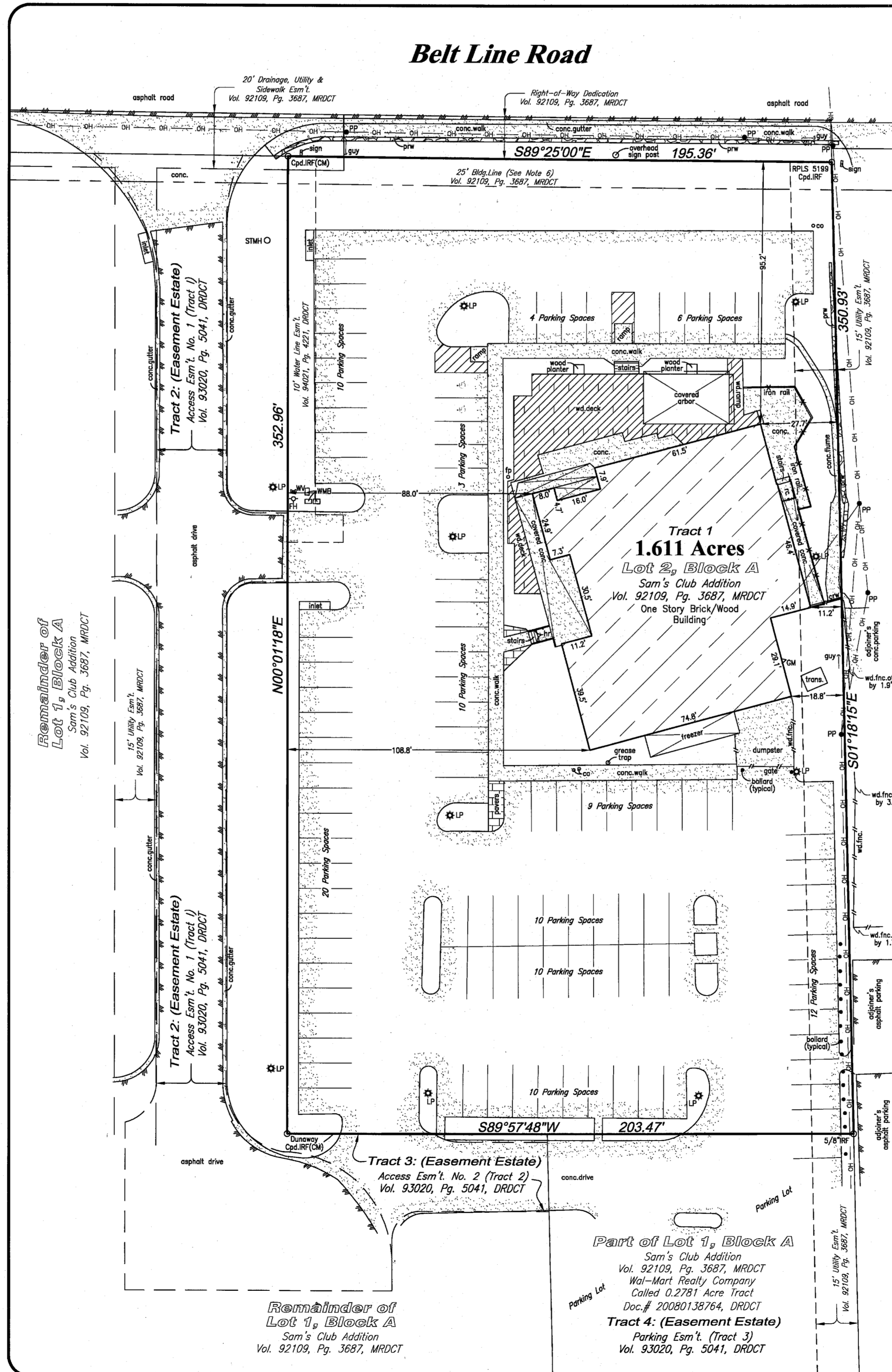
**C-1.0**

FIREBIRD

**Belt Line Road**

**Legal Description**

**Tract 1: Lot 2, Block A, of Sam's Club Addition, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 92109, Page 3687 of the Map Records of Dallas County, Texas.**



**Surveyor's Certificate**

To: Piedmont Capital Corporation, 4180 Belt Line, Ltd., Title Resources Guaranty Company, and Providence Title Company  
 I hereby certify that on the 7th day of January, 2013, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.  
 Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.  
 Both vehicular and pedestrian ingress to and egress from the subject property is provided by Belt Line Road (via an Easement Estate), same being paved, dedicated public right-of-way, which abut(s) the subject property, and is physically open and being used.  
 This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*F. E. Bemenderfer Jr.*  
 F. E. Bemenderfer Jr.  
 Registered Professional Land  
 Surveyor No. 4051



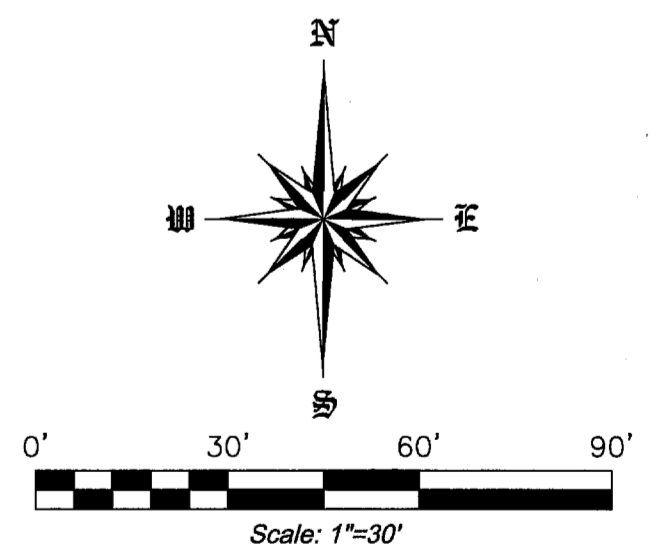
Notes: 1) Surveyor's signature will appear in red ink on certified copies; 2) Source bearing per Sam's Club Addition, an addition to the City of Addison as recorded in Volume 92109, Page 3687 of the Map Records of Dallas County, Texas; 3) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4811300180 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, dated August 23, 2001 (Zone X); 4) This survey was performed with the benefit of Title Commitment of No. DW403 issued December 3, 2012. 5) This survey is intended for the exclusive use of the herein noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown as provided by the above stated title company. 6) Building Line shown on plat as 25' from original right-of-way line. This is the depiction on this survey as well.

**Schedule B Items**

- a. The following, all according to the plat recorded Volume 92109, Page 3687, of the Map Records, Dallas County, Texas:
  - 25 foot building line along the north property line. - **Shown on Survey**
  - 20 foot drainage, utility and sidewalk easement along the north property line. - **Shown on Survey**
  - 15 foot public utility easement along the east property line. - **Shown on Survey**
- b. Easement executed by McCutchin Brothers to the City of Addison, dated June 20, 1980, recorded in Volume 81086, Page 565, Real Property Records of Dallas County, Texas, and as shown on the plat recorded in Volume 92109, Page 3687, of the Map Records of Dallas County, Texas. (Easement tracts) - **Does Not Affect Subject Tract**
- c. Declaration of Grant of Access Easements, dated January 11, 1991 by and between Wal-Mart Stores, Inc., a Delaware corporation and the Federal Deposit Insurance Corporation, as Manager of the FSLIC Resolution Fund, recorded in Volume 92008, Page 3611, Deed Records, Dallas County, Texas. - **Affects Subject Tract**
- d. First Amendment to Declaration and Grant of Access Easements, dated April 20, 1992, by and between Wal-Mart Stores, Inc. and the Federal Deposit Insurance Corporation, as Manager of the FSLIC Resolution Fund, filed for record in Volume 92084, Page 3278, Deed Records, Dallas County, Texas. - **Affects Subject Tract**
- e. Terms, conditions and stipulations contained in Waterline Easement Agreement, dated July 23, 1993, executed by and between Hoffsteaks, Inc., a Texas corporation and City of Addison, Texas, and recorded in Volume 94021, Page 4221, of the Deed Records of Dallas County, Texas. - **Shown on Survey**
- f. Right-of-way easement executed by Hoffsteaks, Inc. to Enserch Corporation, dated February 2, 1993, recorded in Volume 93033, Page 441, of the Deed Records of Dallas County, Texas. - **Affects Subject Tract; however, description too vague to recreate on survey.**
- g. Terms, conditions and stipulations contained in Easement Agreement, dated January 29, 1993, executed by and between Wal-Mart Stores, Inc., a Delaware Corporation and Hoffsteaks, Inc., a Texas corporation, and recorded in Volume 93020, Page 5041, of the Deed Records of Dallas County, Texas. As affected by Amendment to Easement Agreement filed February 4, 2008, under County Clerk's File No. 2008036059, Real Property Records of Dallas County, Texas. - **Affects Subject Tract. Easement Estates shown on survey.**

**Parking Spaces**

- 104 Regular Parking Spaces
- 2 Handicap Parking Spaces
- 106 Total Parking Spaces (On-site)



**Legend**

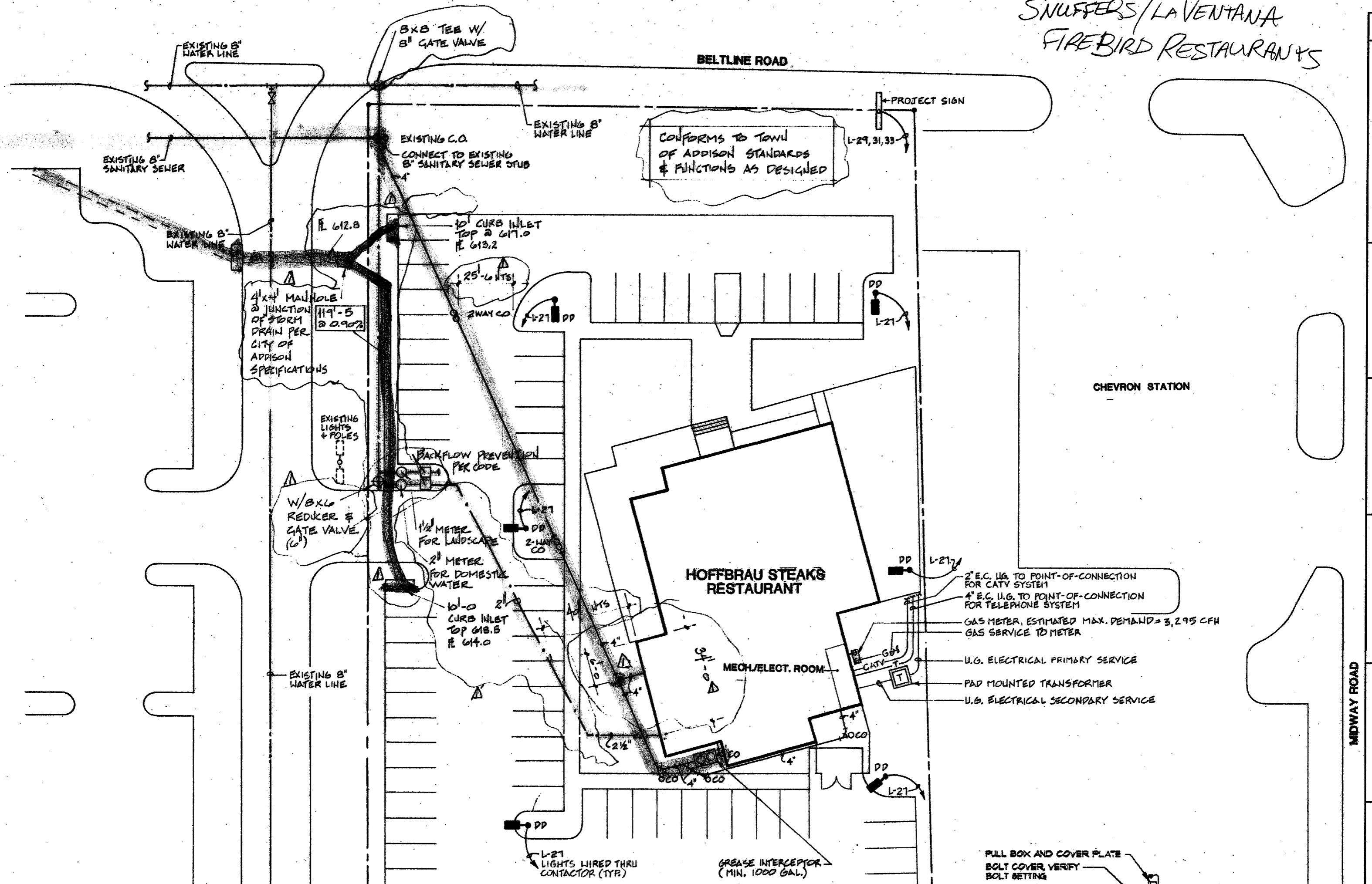
Roome Cop'd RS	Roome Cop'd Iron Rod Set	rcw	Raised Concrete
DRDCT	Deed Records, Dallas County, Texas	conc.	Concrete
MRDCTP	Map Records, Dallas County, Texas	hr	Handrail
IRF	Iron Rod Found	cw	Concrete Retaining Wall
CM	Controlling Monument	trans.	Transformer
LP	Light Pole	cs	Ceasement
D-W	Water Valve	grw	Interlocking Pavestone Retaining Wall
GM	Gas Meter	---	Edge of Asphalt
PH	Fire Hydrant	sv	Overhead Lines
PP	Power Pole	---	Iron Fencing
WMB	Water Meter Box	---	Wood Fence
STMH	Storm Sewer Manhole	---	Guy

