

SITE GENERAL NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2.5' UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURBS, INCLUDING ISLANDS, SHALL BE 6" (SEE SHEET 000 FOR TYPICAL CONCRETE CURB DETAIL).
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- NO TRAFFIC SIGNS BELONGING TO A PUBLIC ENTITY NOR PAVEMENT MARKINGS ON PUBLIC ROADS SHALL BE MODIFIED DUE TO THIS DEVELOPMENT.
- APPROXIMATELY 11,244.7 SF OF IMPERVIOUS COVER WILL BE PRESENT IN THE PROPOSED CONDITION. IMPERVIOUS COVER WILL DECREASE BY 8,767.1 SF FROM THE EXISTING CONDITION.
- THE TIME OF CONCENTRATION IS DETERMINED IN ACCORDANCE WITH NEW DRAINAGE DESIGN MANUAL SECTION 2.2.1.3.
- THE RECORD ENGINEER CERTIFIES THAT NO SIGNS OR PAVEMENT PARKING IN THE PUBLIC RIGHTS-OF-WAY IS NEEDED AS PART OF THIS DEVELOPMENT. THE OWNER IS RESPONSIBLE TO MITIGATE ANY DAMAGE OR CHANGES TO EXISTING SIGNS OR MARKINGS SURROUNDING THIS DEVELOPMENT UPON REVIEW AND INSPECTION BY CITY'S OR THIRD-PARTY INSPECTORS. CONTACT TRANSPORTATION AT (214) 670-6904 BEFORE REMOVING/REINSTALLING ANY NEW TRAFFIC SIGNS.

EXISTING UTILITY NOTES

- THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS.
- IT IS RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXAST LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN IN THE PLANS MAY BE PRESENT.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.

SOLID SCREEN FENCE

6 FEET SOLID SCREEN FENCE IS REQUIRED TO SCREEN PARKING AREA FROM RESIDENTIAL LOTS. SECTION 51A-4.301(f)(3) STATES THAT THE SCREENING "MUST BE A BRICK, STONE OR CONCRETE MASONRY, STUCCO, CONCRETE OR WOOD WALL OR FENCE THAT IS NOT LESS THAN SIX FEET IN HEIGHT."

LEGEND

	GAS METER		FIRE HYDRANT		WATER METER		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

LINE TYPE TABLE

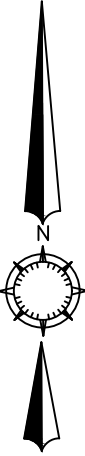
	BOUNDARY LINE
	449'
	W
	OHU
	S
	ST
	GAS
	E
	X
	METAL FENCE
	WF
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

