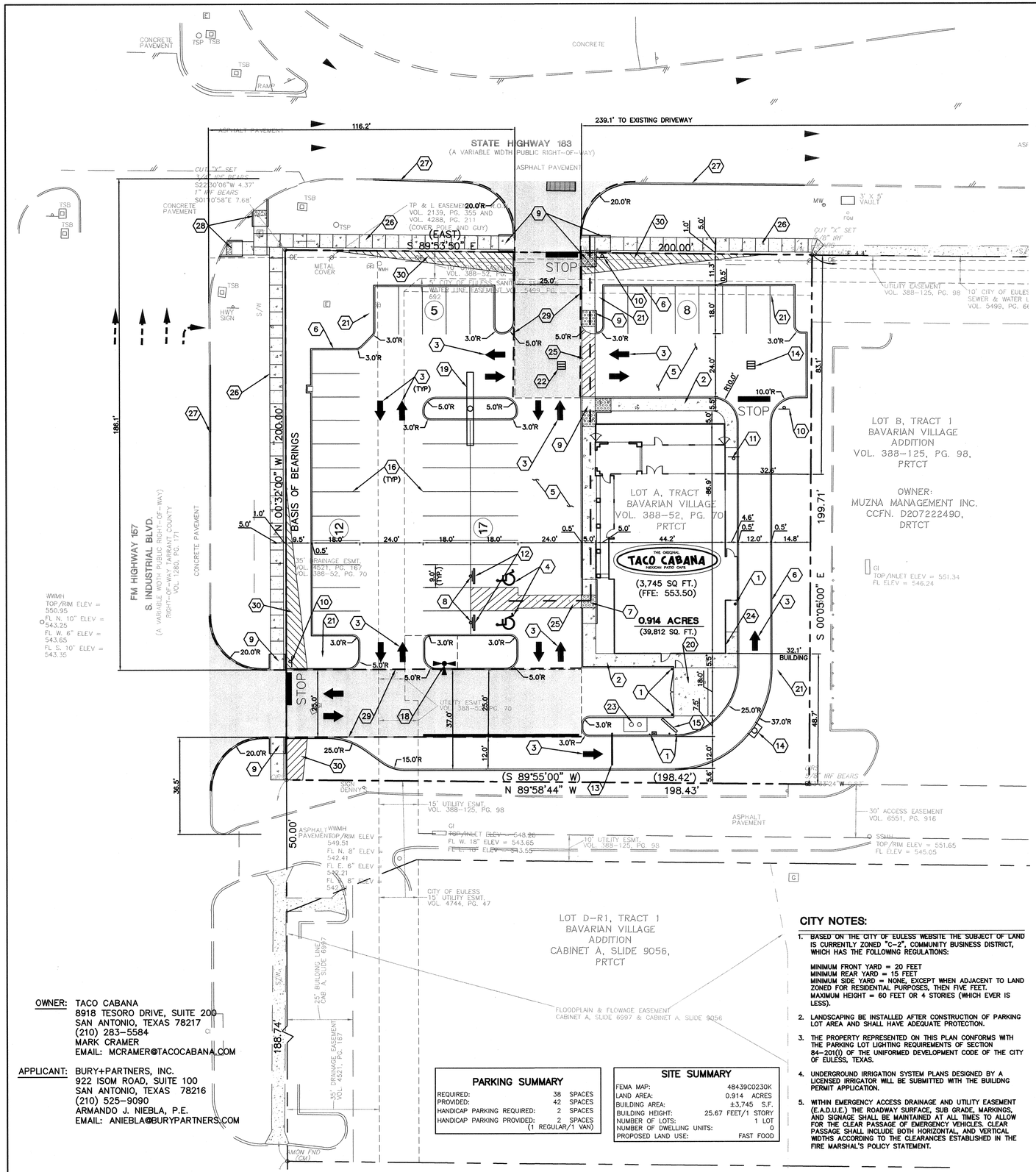
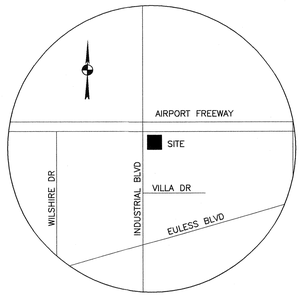
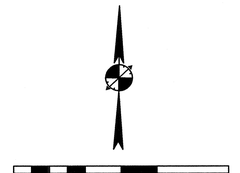




VICINITY MAP
NOT TO SCALE
EULESS, TEXAS
(MAPSCO 055-K)



KEY NOTES:

1. BOLLARD (SEE DETAIL 8.1)
2. SIDEWALK (SEE DETAIL 8.2)
3. TRAFFIC FLOW ARROWS, TYP. (SEE DETAIL 8.3)
4. HANDICAP PARKING (SEE DETAIL 8.4)
5. PAVEMENT (SEE DETAIL 8.5)
6. CURB (SEE DETAIL 8.6)
7. HANDICAP RAMP (SEE DETAIL 8.7)
8. HANDICAP SIGN (SEE DETAIL 8.8)
9. INSTALL RAMP (SEE DETAIL 8.9)
10. STOP SIGN (SEE DETAIL 9.1)
11. "DO NOT ENTER" SIGN (SEE DETAIL 9.1)
12. WHEEL STOP (SEE DETAIL 9.7)
13. TRAFFIC CLEARANCE BAR (SEE DETAIL 9.8)
14. INSTALL INLET. (SEE GRADING PLAN FOR DETAILS)
15. MENU BOARD (SEE DETAIL 9.11)
16. 4" WHITE STRIPING (SEE NOTE 4, THIS SHEET)
17. PROPOSED FIRE LANE (SEE DETAIL 9.5)
18. PROPOSED FIRE HYDRANT
19. TACO CABANA PYLON SIGN (BY OTHERS)
20. DUMPSTER ENCLOSURE (SEE STRUCTURAL PLANS)
21. PROPOSED LIGHT POST (SEE ELECTRICAL PLANS)
22. INSTALL JUNCTION BOX (SEE GRADING PLAN)
23. GREASE TRAP (SEE MEP PLANS)
24. ROOF ACCESS LADDER (SEE ARCH)
25. ACCESSIBLE ROUTE STRIPING (SEE DETAIL 9.10)
26. INSTALL 5' SIDEWALK PER APPROVED TxDOT PERMIT
27. INSTALL CURB PER APPROVED TxDOT PERMIT
28. INSTALL RAMP PER APPROVED TxDOT PERMIT
29. PROPOSED EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT TO BE DEDICATED BY SEPARATE EASEMENT. REFER TO DETAIL 9.3 FOR TYPICAL PAVEMENT SECTION AND DETAIL 9.5 FOR FIRE LANE STRIPPING.
30. CONTRACTOR TO ENSURE THAT NO VERTICAL IMPROVEMENTS ARE INSTALLED IN 8'X70' VISIBILITY TRIANGLE.

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.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB.
2. ALL RADII ARE 5.0' UNLESS OTHERWISE NOTED
3. ALL PROPOSED PARKING SHALL BE 9'x18' UNLESS OTHERWISE NOTED.
4. STRIPING SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT - WHITE.
5. LIGHT POLE FOUNDATION, STAND AND FIXTURE TO MATCH EXISTING LIGHTING WITHIN SHOPPING CENTER.
6. BUILDING IS PARALLEL TO WEST PROPERTY LINE (N00.32'00"W).
7. ALL ACCESSIBLE RAMPS SHALL MEET ADA/TAS REQUIREMENTS.

CITY NOTES:

1. BASED ON THE CITY OF EULESS WEBSITE THE SUBJECT OF LAND IS CURRENTLY ZONED "C-2", COMMUNITY BUSINESS DISTRICT, WHICH HAS THE FOLLOWING REGULATIONS:

   MINIMUM FRONT YARD = 20 FEET
   MINIMUM REAR YARD = 15 FEET
   MINIMUM SIDE YARD = NONE, EXCEPT WHEN ADJACENT TO LAND ZONED FOR RESIDENTIAL PURPOSES, THEN FIVE FEET.
   MAXIMUM HEIGHT = 60 FEET OR 4 STORIES (WHICH EVER IS LESS).
2. LANDSCAPING BE INSTALLED AFTER CONSTRUCTION OF PARKING LOT AREA AND SHALL HAVE ADEQUATE PROTECTION.
3. THE PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201(I) OF THE UNIFORMED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.
4. UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
5. WITHIN EMERGENCY ACCESS DRAINAGE AND UTILITY EASEMENT (E.A.D.U.E.) THE ROADWAY SURFACE, SUB GRADE, MARKINGS, AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR THE CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO THE CLEARANCES ESTABLISHED IN THE FIRE MARSHAL'S POLICY STATEMENT.

PARKING SUMMARY		
REQUIRED:	38	SPACES
PROVIDED:	42	SPACES
HANDICAP PARKING REQUIRED:	2	SPACES
HANDICAP PARKING PROVIDED:	2 (1 REGULAR/1 VAN)	SPACES

SITE SUMMARY	
FEMA MAP:	48439C0230K
LAND AREA:	0.914 ACRES
BUILDING AREA:	±3,745 S.F.
BUILDING HEIGHT:	25.67 FEET/1 STORY
NUMBER OF LOTS:	1 LOT
NUMBER OF DWELLING UNITS:	0
PROPOSED LAND USE:	FAST FOOD

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE/ SUBDIVISION BOUNDARY
(XXX)		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
WMH		WATER MANHOLE
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
TCBC	TCBC	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
GMKR		UNDERGROUND GAS LINE MARKER
TCBC		TELEPHONE RISER
		GRATE INLET
		CURB INLET (SIZE VARIES)
	GT	GREASE TRAP (SIZE VARIES)
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
OE	XX"OE	OVERHEAD ELECTRIC
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
	D	DUMPSTER
		CONCRETE CURB
		EDGE OF PAVEMENT
		CONCRETE
		WALL (SEE PLAN)
		ROCK WALL
		SIGN
		WHEELSTOP
		BOLLARD
(VC)		HANDICAP SPACE
		COMPACT PARKING SPACE (16'x9')
		ADA ROUTE, CONTRACTOR TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDAL SLOPE UNLESS HAND RAILING IS PROVIDED IN WHICH A LONGITUDAL SLOPE OF 8.3% CAN BE PROVIDED.
		PROPOSED FIRE LANE REFER TO DETAIL 9.3 FOR PAVEMENT SECTION AND DETAIL 9.5 FOR STRIPPING.

FLOOD PLAIN INFORMATION:

A PORTION OF THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AND "A" (DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48439C0330 J, DATED, AUGUST 23, 2000, FOR TARRANT 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.

A LOMR FOR THE SUBJECT TRACT OF LAND HAS BEEN APPROVED BY THE CITY OF EULESS AND BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (CASE NO. 10-06-3064P). THE APPROVED LOMR WHICH BECOMES EFFECTIVE JULY 11, 2011 WILL REMOVE THE SUBJECT TRACT ENTIRELY OUTSIDE OF THE 100-YEAR FLOODPLAIN (ZONE AE). A PORTION OF THE SITE WILL STILL BE IDENTIFIED AS WITHIN THE 500-YEAR FLOODPLAIN (ZONE X SHADED). THE APPROVED LOMR 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 ENGINEER OR SURVEYOR.

LEGAL DESCRIPTION:

LOT A, TRACT 1 OF BAVARIAN VILLAGE, AN ADDITION TO THE CITY OF EULESS,TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-52, PAGE 70, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.TC.T.)

