



**CITY OF ALAMO HEIGHTS**  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516

***New Notice – Rescheduled from April 21, 2026 to May 19, 2026***

**Architectural Review Board Meeting**  
**May 19, 2026 – 5:30 P.M.**

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, May 19, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

**Case No. 1025F – 401 Torcido Dr**

Request of Andrew Belton, applicant, representing Texas Biomedical Research Institute, lessee of the property owned by Timothy Dean Word Family Trust, for the final review of the proposed parking lot improvements located at 401 Torcido Dr under Chapter 2 Administration for Architectural Review.

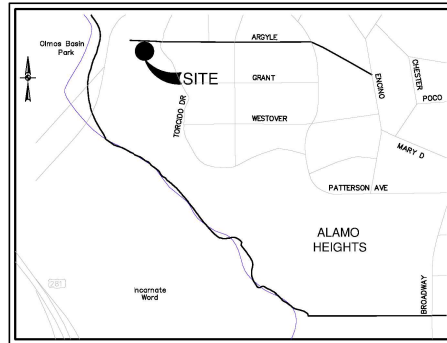
**Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.**

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notice](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notice)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, ([gpringle@alamoheightstx.gov](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

# ARGYLE PARKING LOT EXPANSION - WORD PROPERTY

## ALAMO HEIGHTS, TEXAS

### CIVIL CONSTRUCTION PLANS



LOCATION MAP  
NOT-TO-SCALE

Sheet List Table	
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GRADING PLAN	C2.00

PREPARED FOR:  
**THE ARGYLE CLUB**  
 401 TORCIDO DR.  
 ALAMO HEIGHTS, TEXAS 78209

APRIL 2026

This document is released  
 for INTERIM REVIEW  
 purposes ONLY under  
 the authorization of  
 ANDREW J. SELTON, P.E.  
 #21668 on 4/30/2026  
 This document is not  
 to be used for  
 CONSTRUCTION.

**PAPE-DAWSON**  
 2000 WY LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #19102600

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS PRIOR TO BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE REMOVED UNLESS OTHERWISE INDICATED.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, WORKING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPORTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS.
9. NO PILING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTIONS, RIBS AND SIDEWALK OR PAVEMENT CUTS BEING COOPERATED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS OR OTHER KEY CONTROL POINTS.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL STRUCTURES THAT ARE TO BE DEMOLISHED.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED.
14. CONTRACTOR SHALL REMOVE ALL EXISTING IRREGULAR PILING ON SITE UNLESS SHOWN OTHERWISE CUT AND LAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
15. CONTRACTOR SHALL NOT DEGRADE ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL.
16. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
17. THE USE OF EMPLOYEES WILL NOT BE PERMITTED.
18. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR DUST CONTROL.
21. DIMENSIONAL CONTROL NOTES

DIMENSIONAL CONTROL NOTES

- 1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS.
3. DIMENSIONAL CONTROL FOR ANY STRUCTURE IS BASED ON INFORMATION PROVIDED BY THE ARCHITECT OR STRUCTURAL ENGINEER.
4. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM.
5. BENCHMARK ELEVATIONS ARE BASED ON NAVD 83, GEDD 03.
6. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL AT THE BOTTOM TIE OF SLOPE, AND CENTER OF ANY STRIPING.
7. CURB RADI ARE 2' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. REFER TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE PLANS AS APPLICABLE FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
9. THE CONTRACTOR SHALL RELY ON THE INFORMATION PROVIDED ON THE SOUND AND SEALED CONSTRUCTION DRAWINGS SUBJECT TO A BOND RELEASE AGREEMENT AND FILES FROM THE ENGINEER FOR THE CONVENIENCE AND USE OF THE CONTRACTOR.

PAVEMENT & STRIPING NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE SPECIFICATIONS OR THE GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STRUCTURES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINTS WORN ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURBS, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION.
10. ALL CURBS WITH PRIVATE PROPERTY SHALL BE 6" HIGH AND ALL CURBS WITH IN PUBLIC RIGHT-OF-WAY SHALL BE 7" HIGH UNLESS OTHERWISE NOTED.
11. ALL STANDARD PARELLEL PARKING STALLS ARE 8' X 16' AND COMPACT GRANULAR STALLS ARE 8' X 16' UNLESS OTHERWISE OTHERWISE.

