


















LEGEND	
ALL UTILITIES ARE EXISTING UNLESS NOTED OTHERWISE	INDICATES PROPOSED
	INDICATES TYPE OF LINE
	INDICATES SIZE OF LINE
XR	RADIUS DIMENSION (UNLABELED RADI ARE 3.0')
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	POWER POLE
	DOUBLE SANITARY SEWER CLEAN OUT
	NUMBER OF PARKING SPACES PER ROW
	STORM SEWER
	WATER LINE
	SANITARY SEWER
	OVERHEAD ELECTRIC LINE
	PROPOSED FIRE LANE
	PROPOSED CURB AND GUTTER
	INDICATES PAVEMENT TYPE
	"L" = LIGHT DUTY CONCRETE
	"M" = MEDIUM DUTY CONCRETE
	"H" = HEAVY DUTY CONCRETE
	(REFER TO PAVEMENT DETAILS)

STABILIZATION NOTE

ALL NON-PAVED AREAS WITHIN THE LIMITS OF THIS PROJECT SHALL RECEIVE 4" OF CLEAN TOPSOIL AND HYDROMULCH OR SOD. CONTRACTOR IS FULLY RESPONSIBLE TO ENSURE THAT 4" OF TOPSOIL IS IN PLACE AND GRASS IS ESTABLISHED AT THE CLOSEOUT OF THE PROJECT. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR MUST IMPORT CLEAN TOPSOIL TO SATISFY THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL AREAS DISTURBED OUTSIDE THE PROPERTY BOUNDARY SHALL ALSO BE STABILIZED AND COVER SHALL BE ESTABLISHED TO PREVENT EROSION.

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

REFERENCE MARKERS

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

TBM #001	"X" CUT IN CONCRETE NORTHING - 6.930,266.77 EASTING - 2.416,493.42 ELEVATION - 544.58
RM# 002	FOUND 5/8" IRON ROD w/ GREEN CAP (BROOKS) NORTHING - 6.929,945.68 EASTING - 2.416,447.51 ELEVATION - 547.28
RM# 003	FOUND 1/2" IRON ROD w/ YELLOW CAP (BYLINE) NORTHING - 6.930,313.33 EASTING - 2.416,748.95 ELEVATION - 542.86

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:48).
3. ACCESSIBLE ROUTE SURFACES SHALL BE FIRM, RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER DEPTHS OF MORE THAN 1/8" IN ANY ONE PLACE.
4. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 15' RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
5. CURB OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12). CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH.
6. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED FOR EACH 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

FIRE LANE STRIPING NOTE

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION. UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL, FIRE LANE STRIPING SHALL BE 6" RED PAINTED STRIPE ALONG TOP AND FACE OF CURB, FACE OF SIDEWALK, OR DIRECTLY ADJACENT TO PROPOSED PARKING LOT STRIPING, WITH 4" WHITE STENCILLED LETTERS "FIRE LANE - NO PARKING" PAINTED ON RED STRIPE AT 25' CENTER TO CENTER.

****TEXAS ONE CALL SYSTEM****

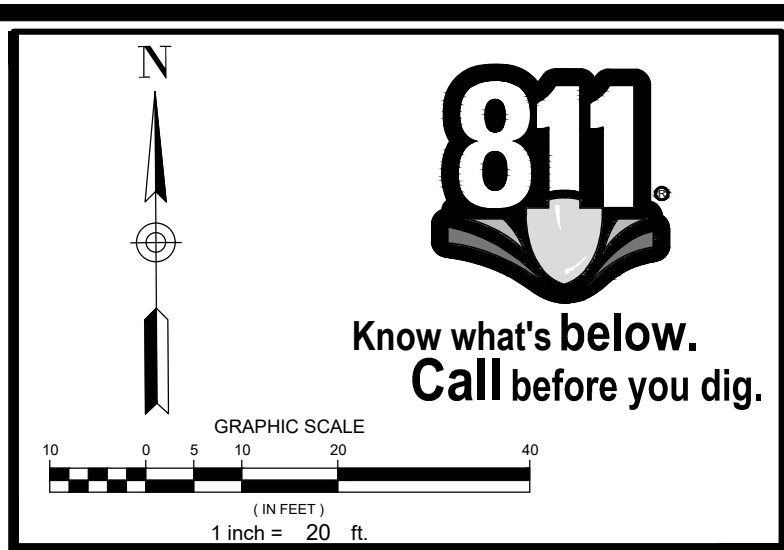
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PARKING REQUIREMENT INFORMATION

BUILDG USE	BUILDING S.F.	REQUIRED PARKING RATIO	PARKING REQUIRED
RETAIL	8,685 S.F.	1 SPACE PER 200 S.F.	44
RETAIL	8,685 S.F.	1 SPACE PER 200 S.F.	44
TOTAL PARKING REQUIRED			88
<u>PARKING PROVIDED</u>			
STANDARD SPACES		84	
ACCESSIBLE SPACES		4	
TOTAL PARKING PROVIDED		88	