BENCHMARK NOTE:

REFERENCE
CITY OF EULESS CONTROL MONUMENT E13, 3-1/4" DOMED BRASS DISK IN TOP OF CONCRETE INLET NORTHWEST CORNER OF INLET ON THE WEST CURB LINE OF INDUSTRIAL BLVD. & ±26 FEET NORTH OF NORTH CURB LINE OF ENTRANCE OF FINA GAS STATION, ±57' SOUTH OF SOUTH CURB OF STATE HIGHWAY 183 EAST BOUND SERVICE ROAD.
ELEV=550.49'

TIILE BLOCK FOR SITE PLAN REQUEST:

CASE #11-01-SP
BAVARIAN VILLAGE ADDITION, TRACT 1, LOT A
1 LOT ON 0.914 ACRES OF LAND OUT BEING ENTIRELY
LOT A, TRACT 1 OF THE BAVARIAN VILLAGE ADDITION.
PREPARED MARCH 3, 2011

REVISED:

NO.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom, Suite 100
San Antonio, TX 78216
TEL: (210)525-9090 FAX (210)525-0529
TBPE Firm Registration Number: F-1046
Bury+Partners-SA, Inc. ©Copyright 2011

STATE OF TEXAS
ARMANDO J. NIEBLA
102296
LICENSED PROFESSIONAL ENGINEER
7/8/11

THE ORIGINAL
TACO CABANA
MEXICAN PATIO CAFE

SITE PLAN

TACO CABANA #
101 INDUSTRIAL BOULEVARD
EULESS, TEXAS 76040

OWNER: TACO CABANA
8918 TESORO DRIVE, SUITE 200
SAN ANTONIO, TEXAS 78217
(210) 283-5584
MARK CRAMER
EMAIL: MCRAMER@TACOCABANA.COM

APPLICANT: BURY+PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 525-9090
ARMANDO J. NIEBLA, P.E.
EMAIL: ANIEBLA@BURYPARTNERS.COM

PLOTTING SCALE: 1"= 1'
DATE ISSUED: MARCH 2011
FILE:
DRAWN BY: GC/CC
DESIGNED BY: AN/CC
REVIEWED BY: AN
PROJECT NO.: R0103504-015

SHEET 5 OF 11

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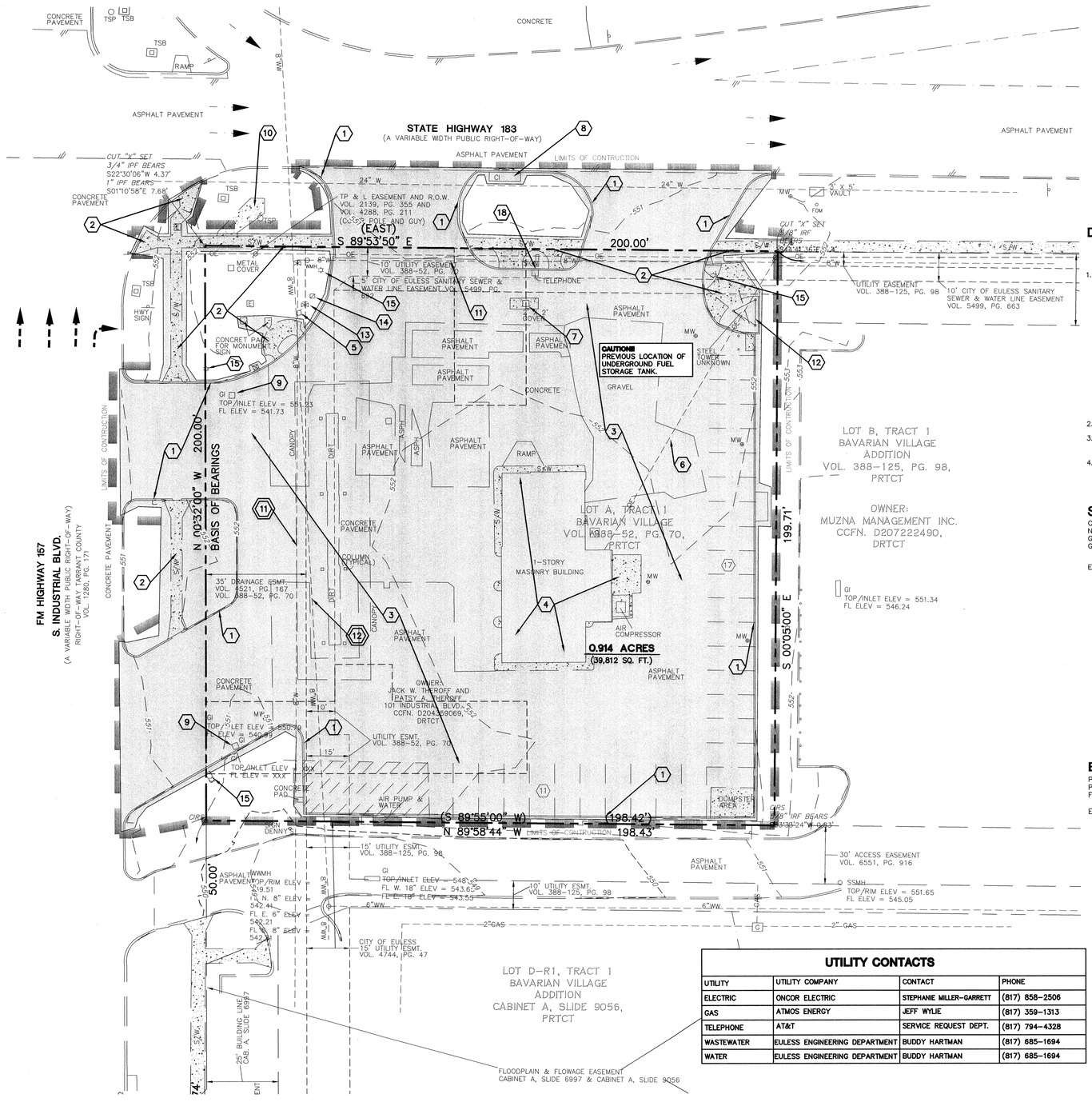

KEY NOTES:

1. REMOVE EXISTING CURB
2. REMOVE SIDEWALK
3. REMOVE PAVEMENTS
4. DEMOLISH AND REMOVE BUILDING
5. REMOVE, CAP AND PLUG EXISTING FIRE HYDRANT
6. REMOVE OVERHEAD ELECTRIC
7. REMOVE CONCRETE VAULT
8. CURB INLET TOP TO BE REMOVED AND REPLACED WITH GRATE INLET. REFER TO APPROVED TxDOT PERMIT FOR DETAILS.
9. GRATE INLET TO BE PROTECTED IN PLACE.
10. SIDEWALK TO BE PROTECTED IN PLACE
11. APPROXIMATE LOCATION OF 8" PUBLIC WATER MAIN TO BE PROTECTED IN PLACE
12. APPROXIMATE LOCATION OF 8" PUBLIC WASTE WATER MAIN TO BE PROTECTED IN PLACE
13. ADJUST EXISTING WATER VALVE BOX TO FINAL GRADE
14. REMOVE, CAP AND PLUG EXISTING WATER METER
15. REMOVE EXISTING LIGHT POLE
16. NOT USED
17. REMOVE STEEL TOWER. CONTRACTOR TO CAP EXISTING ELECTRIC SERVICE.
18. REMOVE TELEPHONE STAND. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY FOR REMOVAL.

UTILITY CONTACTS

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR ELECTRIC	STEPHANIE MILLER-GARRETT	(817) 858-2506
GAS	ATMOS ENERGY	JEFF WYLIE	(817) 359-1313
TELEPHONE	AT&T	SERVICE REQUEST DEPT.	(817) 794-4328
WASTEWATER	EULESS ENGINEERING DEPARTMENT	BUDDY HARTMAN	(817) 685-1694
WATER	EULESS ENGINEERING DEPARTMENT	BUDDY HARTMAN	(817) 685-1694

DEMOLITION NOTES:

FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIAL IS INCLUDED IN THIS ITEM. EXECUTION:

1. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO GOVERNMENTAL AGENCIES AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - A. METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.
   - B. CREDENTIALS OF INDIVIDUALS PERFORMING DEMOLITION OPERATIONS, INCLUDING SUBCONTRACTORS.
   - C. SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL AND THE PUBLIC.
   - D. SAFETY MEASURES TO PROTECT ADJACENT PROPERTIES, LANDSCAPING, IMPROVEMENTS TO REMAIN OR PUBLIC RIGHTS OF WAY.
   - E. ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN.
   - F. STORAGE, REMOVAL AND DISPOSITION OF SPOIL MATERIAL.
   - G. EROSION CONTROL MEASURES, INCLUDING NPDES PROCEDURES AND REGULATIONS.
   - H. POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL, ETC.).
   - I. HEALTH DEPARTMENT NOTICE.
   - J. UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
2. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
3. THE PROJECT SITE SHALL BE CLEANED DAILY. DEBRIS, RUBBISH AND CONTRACTORS SALVAGED MATERIAL SHALL BE REMOVED PROMPTLY.
4. ALL SPOIL MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF SPOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

SITE CLEARING

CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.

EXECUTION:

1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH – LANDSCAPE PLANS.
3. CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
4. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
5. SPOIL SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
6. WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT PERMITTED.

EARTHWORK

PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.

EXECUTION:

1. ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.
2. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
4. OWNER WILL ENGAGE AT THE OWNER'S COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION.
5. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
7. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
10. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE ARCHITECT'S PLANS FOR LANDSCAPE PROTECTION REVEGETATION, ETC.
11. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS – AS REQUIRED.
13. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
14. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT FOR THE PROJECT.
15. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORATION 2004 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 – EXCAVATION AND BACKFILL FOR STRUCTURES.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE/ (R.O.W.) LINE RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
TMH		TELEPHONE MANHOLE
WTRMH		WATER MANHOLE
		WATER LINE MARKER
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
		BACKFLOW PREVENTER
W	XX"W	WATER LINE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORMSEWER LINE
WW	XX"WW	WASTEWATER LINE
WW	XX"WW	WASTEWATER LATERAL LINE
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
G		GAS LINE
E	E	UNDERGROUND ELECTRIC LINE
	E/T	ELECTRIC/TELEPHONE LINE
OE	OHE	OVERHEAD ELECTRIC LINE
UT	XX"UT	UNDERGROUND TELEPHONE
UC	XX"UC	UNDERGROUND CABLE AND INTERNET
TC	TC	TELECOMMUNICATIONS LINE
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
		CONCRETE CURB
		EDGE OF PAVEMENT
678	678	CONTOUR
100.0 x	100.0 x	SPOT ELEVATION
	BW	BOTTOM OF WALL ELEVATION
	TW	TOP OF WALL ELEVATION
	HP	HIGH POINT
	LP	LOW POINT
		DIRECTION OF FLOW
		SWALE TO DRAIN
		HIGHLIGHTED ITEMS TO BE REMOVED, DEMOLISHED, AND DISPOSED OF
1170		TREE TO REMAIN
1124		TREE TO BE REMOVED

FLOOD PLAIN INFORMATION:

A PORTION OF THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AND "A" (DEFINED AS 'SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48439C0330 J, DATED, AUGUST 23, 2000, FOR TARRANT 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.

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LEGAL DESCRIPTION:

LOT A, TRACT 1 OF BAVARIAN VILLAGE, AN ADDITION TO THE CITY OF EULESS,TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-52, PAGE 70, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.TC.T.)

BENCHMARK NOTE:

REFERENCE
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ELEV=550.49'

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.

