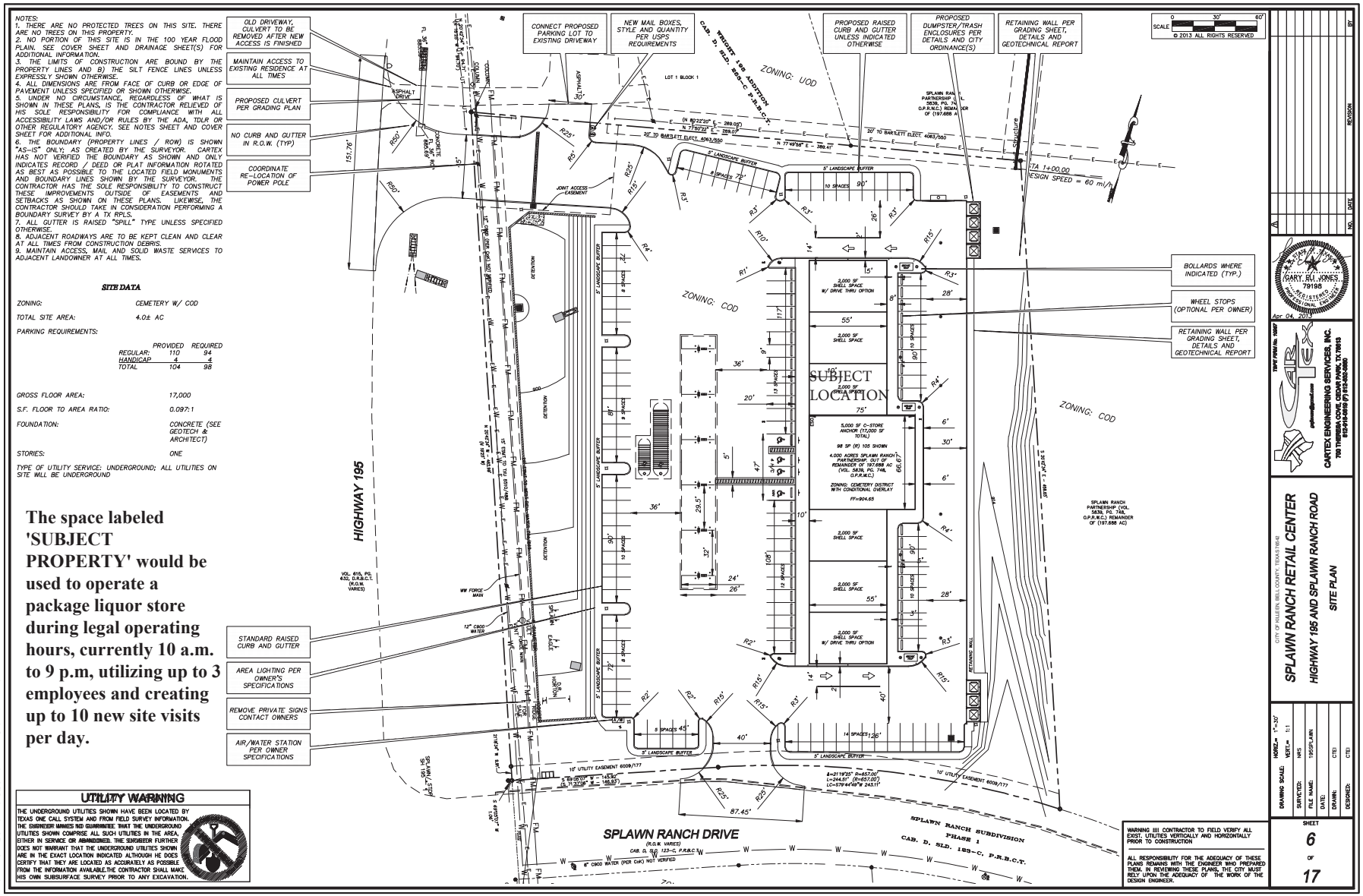
NOTES:
1. THERE ARE NO PROTECTED TREES ON THIS SITE. THERE ARE NO TREES ON THIS PROPERTY.
2. NO PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD PLAIN. SEE COVER SHEET AND DRAINAGE SHEET(S) FOR ADDITIONAL INFORMATION.
3. THE LIMITS OF CONSTRUCTION ARE BOUND BY A) THE PROPERTY LINES AND B) THE SILT FENCE LINES UNLESS EXPRESSLY SHOWN OTHERWISE.
4. ALL DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT UNLESS SPECIFIED OR SHOWN OTHERWISE.
5. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR OTHER REGULATORY AGENCY. SEE NOTES SHEET AND COVER SHEET FOR ADDITIONAL INFO.
6. THE BOUNDARY (PROPERTY LINES / ROW) IS SHOWN "AS-IS" ONLY; AS CREATED BY THE SURVEYOR. CARTEX HAS NOT VERIFIED THE BOUNDARY AS SHOWN AND ONLY INDICATES RECORD / DEED OR PLAT INFORMATION ROTATED AS BEST AS POSSIBLE TO THE LOCATED FIELD MONUMENTS AND BOUNDARY LINES SHOWN BY THE SURVEYOR. THE CONTRACTOR HAS THE SOLE RESPONSIBILITY TO CONSTRUCT THESE IMPROVEMENTS OUTSIDE OF EASEMENTS AND SETBACKS AS SHOWN ON THESE PLANS. LIKEWISE, THE CONTRACTOR SHOULD TAKE IN CONSIDERATION PERFORMING A BOUNDARY SURVEY BY A TX RPLS.