**As-Built Survey**  
**4180 Belt Line Road**  
 Sam's Club Addition  
 City of Addison, Dallas County, Texas  
 January 7, 2013

Roome Land Surveying, Inc.  
 2000 Avenue G, Suite 810  
 Plano, Texas 75074  
 Phone (972) 423-4372 / Fax (972) 423-7523  
 www.roomesurveying.com



SNUFFERS/LA VENTANA  
FIREBIRD RESTAURANTS



EL  
GE  
TE  
GE  
CA  
GE  
NS  
GE  
SA  
GE  
PB  
GE

MIDWAY ROAD

BELTLINE ROAD

CHEVRON STATION

HOFFBRAU STEAKS RESTAURANT

MECH/ELECT. ROOM

GREASE INTERCEPTOR (MIN. 1000 GAL.)

CONFORMS TO TOWN OF ADDISON STANDARDS & FUNCTIONS AS DESIGNED

- 2" E.C. U.G. TO POINT-OF-CONNECTION FOR CATV SYSTEM
- 4" E.C. U.G. TO POINT-OF-CONNECTION FOR TELEPHONE SYSTEM
- GAS METER, ESTIMATED MAX. DEMAND = 3,295 CFH
- GAS SERVICE TO METER
- U.G. ELECTRICAL PRIMARY SERVICE
- PAD MOUNTED TRANSFORMER
- U.G. ELECTRICAL SECONDARY SERVICE

FULL BOX AND COVER PLATE  
BOLT COVER, VERIFY  
BOLT SETTING  
CHAMFER

L-21 LIGHTS WIRED THRU CONTACTOR (TYP)

EXISTING 8" WATER LINE

EXISTING 8" WATER LINE

EXISTING 8" SANITARY SEWER

EXISTING 8" WATER LINE

EXISTING 8" WATER LINE

EXISTING C.O. CONNECT TO EXISTING 8" SANITARY SEWER STUB

3" x 3" TEE W/ 8" GATE VALVE

10" CURB INLET TOP @ 617.0 @ 613.2

4" x 4" MANHOLE @ JUNCTION OF STORM DRAIN PER CITY OF ADDISON SPECIFICATIONS

EXISTING LIGHTS + POLES

W/ 3" x 6" REDUCER & GATE VALVE (6")

BACKFLOW PREVENTION PER CODE

1 1/2" METER FOR LANDSCAPE

2" METER FOR DOMESTIC WATER

10" CURB INLET TOP @ 613.5 @ 614.0

2" E.C. U.G. TO POINT-OF-CONNECTION FOR CATV SYSTEM

4" E.C. U.G. TO POINT-OF-CONNECTION FOR TELEPHONE SYSTEM

GAS METER, ESTIMATED MAX. DEMAND = 3,295 CFH

GAS SERVICE TO METER

U.G. ELECTRICAL PRIMARY SERVICE

PAD MOUNTED TRANSFORMER

U.G. ELECTRICAL SECONDARY SERVICE

L-21

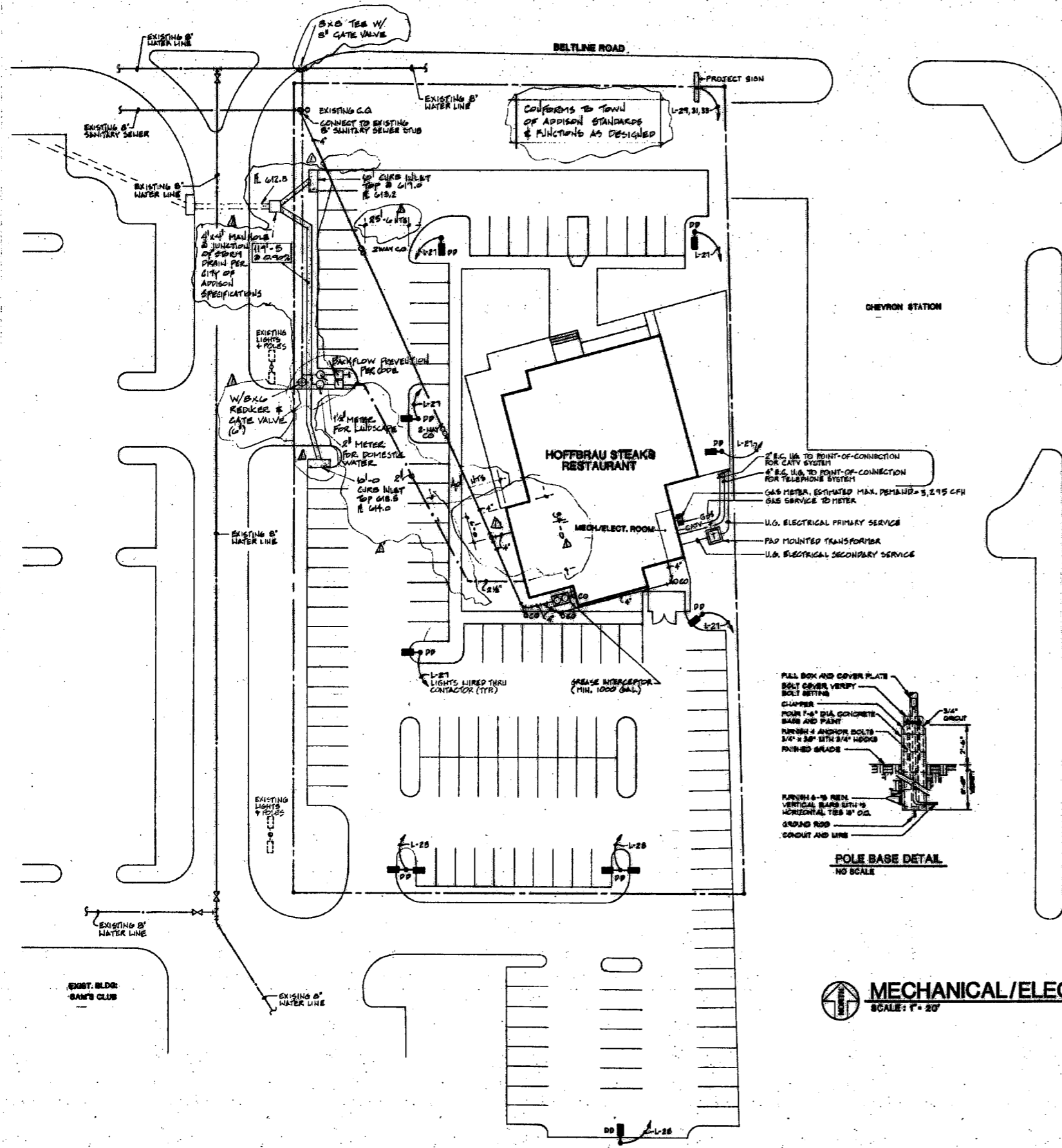
L-21

L-21

L-21

L-21

L-21



**MECHANICAL/ELECTRICAL SITE PLAN**  
SCALE: 1" = 20'

UTILITY CONTACTS	
<b>ELECTRICAL SERVICE</b>	<p><b>TU ELECTRIC COMPANY</b> 1825 Madison Street Dallas, Texas 75060</p> <p>CONTACT: Mr. Tom Branchou Telephone: (214) 383-8918 Fax: (214) 383-8918</p> <p><b>GENERAL NOTES - ELECTRICAL SERVICE:</b></p> <ol style="list-style-type: none"> <li>Trenching, conduit and backfill for primary provided by TU ELECTRIC.</li> <li>Primary cable provided by TU ELECTRIC.</li> <li>Transformer pad provided by general contractor.</li> <li>Pad mounted transformer provided by TU ELECTRIC.</li> <li>Secondary cable provided by elec. contractor.</li> <li>Trenching, conduit and backfill for secondary provided by elec. contractor.</li> <li>Cable terminations at transformer provided by TU ELECTRIC.</li> <li>Warning devices furnished by TU ELECTRIC and installed by elec. contractor.</li> <li>Cable terminations at each panel provided by elec. contractor.</li> </ol>
<b>TELEPHONE</b>	<p><b>SOUTHWESTERN BELL TELEPHONE CO.</b> 273 North Greenville, 3rd Floor Richardson, Texas 75080</p> <p>CONTACT: Mr. Tom Boudreau Telephone: (214) 234-7088 Fax: (214) 234-7088</p> <p><b>GENERAL NOTES - TELEPHONE SERVICE:</b></p> <ol style="list-style-type: none"> <li>Trenching of empty conduit and backfill for service provided by electrical contractor.</li> <li>Service cable provided by SV&amp;T.</li> </ol>
<b>CABLE TV (CATV)</b>	<p><b>PLANNED CABLE SYSTEMS</b> 1400 Highway 101, Suite 132 Coppell, Texas</p> <p>CONTACT: Mr. Mark Holland Telephone: (214) 434-8288 Fax: (214) 248-6814</p> <p><b>GENERAL NOTES - CATV SERVICE:</b></p> <ol style="list-style-type: none"> <li>Trenching of empty conduit and backfill for service provided by electrical contractor.</li> <li>Service cable provided by PLANNED CABLE SYSTEMS.</li> </ol>
<b>NATURAL GAS</b>	<p><b>LINE STAR GAS CO.</b> 837 West Loop Coppell, Texas 75060</p> <p>CONTACT: Mr. Bob Robinson Telephone: (214) 288-3189 Fax: (214) 231-8028</p> <p><b>GENERAL NOTES - GAS SERVICE:</b></p> <ol style="list-style-type: none"> <li>Service tap to main provided by LINE STAR GAS CO.</li> <li>Piping to gas meter provided by LINE STAR GAS CO.</li> <li>Metering provided by LINE STAR GAS CO.</li> <li>Low side gas distribution provided by plumbing contractor.</li> </ol>
<b>SANITARY SEWER</b>	<p><b>CITY OF ADDISON</b> Water Utilities Department 1600 Westgrove Addison, Texas 75001</p> <p>CONTACT: Mr. Keith Thompson Telephone: (214) 430-2874</p> <p><b>GENERAL NOTES - SANITARY SEWER SERVICE:</b></p> <ol style="list-style-type: none"> <li>Service tap, including assoc. fees, to main provided by plumbing contractor.</li> <li>Piping to water meter provided by plumbing contractor.</li> <li>Piping distribution from property line provided by plumbing contractor.</li> </ol>
<b>POTABLE WATER</b>	<p><b>CITY OF ADDISON</b> Water Utilities Department 1600 Westgrove Addison, Texas 75001</p> <p>CONTACT: Mr. Keith Thompson Telephone: (214) 430-2874</p> <p><b>GENERAL NOTES - POTABLE WATER SERVICE:</b></p> <ol style="list-style-type: none"> <li>Service tap, including assoc. fees, to main provided by plumbing contractor.</li> <li>Piping to water meter provided by plumbing contractor.</li> <li>Water meter provided by plumbing contractor.</li> <li>Any required backflow prevention assembly provided by plumbing contractor.</li> <li>Piping distribution from discharge side of meter provided by plumbing contractor.</li> </ol>
<b>CODE ENFORCEMENT:</b>	<p><b>HEALTH DEPARTMENT:</b> Mr. Neil Sagan (214) 430-2848</p> <p><b>FIRE PREVENTION:</b> Mr. Vernon Giroux Non-emergency telephone (214) 430-7201</p> <p><b>MECHANICAL INSPECTOR:</b> Mr. Lynn Chandler (214) 430-2889</p> <p><b>PLUMBING INSPECTOR:</b> Mr. Lynn Chandler (214) 430-2889</p> <p><b>ELECTRICAL INSPECTOR:</b> Mr. Lynn Chandler (214) 430-2889</p>

