

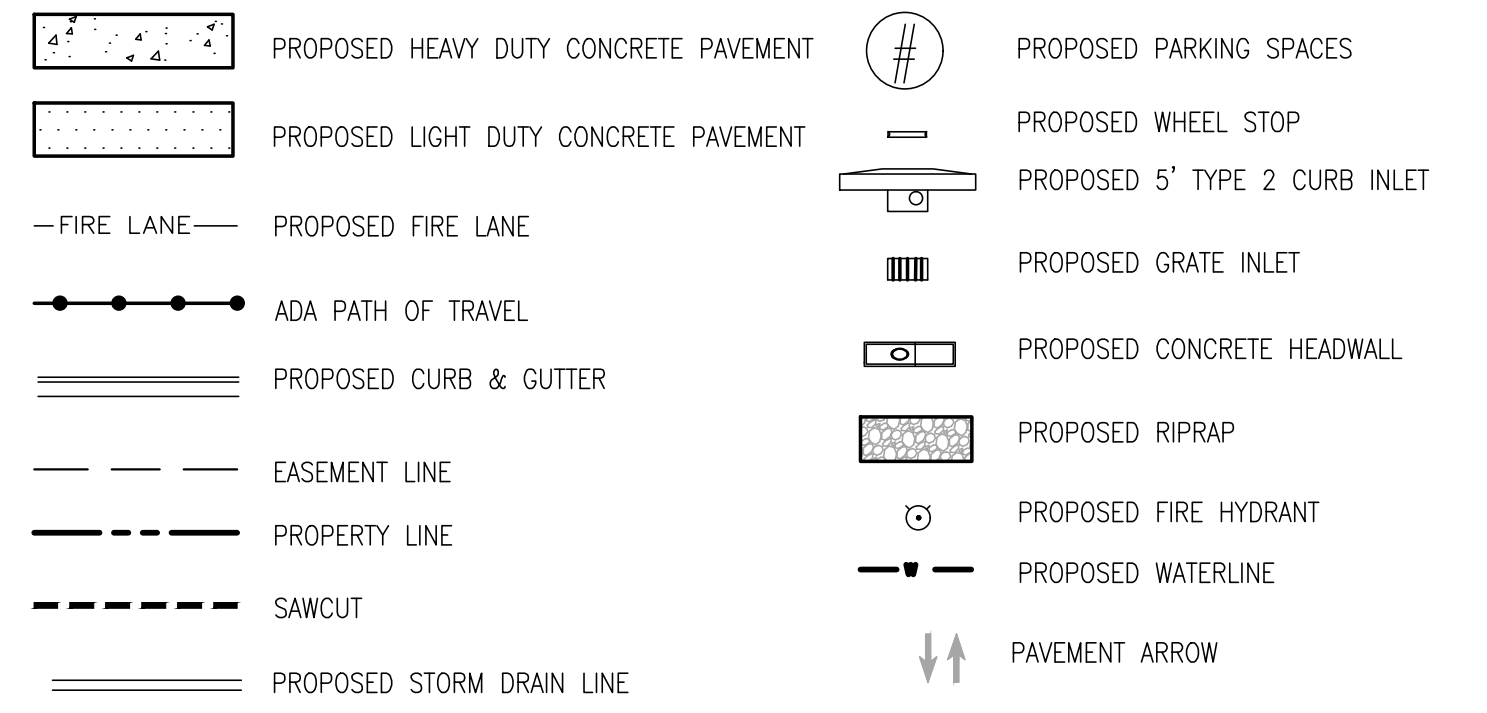
SITE KEY NOTES

- SP1 CONCRETE CURB & GUTTER
- SP2 MONOLITHIC CONCRETE CURB & GUTTER
- SP6 2" CURB CUT
- SP7 2" WIDE 8" THICK CONCRETE VALLEY GUTTER
- SP8 TAPER CURB TO MATCH EXISTING
- SP9 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- SP10 MATCH EXISTING PAVEMENT ELEVATION
- SP11 CONCRETE WHEEL STOP (TYP.)
- SP14 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- SP16 CONCRETE SIDEWALK
- SP17 SIDEWALK RAMP @ 8.33% MAX.(TYPICAL PER LOCAL CODES)
- SP18 DETECTABLE WARNING (SEE SHEET C-605)
- SP22 RETAINING WALL (SEE SHEET C-606 FOR DETAIL)
- SP24 WROUGHT IRON FENCE FOR DOG BARK PARK.
- SP28 GATE WITH FIRE DEPARTMENT LOCK BOX (SEE DETAIL C-606)
- SP30 HEAVY DUTY CONCRETE PAVING
- SP31 LIGHT DUTY CONCRETE PAVING
- SP36 PARKING SPACE STRIPING (TYP.-SEE PLAN FOR SIZE)
- SP38 ACCESSIBLE PARKING SPACE & SIGN (TYP.)
- SP39 VAN ACCESSIBLE PARKING SPACE & SIGN(TYP.)
- SP43 ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- SP44 TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- SP45 CANOPY COLUMN
- SP46 TRAFFIC FLOW ARROW (TYP.)
- SP49 FIRE LANE STRIPING
- SP52 PEDESTRIAN CROSS WALK MARKING
- SP55 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45' (PER LOCAL CODES)
- SP69 MONUMENT SIGN
- SP73 LIGHT POLE FOUNDATION AND FIXTURE
- SP78 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- SP79 FLAGPOLE

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADI SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON.
4. ALL CURB AND GUTTER AND MONOLITHIC CURB ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAILS SHEET C-605.
5. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
6. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
7. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
9. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
10. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
12. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
13. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
14. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
16. CIVIL PLANS ARE TO BE USED FOR CONSTRUCTION STAKING OF BUILDING LOCATION.
17. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
18. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
19. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
20. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
21. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
22. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
23. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. SEE CIVIL DETAILS.
24. ALL SIGNS SHALL BE PER MUTCD.
25. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND STATE DEPARTMENT OF TRANSPORTATION.

LEGEND



SITE INFORMATION

ZONING	
EXISTING	AGRICULTURAL
PROPOSED	PLANNED DEVELOPMENT - RETAIL
BUILDING DESCRIPTION	
ONE STORY - 10,250 SF	
BUILDING HEIGHT: 30'-9"	
TOTAL AREA (ACRES)	
2.95 ACRES	
LOT AREA-SF (ACRES)	
64,995 SF (1.49 AC)	

****NOTICE TO CONTRACTORS - UTILITIES****

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

****NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY EAGLE SURVEYING, LLC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



MARK	DESCRIPTION	DATE

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SUBMITTED BY: _____

537 HOUSTON STREET
 COPPELL, TX 75019
 FIRM NO. : F-20167

DATE: 06/30/2019

811
 Design • Consulting • Group

SERVICE FIRST
 610 FM 544
 MURPHY, TX 75904

SITE PLAN

FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR
 BIDDING OR
 CONSTRUCTION PURPOSES.

ENGINEER: MAHAR VADANSHIVAS
 P.E. NO.: 131783
 DATE: 6-30-19

