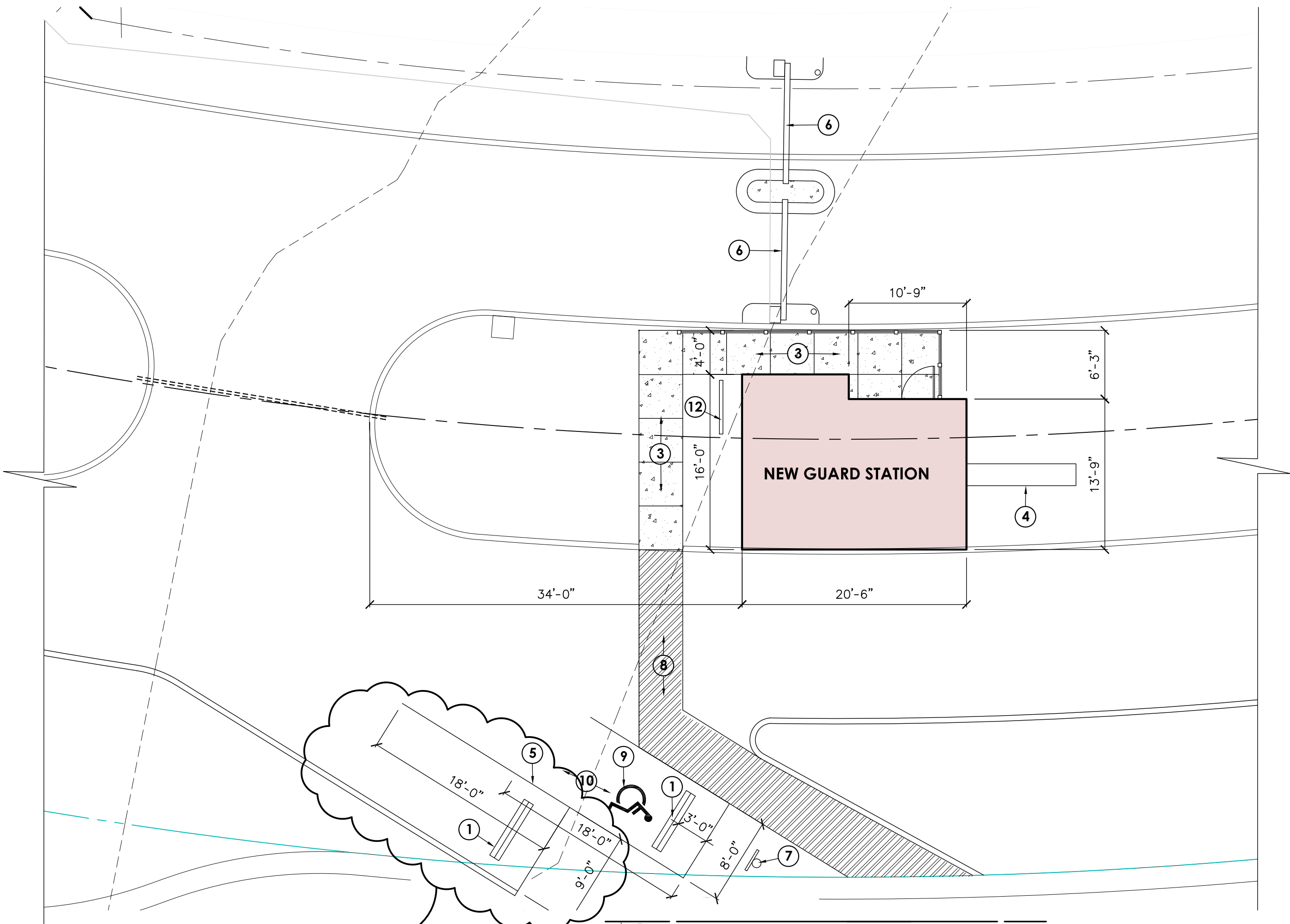


**OVERALL SITE PLAN** **1**  
NORTH SCALE: 1"=10'-0" AC.1



**PARTIAL SITE PLAN** **2**  
NORTH SCALE: 1/8"=1'-0" AC.1

**CONSTRUCTION NOTES**

- 1 CONCRETE WHEEL STOP WITH 24" REBAR ON BOTH SIDES TO ANCHOR STOPS DOWN. SEE DETAIL X/AX.X
- 2 6" CONCRETE CURB AND GUTTER - SEE CIVIL DRAWINGS
- 3 4" THICK CONCRETE WALK WITH W.W.M., SAW CUT JOINTS AT 5' O.C. AND EXPANSION JOINTS AT 20' O.C. ENSURE A RUNNING SLOPE NO GREATER THAN 6% AND A CROSS SLOPE NO GREATER THAN 2%. PROVIDE 1/2" EXPANSION JOINT MATERIAL. PROVIDE NEW SUB-GRADE COMPACTED TO 95% AS PER ASTM 1557 AS REQUIRED. REFER TO CIVIL DRAWINGS FOR ADDITIONAL PAVING AND GRADING INFORMATION.
- 4 MONUMENTAL SIGN, SEE CIVIL FOR MORE INFORMATION
- 5 PROVIDE STRIPING AND MARKING OF PARKING AREA IN ACCORDANCE WITH LOCAL STANDARDS
- 6 GATE LOOP OPERATIONS, SEE CIVIL DRAWINGS
- 7 POLE-MOUNTED ADA PARKING SIGN, SEE DETAIL 5/AC.2
- 8 ACCESSIBLE ROUTE - PROVIDE STRIPING AND MARKING IN ACCORDANCE WITH CITY STANDARDS
- 9 PAINT H/C SYMBOL USING TXDOT APPROVED PAINT
- 10 ADA PARKING AND LANDING SPACE TO HAVE A SLOPE OF 2% IN ALL DIRECTIONS
- 11 ASPHALT PAVING AT PARKING AREA, SEE CIVIL FOR ADDITIONAL INFORMATION.
- 12 NEW BIKE RACK, SEE DETAIL 1/AC.2