PROJECT NOTES	
1.	ALL PERTINENT DOCUMENTS, DRAWINGS, DIRECTIVES, LEASE AGREEMENTS, SPECIFICATIONS, ETC. ISSUED BY THE ARCHITECT AND/OR BY THE OWNER SHALL GOVERN THIS WORK AND FAILURE TO REFER THEREIN AND COMPLY THEREWITH SHALL NOT RELIEVE THE RESPONSIBILITIES CONTAINED THEREIN OR BE USED AS A BASIS FOR ADDITIONAL COMPENSATION.
2.	SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, ETC. ASSOCIATED WITH THE PARTICULAR CLASS OF WORK INVOLVED. COORDINATE WITH THE SERVING UTILITY COMPANIES FOR THE INSTALLATION AND CONNECTION OF ALL REQUIRED UTILITIES, CEANTRY SEWER, POTABLE WATER, GAS, TELEPHONE AND ELECTRICAL POWER.
3.	EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL, STATE AND/OR NATIONAL CODES, ORDINANCES, AND REGULATIONS GOVERNING THE PARTICULAR CLASS OF WORK INVOLVED. THE GOVERNING CODES ARE HIGHER REQUIREMENTS AND WHERE THESE DRAWINGS AND/OR ACCOMPANYING SPECIFICATIONS EXCEED THE CODE REQUIREMENTS, THESE DRAWINGS AND/OR SPECIFICATIONS SHALL PREVAIL.
4.	UNLESS SPECIFICALLY DIRECTED OTHERWISE, FURNISH AND INSTALL EACH AND EVERY ITEM CONTAINED IN AND ASSOCIATED WITH THE PARTICULAR CLASS OF WORK AS SHOWN ON THE DRAWINGS AND/OR SPECIFICATIONS AS SHOWN ON THE DRAWINGS AND/OR SPECIFICATIONS IN THE ACCOMPANYING INSTRUMENTS WITH ALL APPLICABLE CODES AND ORDINANCES NECESSARY TO COMPLETE THE WORK. WHERE IT IS NECESSARY BUT IS NOT NECESSARILY LIMITED TO THE PARTIAL, LABEL, FEES, TRANSPORTATION, TRAILER STORAGE, CUTTING, PATCHING, TRENCHING, CLEAN-UP, ETC.
5.	LOCATION, POINTS OF CONNECTION, DIMENSIONAL DATA AND OTHER NECESSARY DATA AS A GENERAL GUIDE ONLY AND WITHOUT GUARANTEE OF COMPLETE ACCURACY. VISIT THE SITE AND VERIFY THE CONDITIONS TO BE MET. INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES NECESSARY TO COMPLETE THE WORK. WHERE IT IS NECESSARY BUT IS NOT NECESSARILY LIMITED TO THE PARTIAL, LABEL, FEES, TRANSPORTATION, TRAILER STORAGE, CUTTING, PATCHING, TRENCHING, CLEAN-UP, ETC.
6.	THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS WHICH WILL NOT INTERFERE WITH THE STRUCTURE OF THE BUILDING AND WHICH WILL FIT INTO THE AVAILABLE SPACES. CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL AND SITE CONDITIONS TO AVOID OBSTRUCTIONS AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM.
7.	CAREFUL AND TIMELY COORDINATION SHALL BE COMPLETED PRIOR TO ANY INSTALLATION OR COOPERATION WITH ALL OTHER TRADERS AND THE SERVING UTILITY COMPANIES, DETERMINING THE EXACT LOCATION OF THE REQUIRED UTILITIES, ALONG WITH THE EXACT LOCATION AND INSTALLATION REQUIREMENTS OF ALL EQUIPMENT, APPARATUS, OUTLETS AND CONNECTIONS SHOWN BY COORDINATING THE AVAILABLE INFORMATION PROVIDED BY, BUT NOT LIMITED TO THE FOLLOWING DOCUMENTS:
A.	THE CONTRACT DRAWINGS AND SPECIFICATIONS.
B.	ALL GOVERNING CODES IN FORCE.
C.	MANUFACTURER'S INSTALLATION REQUIREMENTS.
D.	AVAILABLE SHOP DRAWINGS AND HOLD-IN DRAWINGS.
E.	SERVING UTILITY COMPANY'S REQUIREMENTS.
F.	ACTUAL MEASURED DIMENSIONS.
8.	WHEREVER THE WORDS "FURNISH", "INSTALL", "PROVIDE", "FURNISH AND INSTALL", "PROVIDE AND INSTALL", ETC. AND SIMILAR PHRASES OCCUR IT IS THE INTENT THAT THE EQUIPMENT, MATERIAL, SERVICES ETC. DESCRIBED IS TO BE PROVIDED, INSTALLED AND CONNECTED IN CONFORMANCE WITH ALL REQUIREMENTS GOVERNING THE CLASS OF WORK INVOLVED, COMPLETE, READY FOR OPERATION.
9.	WHEREVER THE PHRASE "FURNISHED BY OTHERS", ETC. AND SIMILAR PHRASES OCCUR IT IS THE INTENT THAT THE ITEM WILL BE FURNISHED BY OTHERS AND IS TO BE INSTALLED AND CONNECTED UNDER THE APPLICABLE REQUIREMENTS IN CONFORMANCE WITH ALL REQUIREMENTS GOVERNING THE PARTICULAR CLASS OF WORK INVOLVED, COMPLETE, READY FOR OPERATION.
10.	REFER TO DRAWING M-2 FOR CONNECTION OF SANITARY SEWER, POTABLE WATER AND GAS. REFER TO DRAWINGS E-1 AND E-2 FOR CONNECTION OF THE ELECTRICAL SYSTEMS OF LIGHTING, POWER AND TELEPHONE.
11.	INSTALL CLEANOUTS EVERY 50'-0" B.C. AND AT EVERY CHANGE OF DIRECTION GREATER THAN 45 DEGREES.
12.	INSTALL POTABLE WATER BACKFLOW PREVENTION ASSEMBLY AS REQUIRED.

