

Revision / Date
 11-09-07
 04-15-09
 DISTRICT COMMENTS
 MISC. CHANGES

NEW INTERMEDIATE SCHOOL #6
 FOR
 MANSFIELD I.S.D.
 MANSFIELD, TEXAS

Project:

DRAFT COPY ONLY
 NOT FOR REGULATORY
 APPROVAL, PERMITTING,
 OR CONSTRUCTION
 CHANGEMAN, HUCKABEE
 IN TEXAS

Huckabee
 ARCHITECTURE
 ENGINEERING
 MANAGEMENT
 Dallas
 Fort Worth
 4501 South Hulen, Suite 220
 Fort Worth, Texas 76109
 ph 817.377.2868
 fx 817.377.2303
 www.huckabee-inc.com

OVERALL SITE PLAN
 REVISED - 11-09-07
 Job No. 1661-04
 Sheet No. AS11
 Drawn By: J.L.S.
 Checked By: J.L.S.
 Date: OCTOBER 12, 2007

- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS
- 1) DIMENSIONS AND TYPICAL COMPONENTS SHALL BE SHOWN IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SHOWN IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - 3) LANDSCAPING SHALL COMPLY WITH THE LANDSCAPE PLANS APPROVED BY THE CITY.
 - 4) LANDSCAPING SHALL COMPLY WITH THE CITY'S CONCEPT DESIGN REQUIREMENTS.
 - 5) ALL ELEVATIONS SHALL COMPLY WITH THE CITY'S CONCEPT DESIGN REQUIREMENTS.
 - 6) BUILDINGS OF 5000 SQUARE FEET OR GREATER SHALL BE TO BE FIRE SPRINKLED. AUTOMATIC FIRE PROTECTIVE MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 7) FIRE LINES SHALL BE SHOWN AND CONSTRUCTED FOR CITY STANDARDS AS DIRECTED BY THE FIRE DEPARTMENT.
 - 8) SPEED BUMP / HUMP ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 9) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 10) UNIMPAVED DRIVEWAYS AND SIDEWALKS SHALL BE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
 - 11) UNIMPAVED DRIVEWAYS AND SIDEWALKS SHALL BE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
 - 12) ALL TRENCHES AND UTILITY LINES SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 13) ALL TRENCHES AND UTILITY LINES SHALL BE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
 - 14) ALL UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
 - 15) APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL DIMENSIONS AND TYPICAL COMPONENTS ARE APPROVED.
 - 16) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND / OR RELOCATED UNDERGROUND.

SITE PLAN NOTES

01. ALL SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES, METES & BOUNDS, CONTOURS, EXISTING BUILDINGS, EASEMENTS, TREES, WALLS, DRIVES, ETC., TAKEN FROM SURVEY BY: HERBERT S. BRASLEY, P.O. BOX 8870, FORT WORTH, TX 76174
02. PROPERTY LINES, METES & BOUNDS, CONTOURS, EXISTING BUILDINGS, EASEMENTS, TREES, WALLS, DRIVES, ETC., TAKEN FROM SURVEY BY: HERBERT S. BRASLEY, P.O. BOX 8870, FORT WORTH, TX 76174
03. IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.
04. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
05. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
06. REFER TO CIVIL DRAWINGS FOR CONCRETE WALK DETAILS AND OTHER SITE IMPROVEMENT DETAILS.
07. FINISH GRADE PERIMETER OF THE BUILDING SHALL BE AS SHOWN ON SITE GRADING PLAN. REFER TO CIVIL DRAWINGS, SITE GRADERS SHALL SLOPE UNIFORMLY AWAY FROM THE BUILDING & INTERSECT W/ ELEVATIONS SHOWN.
08. REFERENCE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS.
09. MAKE ALL SLOPES OF WALLS & DRIVEWAYS COMPLY WITH FINISH ELEVATION SHOWN ON CIVIL DRAWINGS. THE LINE OF SLOPE SHALL FORM STRAIGHT LINES BETWEEN FINISH ELEVATION WHEN POSSIBLE & GRADING CONTOURS WHEN STRAIGHT LINES ARE NOT POSSIBLE. VERIFY ALL ELEVATIONS & DIMENSIONS WITH FINISH GRADE.
10. PROVIDE 1/2" EXPANSION JOINT ALONG BUILDING FOUNDATION OR BRICK WHERE CONCRETE WALK IS PRESENT. REFERENCE CIVIL DRAWINGS FOR TYPICAL DETAIL.
11. PROVIDE 1/2" EXPANSION JOINT ALONG BACK OF CONCRETE CURB WHERE WALK IS PRESENT. REFERENCE CIVIL DRAWINGS FOR TYPICAL DETAIL.
12. PROVIDE 1/2" EXPANSION JOINT ALONG BACK OF CONCRETE CURB WHERE WALK IS PRESENT. REFERENCE CIVIL DRAWINGS FOR TYPICAL DETAIL.
13. CONTRACTOR SHALL MAKE ALL EXISTING OBSTRUCTIONS TO NEW CONSTRUCTION, PAVING, WALLS, AND OTHER SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO EXISTING TREES, FENCES, CONCRETE, ROCKS, DEBRIS, POST, VEGETATION, UTILITIES (AS NOTED) AND OTHER ITEMS AS NOTED FOR CONSTRUCTION.
14. REFER TO ELECTRICAL DRAWINGS FOR OUTDOOR LIGHTING REQUIREMENTS.
15. REFER TO CIVIL DRAWINGS FOR SITE GRADING PLAN, SITE UTILITY PLAN (INCLUDING FIRE HYDRANT LOCATIONS), EROSION CONTROL, PLANS AND CURB AND PAVING REQUIREMENTS AND DETAILS.
16. REFER TO CIVIL SHEETS FOR SITE GRADING CONTOURS. CONTRACTORS SHALL MAKE ALL CUT AND FILLS REQUIRED TO ACCOMPLISH ALL WORK SHOWN. GRADE SITE TO TOLERANCES AS SPECIFIED.
17. REFER CIVIL DRAWINGS FOR THICKNESSES AND LOCATIONS OF ALL TYPES OF PAVING.
18. FIRE LANE STRIPINGS SHALL COMPLY WITH CITY OF MANSFIELD REQUIREMENTS AND NFPA.
19. REFER TO SPECIFICATIONS/PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
20. REFER CIVIL DRAWINGS FOR SPECS. & LOCATIONS OF PAINTED DIRECTIONAL ARROWS.
21. REFER CIVIL DRAWINGS FOR INFORMATIONAL & TRAFFIC CONTROL, SIGNAL LOCATION & TYPES.

GENERAL SITE NOTES

SITE SYMBOLS	
—	NEW FENCE
- - -	EXISTING FENCE
OP	OVERHEAD POWER LINE
---	PROPERTY LINE
---	EXISTING CONTOURS
---	EXISTING GRADE
+ 8' - 0"	ELEV.
+ 10' - 0"	FINISH FLOOR ELEV.
+ 10' - 0"	FINISH GRADE ELEV.
P	POWER POLE
☆	STANDARD
☆	FIRE HYDRANT
☆	VALVE
☆	BENCH MARK
BLM 100'-0"	MARK

REF. CIVIL FOR BENCH MARKS
 BENCH MARK LOCATIONS

