



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, MAY 8, 2024 AT 2:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

- I. CALL TO ORDER
- II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-19** [Sam's Club] addressed as 1701 West State Highway 114, and consideration of same.

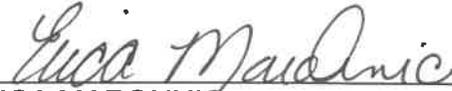
IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of the February 7, 2024, regular meeting.

V. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF PLANNING SERVICES AT (817) 410-3155 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE SITE PLAN REVIEW COMMITTEE MEETING AGENDA WAS PREPARED AND POSTED ON THIS THE 3RD DAY OF MAY 2024 AT 5:00 P.M.

A handwritten signature in cursive script, reading "Erica Marohnic", written in black ink. The signature is positioned above a horizontal line.

ERICA MAROHNIC
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
FROM: ALBERT L. TRIPLETT, JR. PLANNER II
DATE: MAY 8, 2024
SUBJECT: CONDITIONAL USE REQUEST CU24-19; 1701 WEST STATE HIGHWAY
114, BLOCK 1, LOT 1A, WAL-MART ADDITION GRAPEVINE

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use permit CU01-71 (Ord. 2002-09) to amend the previously approved site plan to establish a planned commercial center. This request is specifically to repurpose an existing paved area for grocery pick-up parking stalls, restore landscaping, and shift alcohol points of sale. The property is currently zoned "CC", Community Commercial District.

REQUEST

On January 15, 2002, City Council approved CU01-71 (Ord. 2002-09) to establish a planned commercial center to include to include an automotive repair facility, gasoline sales, the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a retail store, and approval of one 40-foot pole sign, one 24-foot pole sign and one 20-foot pole sign.

With this request, the applicant proposes to restripe the existing paved area along the southern elevation of the building to create ten (10) pick-up stalls for a total of thirty-seven (37) grocery pickup stalls. There are no proposed changes to the landscaping. The existing landscaping will be restored and replaced with like-for-like as needed. Inside the building, the applicant proposes to move the points of sale slightly to the south to accommodate a new shopping concept with digital checkout technology.

BACKGROUND INFORMATION

The subject site was zoned "I-1", Light Industrial District, prior to 1984 and was rezoned to "LI", Light Industrial District in the 1984 City-wide Rezoning.

- On January 15, 2002, City Council approved Z01-19 to rezone approximately 41 acres from "LI", Light Industrial District to "CC", Community Commercial District. At this time, City Council also approved CU01-71 to establish a planned commercial center with off-premise alcoholic beverage sales for the establishment of a Sam's Club and a Wal-Mart Supercenter.
- On May 29, 2002, the Site Plan Review Committee approved CU02-25 to modify the existing gas station elevations and traffic flow.

- On May 28, 2003, the Site Plan Review Committee approved CU03-07 to allow for an employee kiosk at the existing gas station, modifications to the existing signage and building elevations.
- On July 23, 2003, the Site Plan Review Committee approved CU03-29 to move the southeast drive entrance 30-feet to the north and to allow for minor landscaping enhancements at the main entrance.
- On September 21, 2004, City Council approved CU04-29 to allow for a two-bay, fully enclosed automated car wash.
- On August 1, 2011, BZA denied an appeal BZA11-07 of the Building Official's decision to remove an illegal, nonconforming, off-premise sign.
- On August 1, 2011, BZA approved a special exception BZA11-11 to allow the relocation of an existing pole sign.
- On September 15, 2015, City Council approved CU15-41 to allow for a converted digital billboard sign.

/lc

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
WAL-MART ADDITION GPV Block 1 Lot 1A Plat A8059
Street frontage & distance to nearest cross street
2,142.1 LF & Adjacent
Proposed Zoning
Unchanged

Gross area of parcel (to nearest tenth of
acre)
17.49 AC
Describe the Proposed Use
Unchanged
Existing Zoning
CC (Community Commercial)

Future Land Use Designation
Unchanged

Subject Property Address
1701 W State HWY 114 Grapevine, TX 7601

All Conditional Use Permit Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan approved with a conditional use permit request can only be approved by City Council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four-month period.

I have read and understand all of the requirements as set forth by the application for a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Trey Carter Owner Phone Number 479-644-5695
Company SAM'S REAL ESTATE BUSINESS TR
Address PO BOX 8050
City Bentonville State AR Zip Code 72712
Email [REDACTED]

APR 01 2024

CU24-19

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Matthew T. Smith (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

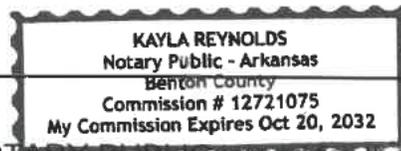
Property Owner's Signature Trey Carter Date 3/27/24

STATE OF: Arkansas
COUNTY OF: Benton

BEFORE ME, a Notary Public, on this day personally appeared Trey Carter (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 27th day of March, 2024

Kayla Reynolds



NOTARY PUBLIC in and for the State of Texas

APR 01 2024
CU24-19

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Matthew T. Smith Company Manhard Consulting

Address 12225 Greenville Ave, Suite 1000

City Dallas State TX Zip Code 75243

Phone 732-546-2656 Email [REDACTED]

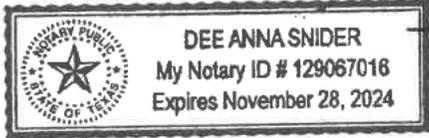
Applicant's Signature [Signature] Date 4/1/2024

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Matthew Smith
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby
certify that I am the applicant for the purposes of this application; that all information submitted herein
is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 1st day of
April, 2024



[Signature]
NOTARY PUBLIC in and for the State of Texas

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: 0802993484

Provide a most recent public information report that includes:

1. All general partners
2. File Number
3. Registered agent name
4. Mailing address

CU24-19

APR 01 2024

(You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

April 01, 2024

City of Grapevine
Planning Services Dept.
200 S. Main Street
Grapevine, TX 76051

RE: Conditional use permit request for proposed improvements to Sam's Club Store #4795

Dear City of Grapevine Planning Services,

I am writing to formally request a conditional use permit for the revitalization and reopening of the existing Sam's Club store #4795 located at 1701 W State Highway 114 in Grapevine, Texas. The proposed improvements outlined in this request aim to breathe new life into this vacant property and contribute to the economic and social fabric of the community.

The proposed improvements include restriping the parking lot, adding club member pick-up spots, installing synthetic lawn in the parking lot curb islands, updated paint on the exterior facade of the building, and updated interior door locations. These enhancements are crucial for several reasons.

Firstly, restriping the parking lot will optimize the use of space and ensure safe and efficient traffic flow. This will not only benefit customers visiting the store but also alleviate any potential congestion in the surrounding area.

Secondly, the addition of club member pick-up spots will cater to the changing needs of modern consumers. With the rise of online shopping, providing designated areas for order pickups will enhance convenience and streamline the shopping experience for Sam's Club members.

Thirdly, installing synthetic lawn in the parking lot curb islands offers an environmentally friendly solution that enhances the aesthetic appeal of the property. This low-maintenance landscaping option not only adds greenery to the area but also conserves water resources and is a more sustainable choice.

Lastly, updating the paint on the exterior facade of the building will rejuvenate its appearance and contribute to the overall revitalization of the surrounding area. A well-maintained storefront not only attracts customers but also enhances property values and fosters community pride.

The proposed conditional use permit for the revitalization and reopening of Sam's Club store #4750 represents a significant investment in our community. By approving this request, the city has the

APR 01 2024

CU24-19



opportunity to transform a vacant property into a vibrant hub of economic activity and community engagement.

Thank you for considering this request. I am confident that the proposed improvements will add value to the property and enhance the quality of life for residents of Grapevine, Texas.

Sincerely,

Matthew T. Smith

A handwritten signature in blue ink, appearing to read 'M. T. Smith', is written over a light blue horizontal line.

