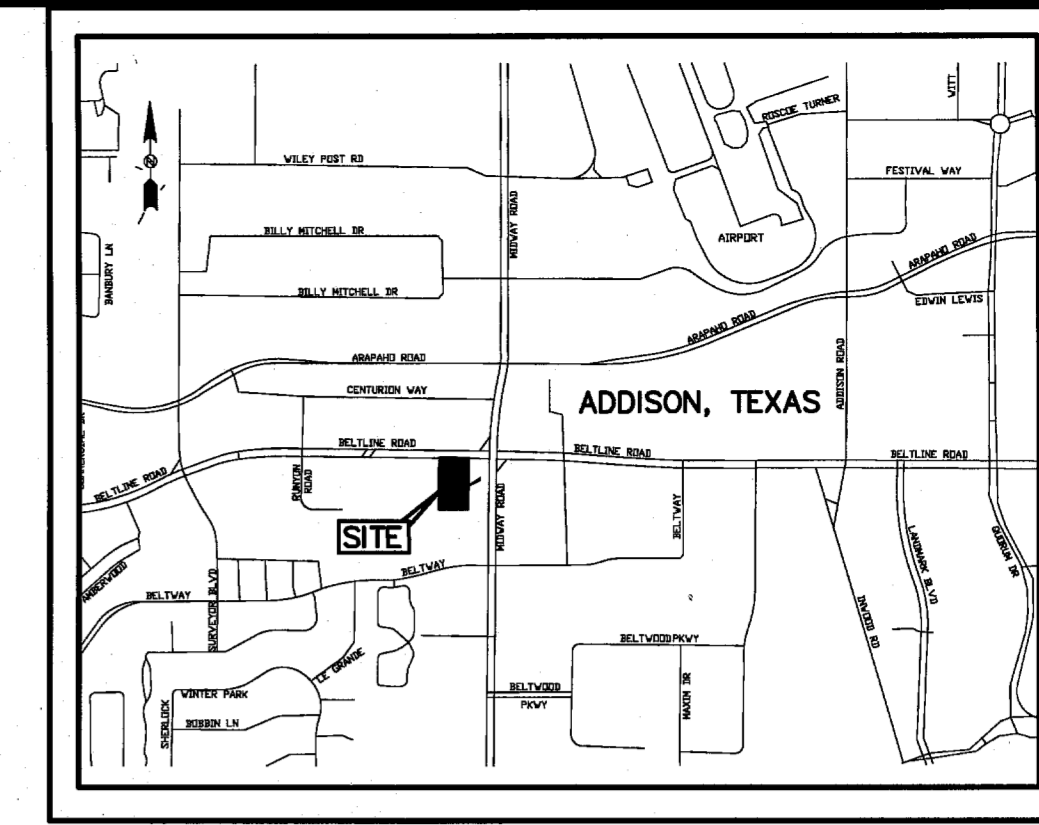
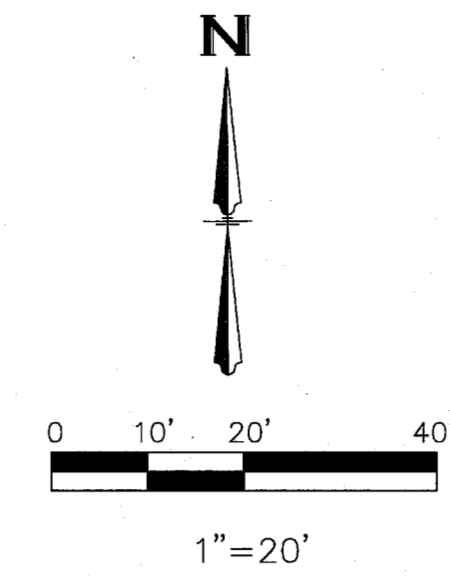
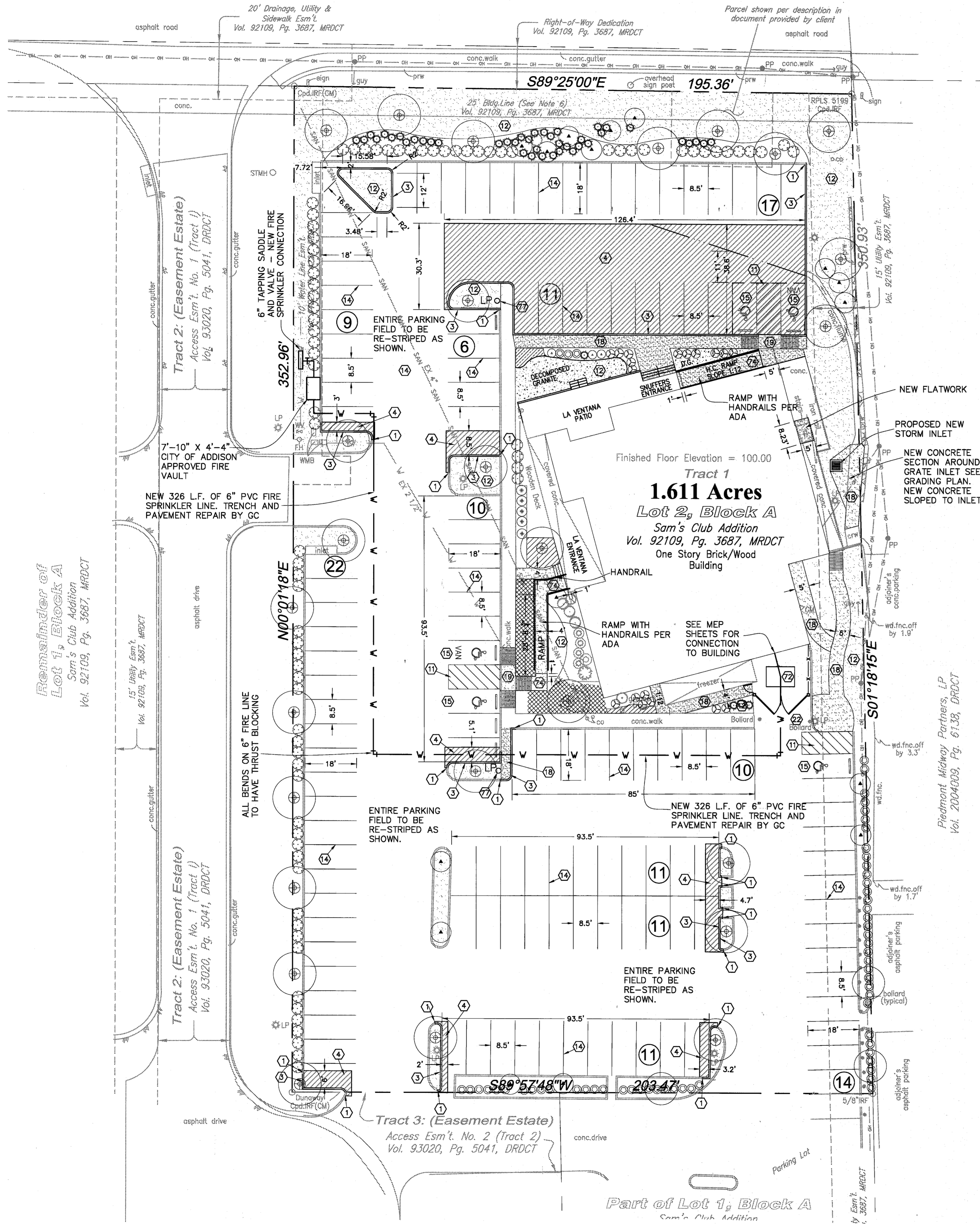


# Belt Line Road



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

- 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.
  - ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
  - 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 P.W.M. 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: *[Signature]*  
 DATE: 2/23/15  
 18801 Westgrove Dr. Addison, TX 75001 (817)450-2871

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

**C-3.0**