**HOFFBRAU**  
ADDISON, TEXAS

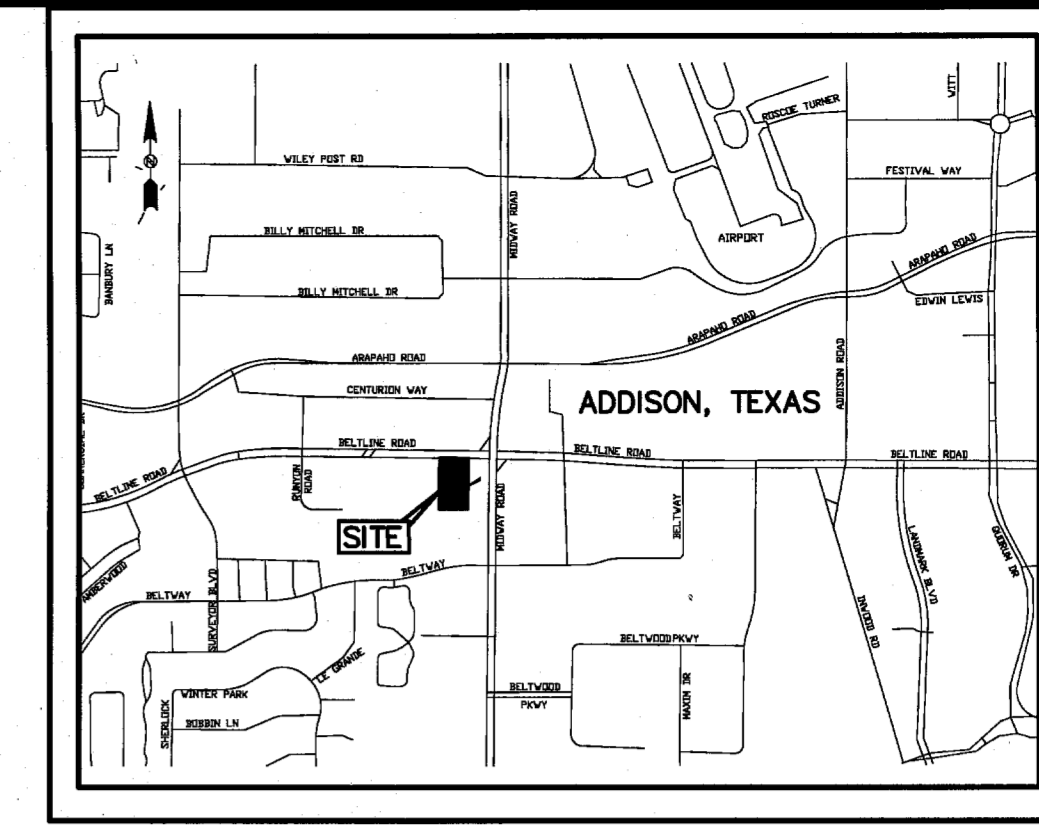
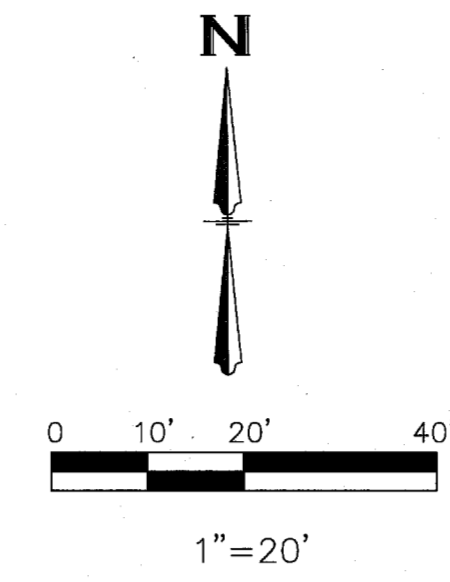
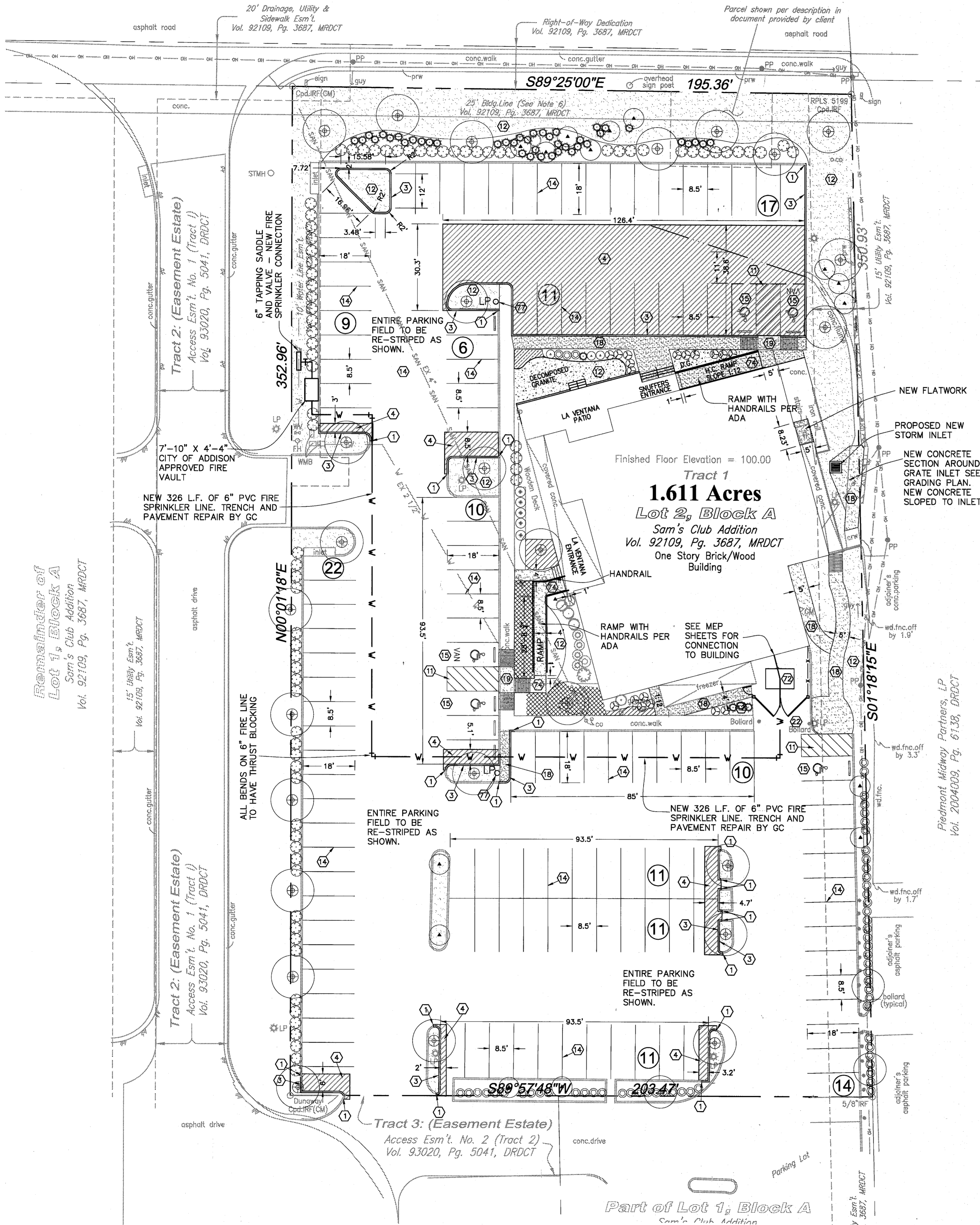
JOB NUMBER  
**9207**

NO.	REVISIONS	BY
1	AS SHOWN	EE

SHEET TITLE  
**SITE PLAN**  
SHEET NUMBER  
**ME-1**

DATE OF PRINT:  
28AUG92

# Belt Line Road



Engineer Information:  
**The Bousquet Group, Inc.**  
 501 S. Carroll Blvd.  
 Ste. 201  
 Denton, TX 76201  
 940.566.0088  
 940.566.0088 fax  
 Texas Firm No. F-8942  
 Professional of Record:  
  
 02/13/2015

- SITE GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
  - USE 3' RADII, UNLESS SHOWN OTHERWISE.
  - THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROJECTS IN TEXAS SHALL BE APPROVED BY A T.A.S. SPECIALIST).
  - ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
  - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
  - ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
  - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
  - CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATION REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
  - FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL TxDOT AREA OFFICE.

**SITE SUMMARY**

ZONING	
PROPOSED USE	RESTURANT
BUILDING	RESTURANT
TOTAL BLDG S.F.	7,570 S.F.
TOTAL LOT AREA	70,175 S.F.
TOTAL ACREAGE	1.61 AC
IMPERVIOUS AREA	56,140 S.F.
% IMPERVIOUS	80%
LANDSCAPE/OPEN SPACE AREA	14,035 S.F.
% LANDSCAPE AREA	20%

**EXISTING PARKING SUMMARY**

PARKING REQUIRED	
PARKING PROVIDED	132 SPACES
H/C PARKING REQUIRED	5 SPACES
H/C PARKING PROVIDED	5 SPACES

- SITE LEGEND (PROPOSED):**
- PROPERTY LINE
  - PROPOSED PARKING STALLS
  - EXISTING TRANSFORMER
  - EXISTING SIGNAGE
  - MEDIUM DUTY PAVING
  - SIDEWALK SEE ARCH PLANS FOR SIDEWALK AROUND BLDG

**SITE NOTES AND DETAILS:**

NOTE NUMBER	DESCRIPTION	COORESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
1	TIE IN NEW CURB TO MATCH EXISTING CURB OR PWMT ELEV.	N/A
2	NEW CONCRETE CURB AND GUTTER	2A
4	NEW CONCRETE PAVING	C-7.0
11	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	N/A
12	LANDSCAPE AREA - SEE LANDSCAPE PLAN L-1.0	N/A
14	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	N/A
15	ACCESSIBLE PARKING SPACE (TYP)	PER ADA
18	SIDEWALK (SEE WIDTH THIS SHEET)	7A
19	BARRIER FREE RAMP - SEE DETAIL SHEETS	7C
22	EXISTING CONCRETE BOLLARD	N/A
23	DUMPSTER ENCLOSURE - SEE ARCH PLANS	N/A
24	BUILDING SIDEWALK - SEE ARCH PLANS	N/A
27	SITE LIGHT POLE (RELOCATED REF DEMO PLAN)	N/A

**NOTE:**  
 SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES

APPROVED FOR CONSTRUCTION  
 Town of Addison  
 Infrastructure Operations And Services Department  
 APPROVED BY:   
 DATE: 2/23/15  
 18801 Westgrove Dr. Addison, TX 75001 (817)450-2871

Revisions:

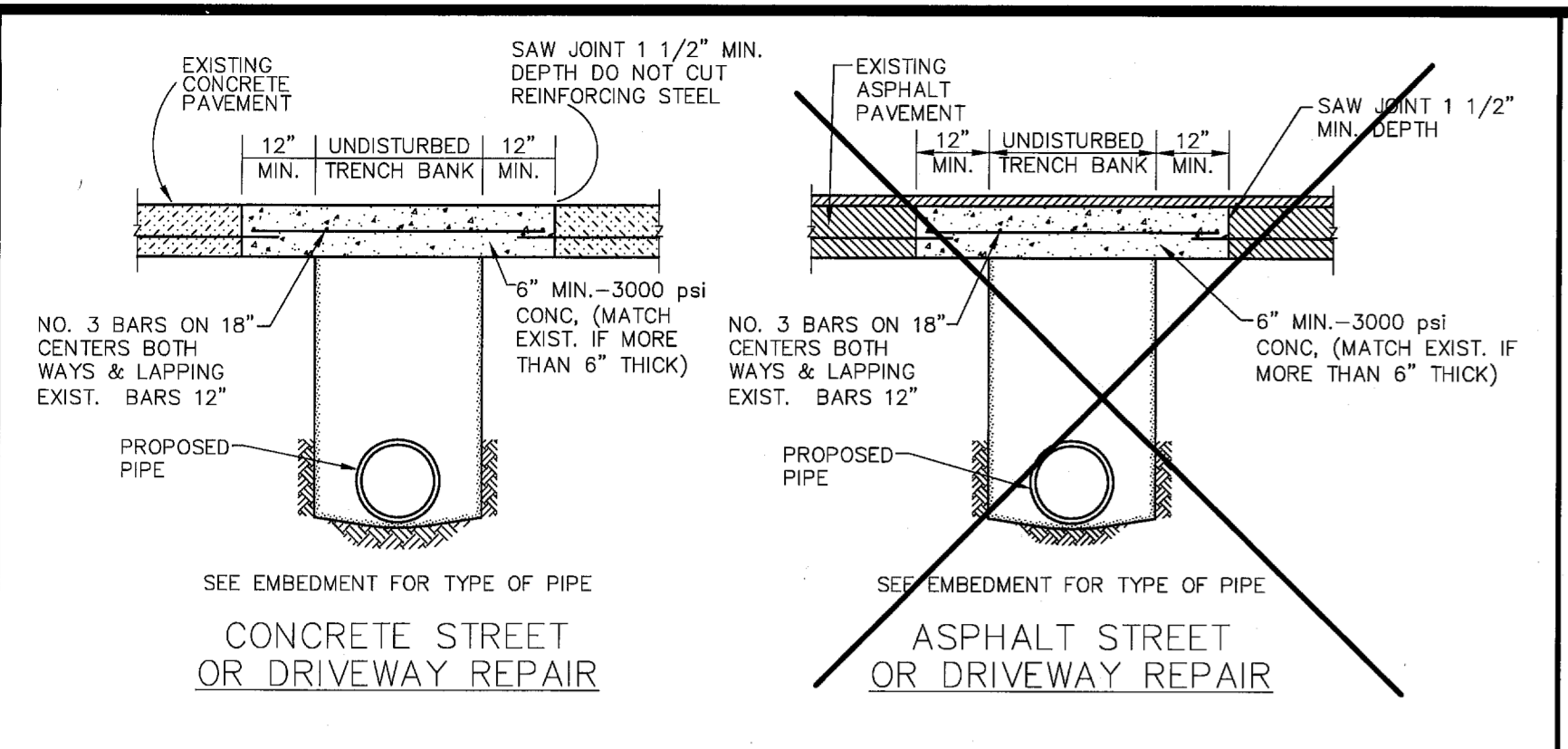
#	Date Issued	Description
1	01/08/2015	1st City Submittal
1	02/13/2015	2nd City Submittal

Sheet Title:  
**SITE PLAN**  
 Date: Jan 07, 2015  
 Project Number: 14019  
 Drawn By: JNM  
 Scale:  
 Sheet Number:

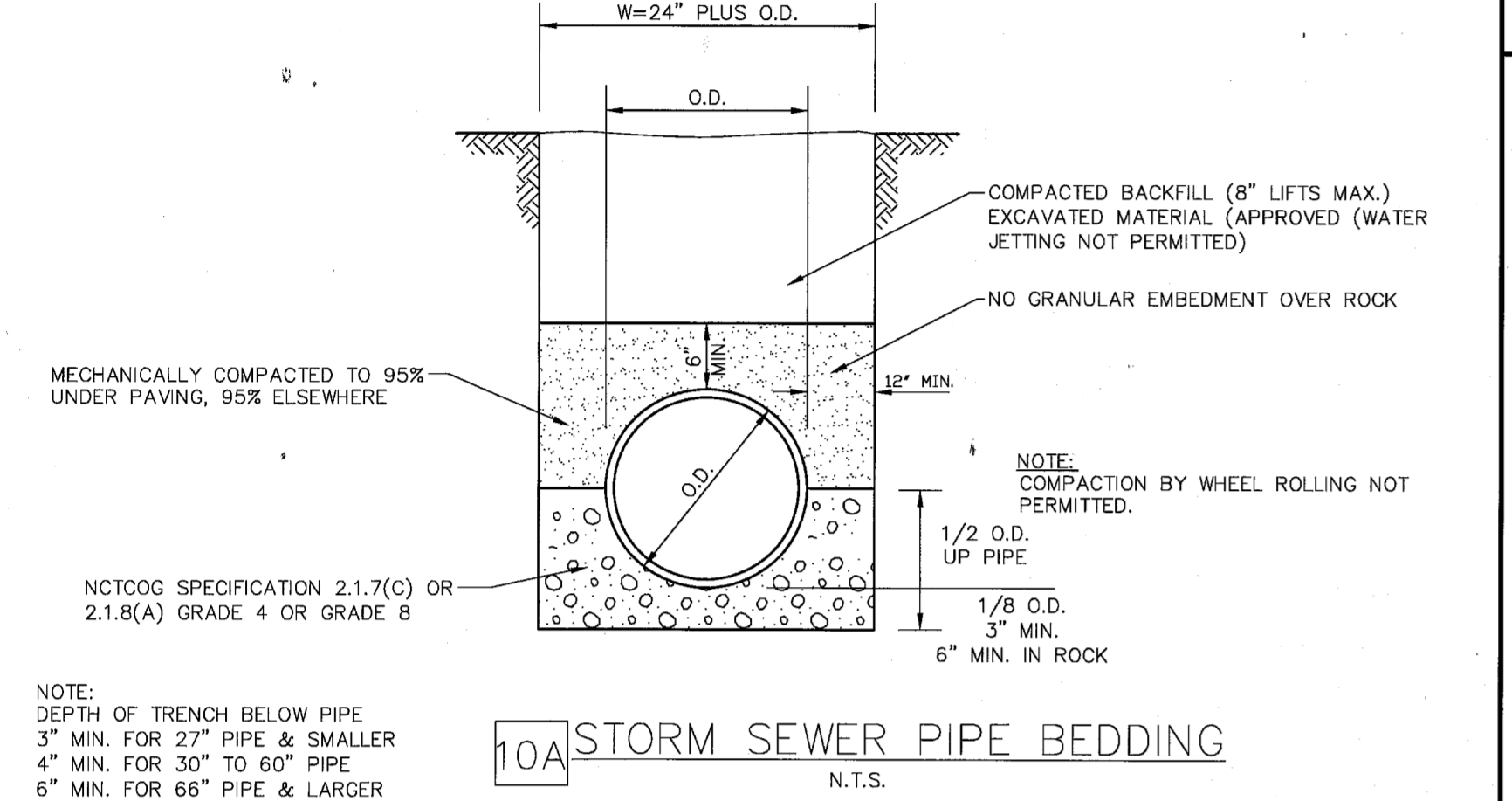
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**FIREBIRD RESTAURANTS**  
 4180 BELT LINE RD.  
 ADDISON, TX 75001