Project Manager
732-546-2656

APR 01 2024

C424-19



Franchise Tax Account Status

As of : 03/26/2024 11:36:59

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

SAM'S REAL ESTATE BUSINESS TRUST DBA DELAWARE SAM'S REAL ESTATE BUSINESS TRUST

Texas Taxpayer Number 17161675792

Mailing Address 702 SW 8TH ST BENTONVILLE, AR 72716-6299

Right to Transact Business in Texas ACTIVE

State of Formation DE

Effective SOS Registration Date 04/18/2018

Texas SOS File Number 0802993484

Registered Agent Name C T CORPORATION SYSTEM

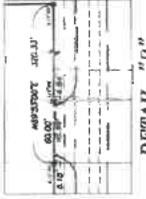
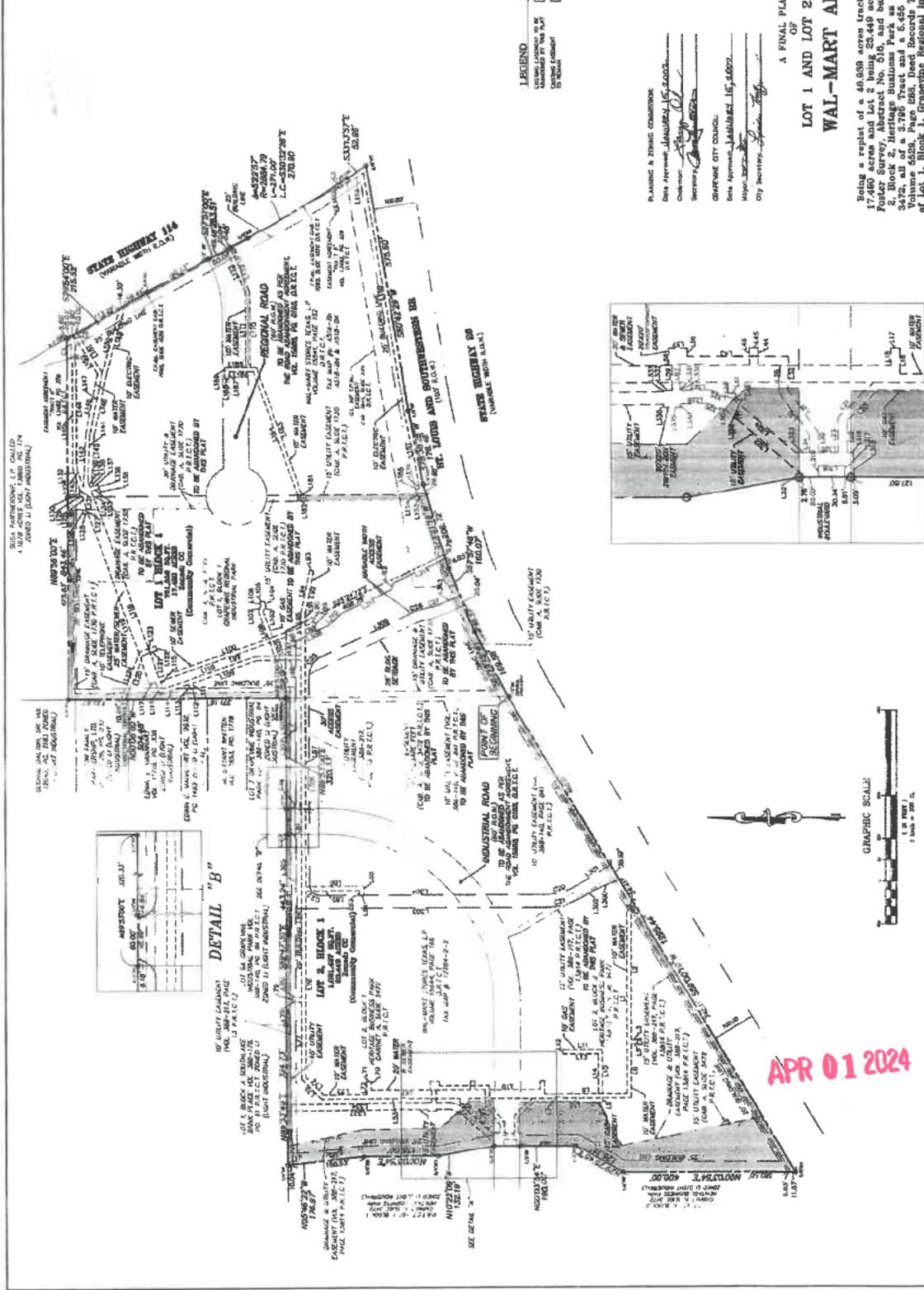
Registered Office Street Address 1999 BRYAN ST., STE. 900 DALLAS, TX 75201

APR 01 2024

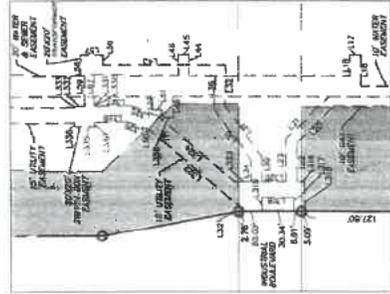
CU24-19



VICINITY MAP



DETAIL "B"



DETAIL "A"

LEGEND
 --- UNITS EASEMENT TO BE
 --- UNITS EASEMENT TO BE
 --- UNITS EASEMENT TO BE

OWNER
 THE CITY OF WALKER, TEXAS, L.A.
 201 W. 5TH STREET
 BEAUMONT, ARKANSAS 72712
 (479) 273-8361

SURVEYOR
 CLARK-GEUGRAM INC.
 1001 W. 10TH STREET
 BEAUMONT, TEXAS 77705
 (409) 221-4949

PLANNING & ZONING COMMISSION
 Date Approved: JUNE 16, 2022
 Chairman: [Signature]
 Secretary: [Signature]

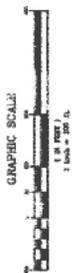
GRAPHER CITY COUNCIL
 Date Approved: JUNE 16, 2022
 Mayor: [Signature] AND SUE 100
 City Secretary: [Signature]

**A FINAL PLAT
 OF
 LOT 1 AND LOT 2, BLOCK 1
 WAL-MART ADDITION**

Being a replat of a 40.838 acres tract into two lots, Lot 1 being 17.668 acres and Lot 2 being 23.170 acres, both being in the Foster Survey, Abstract No. 518, and being all of Lot 2, Block 1, Lot 2, Block 2, Heritage Stadiums Park as recorded in Cabinet A, Slide 3472, all of a 3.795 Tract and a 6.456 Tract of land as recorded in Volume 188, Page 355, recorded in the Public Records of Tarrant County, Texas, at Cabinet A, Slide 1796, Plat Records Tarrant County Texas, City of Grainger, Tarrant County, Texas.

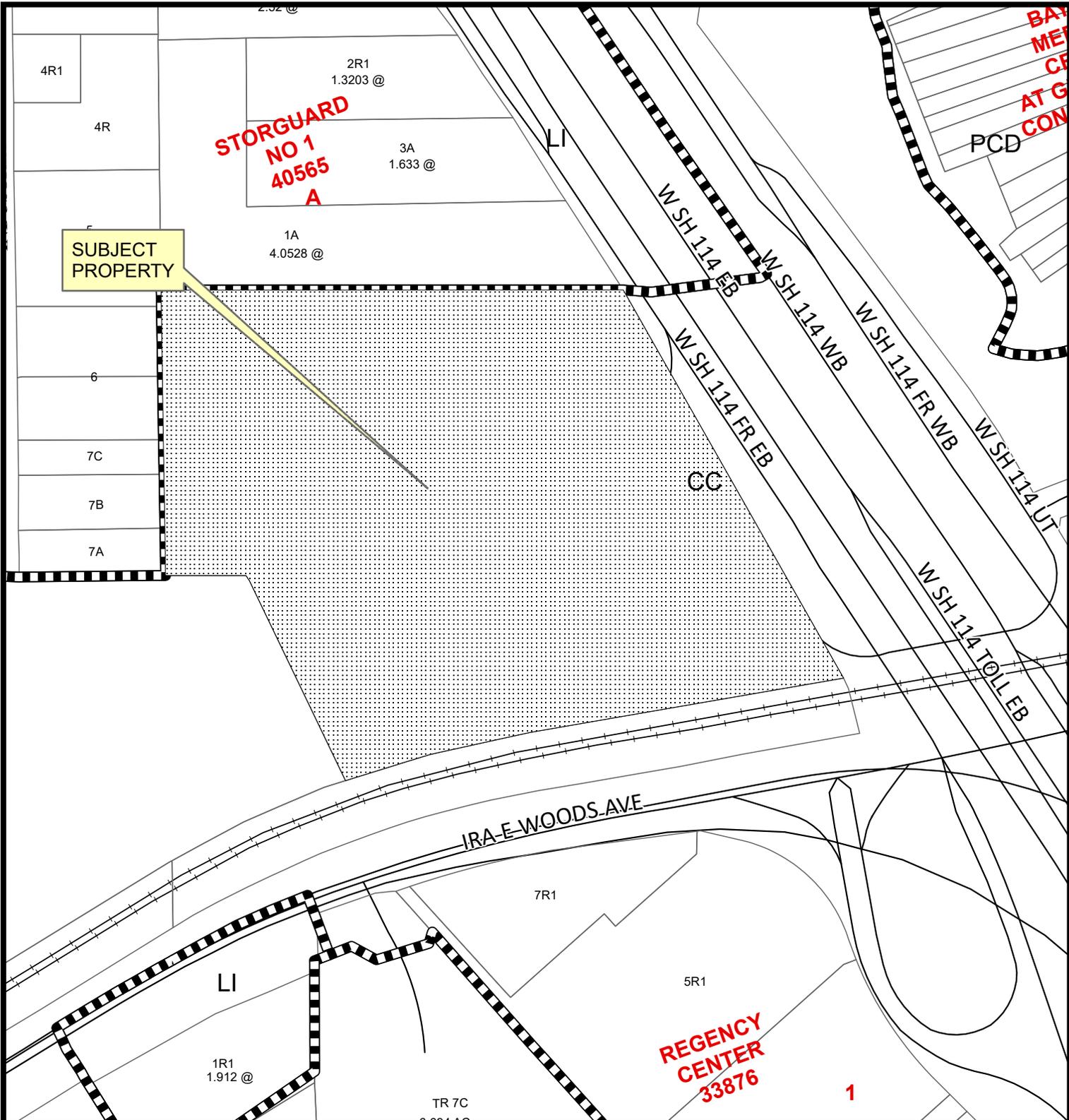
THIS PLAT FILED IN CABINET A, SLIDE 4555. DATE: JUN 20 2022