NO.	DATE	REVISION	APPROVAL

Burry+Partners
ENGINEERING SOLUTIONS
822 Isom, Suite 100
San Antonio, TX 78216
Tel. (210)525-9000 Fax (210)525-0529
TBPE Registration No. F-1046
Burry+Partners-SA, Inc.©Copyright 2011

STATE OF TEXAS
ARMANDO J. NIEBLA
102296
LICENSED
PROFESSIONAL ENGINEER
5/18/11

THE ORIGINAL
TACO CABANA
MEXICAN PATIO CAFE

EXISTING CONDITIONS AND DEMOLITION PLAN

TACO CABANA
101 INDUSTRIAL BOULEVARD
EULESS, TEXAS 76040

PLOTTING SCALE: 1"= 1'
DATE ISSUED: MARCH 2011
FILE:
DRAWN BY: GC/CC
DESIGNED BY: AN/CC
REVIEWED BY: AN
PROJECT NO.: R0103504-015

SHEET 3 OF 11

Date: Mar 18, 2011, 3:51pm User ID: nwolf
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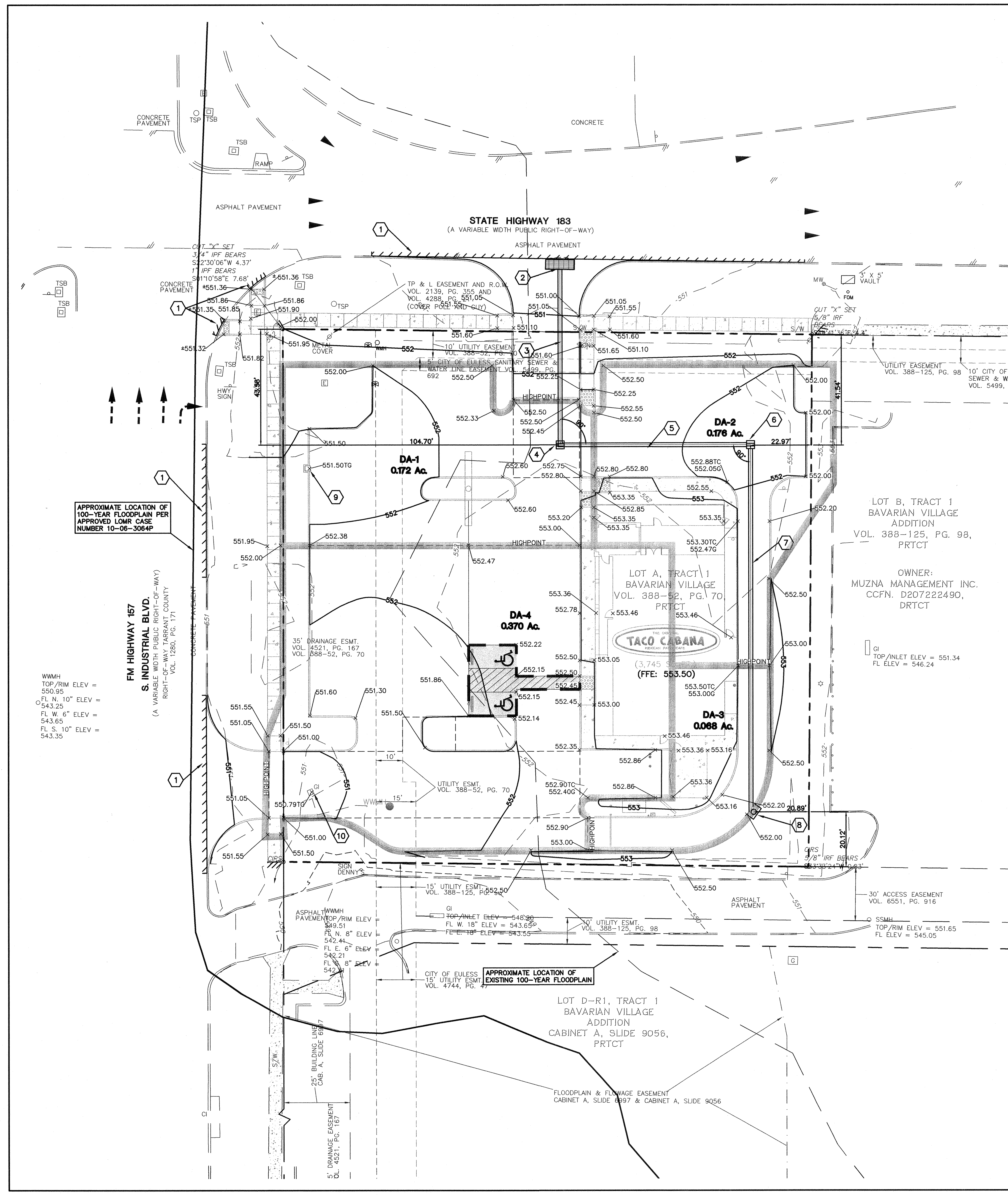

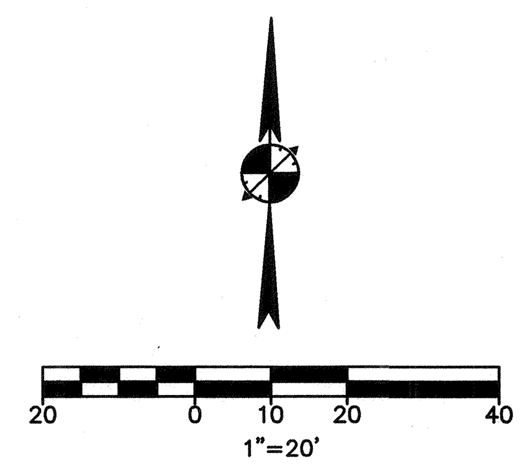

KEY NOTES:

1. MATCH EXISTING GRADES
2. CONTRACTOR TO REMOVE EXISTING CURB INLET TOP AND REPLACE WITH GRATE INLET.
   TOP – REFER TO APPROVED TxDOT PERMIT
   CONTRACTOR TO TIE PROPOSED 18" STORM SEWER INTO EXISTING BOX.
   INV (IN) – 546.09
3. ±66L.F. ~ 18" STORMSEWER LINE @ 1.0%
4. PROPOSED 3'x3' JUNCTION BOX
   TOP – 552.20
   INV. (IN) – 546.85
   INV (OUT) – 546.75
5. ±72L.F. ~ 18" STORMSEWER LINE @ 1.0%
6. PROPOSED 3"x3" GRATE INLET
   TOP – 551.60
   INV (IN) – 547.67
   INV (OUT) – 547.57
7. ±133L.F. ~ 18" STORMSEWER LINE @ 1.0%
8. PROPOSED 5' CURB INLET
   TOP – 552.50
   GUT – 552.00
   INV. (OUT) – 549.00
9. EXISTING GRATE INLET
   TOP – 551.50
   CONTRACTOR TO REPLACE GRATE TOP
10. EXISTING GRATE INLET
    TOP – 550.79

NOTES:

±15,104 SF OF FLOODPLAIN TO BE RECLAIMED

GRADING NOTES:

1. 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.
2. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
3. 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
4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
7. ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH CURLEX BLANKET AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.
8. ALL AREAS DISTURBED SHALL BE RESTORED AND GRADED TO DRAIN.

STORM SEWER NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE SITE INFORMATION SHEET FOR UTILITY CONTACTS)
2. VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
3. COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
4. THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE (WITH MANUFACTURER'S SPECS FOR BACKFILL FOLLOWED):
   A. 12" THRU 48" RCP, D-LOAD DESIGN
   B. 6" THRU 12" PVC, SDR 35 OR SCH. 40
   C. 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"x 1/2" CORRUGATED)
   D. 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
   E. 6" THRU 36", HDPE

   NOTE:
   A. OPTIONS C & D SHALL NOT BE USED ALONG COASTAL REGIONS OR AREAS WHERE THE EXISTING SOILS ARE CORROSIVE.
   B. THE ABOVE SHALL BE FOLLOWED UNLESS PIPES ARE TO BE INSTALLED IN PUBLIC ROW OR EASEMENT. IF PIPE IS PART OF PUBLIC SYSTEM, PIPE MATERIAL SHALL FOLLOW REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
5. ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST.
6. GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
7. GROUT/FORM MANHOLE OR INLET TO PROVIDE FOR SMOOTH FLOW OF WATER.

RUNOFF CALCULATIONS

DA	A (ac.)	C	Tc (min.)	I10	Q10 (cfs)
1	0.17	0.90	10	7.98	1.22
2	0.18	0.90	10	7.98	1.29
3	0.07	0.90	10	7.98	0.50
4	0.37	0.90	10	7.98	2.65

INLET CALCULATIONS

DA	INLET TYPE	SIZE	CAPACITY (cfs)	ACTUAL FLOW (cfs)
1	GRATE	2'X2'	6.80	1.22
2	GRATE	2'X2'	6.80	1.29
3	CURB	5'–0"	8.50	0.50
4	GRATE	2'X2'	6.80	2.65

PIPE CALCULATIONS

DA	SIZE	SLOPE	CAPACITY (cfs)	ACTUAL FLOW (cfs)
3	18"	1%	10.50	0.50
3+2	18"	1%	10.50	1.79
3+2	18"	1%	10.50	1.79

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE/ (R.O.W.) LINE
(XXX)		RECORD INFORMATION
		BENCHMARK
		LIGHT POLE
		POWER POLE
		DOWN GUY
TMH		TELEPHONE MANHOLE
WTRMH		WATER MANHOLE
		WATER LINE MARKER
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
		BACKFLOW PREVENTER
W	XX"W	WATER LINE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORMSEWER LINE
WW	XX"WW	WASTEWATER LINE
	XX"WW	WASTEWATER LATERAL LINE
WWMH	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
G		GAS LINE
E	E	UNDERGROUND ELECTRIC LINE
	E/T	ELECTRIC/TELEPHONE LINE
OE	OHE	OVERHEAD ELECTRIC LINE
UT	XX"UT	UNDERGROUND TELEPHONE
UC	XX"UC	UNDERGROUND CABLE AND INTERNET
TC	TC	TELECOMMUNICATIONS LINE
EMH	EMH	ELECTRIC MANHOLE (SIZE VARIES)
		CONCRETE CURB
		EDGE OF PAVEMENT
678	678	CONTOUR
100.0 x	100.0 x	SPOT ELEVATION
	BW	BOTTOM OF WALL ELEVATION
	TW	TOP OF WALL ELEVATION
	HP	HIGH POINT
	LP	LOW POINT
		DIRECTION OF FLOW
		SWALE TO DRAIN
		CONTRACTOR TO ENSURE 2% MINIMUM – 5% MAXIMUM SLOPE IN HANDICAP ACCESSIBLE AREAS.
1170		TREE TO REMAIN
1124		TREE TO BE REMOVED

FLOOD PLAIN INFORMATION:

A PORTION OF THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AND "A" (DEFINED AS 'SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 48439C0330 J, DATED, AUGUST 23, 2000, FOR TARRANT 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.

A LOMR FOR THE SUBJECT TRACT OF LAND HAS BEEN APPROVED BY THE CITY OF EULESS AND BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (CASE NO. 10-06-3064P). THE APPROVED LOMR WHICH BECOMES EFFECTIVE JULY 11, 2011 WILL REMOVE THE SUBJECT TRACT ENTIRELY OUTSIDE OF THE 100-YEAR FLOODPLAIN (ZONE AE). A PORTION OF THE SITE WILL STILL BE IDENTIFIED AS WITHIN THE 500-YEAR FLOODPLAIN (ZONE X SHADED). THE APPROVED LOMR 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 ENGINEER OR SURVEYOR.