****CAUTION** - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, STATE, FEDERAL, AND OTHER REGULATION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL EXISTING AND PROPOSED UTILITIES. DUE DILIGENCE, PRELIMINARY BUILDING DIMENSIONS, EXISTING BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNPOUTS AND ANY OTHER APPEARANCES WHICH ARE NOTED ON THE BUILDING PLANS SHALL BE MAINTAINED.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS REQUIRED TO MAINTAIN ALL EXISTING UTILITIES AND EXISTING IMPROVEMENT/PLANTMENT FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CITY AND STATE SHORTER SPECIFICATIONS AND SHALL BE APPROVED BY SUCH A NO. SEPARATE PAY FOR THIS WORK.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLICA BY A PROFESSIONAL SURVEYOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AND ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING DAMAGE TO EXISTING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OR RECORD PRIOR TO ANY REPAIRS SHALL BE REPAIRED TO ORIGINAL CONDITION.
7. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
8. ALL CONSTRUCTION DOCUMENTATION CONCERNING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY IMPACTS TO DRAINAGE.
10. CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXISTENCE SITE PRIOR TO WORKING IN AREAS FOR FLOODING.
11. NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
12. ALL LIGHTS SHALL BE DOWN SHIELDED AND SHALL NOT IMPACT ADJACENT RESIDENTIAL

SITE INFORMATION

OWNER/DEVELOPER	DAVID MCCOMAS GREAT SOUTHWEST PARKWAY INVESTMENT, LLC 15107 US HIGHWAY 19 NORTH, SUITE 450 CLEARWATER, FL 33764 727.723.3771
LEGAL DESCRIPTION:	2.55 ACRES PART OF CALLED 10.83 ACRES COPE EQUESTRIAN, LLC. FILE NO. 021095464 O.P.R.T.C.
SITE ADDRESS:	TBD
ZONED:	PO-30 SUBZONE: C
SETBACKS:	FRONT - 25' SIDE - 25' SIDE - 30' (ADJACENT TO RESIDENTIAL) REAR - 0' BUILDING HEIGHT - 25' FAR: 1:1

FIRE FLOW DATA

TOTAL FLOOR AREA SQUARE FOOTAGE PER ARCHITECT	
TOTAL AREA	8,865 s.f.

1. FIRE FLOW CALCULATIONS OBTAINED FROM IFC (CURRENT VERSION).
2. APPENDIX B 104.4 SECTION 104.4.1.
3. APPENDIX B 105.2 "EXCEPTION" FOR SPRINKLED BUILDINGS.
4. FROM TABLE 105.1, TYPE IUB, 6,865 kJ = 2,000 GPM.
5. REQUIRED FIRE FLOW 2,000 GPM \times 0.50 = 1,500 GPM. (EXCEPTION APPLIED)
6. FROM IFC (CURRENT VERSION), APPENDIX C, TABLE C105.1, THE MINIMUM HYDRANT REQUIREMENT IS 1.
7. FOR A SPRINKLED BUILDING THE MAXIMUM ALLOWED TRAVEL OR ACCESS PATH IS 600 FEET.
8. LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY CITY FIRE DEPARTMENT. COORDINATE WITH FIRE PROTECTION DESIGN.

TRAFFIC CONTROL NOTE

GUIDELINES SET FORTH IN PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

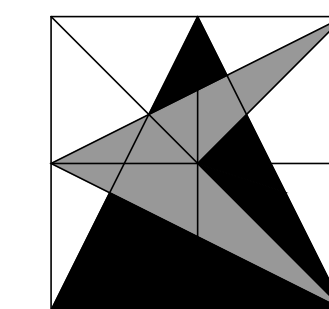
EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY BY-LINE SURVEYING LLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

REVISIONS

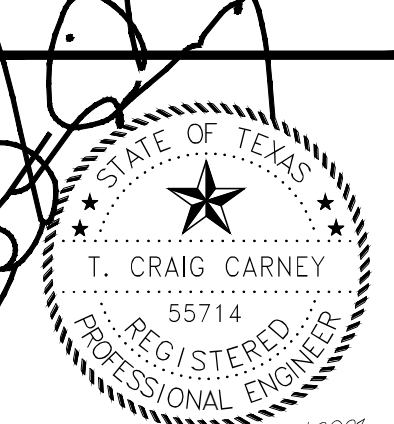
GREAT SOUTHWEST PARKWAY COMMONS
GREAT SOUTHWEST PARKWAY
GRAND PRAIRIE, TEXAS 75052

SITE PLAN

ISSUED FOR PERMIT



CARNEY
ENGINEERING,
PLLC.
5465 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863



TBPE FIRM REGISTRATION NO: F-5033
 DRAWN BY: TCP
 CHECKED BY: JAH
 START DATE: 05/03/2023
 SCALE: 1"=20'
 PROJECT NO.: 2068-200

C4.0