ARCHITECT:  
**FØKUS**  
architecture,  
5588 N. MESA EL PASO, TEXAS 79912  
TEL. 915-845-1716 FAX. 915-845-0132

PROFESSIONAL SEAL  
REGISTERED ARCHITECT  
13201  
STATE OF TEXAS  
12/ 16/ 2022

**GRANADA GUARD STATION**  
2103 Granada Trl,  
Westlake, TX. 76262

ISSUED FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION



**GREENSTREET, INC.**  
112 East 82nd Street  
Lubbock, Texas 79404  
806.745.9444 fax 806.745.8722

DATE: December 16, 2022  
**CONSTRUCTION DOCUMENTS**

REVISIONS:  
Δ CITY COMMENTS 01-10-23

SHEET TITLE:  
SITE PLAN

SHEET No:  
**AC.1R**

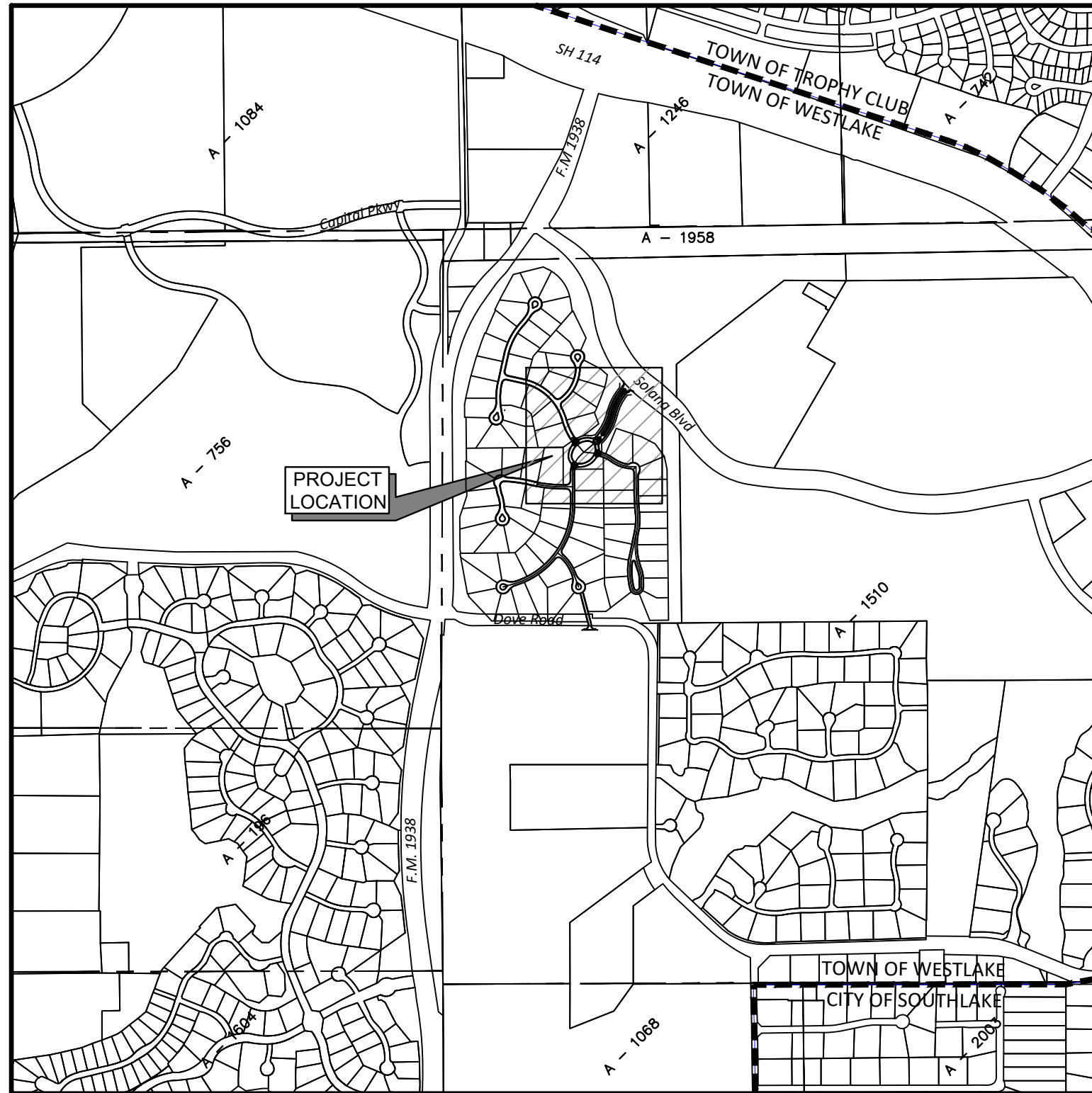
PROJECT NO. 2277  
Granada Guard Station



CONSTRUCTION DOCUMENTS  
for  
GRANADA GUARD HOUSE

FINAL PLAT  
LOT 88X, BLOCK A  
4.7258 Acres  
Zoned PD1-3

in the  
C.M. THROOP SURVEY, ABSTRACT NO. 1510  
W. MEDLIN SURVEY, ABSTRACT NO. 1958  
TOWN OF WESTLAKE  
TARRANT COUNTY, TEXAS  
JANUARY 2023



OWNER/DEVELOPER  
GREENSTREET  
112 E 82ND STREET  
LUBBOCK, TEXAS 79404  
Ph. 806-620-2009  
Contact: BRIAN KEY



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201 Country View Drive  
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TBPE: 19762 TBPLS: 10194440  
www.mcadamsco.com

Contact: Justin L. Lansdowne, P.E.