LEGAL DESCRIPTION:

LOT A, TRACT 1 OF BAVARIAN VILLAGE, AN ADDITION TO THE CITY OF EULESS,TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-52, PAGE 70, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.TC.T.)

BENCHMARK NOTE:

REFERENCE
CITY OF EULESS CONTROL MONUMENT E13, 3-1/4" DOMED BRASS DISK IN TOP OF CONCRETE INLET NORTHWEST CORNER OF INLET ON THE WEST CURB LINE OF INDUSTRIAL BLVD. & ±26 FEET NORTH OF NORTH CURB LINE OF ENTRANCE OF FINA GAS STATION, ±57' SOUTH OF SOUTH CURB OF STATE HIGHWAY 183 EAST BOUND SERVICE ROAD.
ELEV=550.49'

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.

NO.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F-1048

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STATE OF TEXAS
ARMANDO J. NIEBLA
102296
LICENSED
PROFESSIONAL ENGINEER
3/18/11

THE ORIGINAL TACO CABANA MEXICAN PATIO CAFE

GRADING PLAN

TACO CABANA #
101 INDUSTRIAL BOULEVARD
EULESS, TEXAS 76040

PLOTTING SCALE: 1"= 1'
DATE ISSUED: MARCH 2011
FILE:
DRAWN BY: GC/CC
DESIGNED BY: AN/CC
REVIEWED BY: AN
PROJECT NO.: R0103504-015

SHEET 6 OF 11

Date: Mar 18, 2011, 3:19pm User ID: mchristensen
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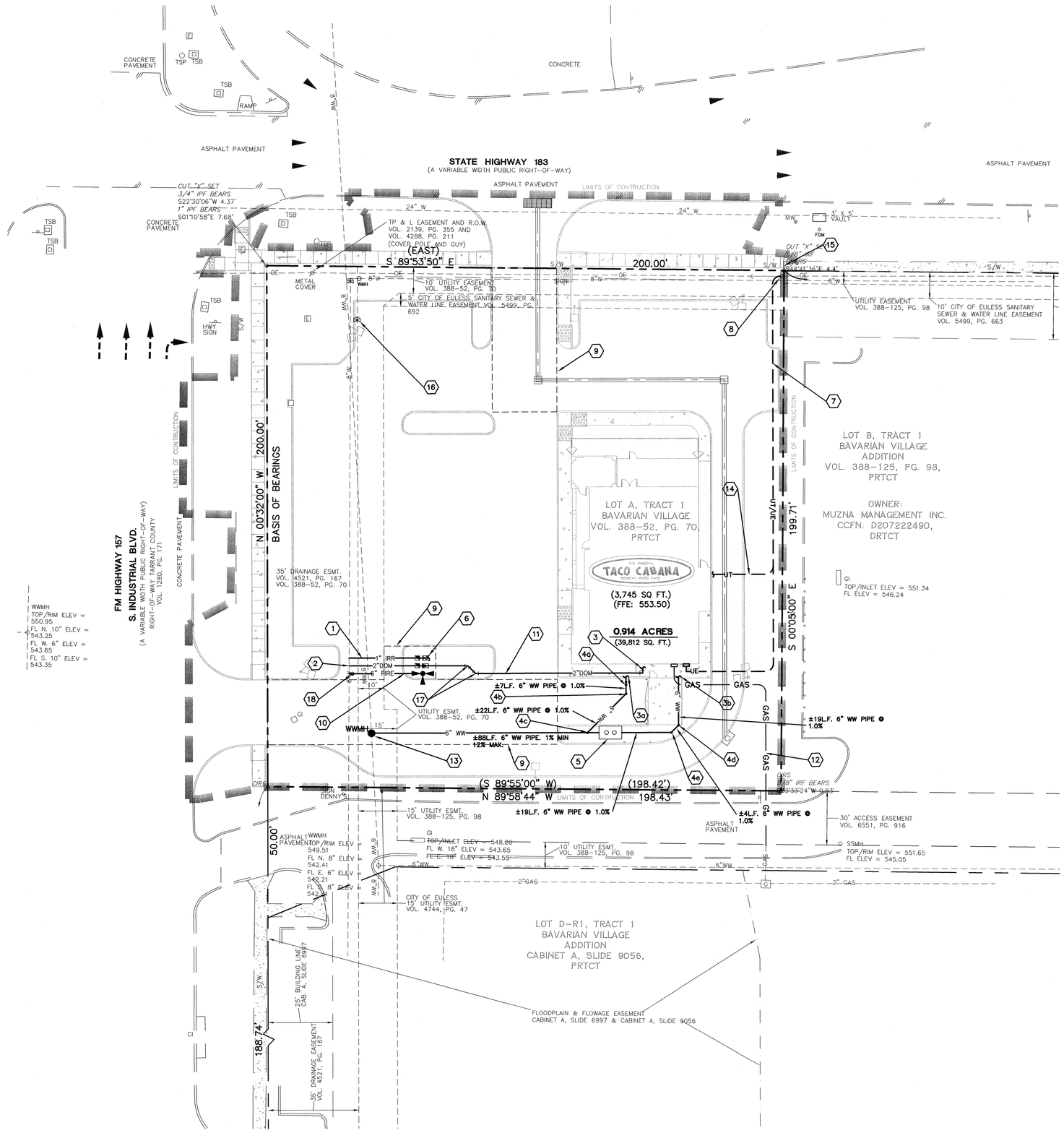
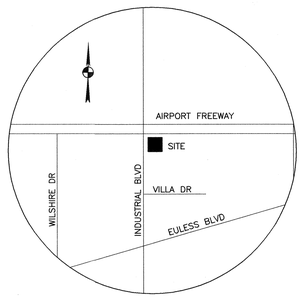
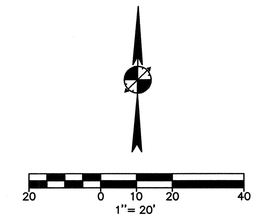




VICINITY MAP
NOT TO SCALE
EULESS, TEXAS
(MAPSCO 055-K)



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(xxx)		PROPERTY LINE/ (R.O.W.) LINE RECORD INFORMATION
☼		LIGHT POLE
ø		POWER POLE
←		DOWN GUY
TMH ○		TELEPHONE MANHOLE
WTRMH ○		WATER MANHOLE
○		WATER LINE MARKER
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
		BACKFLOW PREVENTER
W	XX"W	WATER LINE
		GRATE INLET
		CURB INLET (SIZE VARIES)
		STORMSEWER LINE
WW	XX"WW	WASTEWATER LINE
	XX"WW	WASTEWATER LATERAL LINE
WWMH ○	WWMH	WASTEWATER MANHOLE (SIZE VARIES)
SSMH ○	SSMH	STORMSEWER MANHOLE (SIZE VARIES)
CO ○	CO	WASTEWATER CLEANOUT
TMH ○	TMH	TELEPHONE MANHOLE (SIZE VARIES)
G		GAS LINE
E	E	UNDERGROUND ELECTRIC LINE
E/T	E/T	ELECTRIC/TELEPHONE LINE
OE	OHE	OVERHEAD ELECTRIC LINE
UT	XX"UT	UNDERGROUND TELEPHONE
UC	XX"UC	UNDERGROUND CABLE AND INTERNET
TC	TC	TELECOMMUNICATIONS LINE
EMH ○	EMH	ELECTRIC MANHOLE (SIZE VARIES)
		CONCRETE CURB
		EDGE OF PAVEMENT
678	678	CONTOUR
		DIRECTION OF FLOW
1170		TREE TO REMAIN
1124		TREE TO BE REMOVED

KEY NOTES:

1. PROPOSED 1" IRRIGATION METER. METER AND VALVE. REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE INSTALLED BY CONTRACTOR. PER EULESS WATER UTILITIES.
2. CONTRACTOR TO TIE INTO 8" EXISTING WATER LINE. 2" DOMESTIC LINE TO PROPOSED 2" DOMESTIC METER. METER AND VALVE TO BE INSTALLED BY DISTRICT OPERATOR. REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE INSTALLED BY CONTRACTOR PER EULESS WATER UTILITIES.
3. SEE MEP PLANS FOR EXACT LOCATION OF UTILITY CONNECTION AT BUILDING AND CONTINUATION.
   - 3a. INV. 549.50
   - 3b. INV. 550.00
4. INSTALL CLEANOUT, TYP. (SEE DETAIL 8.4)
   - 4a. INV. = 549.42
   - 4b. INV. = 549.38
   - 4c. INV. = 549.17
   - 4d. INV. = 549.76
   - 4e. INV. = 549.72
5. INSTALL GREASE TRAP PER MEP PLANS.
   INV. (IN) = 549.50
   INV. (OUT) = 549.33
6. SEE IRRIGATION PLAN FOR CONTINUATION
7. CONTRACTOR TO COORDINATE WITH ONCOR ELECTRIC FOR SERVICE LINE TO BUILDING.
8. CONTRACTOR TO COORDINATE WITH ONCOR ELECTRIC FOR POLE MOUNTED TRANSFORMER
9. PROPOSED EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT. TO BE DEDICATED BY SEPARATE EASEMENT.
10. INSTALL ±29LF. 6" FIRE LINE AND FIRE HYDRANT PER CITY OF EULESS STANDARDS (SEE DETAIL 9.9)
11. INSTALL ±120LF. 2" DOMESTIC WATER LINE
12. CONTRACTOR TO COORDINATE WITH ATMOS ENERGY FOR GAS SERVICE.
13. INSTALL WASTEWATER MANHOLE PER CITY OF EULESS SPECIFICATIONS.
    TOP= MATCH FINAL GRADE
    INV. IN(6")= 548.29
    INV. IN(8")= MATCH EXISTING
    INV. OUT(8")= MATCH EXISTING
14. 1-2" CONDUIT WITH PULL STRING FOR TELEPHONE SERVICE. 1-2" SPARE CONDUIT WITH PULL STRING.
15. CONTRACTOR TO COORDINATE WITH AT&T FOR CONNECTION TO TELEPHONE SERVICE IN THIS AREA.
16. ADJUST WATER VALVE BOX TO FINAL GRADE
17. INSTALL 45° BEND
18. INSTALL 6" GATE VALVE

UTILITY CONTACTS

UTILITY	UTILITY COMPANY	CONTACT	PHONE
ELECTRIC	ONCOR ELECTRIC	STEPHANIE MILLER-GARRETT	(817) 858-2506
GAS	ATMOS ENERGY	JEFF WYLIE	(817) 359-1313
TELEPHONE	AT&T	SERVICE REQUEST DEPT.	(817) 794-4328
WASTEWATER	EULESS ENGINEERING DEPARTMENT	BUDDY HARTMAN	(817) 685-1694
WATER	EULESS ENGINEERING DEPARTMENT	BUDDY HARTMAN	(817) 685-1694

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ELEV=550.49'

NOTES:

1. CONTRACTOR SHALL PROVIDE ALL REQUIRED PITS AND TRENCHES FOR WATER UTILITY INSTALL. CONTRACTOATIONR TO COORDINATE WITH WATER PURVEYOR.
2. CONTRACTOR IS RESPONSIBLE FOR ALL FEES RELATED TO AND INCLUDING METER INSTALLATION.
3. ALL BENDS ARE 90° UNLESS OTHERWISE NOTED. ALL BENDS SHALL HAVE PROPER THRUST BLOCKING IN ACCORDANCE WITH WATER PURVEYOR STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE DISTRICT OPERATOR, MR. GUS GUSTAFSON OF SOUTHWEST WATER COMPANY, AT (832) 209-5073 FOR INSPECTION AND APPROVAL OF ALL CONNECTIONS TO DISTRICT LINES. NOTIFY THE DISTRICT OPERATOR AT LEAST 48 HOURS PRIOR TO ANY DISTRICT CONNECTION. NO CONNECTION SHALL BE MADE TO THE DISTRICTS SYSTEM WITHOUT A DISTRICT OPERATOR PRESENT.
5. ALL MATERIAL AND METHODS SHALL MEET HARRIS COUNTY AND MALCOMSON ROAD UTILITY DISTRICT STANDARDS.
6. THE DISTRICT'S OPERATOR WILL INSTALL WATER METERS AND MAKE TIES INTO THE DISTRICT WATER LINE.
7. CONTRACTOR SHALL CONSTRUCT GRAVITY UTILITY LINES FROM DOWNSTREAM TO UPSTREAM

