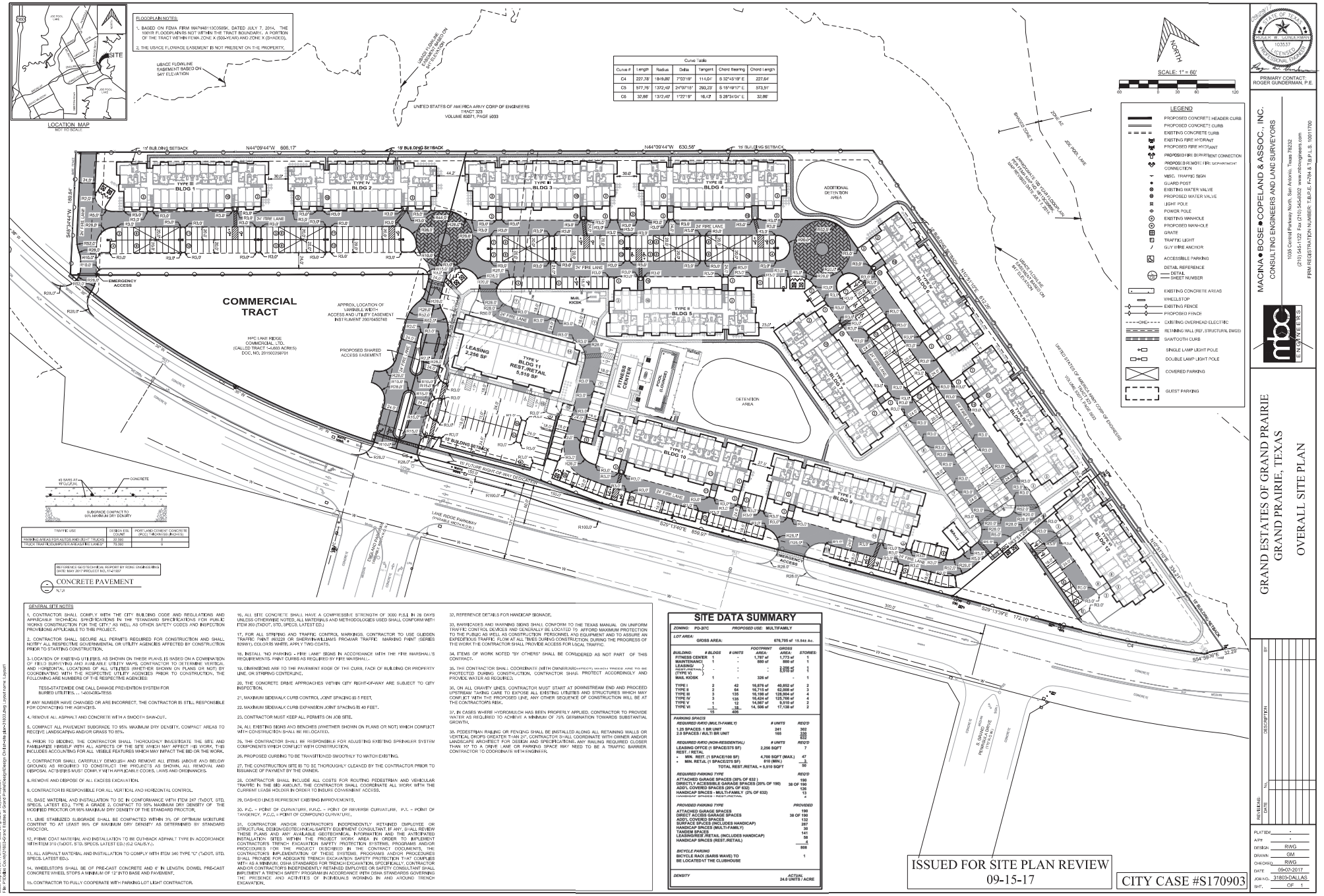


GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY," AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.

2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

3. LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS, IS BASED ON A COMBINATION OF FIELD SURVEYING AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:

TESS-STATEWIDE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES . . . 1-800-DIG-TESS

IF ANY NUMBER HAVE CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE AGENCIES.

4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW-CUT.

5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.

6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT THE WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.

7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.

8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.

10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TxDOT, STD. SPECS. LATEST ED.), TYPE A GRADE 2, COMPACT TO 95% MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR OR 98% MAXIMUM DRY DENSITY OF THE STANDARD PROCTOR.

11. LIME STABILIZED SUBGRADE SHALL BE COMPACTED WITHIN 3% OF OPTIMUM MOISTURE CONTENT TO AT LEAST 96% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.

12. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TxDOT, STD. SPECS. LATEST ED.).

13. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "C" (TxDOT, STD. SPECS. LATEST ED.).

14. WHEELSTOPS SHALL BE OF PRE-CAST CONCRETE AND 6' IN LENGTH, DOWEL PRE-CAST CONCRETE WHEEL STOPS A MINIMUM OF 12" INTO BASE AND PAVEMENT.

15. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.

16. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODOLOGIES USED SHALL CONFORM WITH ITEM 360 (TxDOT, STD. SPECS. LATEST ED.)

17. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GLIDDEN TRAFFIC PAINT #8022R OR SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (SERIES B29W1). COLOR IS WHITE. APPLY TWO COATS.

18. INSTALL "NO PARKING - FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.

19. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE OR STRIPING CENTERLINE.

20. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.