7. ALL GUTTER IS RAISED "SPILL" TYPE UNLESS SPECIFIED OTHERWISE.
8. ADJACENT ROADWAYS ARE TO BE KEPT CLEAN AND CLEAR AT ALL TIMES FROM CONSTRUCTION DEBRIS.
9. MAINTAIN ACCESS, MAIL AND SOLID WASTE SERVICES TO ADJACENT LANDOWNER AT ALL TIMES.
SITE DATA
ZONING: CEMETERY W/ COD
TOTAL SITE AREA: 4.0± AC
PARKING REQUIREMENTS:
PROVIDED REQUIRED
REGULAR: 110 94
HANDICAP 4 4
TOTAL 104 98
GROSS FLOOR AREA: 17,000
S.F. FLOOR TO AREA RATIO: 0.097:1
FOUNDATION: CONCRETE (SEE GEOTECH & ARCHITECT)
STORIES: ONE
TYPE OF UTILITY SERVICE: UNDERGROUND; ALL UTILITIES ON SITE WILL BE UNDERGROUND
The space labeled 'SUBJECT PROPERTY' would be used to operate a package liquor store during legal operating hours, currently 10 a.m. to 9 p.m, utilizing up to 3 employees and creating up to 10 new site visits per day.
OLD DRIVEWAY, CULVERT TO BE REMOVED AFTER NEW ACCESS IS FINISHED
MAINTAIN ACCESS TO EXISTING RESIDENCE AT ALL TIMES
PROPOSED CULVERT PER GRADING PLAN
NO CURB AND GUTTER IN R.O.W. (TYP)
COORDINATE RE-LOCATION OF POWER POLE
CONNECT PROPOSED PARKING LOT TO EXISTING DRIVEWAY
NEW MAIL BOXES, STYLE AND QUANTITY PER USPS REQUIREMENTS
PROPOSED RAISED CURB AND GUTTER UNLESS INDICATED OTHERWISE
PROPOSED DUMPSTER/TRASH ENCLOSURES PER DETAILS AND CITY ORDINANCE(S)
RETAINING WALL PER GRADING SHEET, DETAILS AND GEOTECHNICAL REPORT
BOLLARDS WHERE INDICATED (TYP.)
WHEEL STOPS (OPTIONAL PER OWNER)
RETAINING WALL PER GRADING SHEET, DETAILS AND GEOTECHNICAL REPORT
STANDARD RAISED CURB AND GUTTER
AREA LIGHTING PER OWNER'S SPECIFICATIONS
REMOVE PRIVATE SIGNS CONTACT OWNERS
AIR/WATER STATION PER OWNER SPECIFICATIONS
SUBJECT LOCATION
HIGHWAY 195
SPLAWN RANCH DRIVE
ZONING: UOD
ZONING: COD
ZONING: COD
SPLAWN RANCH SUBDIVISION PHASE 1 CAB. D, SLD. 183-C, P.R.B.C.T.
SPLAWN RANCH PARTNERSHIP (VOL. 5839, PG. 748, O.P.R.W.C.) REMAINDER OF (197.688 AC)
4.000 ACRES SPLAWN RANCH PARTNERSHIP, OUT OF REMAINDER OF 197.688 AC (VOL. 5839, PG. 748, O.P.R.W.C.)
ZONING: CEMETERY DISTRICT WITH CONDITIONAL OVERLAY
FF=904.65
5,000 SF C-STORE ANCHOR (17,000 SF TOTAL)
88 SF (10'X10') SIGN
2,000 SF SHELL SPACE
2,000 SF SHELL SPACE W/ DRIVE THRU OPTION
10 SPACES
5 SPACES
14 SPACES
5' LANDSCAPE BUFFER
DETENTION
10' UTILITY EASEMENT 6009/177
20' BARNETT ELECT. 4063/550
JOINT ACCESS EASEMENT
CAB. D, SLD. 183-C, P.R.B.C.T.
LOT 1 BLOCK 1
SCALE 0 30' 60'
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UTILITY WARNING
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY TEXAS ONE CALL SYSTEM AND FROM FIELD SURVEY INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL MAKE HIS OWN SUBSURFACE SURVEY PRIOR TO ANY EXCAVATION.
WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
NO. DATE REVISION BY
GARY RU JONES 79195 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
Apr 04, 2013
CARTEX ENGINEERING SERVICES, INC.
700 THERESA COVE, CEDAR PARK, TX 78613
TBPE FIRM No. 10987
SPLAWN RANCH RETAIL CENTER
HIGHWAY 195 AND SPLAWN RANCH ROAD
SITE PLAN
CITY OF KILLEEN, BELL COUNTY, TEXAS 76542
DRAWING SCALE: HORIZ.= 1"=30' VERT.= 1:1
SURVEYED: NRS
FILE NAME: 195SP-LAYR
DATE:
DRAWN: CTEI
DESIGNED: CTEI
SHEET 6 OF 17