NO.	DATE	REVISION	APPROVAL

Burry+Partners
ENGINEERING SOLUTIONS
822 Isom, Suite 100
San Antonio, TX 78216
Tel: (210)525-8000 Fax: (210)525-0529
TBPE Registration No. F-1466
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STATE OF TEXAS
ARMANDO J. NIEBLA
102296
LICENSED
PROFESSIONAL ENGINEER

THE ORIGINAL TACO CABANA MEXICAN PATIO CAFE

UTILITY PLAN

TACO CABANA #
101 INDUSTRIAL BOULEVARD
EULESS, TEXAS 76040

PLOTTING SCALE: 1"= 1'
DATE ISSUED: MARCH 2011
FILE:
DRAWN BY: GC/CC
DESIGNED BY: AN/CC
REVIEWED BY: AN
PROJECT NO.: R0103504-015

SHEET 7 OF 11

Date: Mar 18, 2011, 3:22pm User ID: corim
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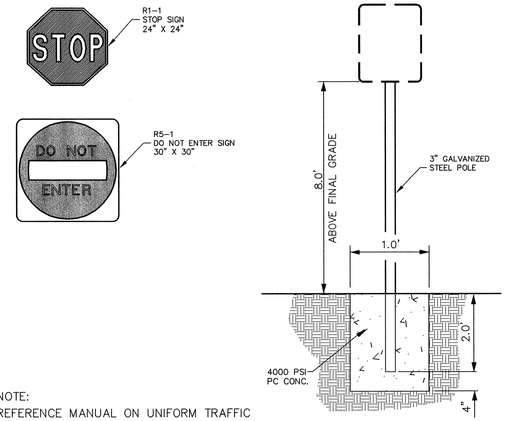
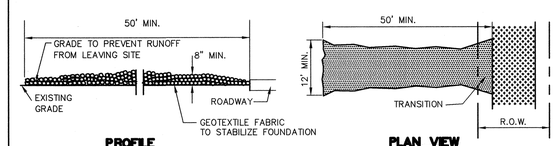
CITY OF EULESS CASE # 11-01-SP



NOTE:
REFERENCE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

9.1 SIGN DETAIL
SCALE: N.T.S.

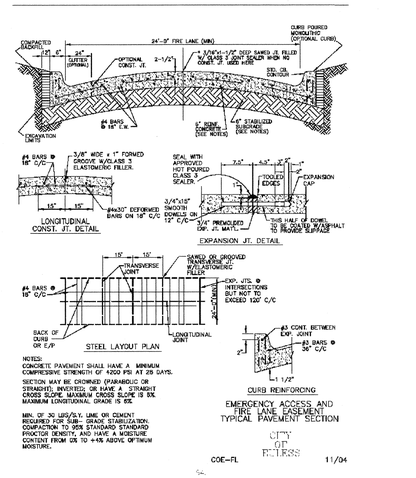


PROFILE N.T.S. **PLAN VIEW** N.T.S.

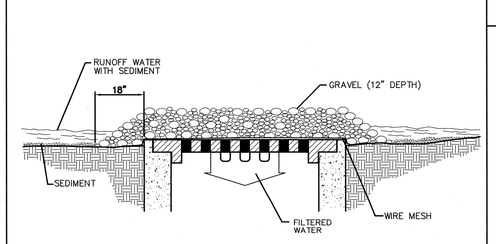
GENERAL NOTES:

1. STONE SIZE– 4 TO 8 INCH OPEN GRADED ROCK OVER A STABLE FOUNDATION.
2. LENGTH– AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS– NOT LESS THAN 8 INCHES.
4. WIDTH– NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, MIN 12'
5. WASHING– WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH MIN. 4" MASHED STONE OR COMMERCIAL RACK WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
8. DRAINAGE– ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

9.2 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



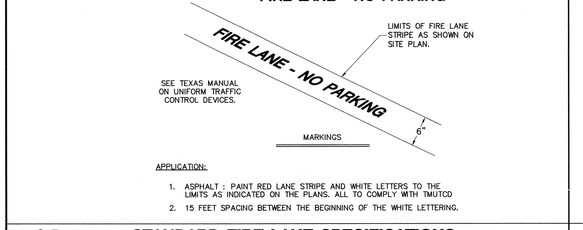
9.3 FIRE LANE EASEMENT TYPICAL PAVEMENT SECTION
SCALE: N.T.S.



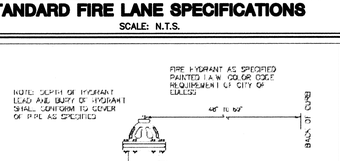
NOTE:

A. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2–INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
B. AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ABOVE. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
C. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS IT'S FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

9.4 INLET PROTECTION/SEDIMENT FILTER
SCALE: N.T.S.



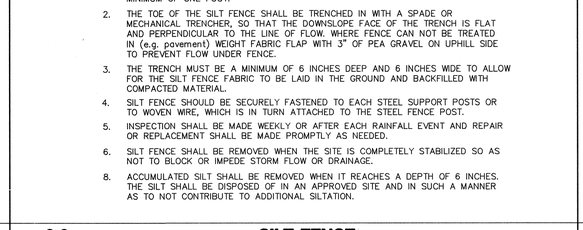
FIRE LANE - NO PARKING



APPLICATION:

1. ASPHALT : PAINT RED LANE STRIPE AND WHITE LETTERS TO THE LIMITS AS INDICATED ON THE PLANS. ALL TO COMPLY WITH TMUTCD
2. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

9.5 STANDARD FIRE LANE SPECIFICATIONS
SCALE: N.T.S.

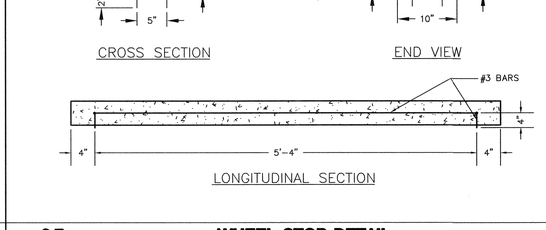


TRENCH CROSS–SECTION

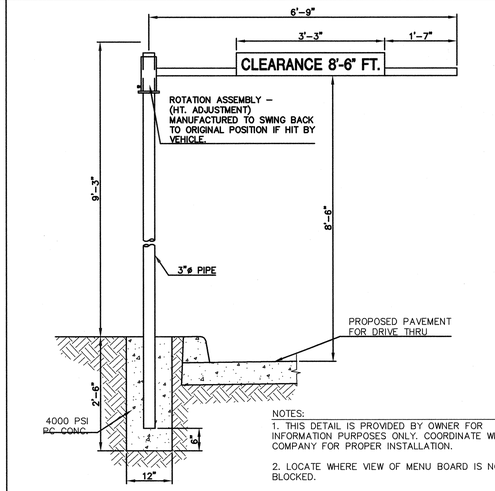
GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH 3" OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

9.6 SILT FENCE
SCALE: N.T.S.

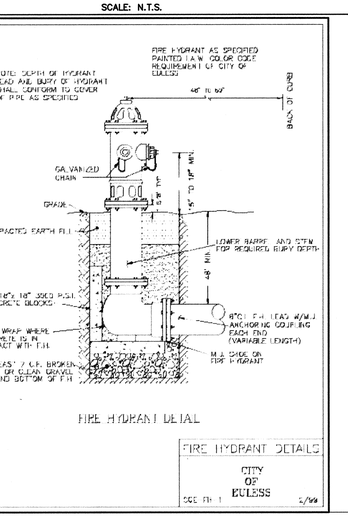


9.7 WHEEL STOP DETAIL
SCALE: N.T.S.

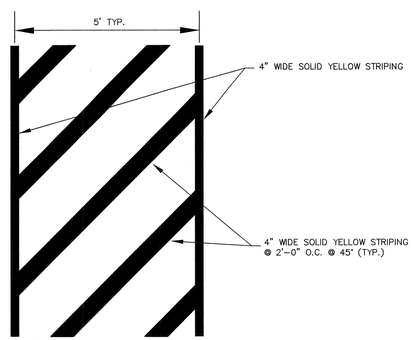


NOTES:
1. THIS DETAIL IS PROVIDED BY OWNER FOR INFORMATION PURPOSES ONLY. COORDINATE WITH SIGN COMPANY FOR PROPER INSTALLATION.
2. LOCATE WHERE VIEW OF MENU BOARD IS NOT BLOCKED.

9.8 TRAFFIC CLEARANCE BAR
SCALE: N.T.S.



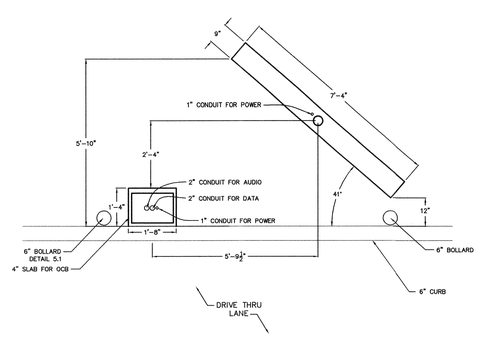
9.9 CITY OF BULESS FIRE HYDRANT DETAIL



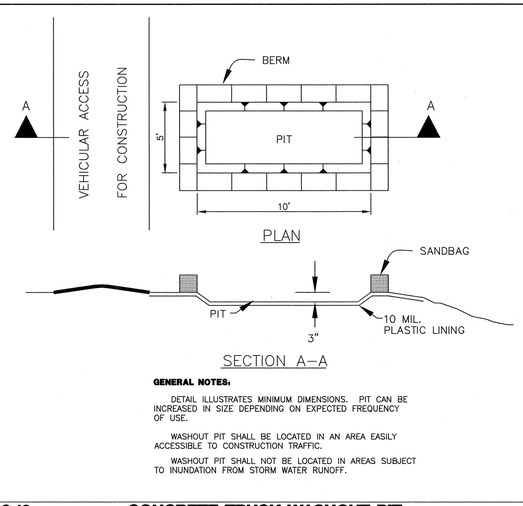
NOTES:

1. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE ROUTE.
2. STRIPING SHALL BE SHERWIN WILLIAMS PRO–MAR TRAFFIC MARKING PAINT – YELLOW.