21. MAXIMUM SIDEWALK CURB CONTROL JOINT SPACING IS 5 FEET.

22. MAXIMUM SIDEWALK CURB EXPANSION JOINT SPACING IS 40 FEET.

23. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.

24. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.

26. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.

27. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.

28. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.

29. DASHED LINES REPRESENT EXISTING IMPROVEMENTS.

30. P.C. = POINT OF CURVATURE, P.R.C. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF COMPOUND CURVATURE.

31. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

32. REFERENCE DETAILS FOR HANDICAP SIGNAGE.

33. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

34. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.

35. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED.

36. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM. TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.

37. IN CASES WHERE HYDROMULCH HAS BEEN PROPERLY APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 75% GERMINATION TOWARDS SUBSTANTIAL GROWTH.

38. PEDESTRIAN RAILING OR FENCING SHALL BE INSTALLED ALONG ALL RETAINING WALLS OR VERTICAL DROPS GREATER THAN 2'. CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR LANDSCAPE ARCHITECT FOR DESIGN AND SPECIFICATIONS. ANY RAILING REQUIRED CLOSER THAN 10' TO A DRIVE LANE OR PARKING SPACE MAY NEED TO BE A TRAFFIC BARRIER. CONTRACTOR TO COORDINATE WITH ENGINEER.

## SITE DATA SUMMARY

ZONING: PO-37C PROPOSED USE: MULTIFAMILY

LOT AREA:
GROSS AREA: 676,765 sf 15.54± Ac.

| BUILDING: | # BLDGS | # UNITS | FOOTPRINT AREA: | GROSS AREA: | STORIES: |
|---|---|---|---|---|---|
| FITNESS CENTER | 1 | - | 1,787 sf | 1,773 sf | 1 |
| MAINTENANCE | 1 | - | 880 sf | 880 sf | 1 |
| LEASING/ REST./RETAIL (TYPE V) | - | - | - | 2,256 sf / 5,510 sf | 1 |
| MAIL KIOSK | 1 | - | 326 sf | - | 1 |
| TYPE I | 2 | 42 | 16,876 sf | 40,552 sf | 2 |
| TYPE II | 2 | 64 | 16,128 sf | 62,000 sf | 4 |
| TYPE III | 2 | 136 | 16,159 sf | 128,864 sf | 4 |
| TYPE IV | 3 | 135 | 16,424 sf | 125,766 sf | 4 |
| TYPE V | 1 | 12 | 14,067 sf | 5,510 sf | 2 |
| TYPE VI | 1 | 16 | 14, 506 sf | 17,138 sf | 2 |
| | 15 | 405 | | | |

PARKING SPACES

| REQUIRED RATIO (MULTI-FAMILY) | # UNITS | REQ'D |
|---|---|---|
| 1.25 SPACES / BR UNIT | 241 | 302 |
| 2.0 SPACES / MULTI BR UNIT | 165 | 330 |
| | | 632 |

| REQUIRED RATIO (NON-RESIDENTIAL) | # UNITS | REQ'D |
|---|---|---|
| LEASING OFFICE (1 SPACE/275 SF) | 2,256 SQFT | 7 |
| REST. / RETAIL | | |
| • MIN. REST. (1 SPACE/100 SF) | 4,700 SQFT (MAX.) | 47 |
| • MIN. RETAIL (1 SPACE/275 SF) | 810 (MIN.) | 3 |
| | TOTAL REST./RETAIL = 5,510 SQFT | 50 |

| REQUIRED PARKING TYPE | REQ'D |
|---|---|
| ATTACHED GARAGE SPACES (50% OF 632 ) | 190 |
| DIRECTLY ACCESSIBLE GARAGE SPACES (20% OF 190) | 38 OF 190 |
| ADD'L COVERED SPACES (20% OF 632) | 126 |
| HANDICAP SPACES - MULTI-FAMILY (3% OF 632) | 13 |
| HANDICAP SPACES - REST./RETAIL | 4 |

| PROVIDED PARKING TYPE | PROVIDED |
|---|---|
| ATTACHED GARAGE SPACES | 190 |
| DIRECT ACCESS GARAGE SPACES | 38 OF 190 |
| ADD'L COVERED SPACES | 132 |
| HANDICAP SPACES (INCLUDES HANDICAP) | 287 |
| HANDICAP SPACES (MULTI-FAMILY) | 30 |
| TANDEM SPACES | 141 |
| LEASING/REST./RETAIL (INCLUDES HANDICAP) | 54 |
| HANDICAP SPACES (REST./RETAIL) | 4 |
| | 858 |

| BICYCLE PARKING | |
|---|---|
| BICYCLE RACK (BARIS WAVE) TO BE LOCATED AT THE CLUBHOUSE | 1 |

| DENSITY | ACTUAL |
|---|---|
| | 24.0 UNITS / ACRE |

ISSUED FOR SITE PLAN REVIEW
09-15-17

CITY CASE #S170903

REGISTERED PROFESSIONAL ENGINEER
REGILIO W. GONCALVES
103537
LICENSED
STATE OF TEXAS

PRIMARY CONTACT:
ROGER GUNDERMAN, P.E.

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CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

GRAND ESTATES OF GRAND PRAIRIE
GRAND PRAIRIE, TEXAS
OVERALL SITE PLAN

| REVISIONS: DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|

PLAT ID# -
APP. -
DESIGN RWG
DRAWN GM
CHECKED RWG
DATE 09-07-2017
JOB NO. 31803-DALLAS
SHT. OF 1

Date: Sep 08, 2017 - 4:06pm User ID: rgunderman Layout: Layout1
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