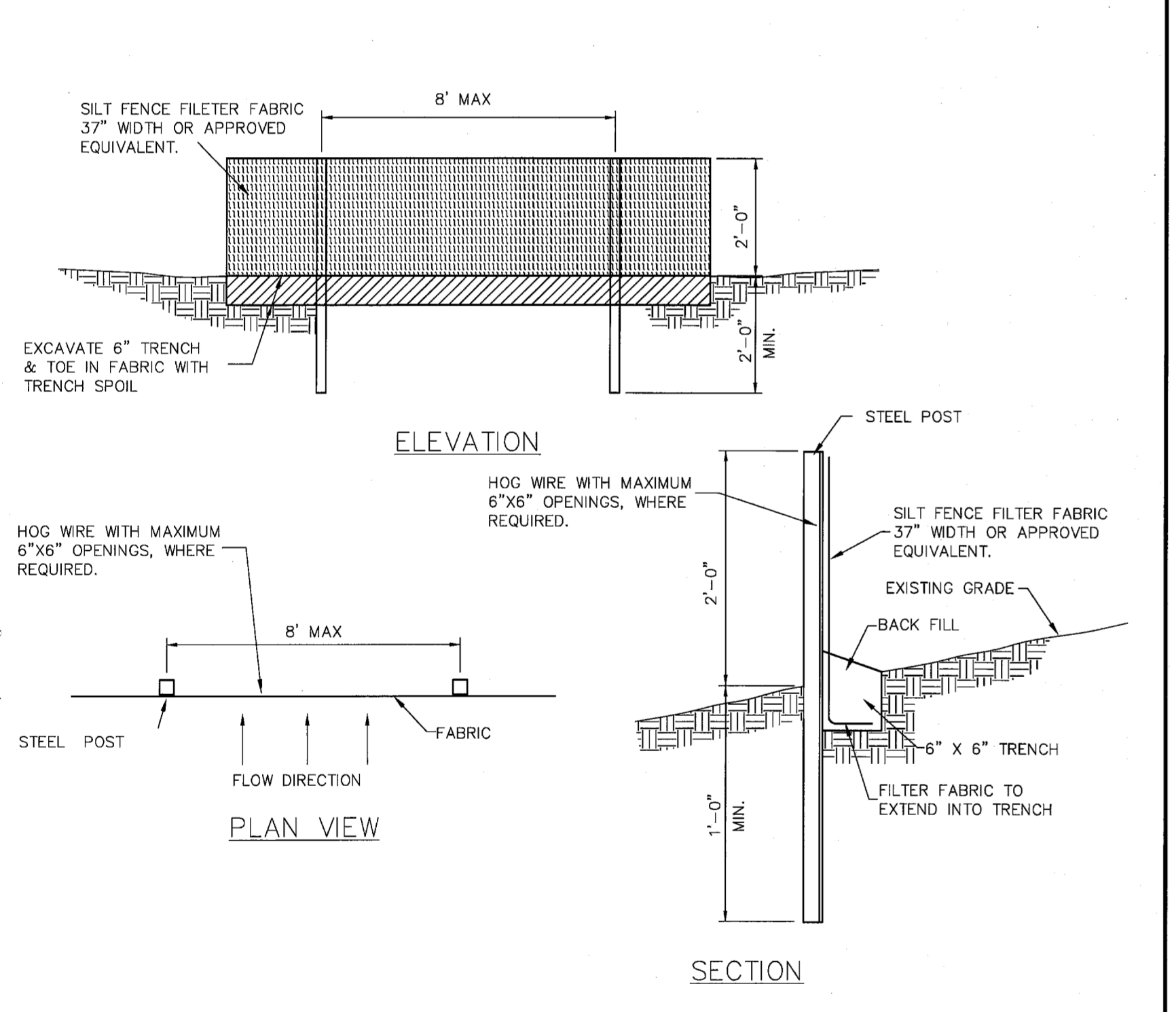




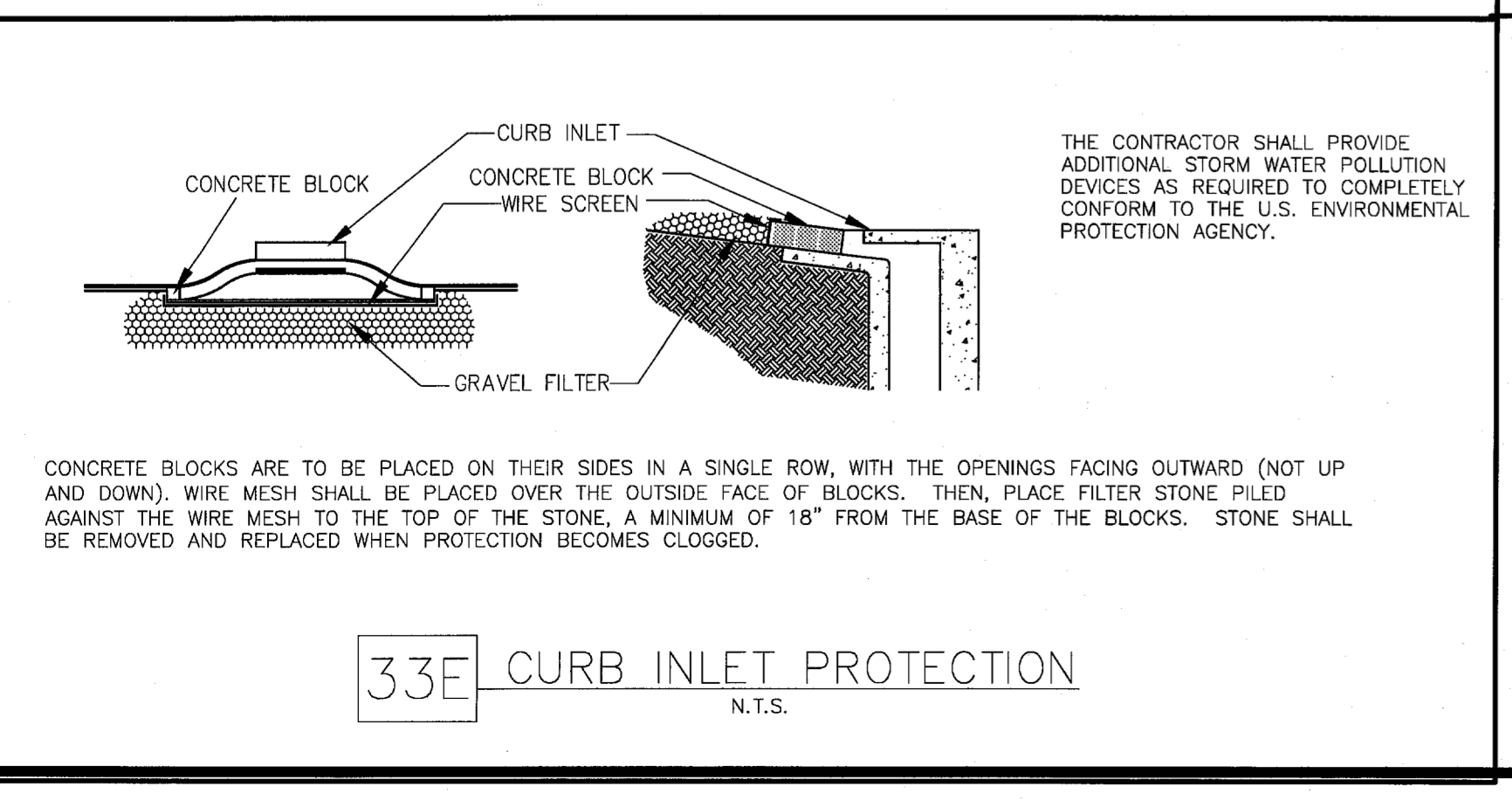
CONCRETE STREET OR DRIVEWAY REPAIR  
ASPHALT STREET OR DRIVEWAY REPAIR



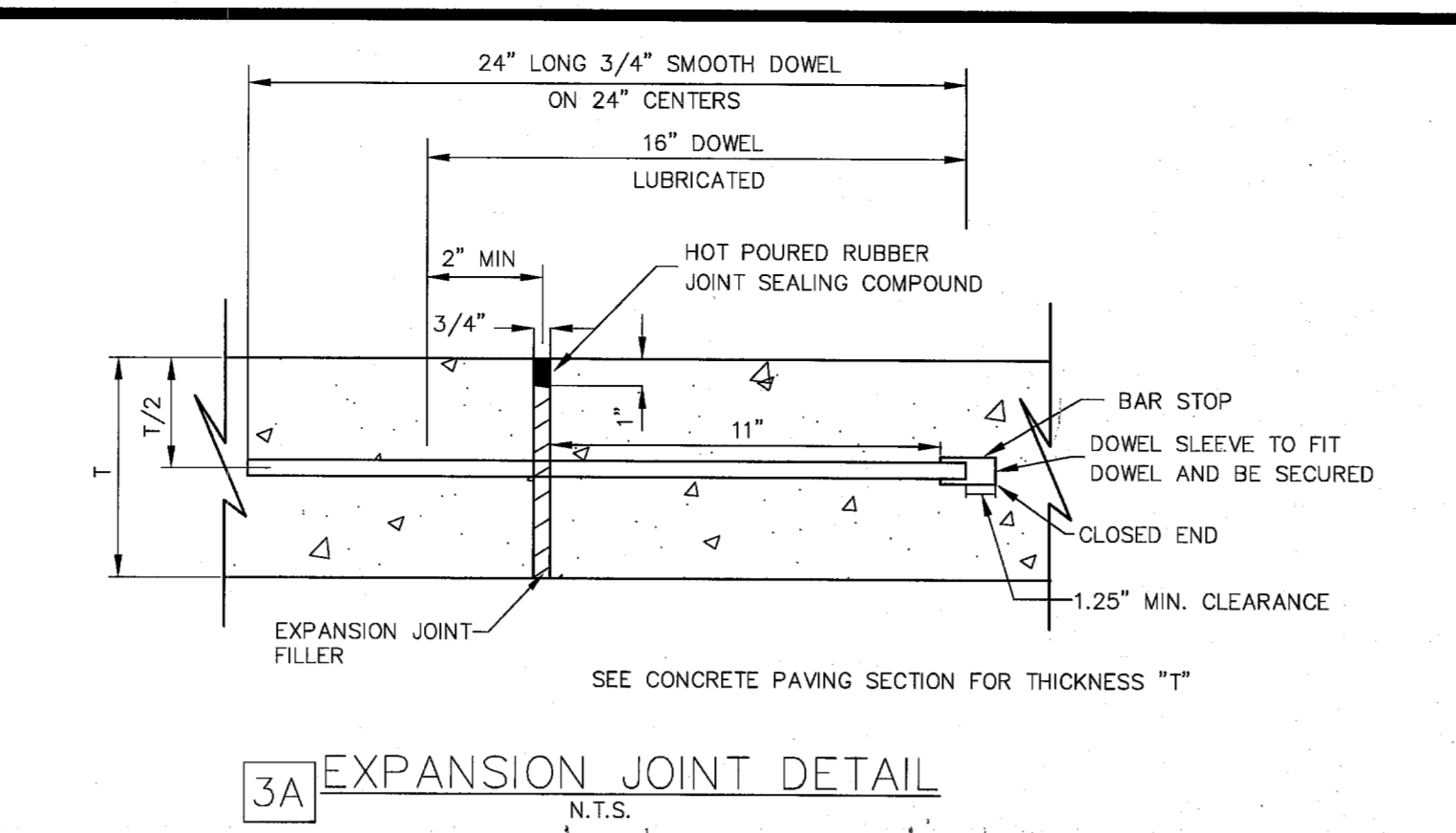
10A STORM SEWER PIPE BEDDING  
N.T.S.



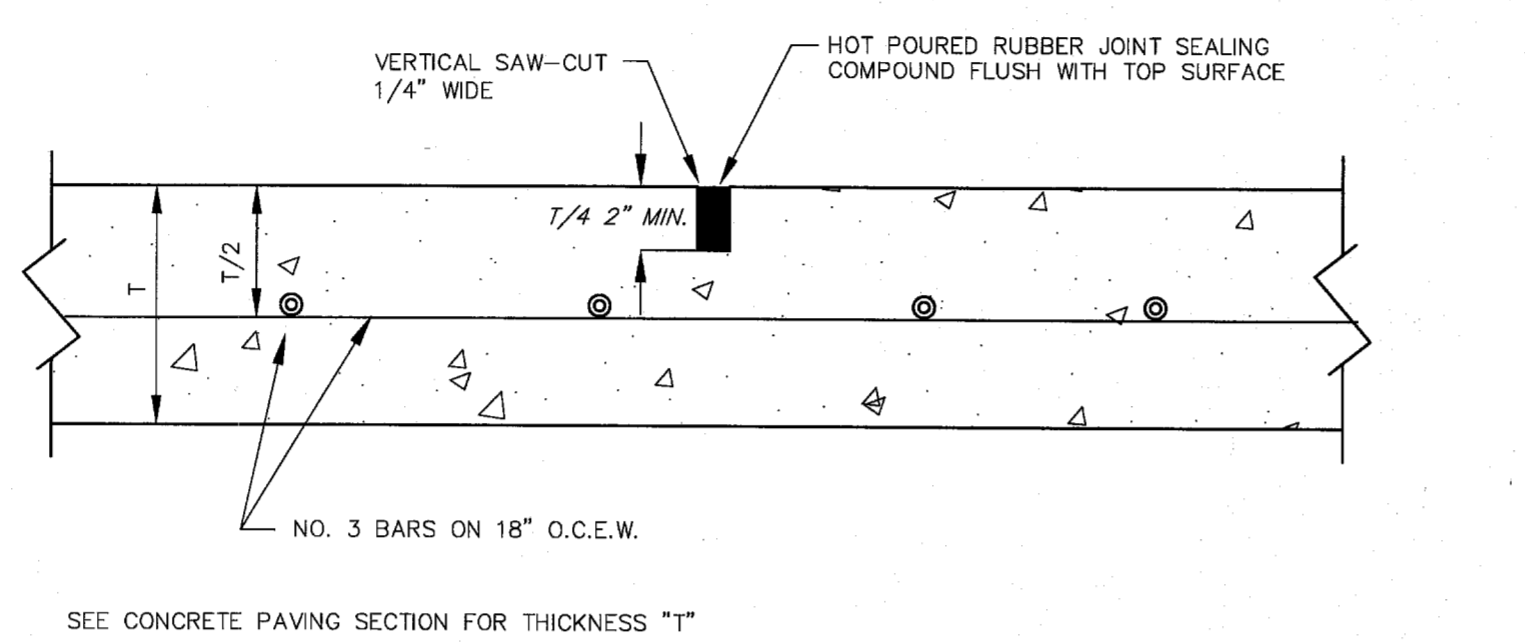
31A SILT FENCE DETAIL  
N.T.S.



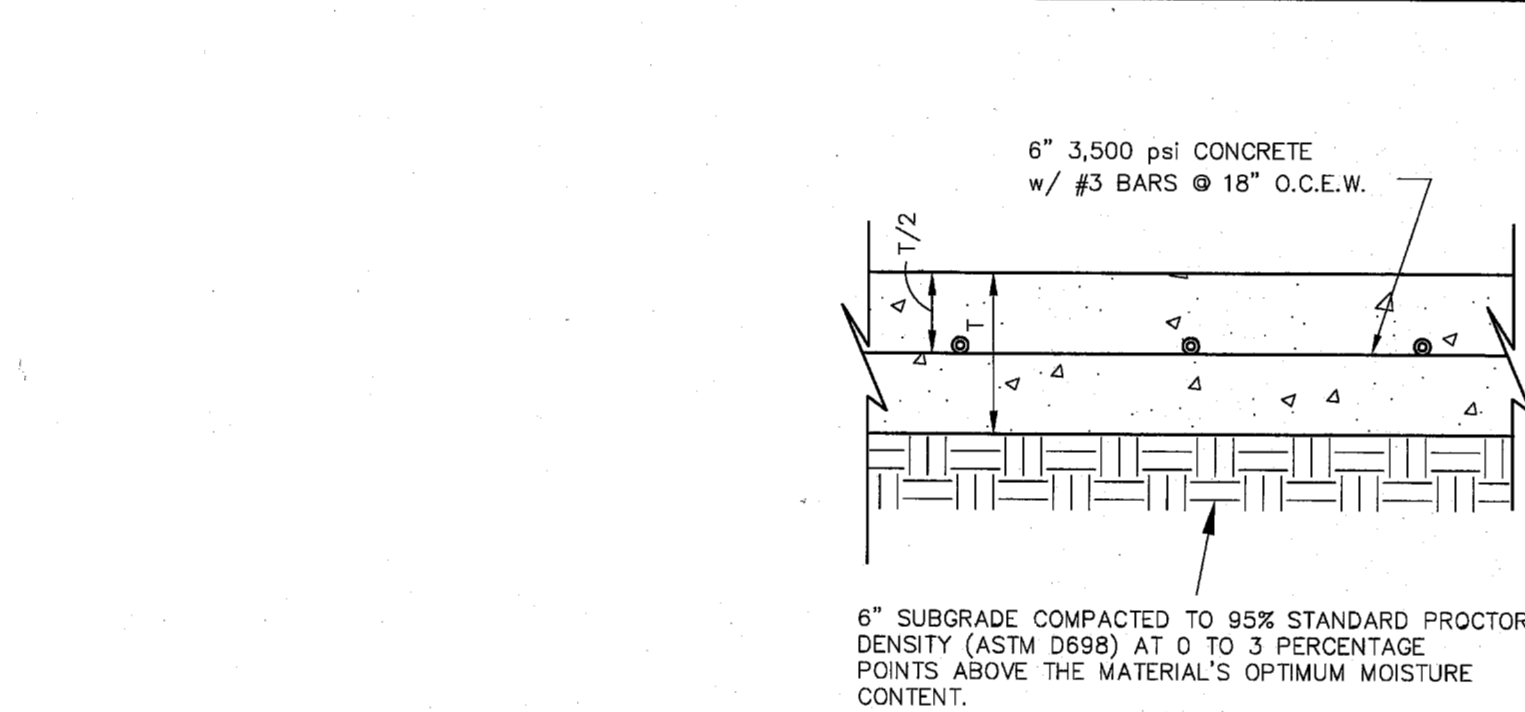
33E CURB INLET PROTECTION  
N.T.S.



3A EXPANSION JOINT DETAIL  
N.T.S.