APR 01 2024



CLARK-GEUGRAM INC.
 1001 W. 10TH STREET
 BEAUMONT, TEXAS 77705
 (409) 221-4949

CEU 24-19

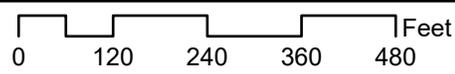


SUBJECT PROPERTY

**STORGUARD
NO 1
40565
A**

**REGENCY
CENTER
33876**

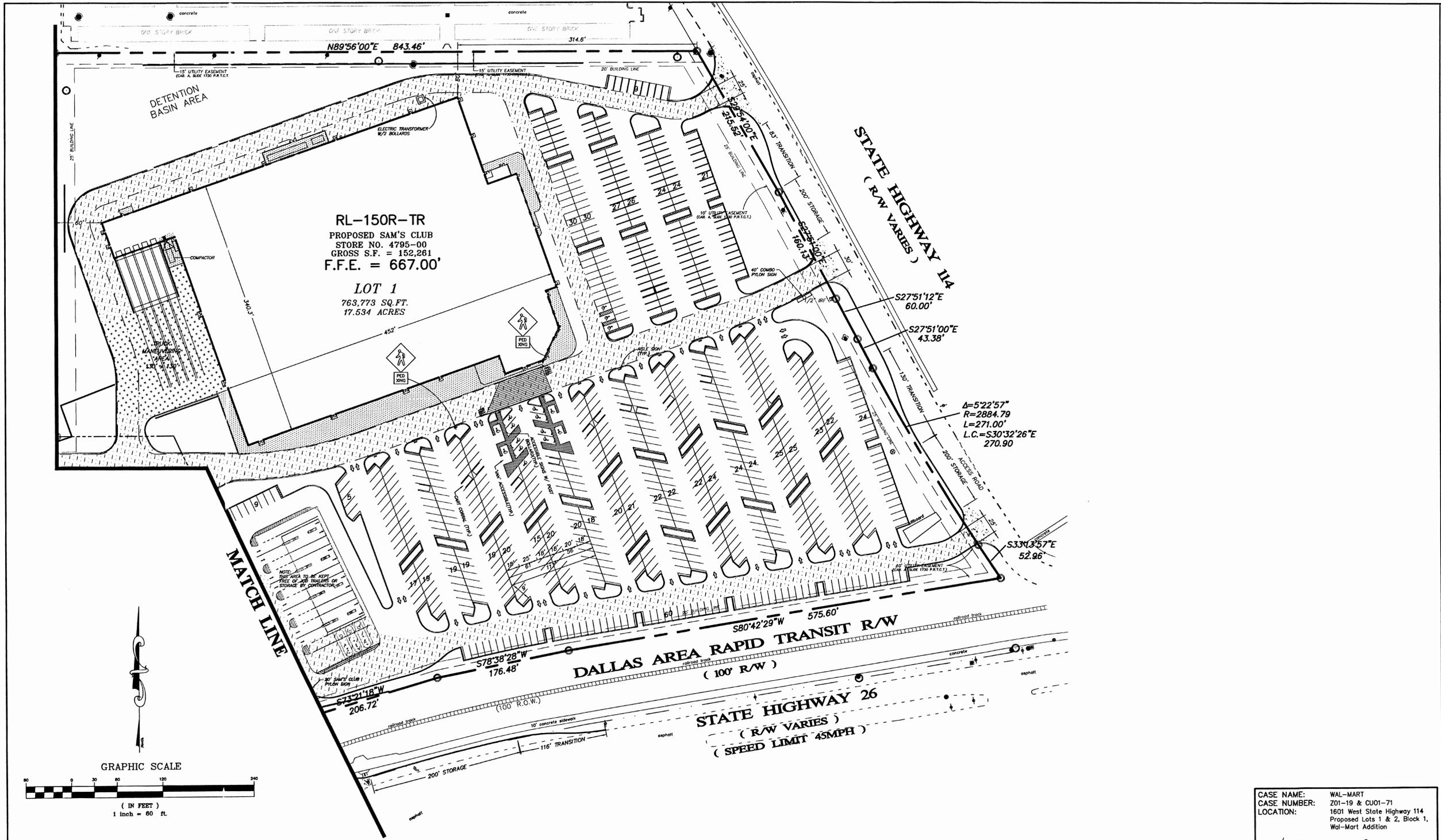
**BAY
ME
CE
AT G
CON**



**CU24-19; Sam's Club
1701 West State Highway 114**

Date Prepared: 5/1/2024

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



RL-150R-TR
 PROPOSED SAM'S CLUB
 STORE NO. 4795-00
 GROSS S.F. = 152,261
 F.F.E. = 667.00'

LOT 1
 763,773 SQ. FT.
 17.534 ACRES

PREVIOUSLY APPROVED

LEGEND

HEAVY DUTY ASPHALT	
HEAVY DUTY CONCRETE	
CONCRETE DRIVE APPROACH	
STANDARD DUTY PAVT.	
CONCRETE (REF. ARCH. PLANS)	
PAVEMENT MARKING	(YELLOW STRIPING)
FIRELANE	(RED STRIPING)
CURBED PAVING EDGE	
NO CURB PAVING EDGE	

NOTE:
 TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING
 AREAS, DO NOT APPLY UNTIL ALL OTHER POTENTIALLY
 DAMAGING CONSTRUCTION HAS BEEN COMPLETED

REVISION DESCRIPTION	DATE	NO.

DUNAWAY ASSOCIATES INC
 Engineers - Landscape Architects - Planners - Surveyors
 PHONE (817) 335-1171 FAX (817) 335-1172
 1601 WEST STATE HIGHWAY 114, SUITE 200, GRAPEVINE, TX 76137

Sam's Club Site Plan

WAL * MART
 1601 West State Highway 114
 Grapevine, Tx



CASE NAME: WAL-MART
 CASE NUMBER: 201-19 & CU01-71
 LOCATION: 1601 West State Highway 114
 Proposed Lots 1 & 2, Block 1,
 Wal-Mart Addition

DATE: 1-15-02

PLANNING AND ZONING COMMISSION

DATE: 1-15-02

SHEET: 3 OF 23

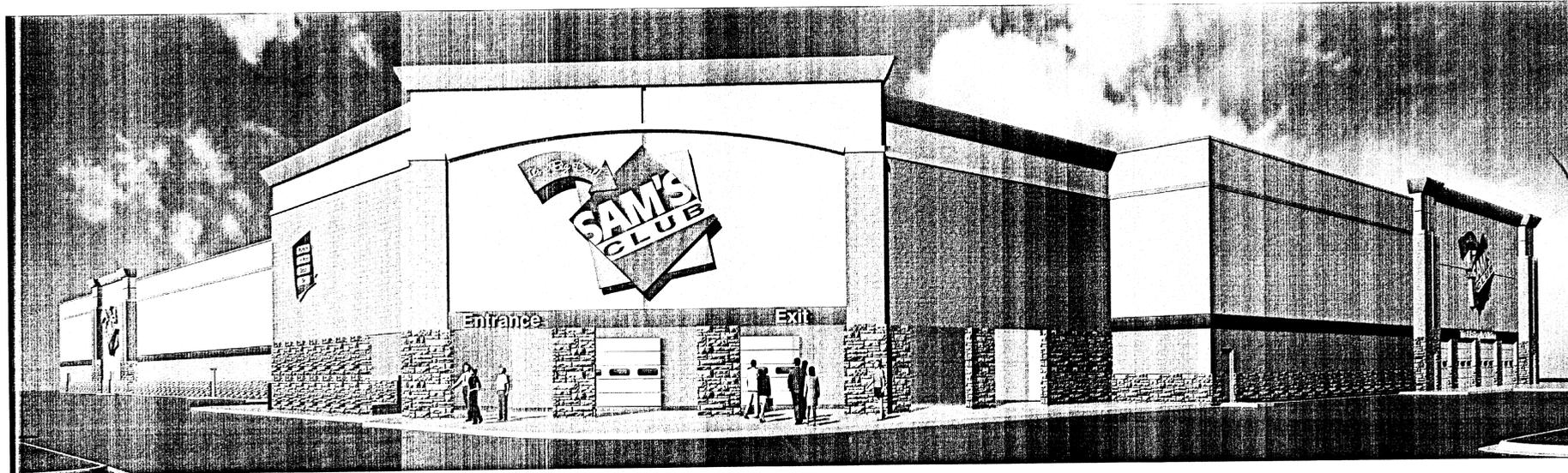
APPROVAL DOES NOT AUTHORIZE ANY WORK
 IN CONFLICT WITH ANY CODES OR
 ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

DATE:	1-15-02
JOB No.	2001041-00
DRAWN BY:	RJM
DESIGNED BY:	JWC
CHECKED BY:	TOH
DATE:	January 4, 2002
SCALE:	1" = 60'
SHEET:	3 OF 23

I:\Design\01\2001041\1666-03_4795-00-PP_Site-111901.dwg, 01/15/2002 08:25:27 AM, rjm, 1:1, Dunaway Associates, Inc.

**PREVIOUSLY
APPROVED**



CASE NAME: Walmart
CASE NUMBER: CU01-71 & Z01-19
LOCATION: 1601 W State Hwy 114

[Signature] Mayor
[Signature] Secretary

DATE: 1-15-02

PLANNING AND ZONING COMMISSION

[Signature] Chairman

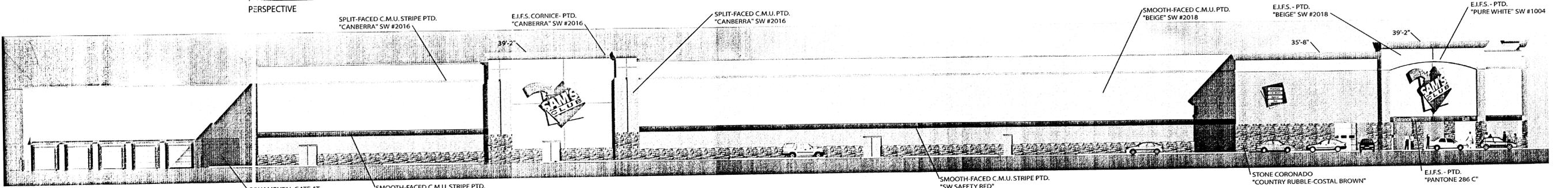
DATE: 1-15-02

SHEET: 11 OF 23

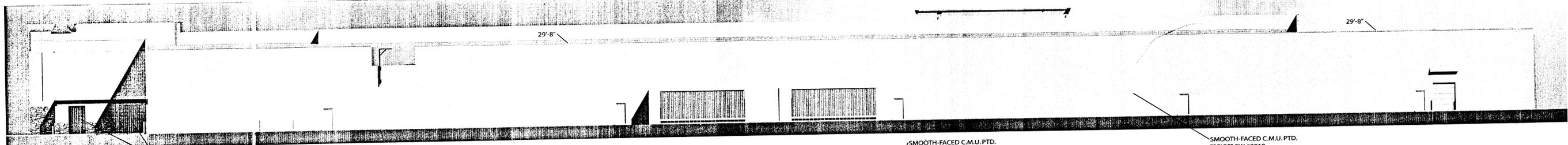
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

