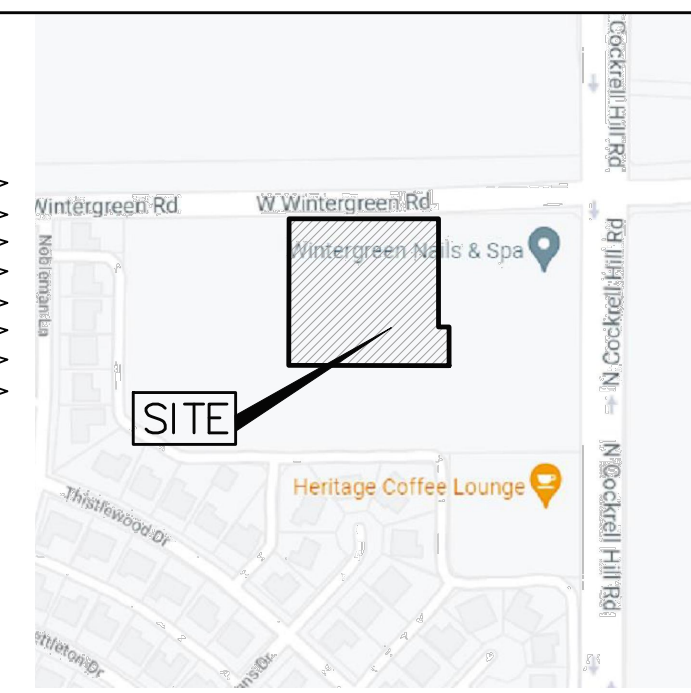


CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES



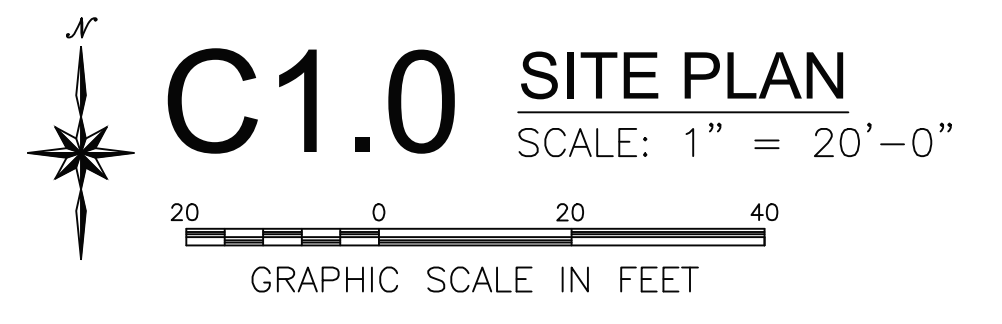
GENERAL DEVELOPMENT NOTES

0. ANY CONFLICTS BETWEEN THE FOLLOWING NOTES AND THE INCLUDED CITY CONSTRUCTION NOTES ON SHEET C0.2 BE CONCEDED TO THE CITY'S NOTES UNLESS OTHERWISE ALLOWED AT THE DISCRETION OF THE CITY BUILDING INSPECTOR.
1. THE CITY IS TO BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION.
2. WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND INSPECTION OF WORK BY THE CITY (OR ITS DESIGNATED ENGINEERING REPRESENTATIVE).
3. NO PERSON SHALL OPEN, TURN OFF, INTERFERE WITH, ATTACH ANY HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO.
4. ARRANGEMENTS FOR CONSTRUCTION OF WATER LINES SHALL BE MADE THROUGH THE CITY.
5. ROUGH GRADING IS TO BE DONE PRIOR TO CONSTRUCTION OF UTILITIES.
6. ALL BORES UNDER EXISTING STREETS SHALL BE LINED WITH SMOOTH STEEL CARRIER PIPES UNLESS OPEN CUTTING OF THE STREET IS PERMITTED. ENDS OF STEEL CARRIER PIPE TO BE SEALED WITH GROUT OR APPROVED RUBBER BOOT.
7. THERE WILL BE NO EXTRA PAY ITEMS FOR PLUGGING EXISTING AND PROPOSED RCP'S AND SEWER LINES. THAT HAVE BEEN LOCATED AND SHOWN ON THESE PLANS.
8. THE CONTRACTOR SHALL ADJUST THE TOPS OF MANHOLES, VALVES, METER BOXES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES FOUND DURING CONSTRUCTION TO FIT THE FINISHED PAVING AND SHOULDERS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK. THE COST SHALL NOT BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING WATER, SEWER, GAS, TELEPHONE, ETC. UTILITIES. DAMAGED UTILITIES SHALL BE REPLACED OR PAID FOR BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
10. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS SPECIFICALLY NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ON-SITE ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY OWNER.
11. ALL MECHANICAL UNITS LOCATED ON ROOF TO BE SUFFICIENTLY SCREENED SO THEY ARE NOT VISIBLE FROM GROUND.

BUILDING SQUARE FOOTAGE:
 BUILDING TOTAL = 19,000 S.F.
 RETAIL (25%) - 4750 SF @ 1 / 200 = 24 SP.
 RESTAURANT(75%) - 14,250 SF @ 1 / 100 = 95 SP.
 (BASED ON 66% SEATING/WAITING AREA)

PARKING REQUIREMENTS:
 TOTAL PARKING REQUIRED = 119 STALLS
 TOTAL PARKING PROVIDED = 151 STALLS
 (INCLUDING 4 ACCESSIBLE SPACES)

SITE DATA:
 SITE AREA: 96604 SQ. FT. (2.22 ACRES)
 EXISTING IMPERVIOUS AREA: 2816 SQ. FT.
 NEW BUILDING AREA: 19,000 SQ. FT.
 NEW PAVED AREA: 52563 SQ. FT.
 NEW IMPERVIOUS SURFACE: + 74.1%
 TOTAL OPEN SPACE 22115 SQ. FT.



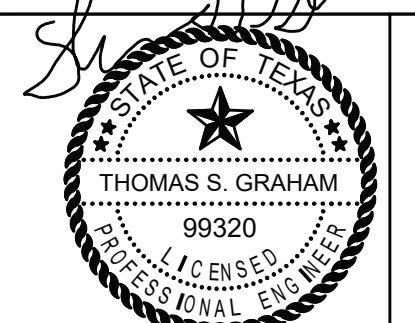
BENCHMARK:
 City of DeSoto monument located in the median of Wintergreen Rd. just west of the intersection with Cockrell Hill Rd.
 Actual elevation 633.49'

CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK. EXERCISE CAUTION WHEN WORKING IN AREA NEAR OVERHEAD ELECTRIC LINES

REVISIONS		
#	DATE	DESCRIPTION
Δ	9/9/22	REVISED PER CITY COMMENTS

DSC ENGINEERING, INC.
 3610 SMITH BARRY, STE 104 PANTEGO, TEXAS 76013
 OFFICE & CELL: (817) 966-7388
 FIRM # 16484 -- email: engineerdsc@gmail.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS S. GRAHAM, P.E. 99320 ON 9/9/2022



RETAIL / SERVICES BUILDING
 LOT 1A2, BLOCK A, BAY VALLEY PROF. CENTER
 WINTERGREEN RD., DESOTO, TX 75115
 CONTACT NAME: JOSEPH NGUYEN
 CONTACT COMPANY: JBNN DESIGN & CONSTRUCTION
 CONTACT PHONE: 682-561-9981

PROJECT NO. 21-450
 SHEET NUMBER **C1.0**