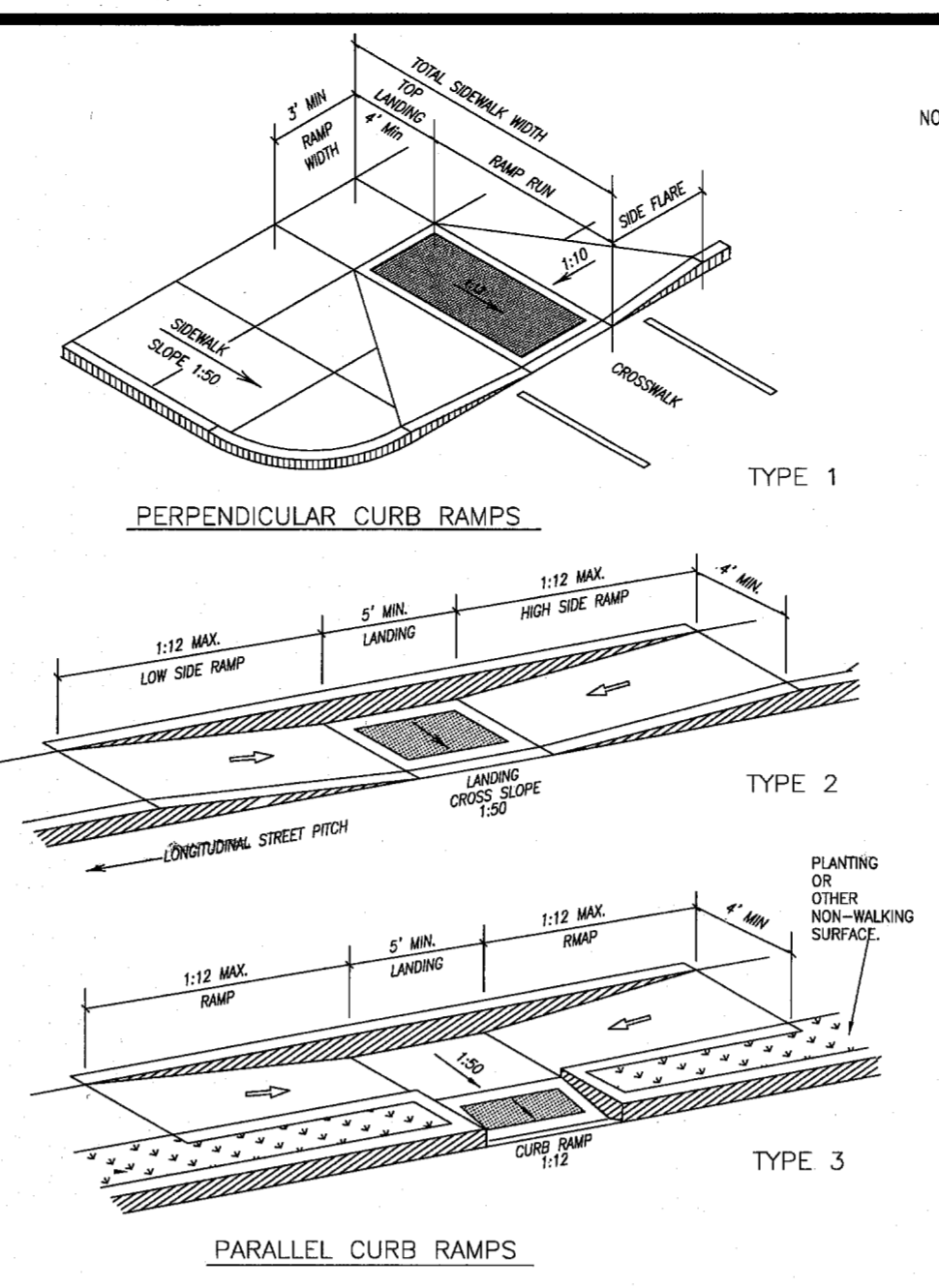
3B CONTROL JOINT  
N.T.S.



1C REINF. MEDIUM DUTY CONCRETE PAVING  
N.T.S.

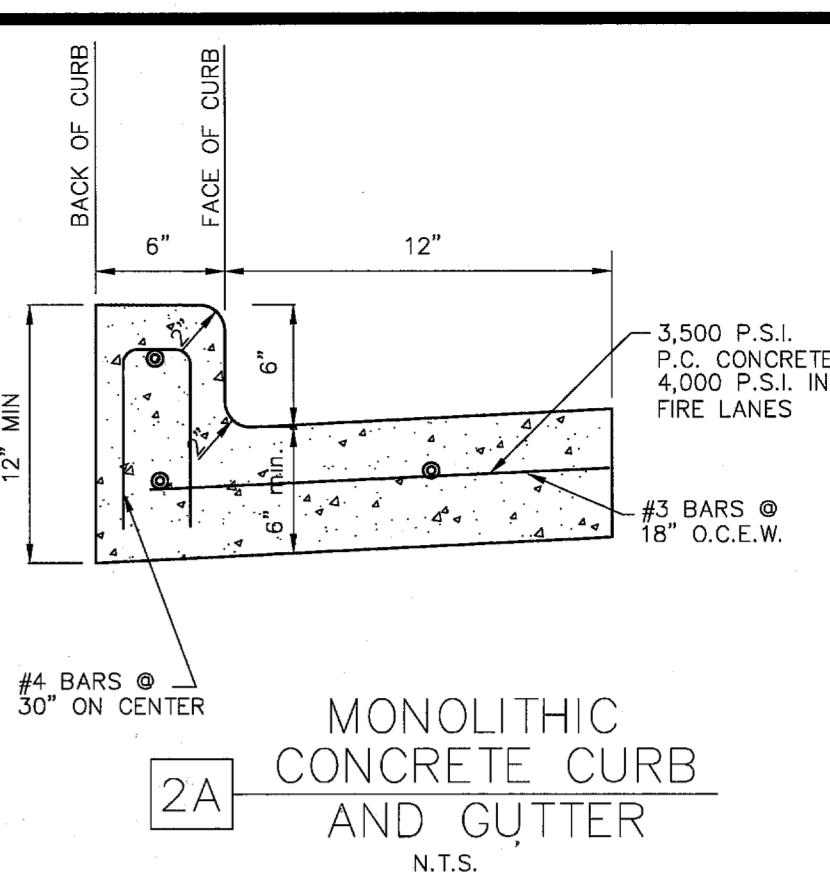
- PAVING NOTES:
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THIS REPORT AND THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
  - CONCRETE TO HAVE 5% (+/- 1%) AIR ENTRAINMENT
  - AREAS OF CONCRETE IN THE FIRELANE SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE GOVERNING JURISDICTION.
  - NO SAND IS ALLOWED UNDER PAVEMENT.

CONCRETE PAVING SECTIONS

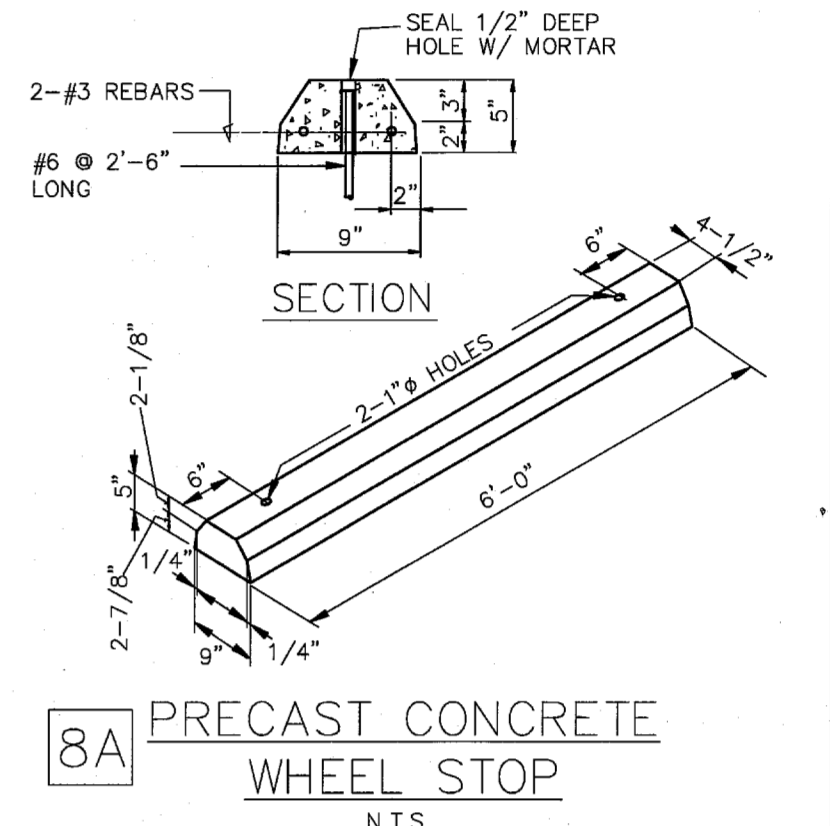


7C WHEELCHAIR RAMP IN SIDEWALK (AT OR NEAR BUILDING SIDEWALK)  
N.T.S.

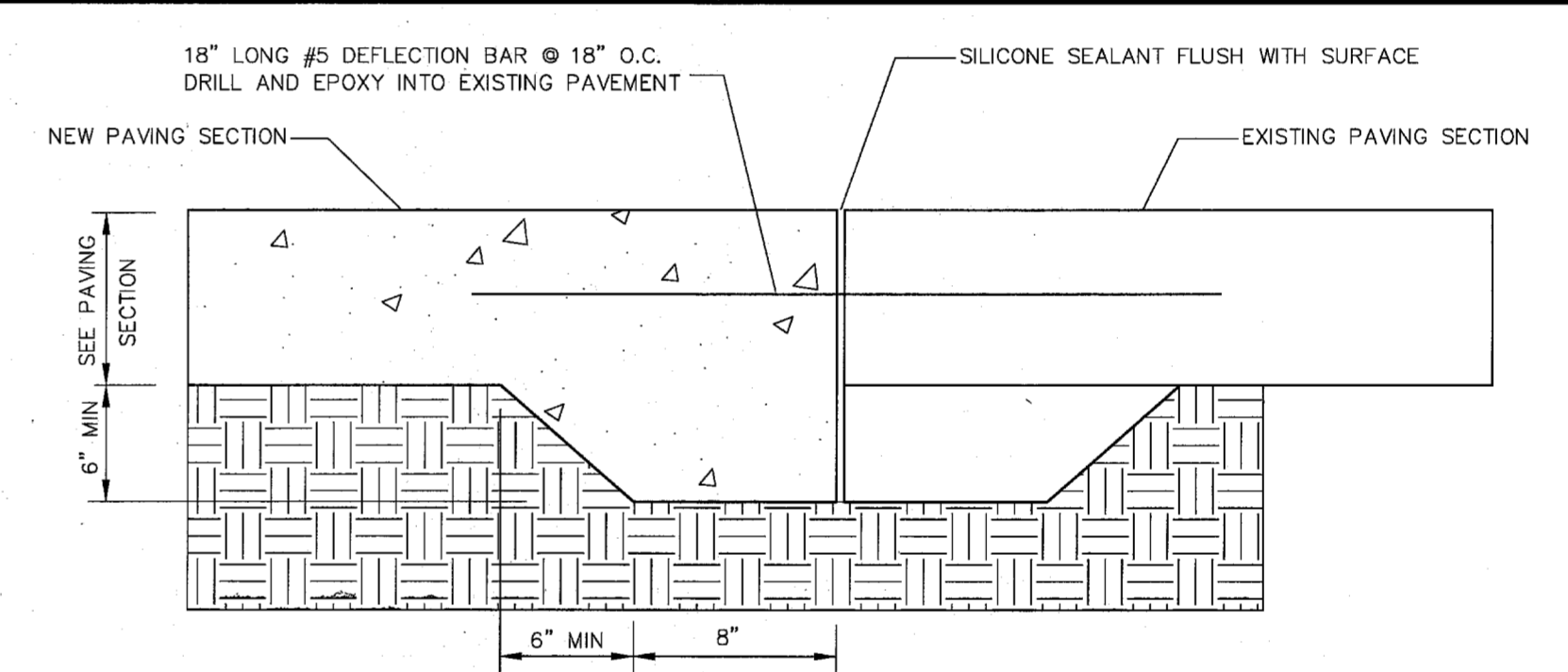
- NOTES:
- ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
  - ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
  - FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
  - TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOME SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ACCUMULATE ALL WATER TO ACCUMULATE ARE PROHIBITED.
  - COLOR CONTRAST, FOR EXAMPLE, CAN BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES, WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
  - ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
  - ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.
  - TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.
  - ALL SIDEWALKS WILL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.
  - ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50 (2%).