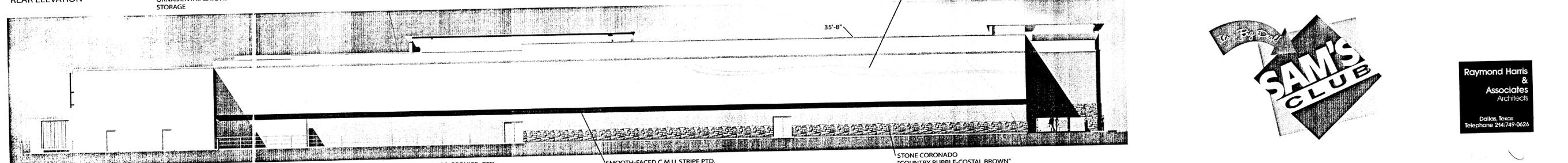
PERSPECTIVE



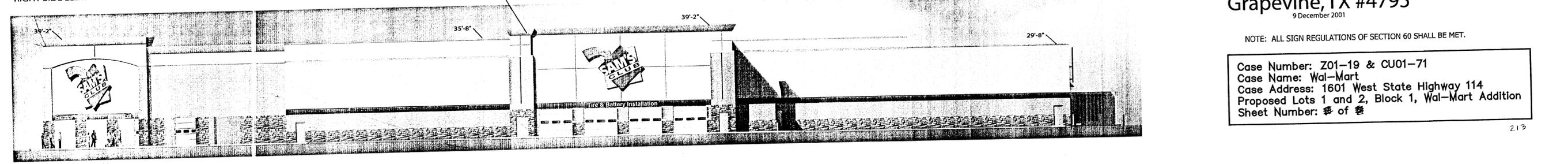
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

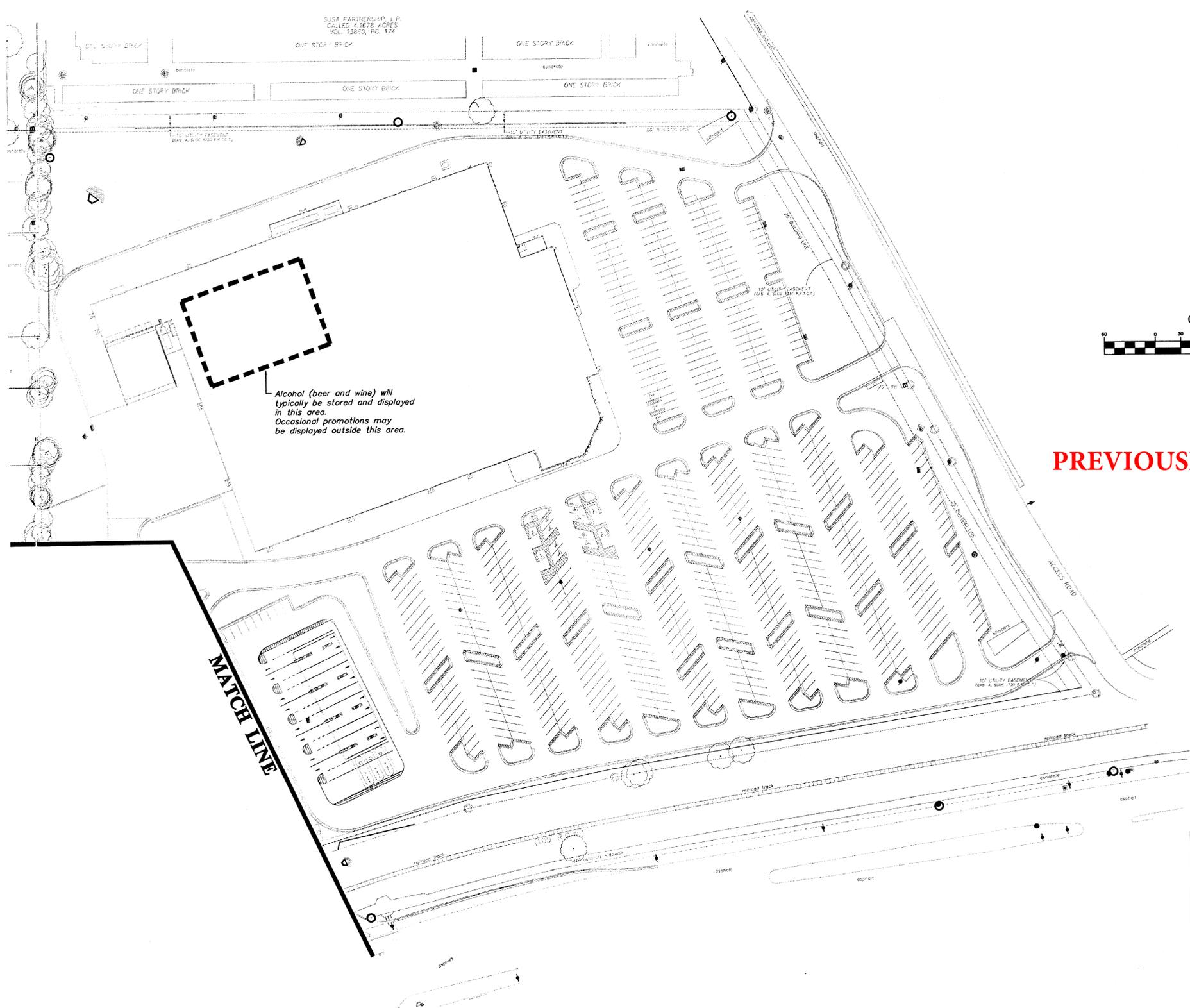


Raymond Harris & Associates Architects
Dallas, Texas
Telephone 214/749-0626

Grapevine, TX #4795
9 December 2001

NOTE: ALL SIGN REGULATIONS OF SECTION 60 SHALL BE MET.

Case Number: Z01-19 & CU01-71
Case Name: Wal-Mart
Case Address: 1601 West State Highway 114
Proposed Lots 1 and 2, Block 1, Wal-Mart Addition
Sheet Number: 11 of 23



No.	DATE	REVISION DESCRIPTION

SAM'S CLUB ALCOHOL DISPLAY EXHIBIT

DUNAWAY ASSOCIATES INC
Engineers - Landscape Architects - Planners - Surveyors
1000 MEMPHIS DRIVE, SUITE 100, FORT WORTH, TEXAS 76104
PHONE (817) 338-1121 FAX (817) 338-1120

WAL * MART
1601 West State Highway 114
Grapevine, Tx

RECEIVED

CASE NAME: WAL-MART
CASE NUMBER: 201-19 & CU01-71
LOCATION: 1601 West State Highway 114
Proposed Lots 1 & 2, Block 1,
Wal-Mart Addition

[Signature]
MAYOR

[Signature]
SECRETARY

DATE: 1-15-02

PLANNING AND ZONING COMMISSION

[Signature]
CHAIRMAN

DATE: 1-15-02

SHEET: 13 OF 23

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

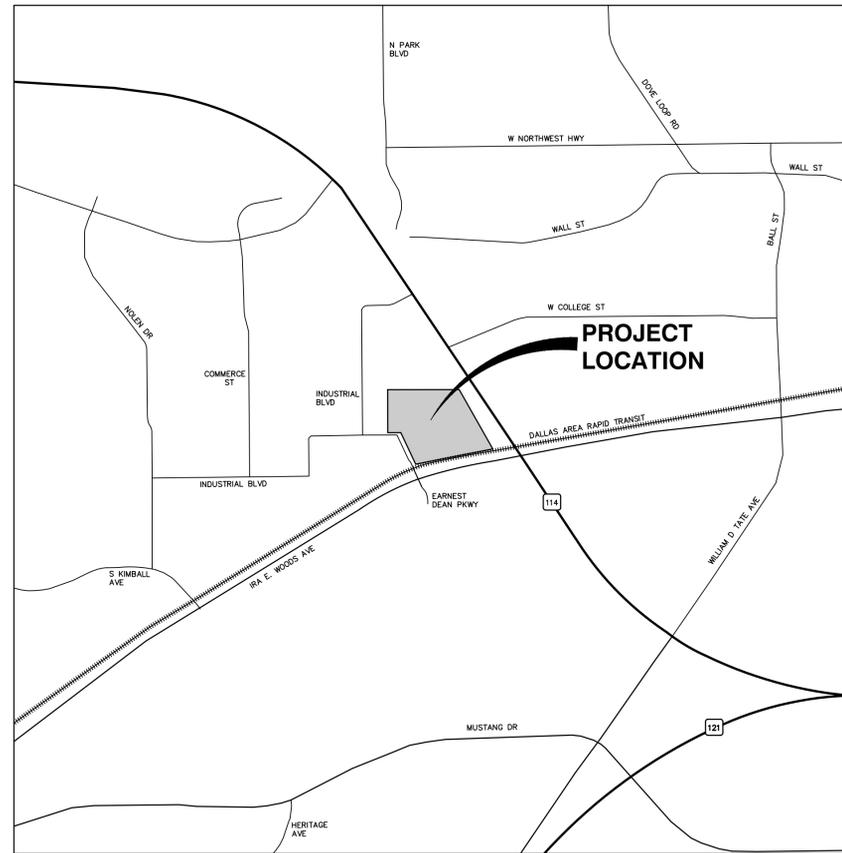
DATE:	
JOB No.	2001041-00
DRAWN BY:	KED
DESIGNED BY:	JWC
CHECKED BY:	TDH
DATE:	January 4, 2002
SCALE:	1" = 80'
SHEET:	13 OF 23

PROPOSED CIVIL CONSTRUCTION PLANS FOR SAM'S CLUB STORE #4795

1701 W STATE HWY 114

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

EXISTING	STANDARD SYMBOLS	PROPOSED
	SANITARY MANHOLE	
	STORM JUNCTION BOX & MANHOLE	
	CURB INLET	
	GRATE INLET	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	WATER METER	
	THRUST BLOCK & FITTING	
	STORM HEADWALL	
	STREET LIGHT	
	CONCRETE CURB	
	SIDEWALK	
	SUBJECT PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	FENCE	
	RETAINING WALL	



LOCATION MAP
N.T.S.