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GRANADA GUARD HOUSE

FINAL PLAT

Lot 88X, Block A

4.7258 Acres

in the

C.M. THROOP SURVEY, ABSTRACT NO. 1510

TOWN OF WESTLAKE

TARRANT COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

THIS DOCUMENT IS FOR  
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THE JOHN R. MCADAMS  
COMPANY, INC.  
TBPE: 19762  
JUSTIN L. LANSDOWNE,  
P.E. #121990  
DATE 1/25/2023

Drawn By: KV  
Date: 01/25/2023  
Scale: N.T.S.  
Revisions:

SPEC22347

C0.00

GRANADA GUARD HOUSE

CONSTRUCTION DOCUMENTS



## GENERAL NOTES

- THE TERM MUNICIPALITY REFERS TO THE TOWN OF WESTLAKE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
- ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
- THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
- THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
- AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
- WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
- ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
- ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
- THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
- ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
- ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

### GENERAL NOTES FOR WATER IMPROVEMENTS

- ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

### GENERAL NOTES FOR PAVING IMPROVEMENTS

- THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
- INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
- MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
- THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
- THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

### GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

- SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
- ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
- ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

### PROJECT GENERAL NOTES

- THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
- THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
- THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
- THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
- ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
- THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

### TEXAS ACCESSIBILITY STANDARDS/AMERICAN WITH DISABILITIES ACT REQUIREMENTS

- THE MAXIMUM ALLOWED CROSS SLOPE ON ANY PROPOSED SIDEWALK OR TRAIL IS 2%.
- THE MAXIMUM ALLOWED PATH OF TRAVEL SLOPE IS 5%, UNLESS OTHERWISE NOTED ON THESE PLANS. ANY SLOPE GREATER THEN 5%, AND LESS THAN 8.25%, MUST HAVE HANDRAILS. NO SLOPE GREATER THAN 8.25% SHALL BE ALLOWED.
- SLOPES BETWEEN 5% AND 8.25% ARE CONSIDERED RAMPS. NO RAMP CAN EXCEED 30' IN LENGTH AND NO RAMP CAN EXCEED A GRADE CHANGE OF MORE THAN 2'-6". LANDINGS ARE REQUIRED IF EITHER OF THESE ARE EXCEEDED.
- LANDINGS MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- RAILINGS, IF REQUIRED, ARE TO EXTEND A MINIMUM OF 1' INTO THE LANDING AREA.
- CURB RAMPS ARE REQUIRED AT THE END AT ALL CROSSWALKS. ALL CURB RAMPS ARE TO HAVE A MAXIMUM OF 6" OF RISE OVER THE 6' LENGTH OF THE RAMP. THE MAXIMUM ALLOWED CROSS SLOPE IS 2%.
- TRUNCATED DOMES ARE TO BE INSTALLED AT THE BOTTOM OF EACH RAMP. THE DOMES ARE TO EXTEND THE FULL WIDTH OF THE PROPOSED RAMP AND MUST BE OF A CONTRASTING COLOR TO THE RAMP PAVEMENT, SIMILAR COLORS WILL NOT BE ACCEPTED.
- ANY WALKWAY, SIDEWALK OR TRAIL, LESS THAN 5' IN WIDTH MUST HAVE A 5'X5' PASSING ZONE EVERY 200', OR LESS.
- A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
  - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
  - THE WORDS "NO PARKING" PAINTED ON ANY SURFACE AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
    - IN ALL CAPITAL LETTERS
    - WITH A LETTER HEIGHT OS AT LEAST 12 INCHES AND A STROKE WIDTH OF AT LEAST 2 INCHES; AND
    - CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
  - A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE SPACE. THE SIGN MUST:
    - AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
    - BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
    - BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
    - BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

## TOWN OF WESTLAKE UTILITY CONTACTS

BUILDING OFFICIAL	(817) 490-5726
PLANNING DIRECTOR	(817) 490-5739
DEVELOPMENT COORDINATOR	(817) 490-5742
PERMIT TECHNICIAN	(817) 490-5745
FACILITIES/PUBLIC WORKS DIRECTOR	(817) 490-5735
PUBLIC WORKS SUPERINTENDENT	(817) 490-5733
PUBLIC WORKS FIELD OPERATIONS COORDINATOR	(817) 490-5731
UTILITY AND FACILITY COORDINATOR	(817) 490-5732
UTILITY AND MAINTENANCE TECHNICIAN	(817) 490-5754
DEPUTY FIRE CHIEF/FIRE MARSHAL	(817) 490-5786

INSPECTION LINE	1-(817) 490-5718
WATER METERS	1-(817) 490-5739

CHARTER	1-(888) 438-2427
ATMOS GAS	1-(866) 322-8667
ONCOR	1-(888) 313-4747
VERIZON	1-(800) 837-4966
AT&T	1-(800) 331-0500
DIG T.E.S.S	1-(800) 344-8377

## LEGEND

### ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Selback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

### LINE & SYMBOLS:

Existing:		Proposed:
	Contours	
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
	Waterline	
	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
	Buried Power	
	Gas Line	
	Fire Hydrant	
	Water Valve	
	Water Meter	
	Sanitary Sewer Manhole	
	Guy Wire	
	Light Pole	
	Power Pole	
	Tree	
	Benchmark	