GRADING NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE SPECIFICATIONS OR THE GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE HORIZONTAL GRADES, GRADES, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUFFICIENCY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OF SITE THESE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL AND MULCH STRIPES AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (EROSION CONTROL MEASURES) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS.
11. THE CONTRACTOR SHALL OBTAIN GRADING SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS THE 1% EXISTING SLOPE SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2:06 UNLESS OTHERWISE SHOWN.
13. ACCESSIBILITY: SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% SIDEWALK LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 2% UNLESS OTHERWISE NOTED. SIDEWALK CURB RAMPS SHALL NOT EXCEED 4.5% (SEE CURB RAMP DETAILS). CURB RAMP LANDINGS SHALL NOT EXCEED 2% ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING AMPLIFIDGES PRIOR TO PERFORMING ANY EXCAVATION.
16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT.
17. FOR FILL PLACEMENT ON HILL SLOPES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

SITE UTILITY NOTES

- 1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT.
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STRUCTURES PRIOR TO CONSTRUCTION.
3. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES.
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTORS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS AND ALL TESTING.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCLOSURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AT 3000 +/- PSI.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING UTILITIES AND OTHER STRUCTURES SCHEDULED TO REMAIN.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTHS OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPILL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL.
14. CONTRACTOR SHALL COORDINATE TELE, COMMUNICATIONS, CABLE, ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDERS.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TE-IN AT ALL UTILITIES.
16. SEE IRRIGATION, LIGHTING AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS AS APPLICABLE.
17. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4'-00" SWEEP RADIUS.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING DISTRIBUTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER.
20. CONTRACTOR SHALL INCLUDE IN HIS BID A 4" PVC CONDUIT FOR TELEPHONE AND A 2" PVC CONDUIT FOR CABLE TV.
21. BENCHING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS.

SANITARY SEWER NOTES

- 1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 180 P.S.I. AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20' JOINT CENTERED AT WATER MAIN.
2. NO VERTICAL STACKS SHALL BE ALLOWED.
3. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 6 FT, OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 100 P.S.I. (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH SAME PRIOR TO INSTALLATION OF ANY NEW LINES.
4. ALL SEWER PIPES SHALL BE PVC (DR 26), UNLESS OTHERWISE NOTED.
5. PRIOR TO CONSTRUCTION CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
7. MANHOLE OPENINGS ARE 30" AS PER TIE TO CHAPTER 271.55
8. CONTRACTOR TO INSTALL PERMANENT MARKERS AT THE END OF ALL SEWER LATERALS.
9. ALL 6" SEWER LATERALS WILL BE SET AT A MINIMUM 24" SLOPE.
10. BACKFILL MUST COMPLY WITH SANS SPECIFICATIONS 804.4.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 0.50 FEET ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.
12. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS.
13. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
14. ALL SERVICES SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
15. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
16. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
17. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
18. UNIT PRICE BID FOR STANDARD ERE HYDRANT ASSEMBLY SHALL INCLUDE FIRE HYDRANT, 8" GATE VALVE, 6" VALVE BOX, ANCHOR BOND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION.
19. ALL FITTINGS SHALL BE MECHANICAL JOINT.
20. CONTRACTOR MUST BE AN APPROVED SAWS AND APPROVED FIRELINE CONTRACTOR.
21. THURST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.
22. ALL FDC STANDPDS SHALL HAVE A 4" LINE CONNECTING TO THE SPRINKLER SYSTEM OF EACH BUILDING.
23. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.

WATER NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE FOUR-FOOT (4') BURY UNLESS OTHERWISE SPECIFIED.
4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED.
5. ALL WATER LINES SHALL BE INSTALLED A MINIMUM DISTANCE OF 8'-FEET FROM SANITARY SEWER MAINS AND LATERALS.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. ALL SERVICES SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
12. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
13. UNIT PRICE BID FOR STANDARD ERE HYDRANT ASSEMBLY SHALL INCLUDE FIRE HYDRANT, 8" GATE VALVE, 6" VALVE BOX, ANCHOR BOND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION.
14. ALL FITTINGS SHALL BE MECHANICAL JOINT.
15. CONTRACTOR MUST BE AN APPROVED SAWS AND APPROVED FIRELINE CONTRACTOR.
16. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.