9.10 ACCESSIBLE ROUTE STRIPING



9.11 MENU BOARD DETAIL



SECTION A–A

GENERAL NOTES:

DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

9.12 CONCRETE TRUCK WASHOUT PIT
SCALE: N.T.S.

NO.	DATE	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom, Suite 100
San Antonio, TX 78216
TEL (210)525-9090 FAX (210)525-0529
TBPE Firm Registration #F-1046
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STATE OF TEXAS
ARMANDO J. NIEBLA
102296
LICENSED
PROFESSIONAL ENGINEER
12/11

THE ORIGINAL TACO CABANA MEXICAN PATIO CAFE

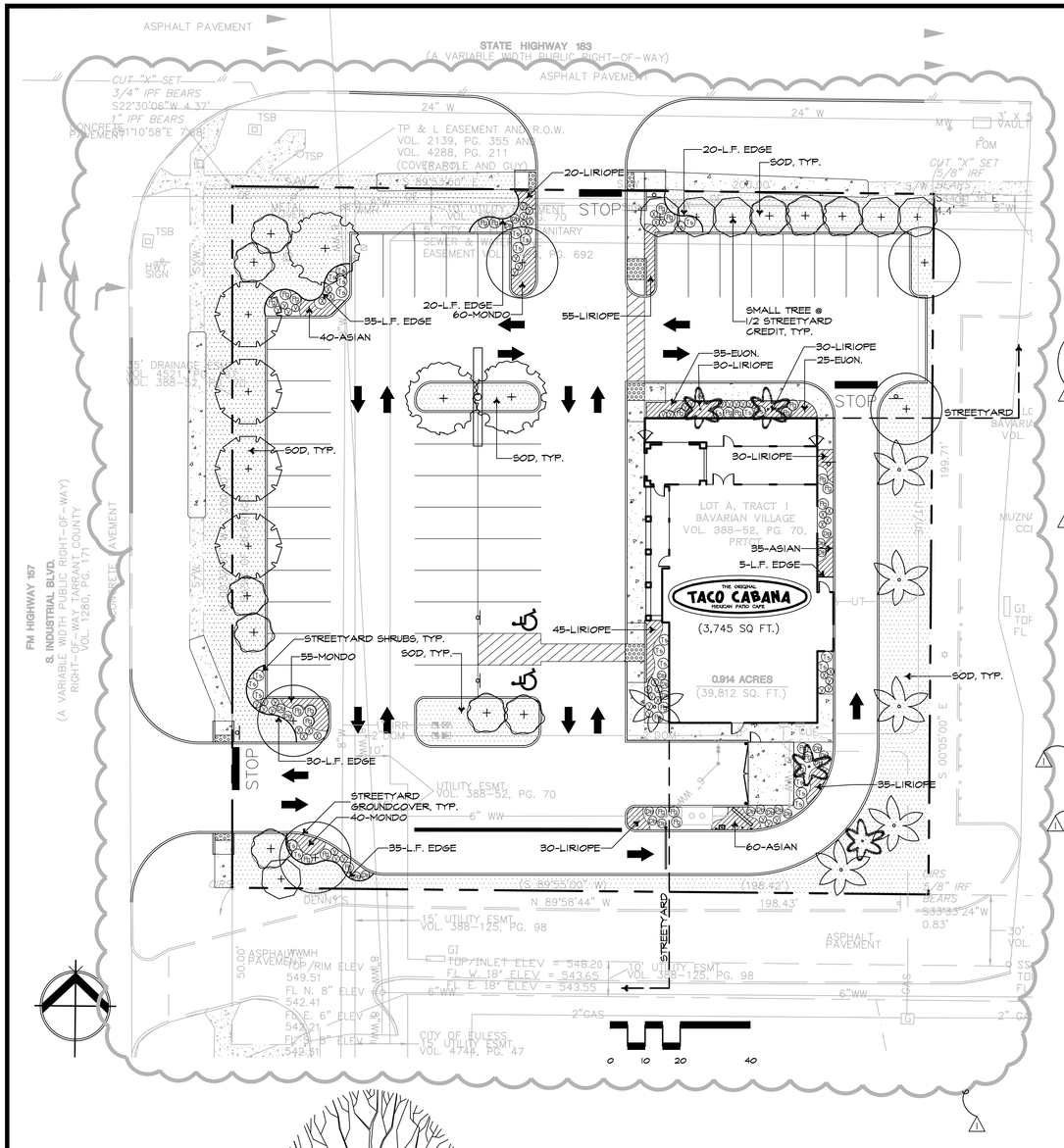
SITE PLAN DETAILS

TACO CABANA #
101 INDUSTRIAL BOULEVARD
EULESS, TEXAS 76040

PLOTTING SCALE:	1"= 1'
DATE ISSUED:	MARCH 2011
FILE:	
DRAWN BY:	GC/CC
DESIGNED BY:	AN/CC
REVIEWED BY:	AN
PROJECT NO.:	R0103504–015

SHEET 9 OF 11

Date: Mar 21, 2011, 11:10am User ID: ccrim
File: G:\0103504\50015\0103504015SP002.dwg



LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
STREETYARD		
STREETYARD AREA	N/A	29,341
STREETYARD LANDSCAPE AREA	4,401 (15%)	6,671 (23%)
10 TREES + 1 TREE/2,000 S.F.	20 TREES	20 TREES
*SMALL TREES @ 1/2 CREDIT		
30 SHRUBS + 1 SHRUB/100 S.F. OVER 1,500 S.F.	69 SHRUBS	98 SHRUBS
150 S.F. GROUNDCOVER + 5% S.F. OVER 1,500 S.F.	245 S.F.	405 S.F.

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4		Cedar Elm	Ulmus crassifolia	4" caliper, 12'- Ht./ 4' spread, B&B straight trunk
5		Live Oak	Quercus virginiana	4" caliper, 12' Ht./ 5' spread, B&B, nursery grown
3		Shumard Red Oak	Quercus shumardii	4" caliper, 14' Ht./ 5' spread, B&B, straight trunk

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
6		Holly, Yaupon	Ilex vomitoria	8' Ht./5' spread, multi-trunk, 5 trunk min., 1 1/2" cal./trunk min., container, female
10		Crape Myrtle, Red	Lagerstroemia indica 'Carolina Beauty'	8' Ht./5' spread, 1/2" caliper per, trunk, 5 trunk minimum, B&B, specimen
4		Windmill Palm	Trachycarpus fortunei	4' clear trunk min., w/pups, B&B or container, matching specimens
6		Texas Palmetto	Sabal texana	8' clear trunk min., B&B or container, matching specimens

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
23	Dh	Holly, Dwf. Burford	Ilex cornuta 'Burfordii nana'	5 gallon, 18" Ht./15" spread
37	Y	Holly, Dwf. Yaupon	Ilex vomitoria 'Nana'	5 gallon, 12" Ht./18" spread
25	Ts	Sage, Texas	Leucophyllum frutescens 'Compactum'	5 gallon, 24" Ht./20" spread
29	Pg	Pampas Grass	Cortaderia selloana	5 gallon, 24" Ht./24" spread
22	X	Barberry, Crimson Pygmy	Berberis thunbergii 'Crimson Pygmy'	5 gallon, 12" Ht./18" spread

GROUNDCOVERS / PERENNIALS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
135		ASIAN	Asian Jasmine	Trachelospermum asiaticum	4" pots at 12" o.c.
60		EUON.	Purple Leaf Winter Creeper	Euonymus fortunei 'Coloratus'	4" pots at 12" o.c.
275		LIRIOPE		Liriope muscari	4" pots at 12" o.c.
155		MONDO	Monkey Grass	Ophiopogon japonicus	4" pots at 12" o.c.

TURF GRASS

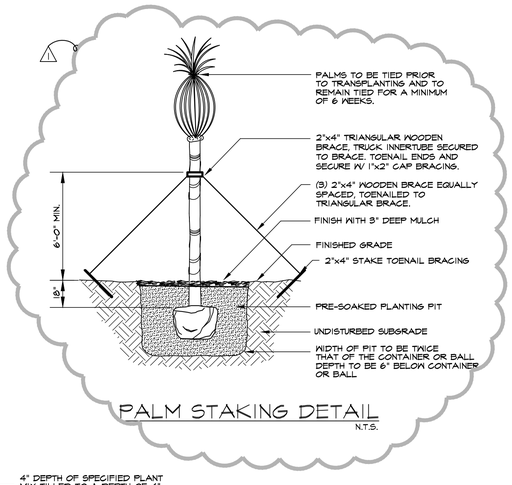
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
9,000	S.F. SOD	Common Bermuda Grass	Cynodon dactylon	Solid sod

MISCELLANEOUS

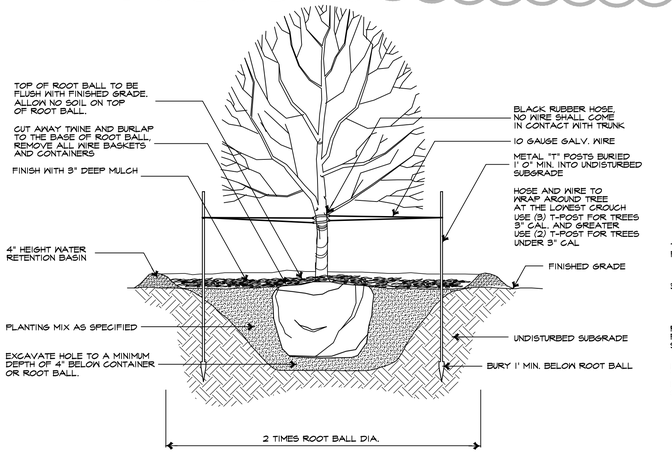
QUANTITY	CALLOUT	DESCRIPTION
145	L.F. EDGE	L.F. Steel edge 1/8" x 4" with 12" stakes, green in color
565		SF 2" bed preparation as per specifications
2,000		SF 3" hardwood mich as per specifications

GENERAL LANDSCAPE CONSTRUCTION NOTES

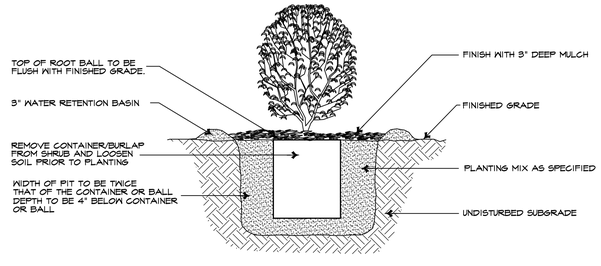
1. Contractor shall provide all labor and materials necessary to complete the work shown on the plans.
2. All proposed landscaping is to be installed as per local city ordinances and codes. Notify owner's representative and landscape architect of any discrepancies prior to construction.
3. All plant material shall comply with plant size per container as stated by the American Association of Nurseryman.
4. Plants are subject to inspection and approval by the landscape architect. Plants required for the site may be inspected and tagged at growing site before delivery.
5. Planting mix to be "complete mix" by: Living Earth Technology 972-869-4332 (Dallas) or 512-219-5311 (Austin).
6. Groundcover bed preparation shall be 2 inches of planting mix tilled 8 inches into bed areas.
7. Shrubs and trees shall be pocket planted. Excavate planting hole 1-1/2 times the width and height of the root ball. Backfill with 1/3 planting mix, 1/3 native soil and 1/3 sandy loam.
8. Grading shall provide positive drainage away from buildings and other structures. Fine grade for positive drainage to prevent ponding.
9. Quantities provided in the plant list are for general use only. contractor is responible for verification of all plant quantities.
10. Contractor is responsible for quality of workmanship, superintendence and scheduling of work.
11. Contractor is responsible for removal of trash and job safety conditions.
12. Contractor to provide (1) year warranty on all plant material.



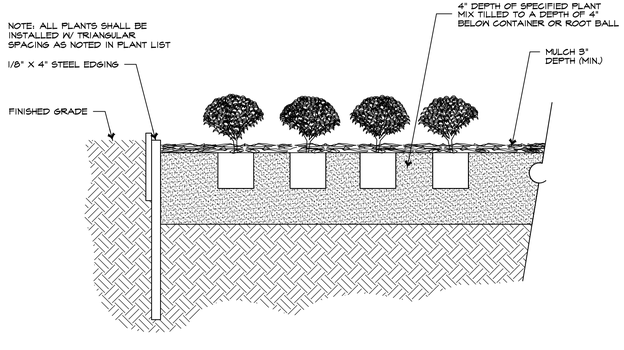
PALM STAKING DETAIL
N.T.S.