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McADAMS

GRANADA GUARD HOUSE

GRANADA GUARD HOUSE

FINAL PLAT

Lot 88X, Block A

4.7268 Acres

in the

CM. THROOP SURVEY, ABSTRACT NO. 150

TOWN OF WESTLAKE

TARRANT COUNTY, TEXAS

GENERAL NOTES

### PRELIMINARY PLANS

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THE JOHN R. MCADAMS  
COMPANY, INC.  
TBP#: 19762  
JUSTIN L. LANDSDOWNE,  
P.E. #121990  
DATE 1/25/2023

Drawn By: KV  
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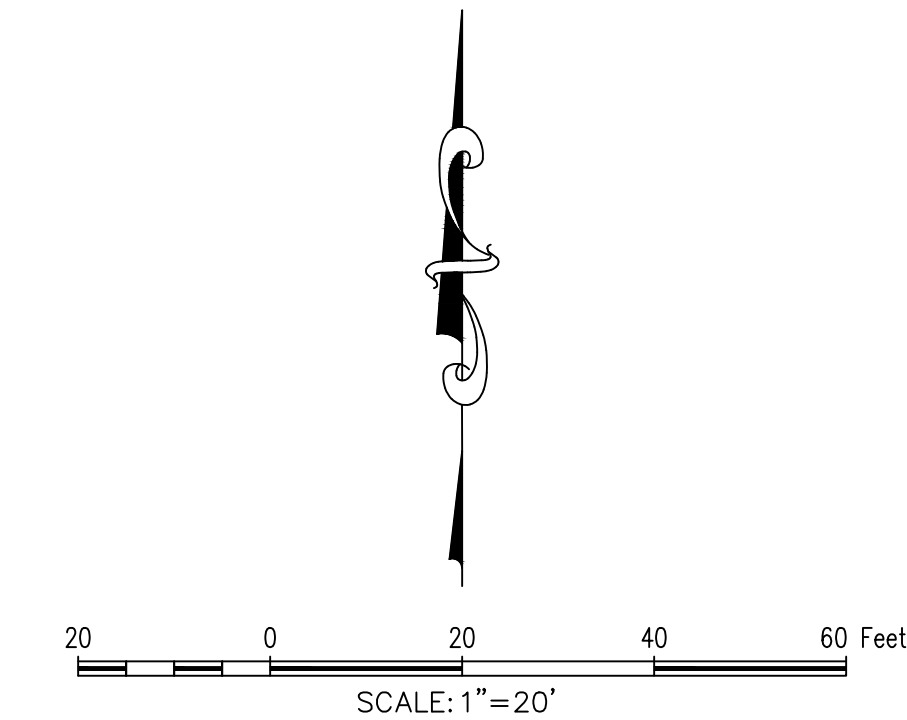
SPEC22347

C0.01

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Ph. 806-620-2009  
Contact: BRIAN KEY



File: M:\Projects\SPEC\SPEC\_2023\SPEC22347 Granada Guard House\04-Production\Engineering\IP &  
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Created: 1/25/2023 2:17 PM  
Scale: 1/25/2023 11:28 AM, 1/25



TBM BOX CUT WITH "4" ON THE EASTERN NOSE OF AN EXISTING CONCRETE MEDIAN  
LOCATED ON SOLANA BOULEVARD 1,415± EAST OF THE INTERSECTION OF DAVIS  
BOULEVARD AND SOLANA BOULEVARD, 105± NORTHWEST OF THE ENTRANCE TO THE  
GRANADA SUBDIVISION. ELEVATION: 652.70'

N: 7044208.318 E: 2373351.226

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FINAL PLAT  
Lot 88X, Block A  
4.7258 Acres  
in the  
C.M. THROOP SURVEY, ABSTRACT NO. 1510  
TOWN OF WESTLAKE  
TARRANT COUNTY, TEXAS

AERIAL MAP

**PRELIMINARY PLANS**  
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THE JOHN R. MCADAMS  
COMPANY, INC.  
TBPE: 19762  
JUSTIN L. LANDSOWNE,  
P.E. #121990  
DATE 1/25/2023