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	DIMENSIONAL CONTROL PLAN
C3.0	LANDSCAPING PLAN
A1C	FLOOR PLAN
A2A	COLOR ELEVATIONS
A2B	SIGNAGE DETAILS

CASE NAME: SAM'S CLUB
CASE NUMBER: CU24-19
LOCATION: 1701 STATE HIGHWAY 114 WEST

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ___ OF ___

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

COVER SHEET

FOR
SAM'S CLUB STORE #4790

LOT 1, BLOCK 1, WAL-MART ADDITION

AB. NO. 518

1701 STATE HIGHWAY 114 WEST

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

17.490 AC

ZONE: "CC" COMMUNITY COMMERCIAL



PROJECT MANAGER: MTS
PROJECT ASSOCIATE: FA
DRAWN BY: FA
DATE: 4/26/2024
C1.0 SHEET 1 OF 7

ABBREVIATIONS:

ADJ	ADJUST	GI	GRATE INLET	REM	REMOVAL
AGG	AGGREGATE GRAVEL	GV	GATE VALVE	ROW	RIGHT-OF-WAY
BC	BACK OF CURB	HDPE	HIGH DENSITY POLYETHYLENE	RR	RAILROAD
BFR	BARRIER FREE RAMP	HORZ	HORIZONTAL	RT	RIGHT
BLDG	BUILDING	HP	HIGH POINT	SAN	SANITARY SEWER
BOP	BOTTOM OF PIPE	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
BVC	BEGIN VERTICAL CURVE	HYD	FIRE HYDRANT	SHT	SHEET
BW	BOTTOM OF WALL	ICV	IRRIGATION CONTROL VALVE	SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN	INL	INLET	STA	STATION
CI	CURB INLET	INV	INVERT	STD	STANDARD
CL	CENTERLINE	JB	JUNCTION BOX	STM	STORM SEWER
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE	STMH	STORM SEWER MANHOLE
CO	CLEANOUT	LOW	LOW POINT	SW	SIDEWALK
CONC	CONCRETE	LT	LEFT	SY	SQUARE YARDS
CONN	CONNECTION	MAX	MAXIMUM	T	TELEPHONE
CY	CUBIC YARD	MIN	MINIMUM	TB	THRUST BLOCK
D	DITCH	OS	OFFSET FROM CENTERLINE	TBR	TO BE REMOVED
DCO	DOUBLE CLEANOUT	P	PAVEMENT	T/C	TOP OF CURB
DIA	DIAMETER	PC	POINT OF CURVE	TEMP	TEMPORARY
DIP	DUCTILE IRON PIPE	PCC	POINT OF COMPOUND CURVE	TF	TOP OF FOUNDATION
DOM	DOMESTIC	PI	POINT OF INTERSECTION	TI	TOP OF INLET
ELEV	ELEVATION	PL	PROPERTY LINE	TOP	TOP OF PIPE
EP	EDGE OF PAVEMENT	PP	POWER POLE	TP	TELEPHONE PEDESTAL
EVC	END VERTICAL CURVE	PROP	PROPOSED	TRANS	TRANSFORMER
EX	EXISTING	PT	POINT OF TANGENCY	T/WALL	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE PIPE	TYP	TYPICAL
FES	FLARED END SECTION	PVC	POINT OF VERTICAL CURVATURE	WM	WATER MAIN
FF	FINISHED FLOOR	PVI	POINT OF VERTICAL INTERSECTION	WSE	WATER SURFACE ELEVATION
FG	FINISHED GRADE	PVT	POINT OF VERTICAL TANGENCY	WV	WATER VALVE
FL	FLOW LINE	R	RADIUS		
FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE		

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

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CASE NO. CU24-19

GENERAL NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS (INCLUDING ALL NOTES), LOCAL, COUNTY, AND STATE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN THEIR POSSESSION ALL NECESSARY PERMITS, PLANS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
- UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM TO ALL CITY DESIGN MANUALS AND STANDARDS. IN THE EVENT AN ITEM IS NOT COVERED IN THE PLANS OR THE CITY DESIGN MANUAL AND STANDARDS, THE MOST CURRENT NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE CITY ENGINEER AND ENGINEER OF RECORD.
- CONSTRUCTION INSPECTIONS SHALL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, GEOTECHNICAL ENGINEER, AND ANY OTHER REVIEWING AUTHORITIES OR AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS. TESTING SAMPLES SHALL BE COLLECTED AND PROCESSED BY CERTIFIED TECHNICIANS.
- ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA UNLESS OTHERWISE SPECIFIED. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
- WHEREAS OFFSITE WORK IS REQUIRED, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN THE NECESSARY OFFSITE EASEMENTS AND APPROVALS PRIOR TO THE COMMENCEMENT OF THE OFFSITE AND RELEVANT ONSITE CONSTRUCTION ACTIVITIES.
- IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES NO LESS THAN 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, TO REQUEST EXACT LOCATION IDENTIFICATION OF ALL UTILITIES IN THE AREA, WHETHER SHOWN ON PLANS OR NOT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
- WHERE ABOVEGROUND APPURTENANCES OF ANY EXISTING UTILITIES ARE TO BE ADJUSTED FOR ANY REASON, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY AND ADJUSTING APPLICABLE APPURTENANCE TO FINAL GRADE AND ALIGNMENT FOR THE DEVELOPMENT AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF EXISTING UTILITIES, INCLUDING BOTH ABOVE AND SUBSURFACE FACILITIES, HAVE BEEN DETERMINED BY INFORMATION PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO, SURVEY FIELD DATA, RECORD CONSTRUCTION AS-BUILT DRAWINGS, HISTORICAL RECORDS, ETC. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY BOTH VERTICAL AND HORIZONTAL LOCATION OF SAID UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES AND DETERMINE IF ANY CONFLICTS EXIST WITH ANY PROPOSED UTILITY CROSSINGS.
- THE UTILITY CONTRACTOR IS RESPONSIBLE FOR THE CREATION OF A TRENCH SAFETY PLAN AND SHALL SUBMIT TO THE APPROPRIATE CITY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY UNDERGROUND UTILITY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE OF THE TRENCH SAFETY PLAN WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- IF REQUIRED, ANY BONDS, DEVELOPMENT AGREEMENTS, AND THREE-WAY CONTRACTS ARE TO BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS TO INSPECT THE SITE DAILY AND IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED, OR WIND BLOWN FROM THE SITE ONTO OTHER SITES, RIGHT-OF-WAY, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY, IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE CONSTRUCTION SCHEDULE, INCLUDING DEMOLITION. WATER MAY BE USED AS A REDUCER.

EXISTING CONDITIONS NOTES:

- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY RESEARCH OF TEXAS, LLC ON OCTOBER 3, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING CONDITIONS AND DEMOLITION PLANS REPRESENT SITE CONDITIONS AS OF OCTOBER 1, 2018. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

TRAFFIC CONTROL NOTES:

- WHEN NORMAL FUNCTIONS OF THE ROADWAY ARE SUSPENDED, IMPEDED OR OBSTRUCTED A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE LATEST VERSION OF T.M.U.T.C.D., IS TO BE SUBMITTED AND APPROVED PRIOR TO THE CONSTRUCTION ACTIVITIES THAT CAUSE THE IMPEDANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE APPLICABLE ROADWAY AGENCY FOR PLACEMENT OF ANY TRAFFIC CONTROL DEVICES, LANE CLOSURES, AND DETOURS.
- ANY PERMANENT SIGN OR EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE APPROVED TRAFFIC CONTROL PLAN SHALL BE COVERED, OBLITERATED, OR REMOVED AS DIRECTED BY THE CITY ENGINEER. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR WILL REPLACE ALL PERMANENT TRAFFIC CONTROL DEVICES TO THE ORIGINAL STATE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES ON AN AROUND-THE-CLOCK BASIS, WHETHER OR WORK IS ACTIVE. ANY DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY, REGARDLESS OF TIME OF DAY.
- ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED. WHEN WORK IS SUSPENDED FOR SHORT PERIODS OF TIME AT THE END OF THE WORKDAY, TEMPORARY TRAFFIC CONTROL DEVICES THAT ARE NO LONGER APPROPRIATE SHALL BE REMOVED OR COVERED.
- ACCESS MUST BE MAINTAINED TO ALL DRIVEWAYS AND SIDE STREETS, OR AS INDICATED ON TRAFFIC CONTROL PLAN.