TREE STAKING DETAIL
N.T.S.



SHRUB PIT PLANTING DETAIL
N.T.S.



GROUNDCOVER PLANTING
N.T.S.

REVISIONS
COMMENTS
1 CITY / OWNER COMMENTS
DATE
3/08/11

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
03/18/11

TACO CABANA
CITY OF EULESS, TEXAS
LANDSCAPE CITY SUBMITTAL

SCALE:
0 20 30

DATE:
03/03/11

LAND DESIGN PARTNERS
LANDSCAPE ARCHITECTS
PLANNERS
922 Isom Road, Suite 100
San Antonio, Texas 78216
Phone 210.530.2525
Fax 210.530.2526
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Land Design Partners, Inc.

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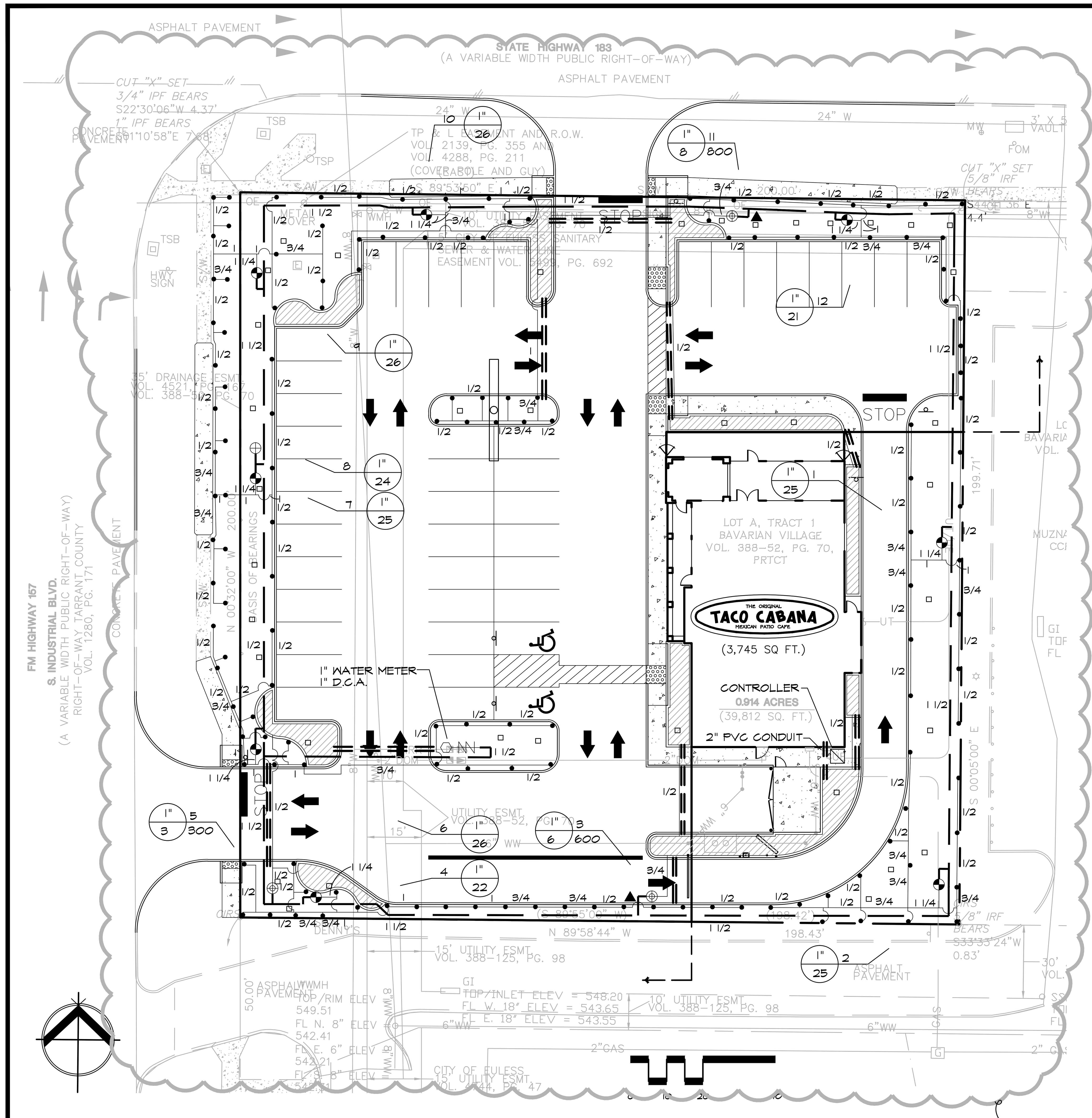
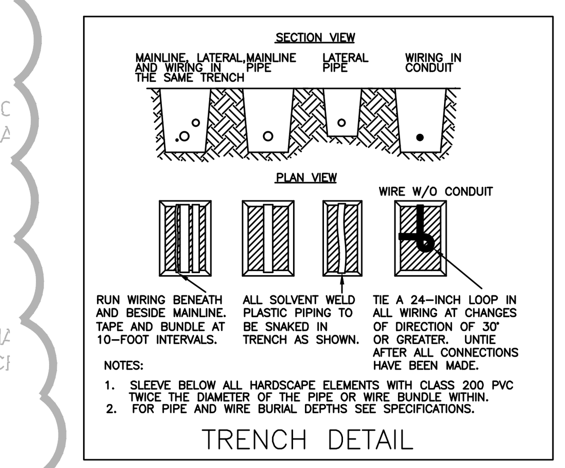
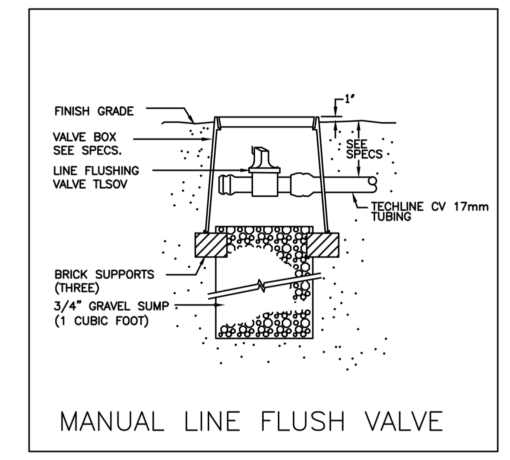
JOB # R0103504-50015

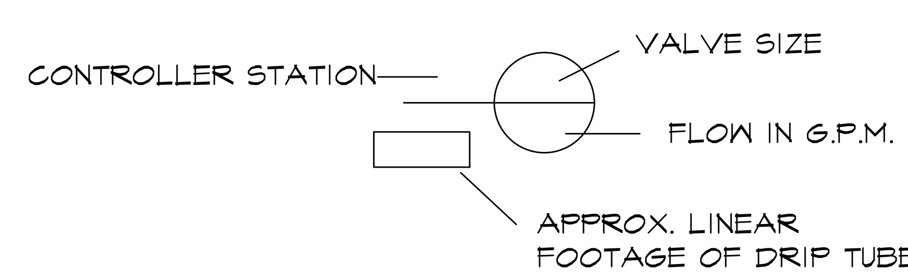




TRENCH DETAIL



MANUAL LINE FLUSH VALVE



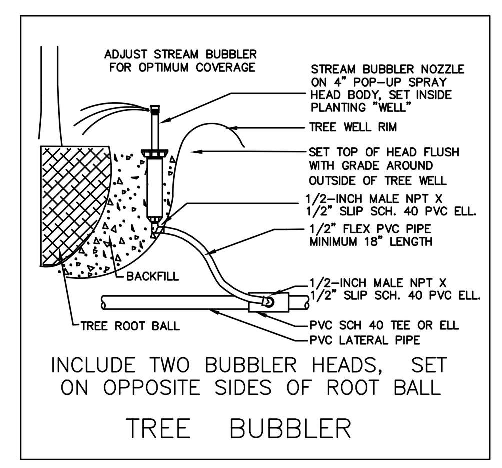
INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
2. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. L.I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 60 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE. D.C.A., WITH UPSTREAM BALL VALVE AND WYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
16. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE RAINBIRD XF-SDI SERIES DRIP TUBE WITH PRE-INSTALLED .6 GPH DRIP EMITTERS EVERY 12", INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 200 L.F. SEE DRIP GRID DETAILS FOR HEADER AND EXHAUST PIPE SIZES. WHERE REQUIRED, PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURED WITH RAINBIRD #LD16STK STAKES EVERY
17. WHERE SHOWN ON THE PLANS, SELECTED TURF AREAS SHALL INCLUDE RAINBIRD XF-SDI SERIES DRIP TUBE WITH PRE-INSTALLED .6 GPH DRIP EMITTERS EVERY 12", INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 12" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 200 L.F. SEE DRIP GRID DETAILS FOR HEADER AND EXHAUST PIPE SIZES. WHERE REQUIRED, PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 4" BELOW FINISHED SOIL GRADE. MANUAL FLUSH VALVES (1/2" PVC BALL VALVE) SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, PRESSURE TESTING ALL CONNECTIONS BEFORE BACKFILLING. XF-SDI DRIP TUBING SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE FLAG" WHICH SHALL CONSIST OF A 12" POP-UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP-UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHERST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING. INSTALL RAINBIRD AIR/VACUUM RELIEF VALVES (AR VALVE KIT) IN 6" ROUND VALVE BOX, AT THE HIGHEST ELEVATIONS OF EACH DRIP ZONE. TEMPORARY SUPPLEMENTAL OVERHEAD WATERING MAY BE REQUIRED FOR SOD ESTABLISHMENT.

LEGEND

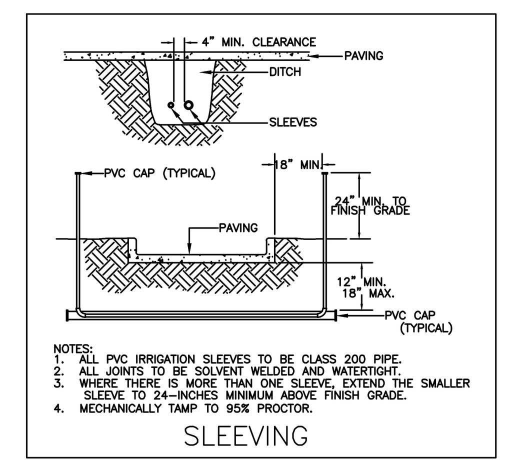
Symbol	Description
□	HUNTER PROS-06-NSI-PRS30 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
•	HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
(hatched)	RAINBIRD XF-SDI SERIES (XFS-06-12) DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
◐	HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
⊕	HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND COMMERCIAL BASKET FILTER WITH STAINLESS STEEL SCREEN
▲	HUNTER 33D-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
-NN-	1" WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 850 SERIES BRONZE BALL VALVE AND WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
⬡	1" IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
⧅	HUNTER ICC-1200M SERIES AUTOMATIC CONTROLLER WITH WRFC WIRELESS RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
— —	CLASS 200 PVC MAINLINE PIPE
——	CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
═ ═	4" CLASS 200 SLEEVE PIPES, UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT PRO-SPRAY SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