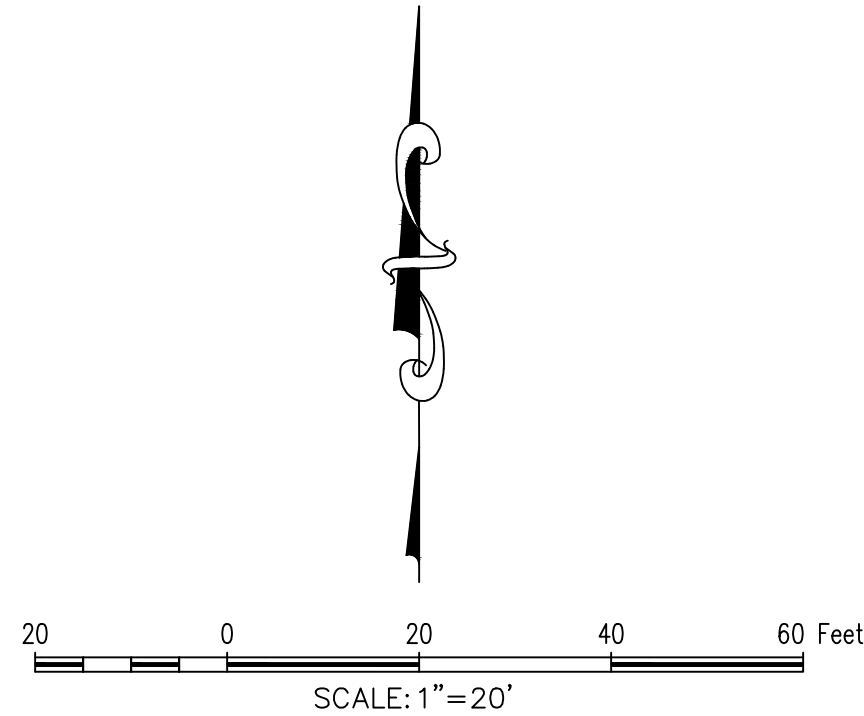
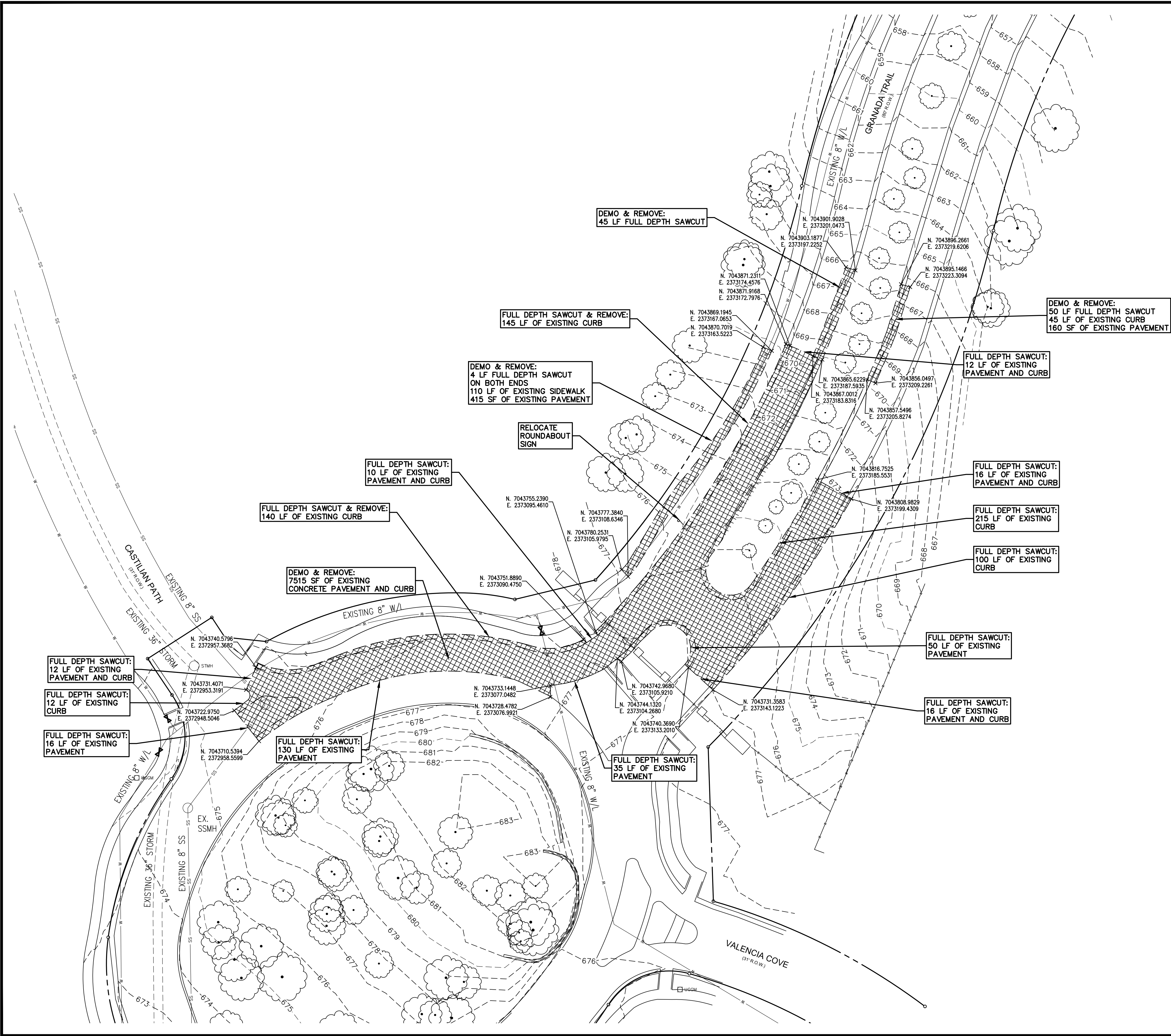
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Revisions:

SPEC22347

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TBM BOX CUT WITH "+ON THE EASTERN NOSE OF AN EXISTING CONCRETE MEDIAN LOCATED ON SOLANA BOULEVARD 1,415± EAST OF THE INTERSECTION OF DAVIS BOULEVARD AND SOLANA BOULEVARD, 105± NORTHWEST OF THE ENTRANCE TO THE GRANADA SUBDIVISION. ELEVATION: 652.70'

N: 7044208.318 E: 2373351.226

OWNER/DEVELOPER  
GREENSTREET  
112 E 82ND STREET  
LUBBOCK, TEXAS 79404  
Ph. 806-620-2009  
Contact: BRIAN KEY

The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75067  
817-436-8776  
291 Oak Ridge Road  
Roanoke, Texas 75282  
940-240-1012  
TBP#: 19762 TPLS: 10194440  
www.mcadamsco.com



GRANADA GUARD HOUSE

GRANADA GUARD HOUSE

FINAL PLAT

Lot 88X, Block A

4.7258 Acres

in the

C.M. THROOP SURVEY, ABSTRACT NO. 150

TOWN OF WESTLAKE

TARRANT COUNTY, TEXAS

EXISTING CONDITIONS  
AND DEMOLITION PLAN

**PRELIMINARY PLANS**

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COMPANY, INC.  
TBP#: 19762  
JUSTIN L. LANSOWNE,  
P.E. #121990  
DATE: 1/25/2023