DEMOLITION NOTES:

- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE IMMEDIATELY NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE TO ALL GOVERNING AGENCIES SPECIFICATIONS AND PROCEDURES. MATERIAL TO BE DISPOSED OF IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIALS.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- PRIOR TO ANY DEMOLITION ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE TO EXAMINE PHYSICAL CONDITIONS AND REVIEW DRAWINGS TO DEVELOP A DEMOLITION PLAN TO ACCOMPLISH INTENDED RESULTS DESCRIBED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR TO TAKE PHOTOGRAPHS PRIOR TO BEGINNING DEMOLITION TO SHOW EXISTING CONDITIONS OF THE SITE. PHOTOS ARE TO SHOW DAMAGE, IF ANY, ON ANY EXISTING STRUCTURES OR PAVEMENTS THAT MIGHT BE CONSTRUED AS DAMAGE CAUSED BY DEMOLITION OR CONSTRUCTION ACTIVITIES.
- SAW CUTTING OF EXISTING PAVEMENT IS TO BE MADE IN A NEAT AND TRUE LINE TO REDUCE THE CHANCES OF UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT TO REMAIN.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND MAINTAINED AS REQUIRED THROUGH DEMOLITION.
- ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
- THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
- ALL EXISTING FIELD DRAINAGE TILE OR STORM SEWERS ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.

PAVING NOTES:

- UNLESS OTHERWISE NOTED, ALL PAVING SHALL ADHERE TO NCTCOG CLASS "C" CONCRETE, HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3600 PSI.
- UNLESS OTHERWISE NOTED, ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN A MAXIMUM OF 6" LIFTS OR PER APPROVED GEOTECHNICAL ENGINEERS REPORT. REFER TO STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR FILL BEING PLACED BENEATH BUILDING AREAS OR FOUNDATIONS.
- REFER TO THE GEOTECHNICAL ENGINEERS REPORT FOR JOINT SPACING SPECIFICATIONS. IF NO SPECIFICATIONS ARE AVAILABLE, CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. UNLESS OTHERWISE NOTED, EXPANSION JOINTS SHALL BE PLACED A MAXIMUM OF 90' EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE A MAXIMUM SPACING OF 15' EACH WAY.
- IF PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE, OR AT THE END OF EACH DAY, A TRANSVERSE CONSTRUCTION JOINT SHALL BE USED.
- UNLESS OTHERWISE NOTED, ALL CURBS AND GUTTER IS TO BE INSTALLED INTEGRAL WITH THE PROPOSED PAVING WITH THE SAME COMPRESSIVE STRENGTH.
- UNLESS OTHERWISE NOTED, ALL PAVEMENT REINFORCEMENT SHALL BE #3 BARS AT 18" ON CENTER, EACH WAY.
- BAR LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS IN LENGTH.
- PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS, MEP AND UTILITY COMPANIES PLANS AND LAY OUTS. THE CONTRACTOR'S RESPONSIBILITY TO REVIEW PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER OF RECORD.

SITE DIMENSIONAL AND PAVING NOTES:

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY UNLESS OTHERWISE NOTED.
- ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
- BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMP, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
- LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
- ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS AS PER FEDERAL AND STATE STANDARDS.
- THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

GRADING NOTES:

- NORMAL (EXISTING) DRAINAGE PATTERNS ARE TO BE MAINTAINED UNTIL ANY NEW DRAINAGE INFRASTRUCTURE IS INSTALLED AND OPERATIONAL. TEMPORARY DRAINAGE FACILITIES MAY BE REQUIRED PENDING COMPLETION OF PERMANENT FACILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL, REPLACE, OR MAINTAIN ANY NEEDED DRAINAGE FACILITIES, TEMPORARY OR PERMANENT.
- GEOTECHNICAL REPORT SHALL SPECIFY REQUIREMENTS REGARDING FILL, COMPACTION AND MOISTURE CONTENT OF ANY ONSITE MATERIALS USED FOR CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OPTIMUM MOISTURE CONTENT. FILL IS TO BE PLACED IN 6" LIFTS.
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION OR AS DIRECTED IN THE MOST CURRENT VERSION OF THE STATE, LOCAL AND FEDERAL GUIDELINES.
- ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
- ACCESSIBLE PATHS SHALL BE CONSTRUCTED WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
- ALL GRADES LISTED ON GRADING PLAN OR ANY OTHER PLANS WITH THE ENGINEERING DRAWINGS ARE FINAL GRADE ELEVATIONS, UNLESS OTHERWISE NOTED. CONSTRUCTION TOLERANCE IS ±0.03' FOR ALL GRADES.
- MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE EROSION CONTROL PLAN AND DETAILS FOR EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES 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 ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

WATER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED WITHIN THESE PLANS AND APPROVED BY THE CITY.
- ALL WATER MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150. FIRE PROTECTION SERVICES SHALL BE PVC 900, DR 14, CLASS 200 AND IRLANS AND IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION ENGINEER.
- ALL WATER MAIN, UNLESS OTHERWISE NOTED, SHALL BE A MINIMUM OF 48 INCHES BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE NOTED OR SHOWN, THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AT TWO FEET PAST THE BACK OF CURB LINE AND AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF CURB. EACH SERVICE LOCATION SHALL BE MARKED PER CITY STANDARDS AND SPECIFICATIONS.
- ALL METER BOXES ARE TO BE LOCATED WITHIN NON-TRAFFIC AREAS, UNLESS OTHERWISE APPROVED BY THE CITY. IN THE FORMER CASE, THE METER BOX MUST CARRY, AT A MINIMUM AN H-20 LOADING RATING FOR THE LID.
- VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH FINISHED GRADE.
- ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
- ALL UNDERGROUND FIRE SERVICE UTILITY LINES REQUIRE A MINIMUM OF 10' HORIZONTAL SPACING FROM ALL OTHER UTILITIES AND 2' VERTICAL CLEARANCE WHEN CROSSING OTHER UTILITIES.

UTILITY NOTES:

- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY SPACINGS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CALL TEXAS811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
- WHEN WATER MAINS AND SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET HORIZONTALLY IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE NINE FEET OF CLEAR SEPARATION CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES SHALL APPLY:
 - WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS.
 - WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ON LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEM-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ON LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NON-SLIP SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
 - THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO BE INSTALLED PARALLEL TO AN EXISTING SEWER THAT SHOWS NO EVIDENCE OF LEAKAGE AND THE WATERLINE IS INSTALLED ABOVE THE SEWER A MINIMUM OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBPARAGRAPHS (A) OR (D).
 - THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO CROSS OVER BY TWO FEET OR MORE AND EXISTING SEWER SHOWING NO EVIDENCE OF LEAKAGE. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBSECTIONS (C) OR (D).
- UNLESS OTHERWISE NOTED, ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE CLASS "A" (3000 PSI).
- WATER AND SANITARY SEWER SERVICES ARE TO MEET PLUMBING CODE REQUIREMENTS.
- TRENCHES ARE TO BE BACKFILLED WITH MATERIAL THAT IS MECHANICALLY COMPACTED IN 6" LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SPECIFIED.
- ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
- PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND SCHEDULE ANY INSPECTIONS OF THE UTILITIES WITH THE CITY PRIOR TO CONSTRUCTION OR INSTALLATION. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE CITY PRIOR COVERING AND BACKFILLING UTILITY TRENCHES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES, CHARGES, AND CONNECTION COST FOR EACH UTILITY SERVICE.
- FOLLOWING INSTALLATION, THE CONTRACTOR SHALL PROVIDE RECORDS OF ANY FIELD CHANGES AND VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS. FIELD CHANGES SHALL BE TIED DOWN BY DISTANCE TO LOT LINES OR PROPERTY LINES.
- ALL GROUND OPENING FOR UTILITY INSTALLATION, INCLUDING BORE PITS, TRENCHES, INSPECTION HOLES, ETC., ARE TO BE BACKFILLED WITHIN 48 HOURS OF THE INSTALLATION OF THE UTILITY LINES. THE METHOD OF COMPACTION SHALL BE SUCH THAT A SOIL DENSITY EQUAL TO THAT EXISTING PRIOR TO THE START OF CONSTRUCTION WILL BE REQUIRED AS VERIFIED BY AN APPROVED TESTING LABORATORY. ANY EXCESS OR SURPLUS MATERIAL RESULTING DUE TO DISPLACEMENT OF UTILITY LINES AND CONDUIT SHALL BE DISPOSED OF IN A MANNER ACCEPTABLE TO THE CITY.

STORM SEWER NOTES:

- UNLESS OTHERWISE APPROVED BY THE CITY, ALL STORM SEWER PIPE AND STRUCTURES WITHIN THE RIGHT-OF-WAY OR FIRE LANES ARE REQUIRED TO BE REINFORCED CONCRETE PER CITY STANDARDS AND SPECIFICATIONS AND SHALL BE LAID ON A MINIMUM OF A COMPACTED CRUSHED STONE OR PEA GRAVEL CUSHION, SIX INCHES THICK BELOW THE BOTTOM OF THE PIPE SHEL. THE INITIAL BACKFILL OF SELECT MATERIAL OR FINE GRANULAR SHALL BE REQUIRED TO A MINIMUM OF THE SPRING LINE OF THE PIPE.
- UNLESS OTHERWISE SPECIFIED, STORM SEWER PIPE MAY BE EITHER RCP C-78, CLASS III PIPE OR ADS N-12 PIPE.
- UNLESS OTHERWISE SPECIFIED, ALL STORM SEWER STRUCTURES ARE TO BE "FORTERRA PIPE AND PRECAST" SIZED AS SHOWN, OR APPROVED EQUAL.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS, IS REQUIRED ON ALL INLETS AND JUNCTION BOXES AND IS TO BE PLACED NEAR THE OUTLET PIPE.
- ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS
- ALL CONCRETE FOR STORM SEWER AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG SPECIFICATIONS FOR CLASS "A" (3000 PSI) UNLESS OTHERWISE SPECIFIED.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHING. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.