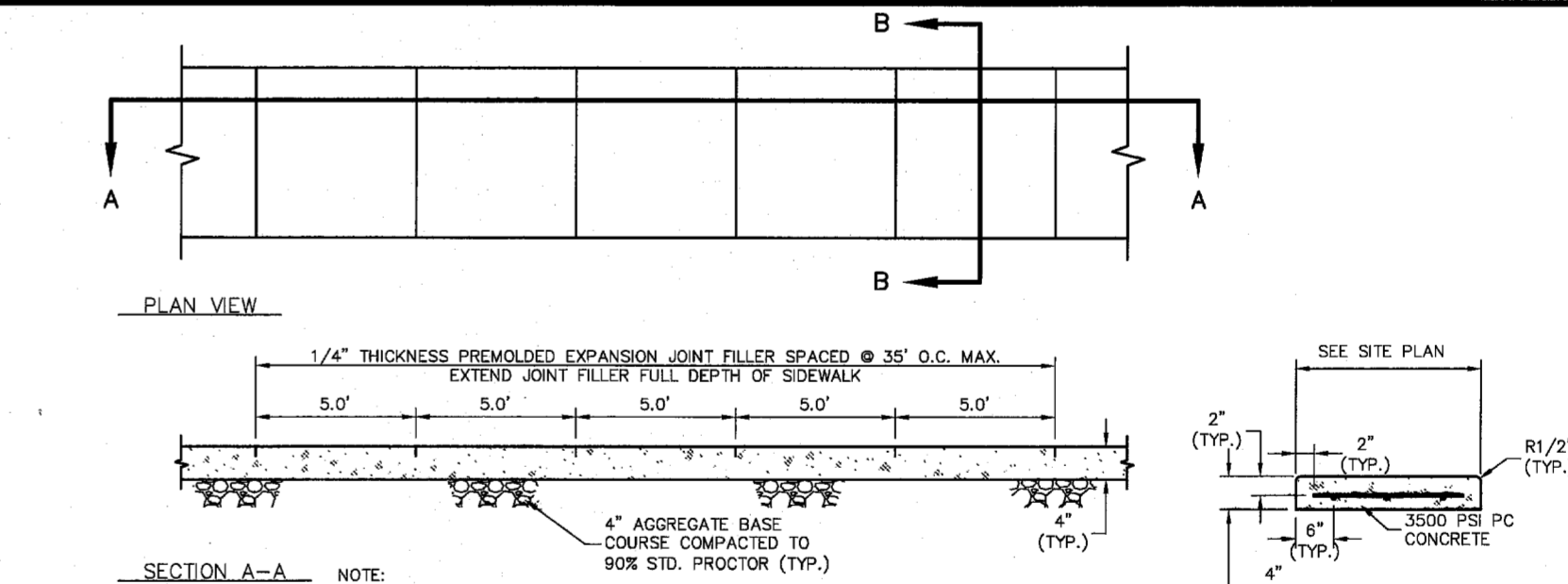
2A MONOLITHIC CONCRETE CURB AND GUTTER  
N.T.S.



8A PRECAST CONCRETE WHEEL STOP  
N.T.S.



3D CONNECTION TO EXIST. CONCRETE PAVING  
N.T.S.



7A CONCRETE SIDEWALK (PRIVATE)  
N.T.S.

Engineer Information:  
The Bousquet Group, Inc.  
501 S. Carroll Blvd.  
Ste. 201  
Denton, TX. 76201  
940.566.0088  
940.566.0088 fax  
Texas Firm No. F-8942

Professional of Record:  
STATE OF TEXAS  
TRANS J. BOUSQUET  
86084  
02/13/2015

FIREBIRD RESTAURANTS  
 4180 BELT LINE RD.  
 ADDISON, TX 75001

Revisions:

#	Date Issued	Description
1	01/08/2015	1st City Submittal
1	02/13/2015	2nd City Submittal

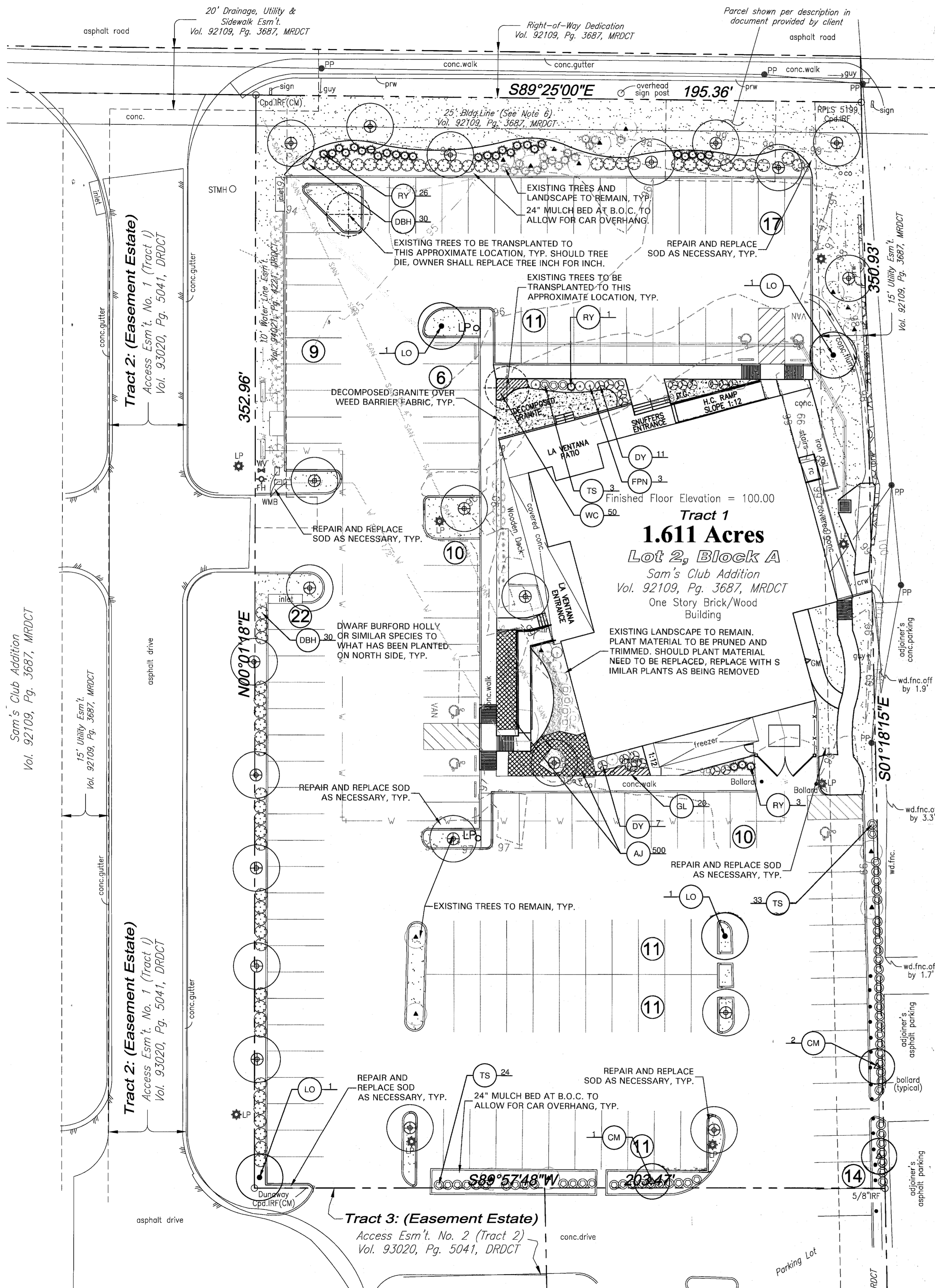
Sheet Title:  
**DETAIL SHEET 1**  
Date: Jan 07, 2015  
Project Number: 14019  
Drawn By: JNM  
Scale:  
Sheet Number:

**C-7.0**





# Belt Line Road



### GENERAL LAWN NOTES

**EROSION CONTROL AND SOIL PREPARATION:**  
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNER REPRESENTATIVE.

TOPSOIL SHALL BE FRAGILE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:**  
 SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"). EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

**HYDROMULCH:**  
 SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS.

HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET.

CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

### MISCELLANEOUS MATERIALS:

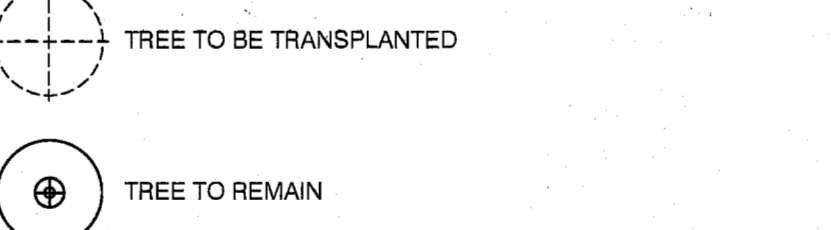
STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1 1/2" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH, EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

### EXISTING TREE LEGEND



### PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
4	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	12' ht., 4' spread, matching
<b>TREES</b>					
500	AJ	Asian Jasmine	<i>Trachelosperum asiaticum</i>	1 gal.	full, 12" o.c.
60	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
18	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeux'</i>	5 gal.	full, 24" sprd, 30" o.c.
3	FPN	Fire Power Nandina	<i>Nandina domestica 'Firepower'</i>	5 gal.	full, 30" o.c.
20	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
30	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	full, 24" sprd, 30" o.c.
60	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
50	WC	Purple Winter Creeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
<b>SHRUBS/GROUND COVER</b>					

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

### LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN OR COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED, EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 9' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 1 1/2" WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE 6" WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**  
 IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FERTILIZER SENSOR. IRRIGATION SYSTEM SHALL HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**  
 VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

### LANDSCAPE TABULATIONS for ADDISON, TEXAS

SITE LANDSCAPE	
1. 20% of the total site area to be landscaped	
Total Site Area: 70,175 s.f.	
REQUIRED	PROVIDED
14,035 (20%)	14,035 (20%)
LANDSCAPE BUFFER	
1. A 20' landscape buffer is required	
2. 1 shade tree, 4 inches in caliper is required per ever 30 linear feet of street frontage	
Beltline Road - 200 l.f.	
REQUIRED	PROVIDED
20' buffer	20' buffer
7 shade trees, 4" cal.	7 existing shade trees, +4" cal.
PARKING LOT PERIMETER LANDSCAPE	
1. One 4" cal. Tree shall be provided for each 35 l.f. of perimeter and one shrub planted for every 3-3.5' on center. (366 l.f.)	
REQUIRED	PROVIDED
5' buffer	5' buffer
10 shade trees, 4" cal.	5 existing shade trees, +4" cal.; 1 shade trees, 4" cal.; due to location of the water line easement to the north, no additional trees could be added.
122 shrubs	18 existing shrubs, 140 proposed shrubs
PARKING LOT INTERIOR LANDSCAPE	
1. 5% of the interior parking lot to be landscaped. (44,212 s.f.)	
2. One shade tree for each 10 spaces. (132 spaces)	
REQUIRED	PROVIDED
2,210 (5%)	2,415 (5.4%)
13 shade trees, 4" cal.	9 existing shade trees, +4" cal. 4 proposed trees, 4" cal.

Engineer Information:  
**The Bousquet Group, Inc.**  
 501 S. Carroll Blvd.  
 Ste. 201  
 Denton, TX. 76201  
 940.566.0088  
 940.566.0088 fax  
 Texas Firm No. F-8942

Professional of Record

2.13.15

# FIREBIRD RESTAURANTS

4180 BELT LINE RD.  
ADDISON, TX 75001

Revisions:

#	Date Issued:	Description:

Sheet Title: **LANDSCAPE PLAN**

Date: Jan 07, 2015

Project Number: 14019

Drawn By: AWR

Scale:

Sheet Number: **L1.02**

10321 BRADSHAW DRIVE, FORT WORTH, TX, 76108 512.517.5889