DRAINAGE NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY, COUNTY OR TxDOT.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
5. WATER JETTING THE BACKFILL OF STORM DRAIN TRENCHES WILL NOT BE PERMITTED.
6. NORTINGS AND EASTINGS LOCATED ON THESE PLANS ARE TO CENTER OF BOX FOR JUNCTION BOXES AND GRADE INLETS AND TO OUTSIDE CORNER FACE OF CURB FOR ALL CURB AND COMBINATION INLETS.
7. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WERE INDICATED ON PLAN.
8. ALL STORM DRAIN TO JUNCTION BOX CONNECTIONS SHALL HAVE CONCRETE COLLARS.
9. ALL GRADE INLETS MUST BE HDSD EQUIVALENT RATED GRATES.
10. TOPS OF MANHOLES, JUNCTION BOXES AND GRATES SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRADING PLAN.
11. CONTRACTOR SHALL GROUT INVERTS OF ALL STORM DRAIN INLETS, JUNCTION BOXES, AND DRIP STRUCTURES TO DRAIN.

STORM WATER POLLUTION PREVENTION NOTES

- 1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TYPES STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES.
8. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO CONSIDER THE DISTURBANCE OF UPSTREAM AREAS.
9. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERFLOWS FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPO'S REQUIREMENTS.
10. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BARS IN DRAINAGE FEATURES.
11. WHERE VEGATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS.
12. SHADDED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS WITH THE DISRUPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD ARE NOT A PART OF THESE STORM WATER POLLUTION PREVENTION PLAN (SWP) AND WILL NOT BE REQUIRED BY CIVIL CONSTRUCTION ACTIVITIES.
13. PRIOR TO BEGINNING CONSTRUCTION CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITH TxDOT RIGHT-OF-WAY WITH TPO.
14. OPS ENERGY MAY FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND MAY BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS 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 SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES. SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. THE CONTRACTOR MUST CONTACT 811-UTLITIES AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO VERIFY EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES TO PROTECT EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES TO BE IMPROVED OR REPLACED ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION OVERHEAD UTILITIES

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER HIGH VOLTAGE TRANSMISSION LINES. A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.

Table with 2 columns: NO., REVISION. Rows 1-10.

This document is released FOR INTERIM REVIEW purposes ONLY under the authorization of ANDREW A. BOSTON, P.E. #21688 on 4/30/2026. This document is not to be used FOR CONSTRUCTION.

PAPE - DAWSON PAPER ENGINEERING 4421 S. GARDEN DRIVE, SUITE 200, DALLAS, TEXAS 75243 | 214.375.8000

ARGYLE PARKING LOT EXPANSION - WORD PROPERTY ALAMO HEIGHTS, TEXAS CONSTRUCTION GENERAL NOTES

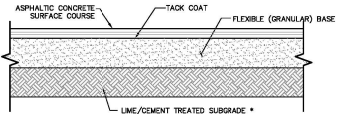
PLAT NO. - 12468-00 JOB NO. MAY 2026 DATE 05/20/2028 DESIGNER CEM CREAM CHECKED CEM CREAM SHEET CO.10

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER, GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GOVERNING INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S REPRESENTATIVE OF THESE SYSTEMS, PROGRAMS AND /OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THROUGHOUT THE PROJECT. CONTRACTOR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

FOR PERMIT





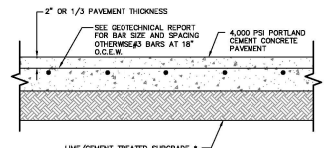


PAVEMENT MATERIALS	LIGHT DUTY ASPHALT (IN.)	HEAVY DUTY ASPHALT (IN.)
ASPHALTIC CONCRETE SURFACE COURSE	2"	3"
FLEXIBLE (GRANULAR) BASE	6"	8"
LIME/CEMENT TREATED SUBGRADE	6"	6"

\* INCLUDED AS AN OPTION ONLY AND NOT REQUIRED IN THE PAVEMENT SECTION. NO STRUCTURAL CREDIT HAS BEEN ASSIGNED FOR THE TREATED LAYER. (REF. GEOTECH REPORT)