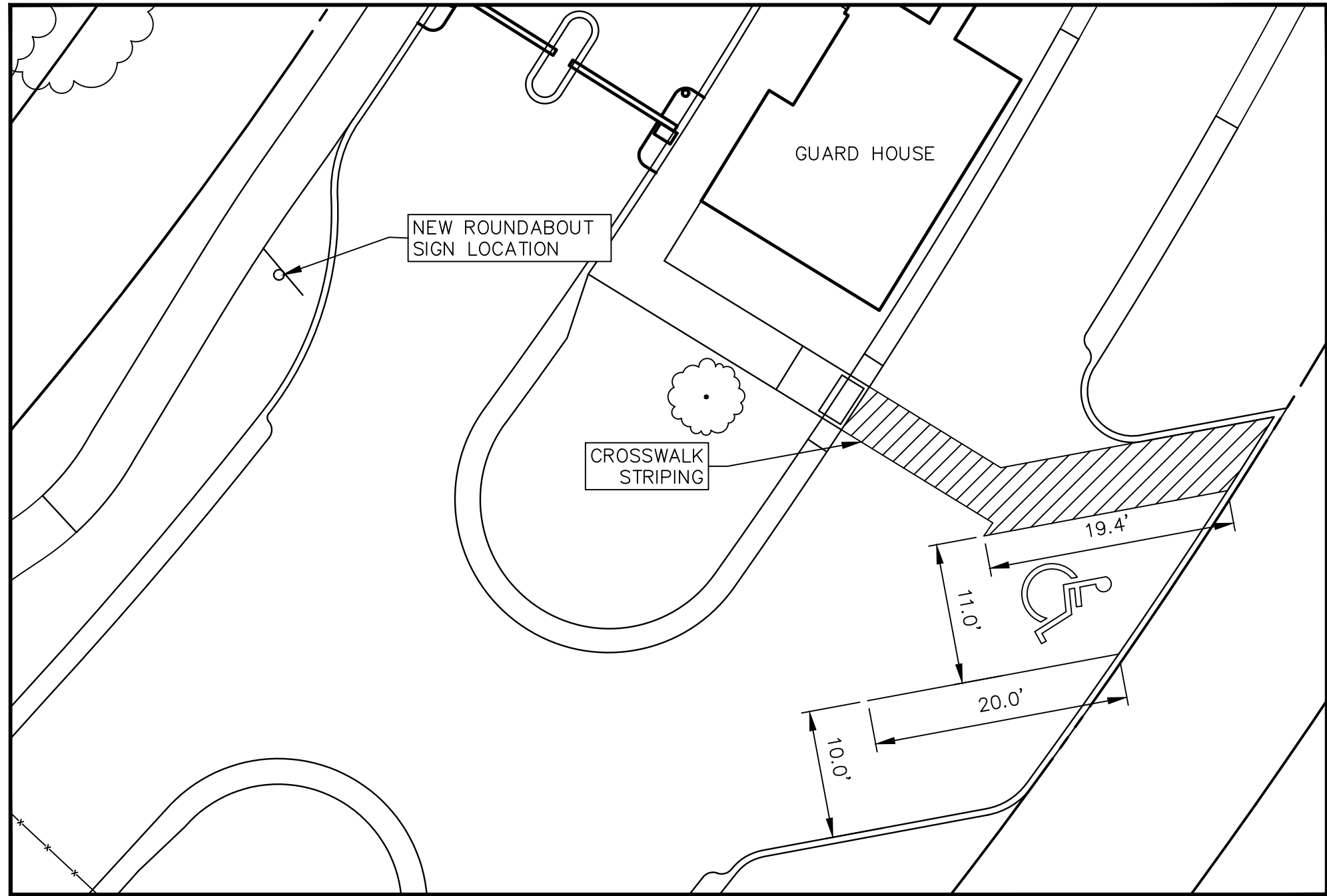
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Revisions:

SPEC22347

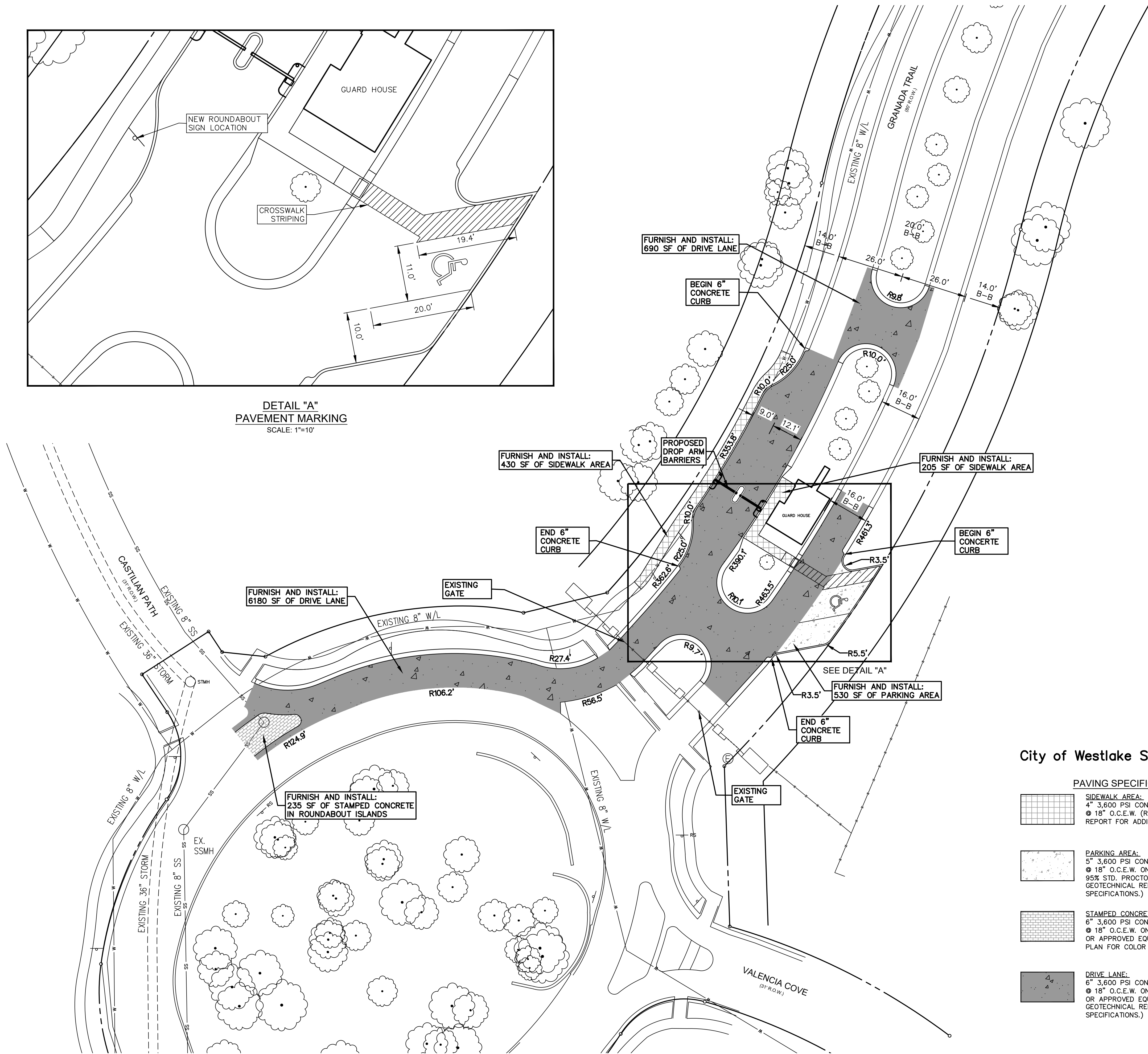
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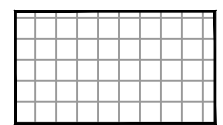


DETAIL "A"  
PAVEMENT MARKING  
SCALE: 1"=10'

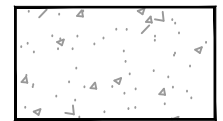


### City of Westlake Specifications

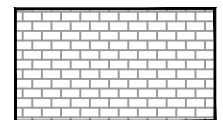
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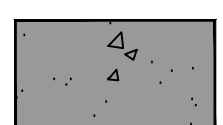
SIDEWALK AREA:  
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS  
@ 18" O.C.E.W. (REFER TO GEOTECHNICAL  
REPORT FOR ADDITIONAL SPECIFICATIONS.)



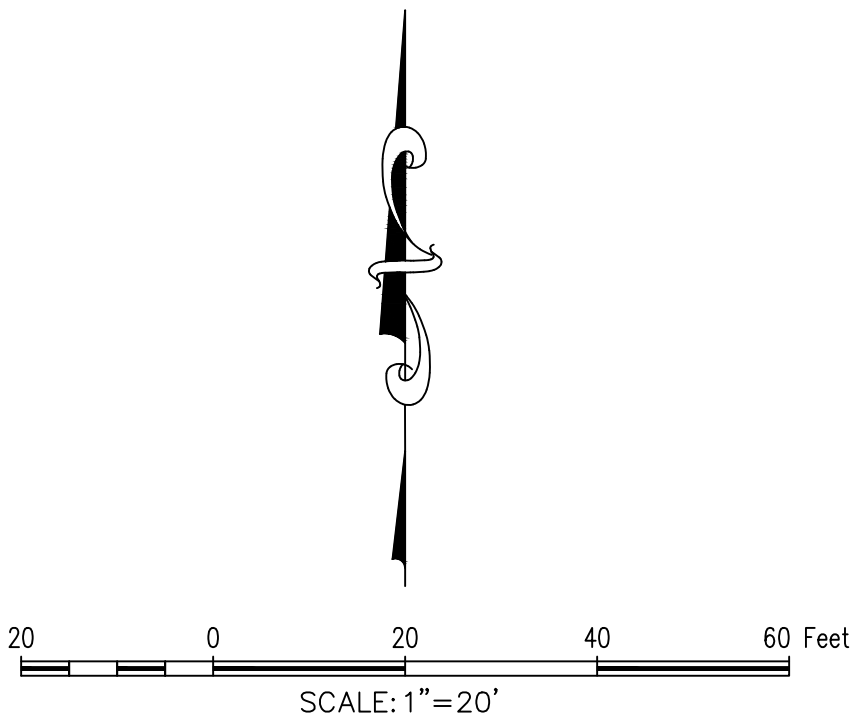
PARKING AREA:  
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS  
@ 18" O.C.E.W. ON SUB-BASE COMPACTED TO  
95% STD. PROCTOR DENSITY (REFER TO  
GEOTECHNICAL REPORT FOR ADDITIONAL  
SPECIFICATIONS.)



STAMPED CONCRETE IN ROUNDABOUT ISLANDS:  
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS  
@ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE  
OR APPROVED EQUAL. (REFER TO  
HARDSCAPE PLAN FOR COLOR AND PATTERN.)



DRIVE LANE:  
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS  
@ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE  
OR APPROVED EQUAL. (REFER TO  
GEOTECHNICAL REPORT FOR ADDITIONAL  
SPECIFICATIONS.)