SHRUB

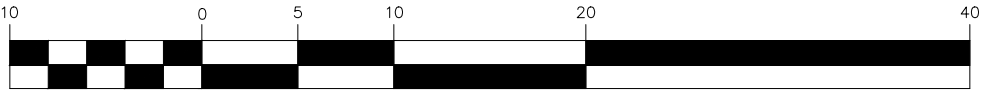
SMALL TREE

LARGE CANOPY TREE

NORTH



GRAPHIC SCALE

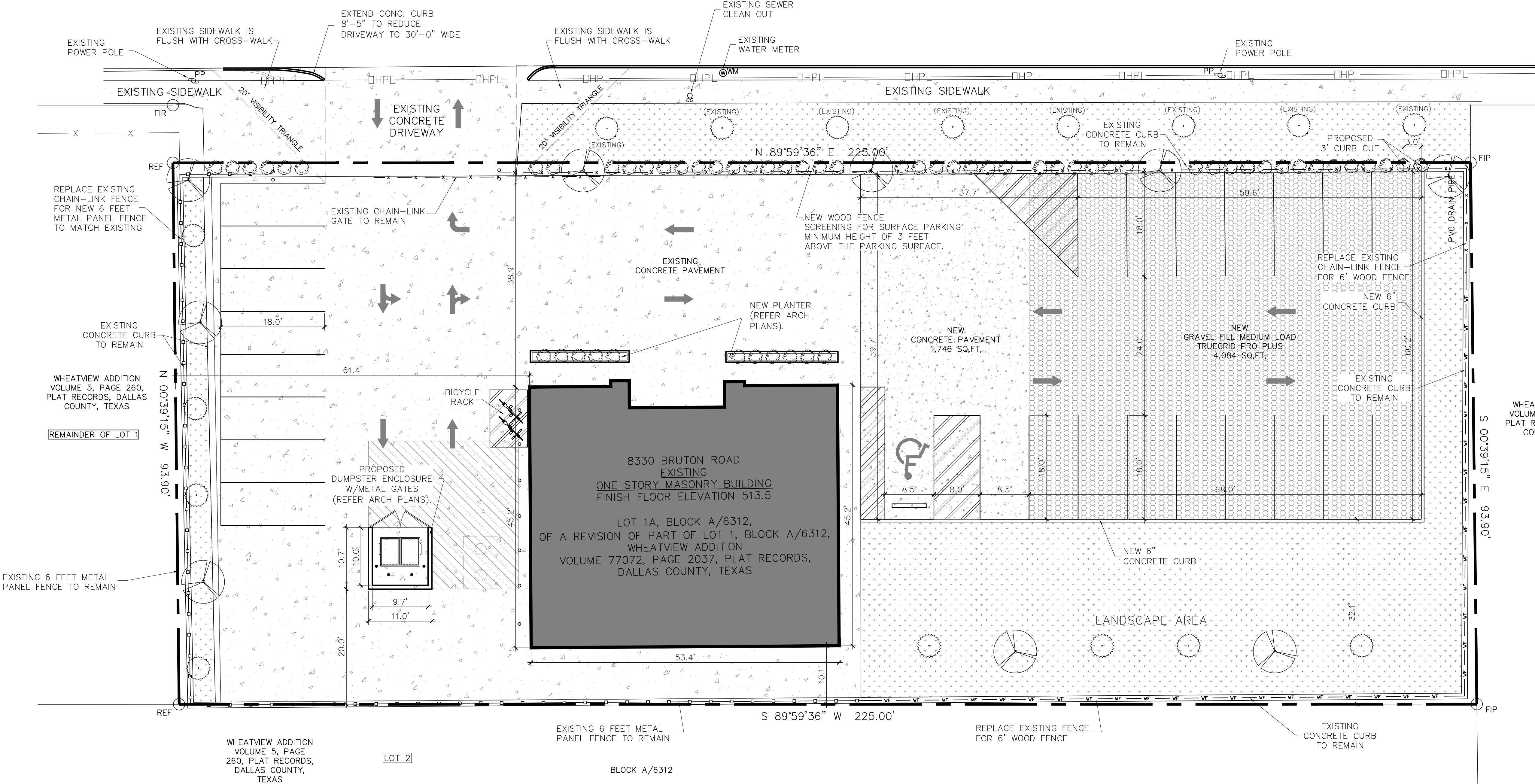


(IN FEET)
1 inch = 10 ft.

NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO HOURS OF 9:30 A.M. TO 3:30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES). CONTRACTOR MUST CALL (214)948-4290 TO REQUEST APPROVAL OF TOP AND TO OBTAIN A RIGHT-OF-WAY PERMIT.

BRUTON ROAD

(100' R.O.W.)



Know what's below.
Call before you dig.

!!! WARNING !!!

EXISTING OVERHEAD/UNDERGROUND TELEPHONE, ELECTRIC AND UNDERGROUND GAS AND FIBER OPTIC UTILITIES IN THE AREA. CONTACT UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-DIG-TESS.

DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-866-322-8667
ONCOR ELECTRIC	1-888-313-4747
AT&T	1-800-331-0500
SPECTRUM	1-855-757-7328
VERIZON	1-800-837-4966

TEXAS ONE CALL 1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-0166

05/28/2024

ENGINEERING CONSULTANT

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

BTR CONSTRUCTION GROUP

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.

SITE/DIMENSION PLAN

EL COLIBRE, RESTAURANT

8330 BRUTON RD. DALLAS, TEXAS 75217

SUSTAINABLE DEVELOPMENT & CONSTRUCTION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
	BTR	MAY 22, 2024			C05.01