SANITARY SEWER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED WITHIN THESE PLANS AND APPROVED BY THE CITY.
- ALL SANITARY SEWER PIPE THAT IS OWNED BY A MUNICIPALITY, BEING EITHER A CITY, COUNTY, OR MUNICIPAL UTILITY DISTRICT (PUBLIC MAIN) SHALL BE VC SDR-26, UNLESS OTHERWISE NOTED IN THESE PLANS. ALL OTHER SANITARY SEWER PIPE SHALL BE BASED ON THE FOLLOWING:
 - WHERE DEPTH OF COVER OVER LINE IS LESS THAN TEN FEET, PVC SDR-35 SHALL BE USED.
 - WHERE DEPTH OF COVER IS TEN FEET OR GREATER, PVC SDR-26 SHALL BE USED.
- WHERE CONTINUATION OF A SANITARY SEWER SERVICE IS SPECIFIED WITHIN THESE PLANS, THE CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING THE END OF THE SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETE, CONTRACTOR IS TO MARK THE SERVICE PER CITY STANDARDS.
- CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
- UNLESS OTHERWISE NOTED, EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
- ALL TESTING OF SANITARY SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE APPLICABLE CITY STANDARDS AND SPECIFICATIONS.

CASE NAME: SAM'S CLUB
CASE NUMBER: CU24-19
LOCATION: 1701 STATE HIGHWAY 114 WEST

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ____ OF ____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

GENERAL NOTES

FOR
SAM'S CLUB STORE #4790

LOT 1, BLOCK 1, WAL-MART ADDITION

AB. NO. 518

1701 STATE HIGHWAY 114 WEST

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

17.490 AC

ZONE: "CC" COMMUNITY COMMERCIAL



12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph: 972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resources Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)



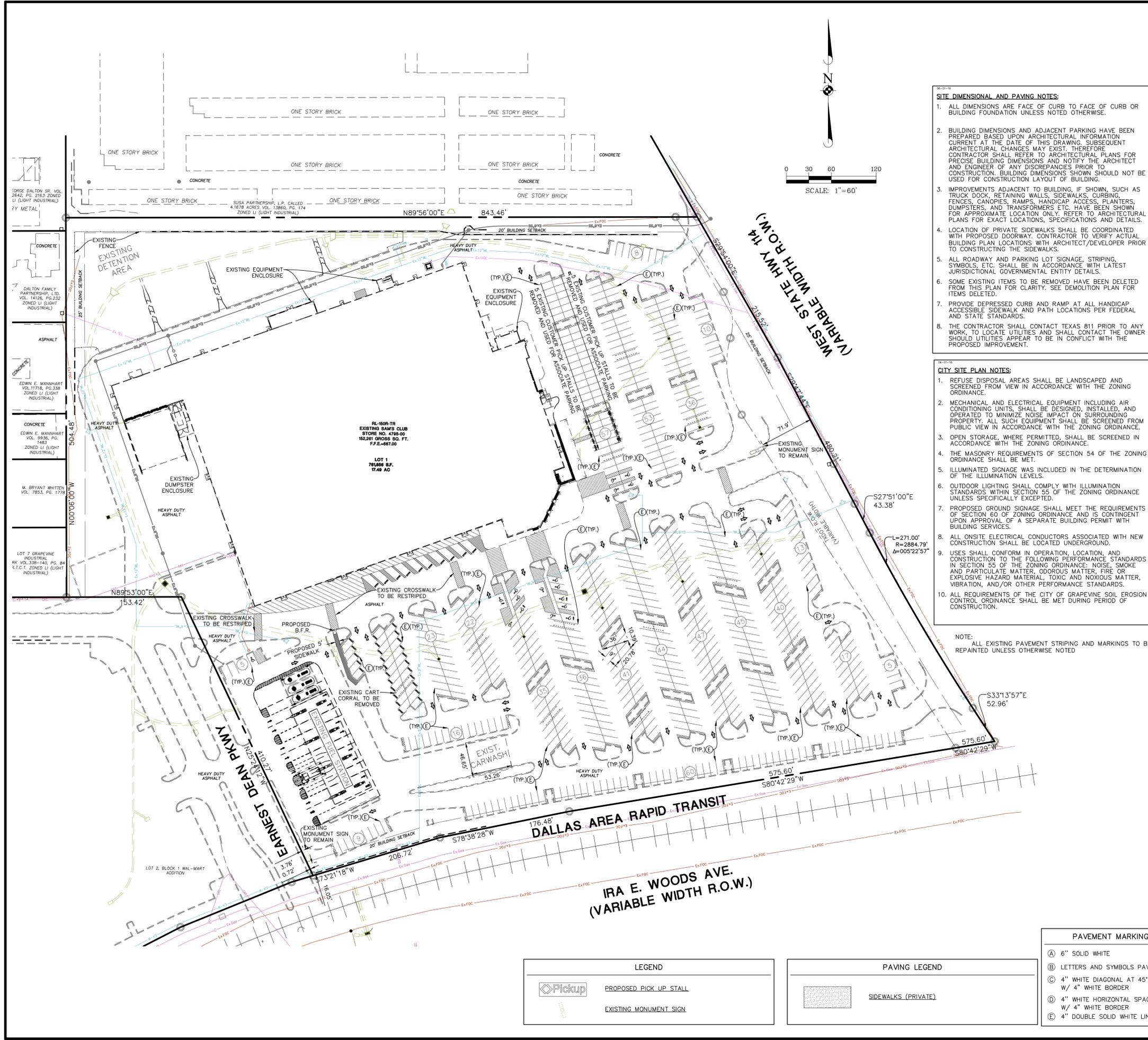
PROJECT MANAGER: MTS
PROJECT ASSOCIATE: FA
DRAWN BY: FA

DATE: 4/26/2024

C1.1

SHEET 2 OF 7

CASE NO. CU24-19



- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

- CITY SITE PLAN NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE REQUIREMENTS OF SECTION 60 OF ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARDOUS MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING PERIOD OF CONSTRUCTION.

NOTE: ALL EXISTING PAVEMENT STRIPING AND MARKINGS TO BE REPAINTED UNLESS OTHERWISE NOTED

LEGEND

	PROPOSED PICK UP STALL
	EXISTING MONUMENT SIGN

PAVING LEGEND

	SIDEWALKS (PRIVATE)
--	---------------------

PAVEMENT MARKING LEGEND

(A)	6" SOLID WHITE
(B)	LETTERS AND SYMBOLS PAVEMENT MARKINGS
(C)	4" WHITE DIAGONAL AT 45° SPACED 2' O.C. W/ 4" WHITE BORDER
(D)	4" WHITE HORIZONTAL SPACED 2' O.C. W/ 4" WHITE BORDER
(E)	4" DOUBLE SOLID WHITE LINE SPACED 1.5' O.C.

SITE ANALYSIS TABLE

ZONING	CC (COMMUNITY COMMERCIAL)
LAND USE	RETAIL
TOTAL LOT AREA	17.49± AC, ±761,856 SF
TOTAL BUILDING AREA	±152,261 SF
BUILDING HEIGHT	±39.2 FT
FLOOR AREA RATIO	±.20
EXISTING PARKING COUNT	647 STALLS (INCLUDING ADA AND PICK UP)
EXISTING PARKING RATIO	4.25 STALLS / 1000 SF
EXISTING ADA PARKING	17 STALLS
PROPOSED PARKING COUNT	659 STALLS (INCLUDING ADA AND PICK UP)
PROPOSED PARKING RATIO	4.33 STALLS / 1000 SF
PROPOSED ADA PARKING	17 STALLS
EXISTING PICKUP PARKING	10
PROPOSED PICKUP PARKING	37 (INCLUDING 10 EXISTING PICK UP STALLS TO BE RELOCATED)
CART CORRALS	10
LANDSCAPE PERIMETER AREA	±36,555 SF - 0.84 AC
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING	±30,425 SF - 0.70 AC
ADDITIONAL INTERIOR LANDSCAPE AREA	NONE
TOTAL LANDSCAPE AREA	±66,980 SF - 1.54 AC
PROPOSED TREES	2
TOTAL OPEN SPACE (SQ. FT. AND PERCENTAGE)	±147,760 SF - ±20%
TOTAL IMPERVIOUS (SQ. FT. AND PERCENTAGE)	±614,100 SF - ±80%

CASE NAME: SAM'S CLUB
CASE NUMBER: CU24-19
LOCATION: 1701 STATE HIGHWAY 114 WEST

DATE: _____

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL PLAN

FOR
SAM'S CLUB STORE #4790
LOT 1, BLOCK 1, WAL-MART ADDITION
AB. NO. 518
1701 STATE HIGHWAY 114 WEST
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
17.490 AC
ZONE: "CC" COMMUNITY COMMERCIAL

Manhard CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph: 972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resources Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.) F-22053 (Eng)

PROJECT MANAGER: MTS
PROJECT ASSOCIATE: FA
DRAWN BY: FA

DATE: 4/26/2024

C2.0 SHEET 3 OF 7

CASE NO. CU24-19



SITE ANALYSIS TABLE	
ZONING	CC (COMMUNITY COMMERCIAL)
LAND USE	RETAIL
TOTAL LOT AREA	17.49± AC, ±761,856 SF
TOTAL BUILDING AREA	±152,261 SF
BUILDING HEIGHT	±39.2 FT
FLOOR AREA RATIO	±.20
EXISTING PARKING COUNT	647 STALLS (INCLUDING ADA AND PICK UP)
EXISTING PARKING RATIO	4.25 STALLS / 1000 SF
EXISTING ADA PARKING	17 STALLS
PROPOSED PARKING COUNT	659 STALLS (INCLUDING ADA AND PICK UP)
PROPOSED PARKING RATIO	4.33 STALLS / 1000 SF
PROPOSED ADA PARKING	17 STALLS
EXISTING PICKUP PARKING	10
PROPOSED PICKUP PARKING	37 (INCLUDING 10 EXISTING PICK UP STALLS TO BE RELOCATED)
CART CORRALS	10
LANDSCAPE PERIMETER AREA	±36,555 SF - 0.84 AC
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING	±30,425 SF - 0.70 AC
ADDITIONAL INTERIOR LANDSCAPE AREA	NONE
TOTAL LANDSCAPE AREA	±66,980 SF - 1.54 AC
PROPOSED TREES	2
TOTAL OPEN SPACE (SQ. FT. AND PERCENTAGE)	±147,760 SF - ±20%
TOTAL IMPERVIOUS (SQ. FT. AND PERCENTAGE)	±614,100 SF - ±80%