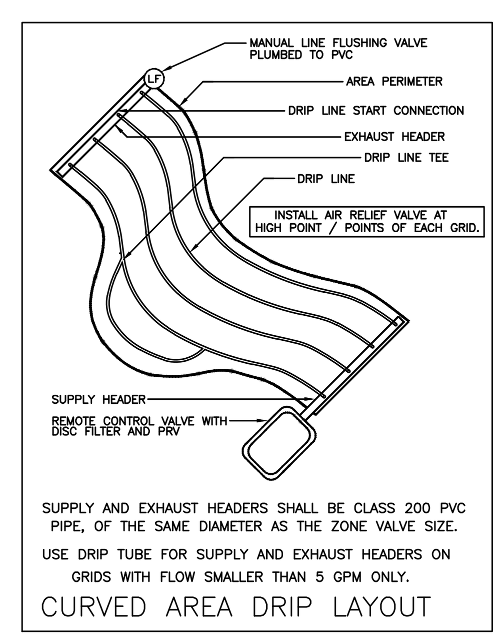


INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

TREE BUBBLER



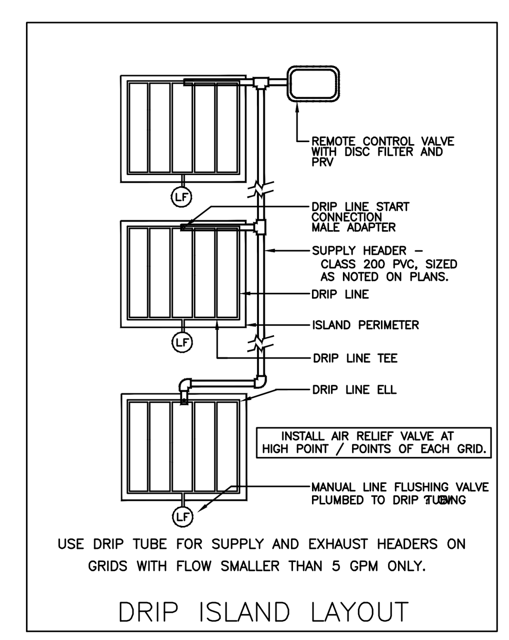
SLEEVING



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

CURVED AREA DRIP LAYOUT



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT

STATE OF TEXAS JAMES POLE 658 LICENSED IRRIGATOR 03 / 03 / 11

James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT

TEXAS L.I.C. #658
100 W. OAK ST., SUITE 101
DENTON, TEXAS 76201
PHONE: 940.243.2364
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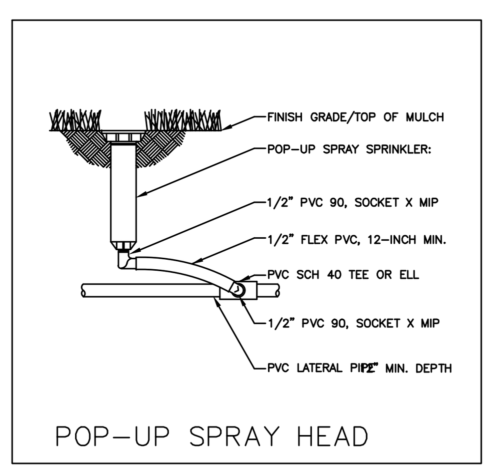
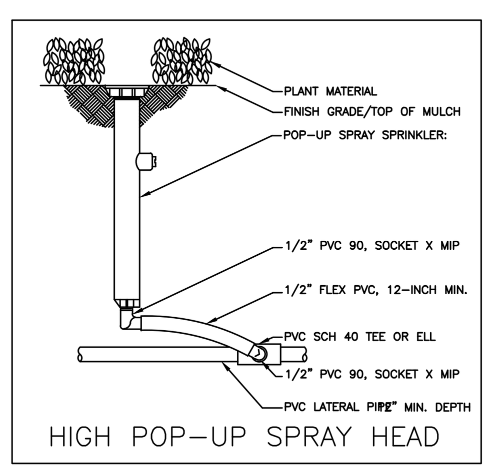
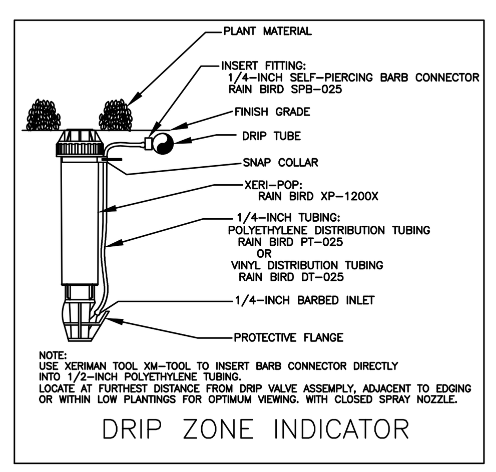
james@jamespoleirrigation.com



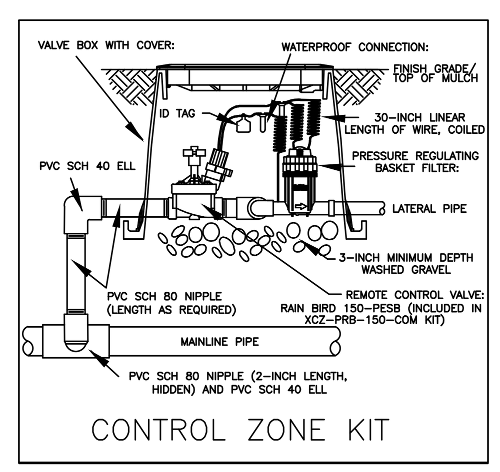
POP-UP SPRAY HEAD



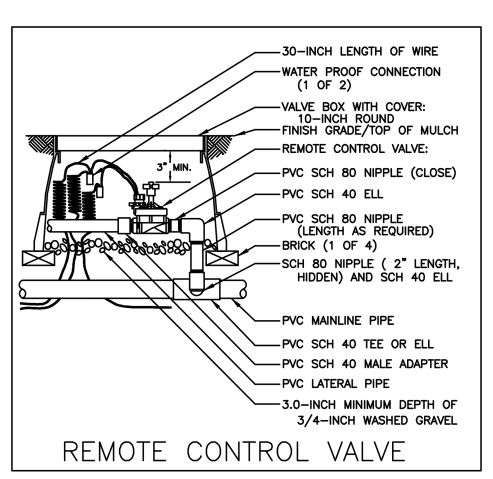
HIGH POP-UP SPRAY HEAD



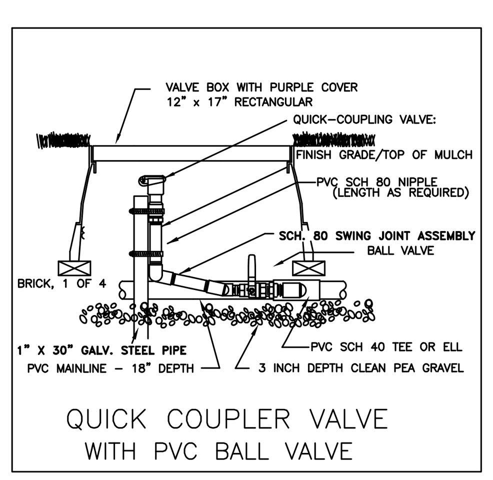
DRIP ZONE INDICATOR



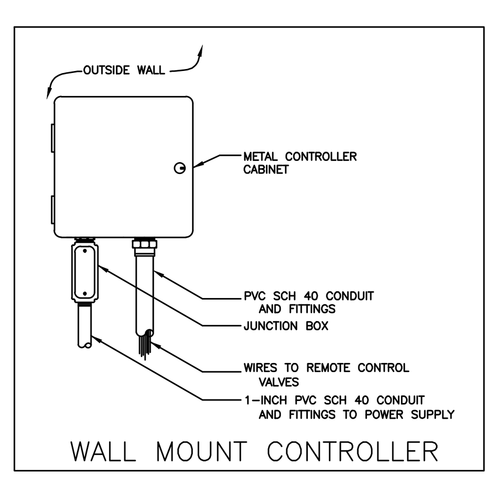
CONTROL ZONE KIT



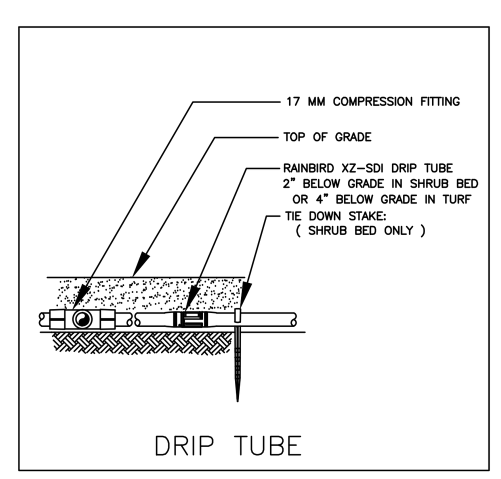
REMOTE CONTROL VALVE



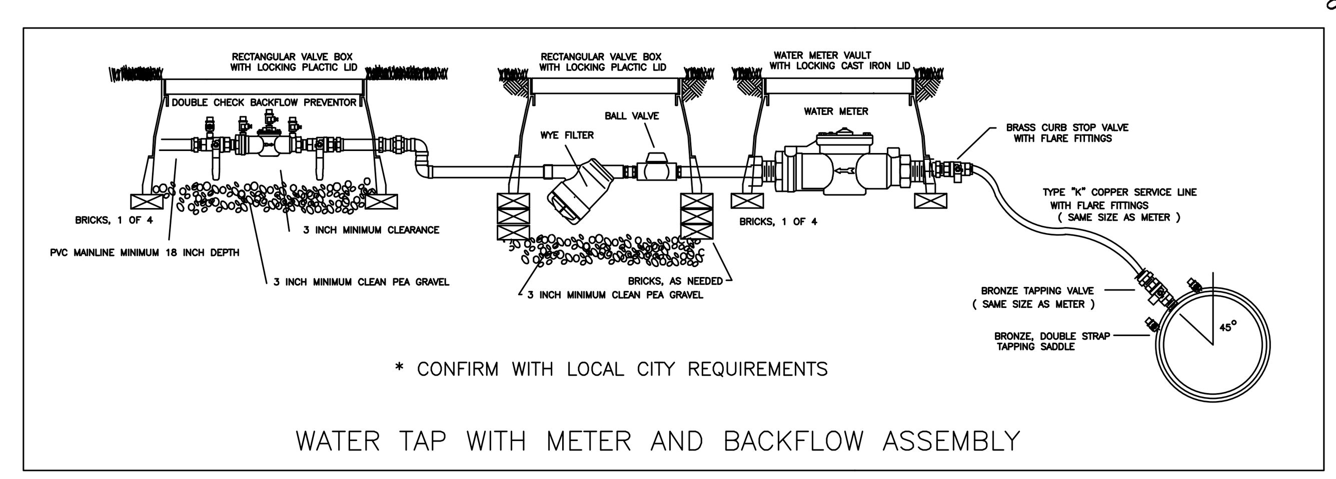
QUICK COUPLER VALVE WITH PVC BALL VALVE



WALL MOUNT CONTROLLER



DRIP TUBE



* CONFIRM WITH LOCAL CITY REQUIREMENTS

WATER TAP WITH METER AND BACKFLOW ASSEMBLY

REVISIONS	
DATE	COMMENTS
3/18/11	△ CITY / OWNER COMMENTS

STATE OF TEXAS JAMES POLE 658 LICENSED IRRIGATOR 03/18/11

TACO CABANA
CITY OF EULESS, TEXAS

IRRIGATION CITY SUBMITTAL PLAN

SCALE: 0 20 30

DATE: 03/03/11

LAND DESIGN PARTNERS
LANDSCAPE ARCHITECTS
PLANNERS

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