**FLEXIBLE PAVEMENT SECTION**

REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RAJA-ROTHMAN, FILE NO. RAJA-002-00, DATED MARCH 10, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

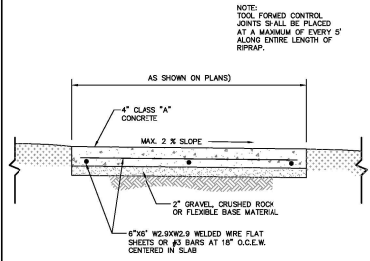


PAVEMENT MATERIALS	HEAVY DUTY CONCRETE (IN.)
PORTLAND CEMENT CONCRETE (IN.)	6
LIME/CEMENT TREATED SUBGRADE	6"

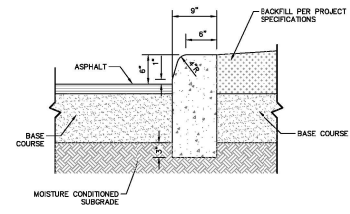
\* INCLUDED AS AN OPTION ONLY AND NOT REQUIRED IN THE PAVEMENT SECTION. NO STRUCTURAL CREDIT HAS BEEN ASSIGNED FOR THE TREATED LAYER. (REF. GEOTECH REPORT)

**CONCRETE PAVEMENT SECTION**

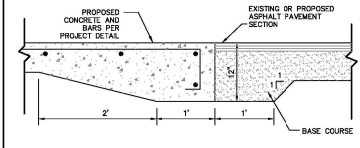
REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RAJA-ROTHMAN, FILE NO. RAJA-002-00, DATED MARCH 10, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



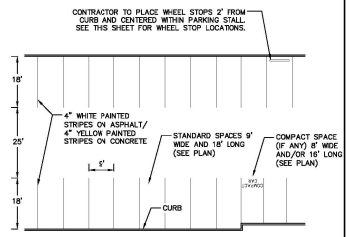
**CONCRETE RIPRAP DETAIL**  
NOT-TO-SCALE



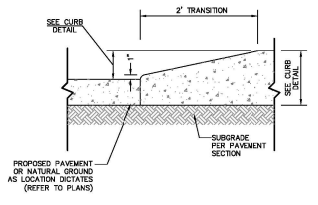
**6" CONCRETE CURB EXTENDED THROUGH BASE**  
NOT-TO-SCALE



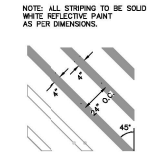
**CONCRETE/ASPHALT JUNCTURE DETAIL**  
NOT-TO-SCALE



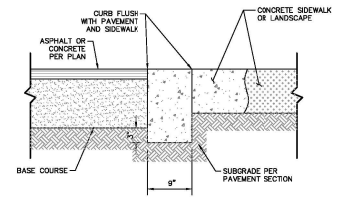
**STRIPING FOR 90-DEGREE PARKING**  
NOT-TO-SCALE



**CURB TRANSITION DETAIL**  
NOT-TO-SCALE



**STRIPING HATCH**  
NOT-TO-SCALE



**HEADER CURB DETAIL**  
NOT-TO-SCALE

NO.	REVISION	DATE

This document is released for INTERIM REVIEW purposes ONLY under the authorization of ANDREW A. BOSTON, P.E. #21488 on 4/30/2026. This document is not to be used for CONSTRUCTION.

**PAPE - DAWSON**  
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REGISTERED PROFESSIONAL ENGINEER  
TECHNICAL SERVICES  
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DALLAS, TEXAS 75201-2711  
TELEPHONE: 214.775.5000  
FAX: 214.775.5005  
WWW.PAPE-DAWSON.COM

**ARGYLE PARKING LOT EXPANSION - WORD PROPERTY**  
ALAMO HEIGHTS, TEXAS  
CIVIL DETAILS

PLAT NO.	-
JOB NO.	12496-00
DATE	MAY 2025
DESIGNER	CM
CHECKED BY	TK
DRAWN BY	CM
SHEET	C1.30

FOR PERMIT

Pape & Dawson, Inc. 04/25/25, 1:45 PM, User: cm, Sheet: 01, Description: Title: C:\Users\cm\Desktop\Argyle\Argyle Lot Expansion\Drawings\DWG\C1.30.dwg  
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