CASE NAME: SAM'S CLUB
CASE NUMBER: CU24-19
LOCATION: 1701 STATE HIGHWAY 114 WEST

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

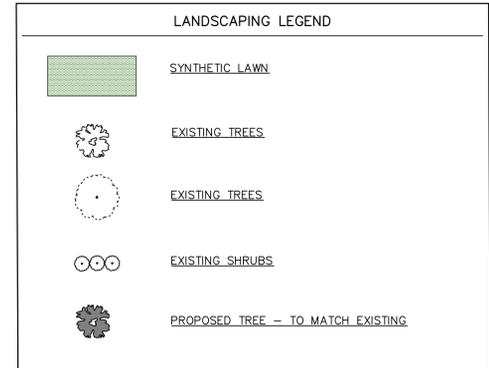
DATE: _____

SHEET: ____ OF ____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

- CITY LANDSCAPING NOTES:**
- SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER PLANTING.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



NOTE:
PLANTING TO BE CONSISTENT WITH LANDSCAPING AND IRRIGATION PLANS, DATED APRIL 4, 2012, PREPARED BY DUNAWAY, AS PREVIOUSLY APPROVED

LANDSCAPING PLAN
FOR
SAM'S CLUB STORE #4790
LOT 1, BLOCK 1, WAL-MART ADDITION
AB. NO. 518
1701 STATE HIGHWAY 114 WEST
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
17.490 AC
ZONE: "CC" COMMUNITY COMMERCIAL

Manhard CONSULTING
12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph: 972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resources Engineers | Water & Waste Water Engineers
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Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJECT MANAGER: MTS
PROJECT ASSOCIATE: FA
DRAWN BY: FA

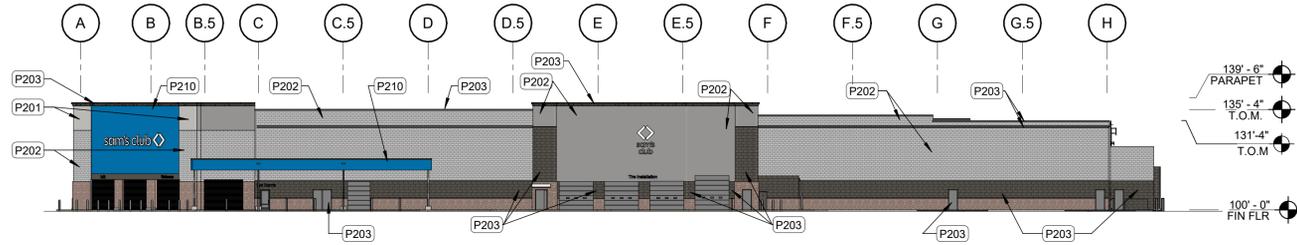
DATE: 4/26/2024

C3.0 SHEET 4 OF 7

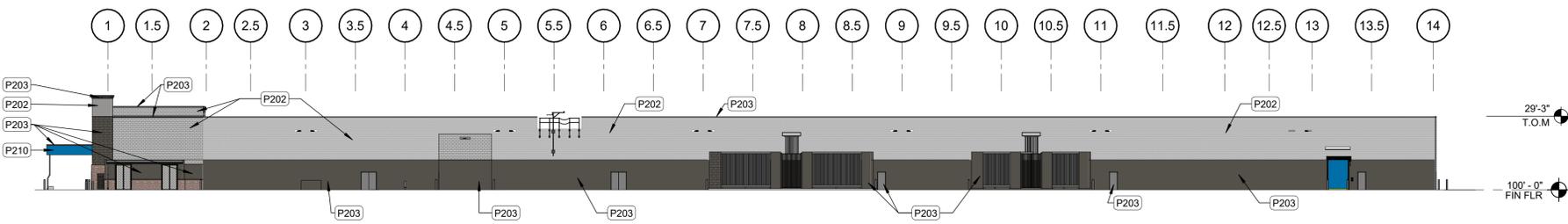
CASE NO. CU24-19

COLOR LEGEND

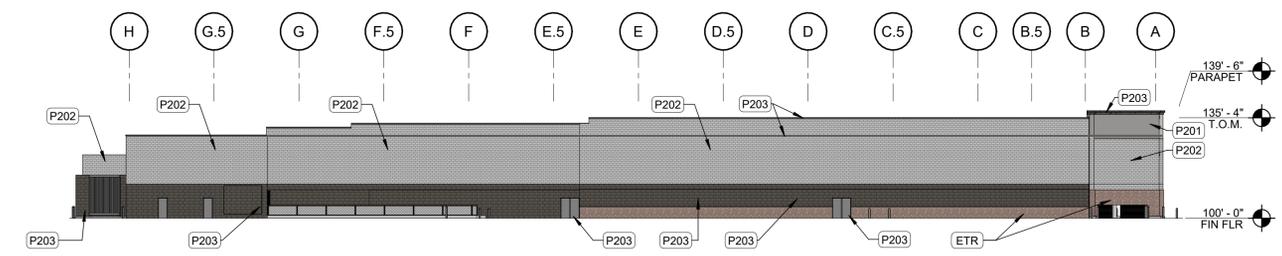
	P201 "MARCH WIND" SW 7668
	P202 "GRAY SHINGLE" SW 7670
	P203 "URBANE BRONZE" SW 7048
	P210 "BLUE CHIP" SW 6959
	ETR EXISTING STONE VENEER TO REMAIN (STONE CORONADO "COUNTRY RUBBLE - COASTAL BROWN")



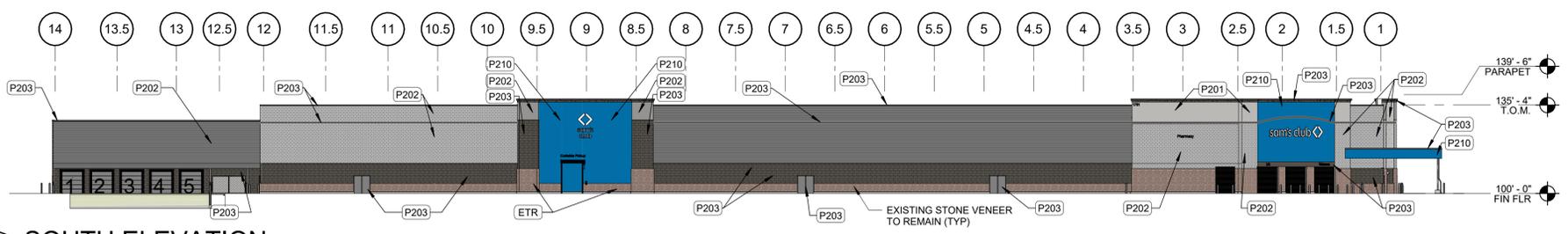
4 EAST ELEVATION
1" = 30'-0" 1 A1



3 NORTH ELEVATION
1" = 30'-0" 1 A1



2 WEST ELEVATION
1" = 30'-0" 1 A1



1 SOUTH ELEVATION
1" = 30'-0" 1 A1

CASE NAME: SAM'S CLUB
CASE NUMBER: CU24-19
LOCATION: 1701 STATE HIGHWAY 114 WEST

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

BUILDING ELEVATIONS
FOR
SAM'S CLUB STORE #4790
LOT 1, BLOCK 1, WAL-MART ADDITION
AB. NO. 518
1701 STATE HIGHWAY 114 WEST
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
17.490 AC
ZONE: "CC" COMMUNITY COMMERCIAL

James A. Lastovica
Architect

SUITE 5285 479-636-5004
1805 N 2ND ST JOB NO.: 31500
ROGERS, AR 72716 DESIGNED BY: ERS



PROJECT MANAGER: JAL
DRAWN BY: ERS
PROJECT ASSOCIATE: SEW
DATE: 04/17/24

SHEET 6 OF 7



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, FEBRUARY 7, 2024 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 7th day of February 2024, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chair
Sharron Rogers	Member
Erica Marohnic	Member

Constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

I. CALL TO ORDER – 2:00 P.M. – Planning and Zoning Conference Room

II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

No one signed up to speak.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-03** [Firebird's Signage] addressed as 450 West State Highway 114, and consideration of the same.

Albert presented **CU24-03** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-03** [Firebird's Signage] addressed as 450 West State Highway 114:

Motion: Oliver
Second: Marohnic
Ayes: Rogers
Nays: None
Approved: 3-0

- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-05** [Rock & Brews] addressed as 520 West State Highway 114, and consideration of the same.

Albert presented **CU24-05** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-05** [Rock & Brews] addressed as 520 West State Highway 114:

Motion: Marohnic
Second: Rogers
Ayes: Oliver
Nays: None
Approved: 3-0

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of the October 4, 2023, regular meeting.

Motion was made to **approve** the **minutes** from October 4, 2023, regular Site Plan Review Committee meeting:

Motion: Rogers
Second: Oliver
Ayes: Marohnic
Nays: None
Abstention: None
Approved: 3-0

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:05 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 8th DAY OF MAY 2024.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II