



SCALE: 1" = 40'

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
(Symbol)	(Symbol)	PROPERTY (P.O.W.) LINE / SUBDIVISION BOUNDARY
(Symbol)	(Symbol)	RECORD INFORMATION
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	DOWN GUY
(Symbol)	(Symbol)	TRANSFORMER (SIZE VARIES)
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	WATER METER VAULT
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	CABLE TV RISER
(Symbol)	(Symbol)	ELECTRIC BOX
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	GAS VALVE
(Symbol)	(Symbol)	TRAFFIC CONTROL BOX
(Symbol)	(Symbol)	TRAFFIC SIGNAL POST
(Symbol)	(Symbol)	UNDERGROUND GAS LINE MARKER
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	GRATE INLET (SIZE VARIES)
(Symbol)	(Symbol)	CURB INLET (SIZE VARIES)
(Symbol)	(Symbol)	GREASE TRAP (SIZE VARIES)
(Symbol)	(Symbol)	WIRE FENCE (SIZE VARIES)
(Symbol)	(Symbol)	WOOD FENCE
(Symbol)	(Symbol)	CHAIN LINK FENCE
(Symbol)	(Symbol)	OVERHEAD ELECTRIC
(Symbol)	(Symbol)	ELECTRIC MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	STORMSEWER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	TELEPHONE MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	DUMPSTER
(Symbol)	(Symbol)	TRASH COMPACTOR
(Symbol)	(Symbol)	CONCRETE CURB
(Symbol)	(Symbol)	EDGE OF PAVEMENT
(Symbol)	(Symbol)	HANDICAP ACCESS ROUTE
(Symbol)	(Symbol)	CONCRETE SIDEWALKS
(Symbol)	(Symbol)	WALL (SEE PLAN)
(Symbol)	(Symbol)	ROCK WALL
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	WHEELSTOP
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	HANDICAP SPACE

TRACT 2  
SHANE E. & DORIS E.  
JOHANSON  
VOL. 524, PG.446  
REMAINDER OF  
115.890 ACRES  
115.890 ACRES  
5,048,182 SQ. FT.

PARENT TRACT  
SHANE E. & DORIS E.  
JOHANSON  
VOL. 524, PG.198

#### KEY NOTES

1. INSTALL SIDEWALKS PER DETAIL C7.1.3
2. INSTALL HANDICAP PARKING, SIGNS, AND WHEELSTOPS PER DETAILS C7.0.7, C7.0.8, AND C7.0.9.
3. INSTALL CURB PER DETAIL C7.0.4
4. INSTALL HEADER CURB PER DETAIL C7.0.2
5. DRIVEWAY PER DETAIL C7.0.5
6. SEE ARCHITECT PLANS
7. INSTALL ADA RAMPS PER DETAIL C7.0.10 OR C7.0.11
8. INSTALL CALICHE BASE PARKING AREA, SEE DETAIL ON SHEET C4.1
9. INSTALL 24" WIDE STOP BAR AND "STOP" TEXT.
10. INSTALL TRAFFIC ARROWS
11. INSTALL 10" PIPE BOLLARDS SEE SHT. C7.0
12. INSTALL PEDESTRIAN CROSS WALK.
13. INSTALL 4" WIDE PARKING STRIPING
14. INSTALL BUSINESS SIGN PER TxDOT STANDARDS
15. INSTALL 48 LF OF 1.0' WIDE HEADER CURB SEE DETAIL C7.0.XX
16. INSTALL 15 LF OF SAWTOOTH CURB SEE DETAIL C7.0.XX

#### SITE PLAN NOTES

1. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
4. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR AND CIVIL ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
6. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET TO A TOLERANCE OF 0.010 FT.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING FACE OF BRICK, STONE AND FACE OF WALLS. UNLESS OTHERWISE NOTED.
8. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.
9. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
10. THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES, BOTH FEDERAL AND STATE ARE TO BE INCORPORATED IN ALL CONSTRUCTION DOCUMENTS. IF ANY CRITERIA CANNOT BE MET THEN THE ENGINEER IS TO BE ALERTED OF THE CONDITION AND INFORMED OF THE MEASURES THAT WOULD BE NECESSARY TO BE IN CONFORMANCE.
11. ALL PEDESTRIAN RAMPS TO BE TEXTURED AND PAINTED/ STAINED PER A.D.A. REQUIREMENTS.
12. POSTING OF FIRE LANES IS REQUIRED. PROVIDE A RED STRIPE 4" WIDE AND THE WORDS "FIRE LANE-NO PARKING" IN 4" WHITE LETTERS.
13. PARKING STRIPING TO BE 4" WIDE YELLOW STRIPES

#### BENCHMARKS:

BENCHMARK NGS PID AO-0030  
HORIZONTAL DATUM: NAD83  
HORIZONTAL ADJ.: 1988  
VERTICAL DATUM: NAVD83  
VERTICAL ADJUSTMENT: 1980  
GEOD MODEL USED: GEOD03  
PROJECTED ZONE: TEXAS SOUTH CENTRAL 4204  
ELEVATION 172.72'

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.

TRES RIOS - 80 ROOM MOTEL FACILITY

INTERSTATE HWY. - 37  
MODULAR MANAGEMENT GROUP

SITE DIMENSIONAL CONTROL PLAN

File: C:\10 COVER & GENERAL NOTES

Job No.	Scale (Hor.)	Scale (Vert.)	Checked By	Date
X	1" = 20'	N/A	AR	
Rev. No.	Date	Remarks		
1	10/2012			
2				
3				
4				

SHEET  
C4.0

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