TBM BOX CUT WITH "X" ON THE EASTERN NOSE OF AN EXISTING CONCRETE MEDIAN  
LOCATED ON SOLANA BOULEVARD 1,415± EAST OF THE INTERSECTION OF DAVIS  
BOULEVARD AND SOLANA BOULEVARD, 105± NORTHWEST OF THE ENTRANCE TO THE  
GRANADA SUBDIVISION. ELEVATION: 652.70'

N: 7044208.318 E: 2373351.226

#### GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB AND TO PIS  
AND PCs UNLESS OTHERWISE NOTED.



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Roanoke, Texas 72092  
940.240.1012  
TBP#: 19762 TBPIS: 10194440  
www.mcadamsco.com

GRANADA GUARD HOUSE

GRANADA GUARD HOUSE

FINAL PLAT

Lot 88X, Block A

4.7258 Acres

in the

C.M. THROOP SURVEY, ABSTRACT NO. 150  
TOWN OF WESTLAKE  
TARRANT COUNTY, TEXAS

## PAVING, MARKING AND DIMENSION PLAN

#### PRELIMINARY PLANS

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THE JOHN R. McADAMS  
COMPANY, INC.  
TBP#: 19762  
JUSTIN L. LANSLOWNE,  
P.E. #121990  
DATE: 1/25/2023

Drawn By: KV  
Date: 01/25/2023  
Scale: 1"=20'  
Revisions:

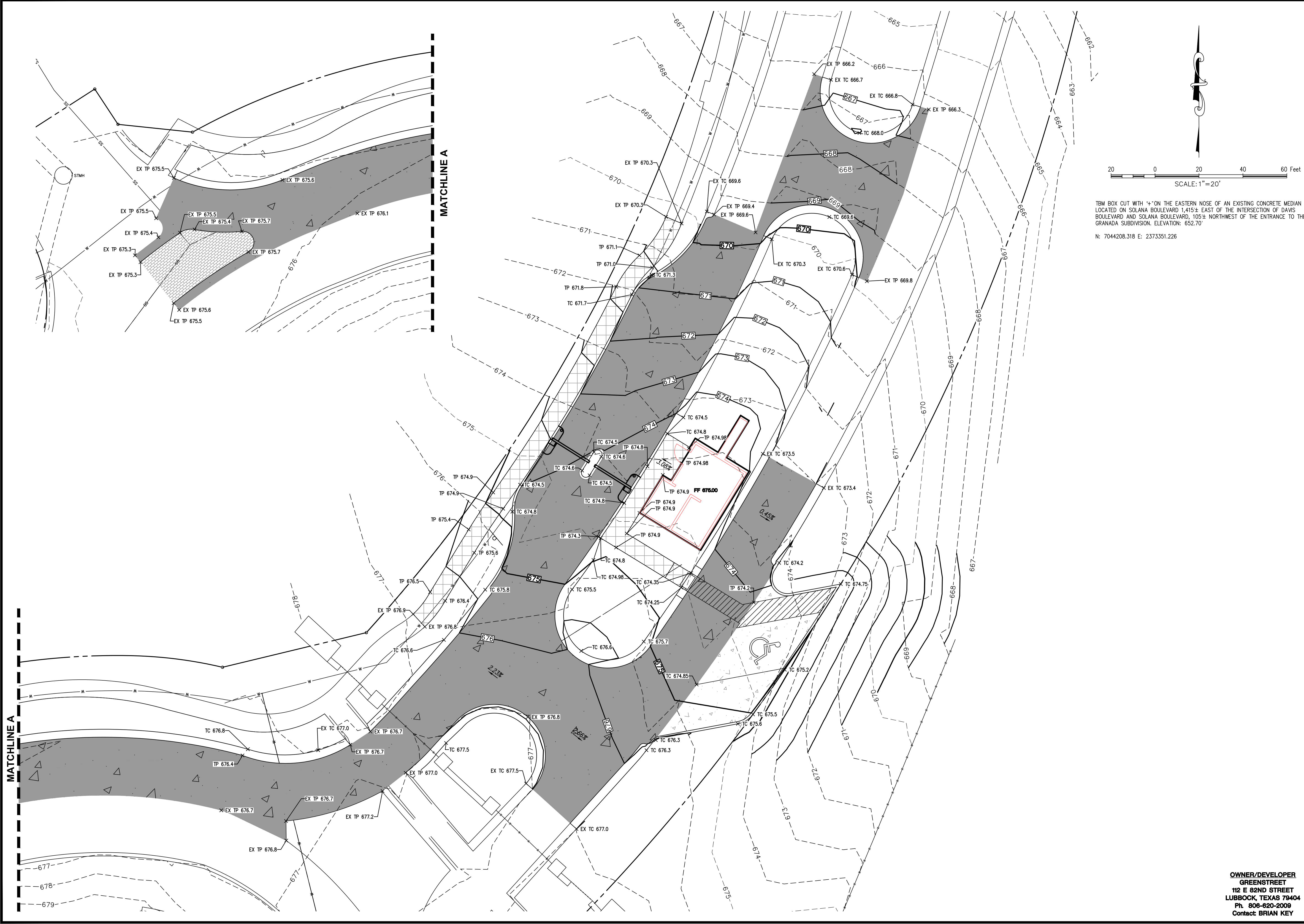
SPEC22347

C2.00

OWNER/DEVELOPER  
GREENSTREET  
112 E 82ND STREET  
LUBBOCK, TEXAS 79404  
Ph. 806-620-2009  
Contact: BRIAN KEY



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LOCATED ON SOLANA BOULEVARD 1,415± EAST OF THE INTERSECTION OF DAVIS  
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N: 7044208.318 E: 2373351.226

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LUBBOCK, TEXAS 79404  
Ph. 806-620-2009  
Contact: BRIAN KEY

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TBPE: 19762  
JUSTIN L. LANSOWNE,  
P.E. #121990  
DATE 1/25/2023

Drawn By: \_\_\_\_\_  
Date: 01/25/2023  
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Revisions:

SPEC22347

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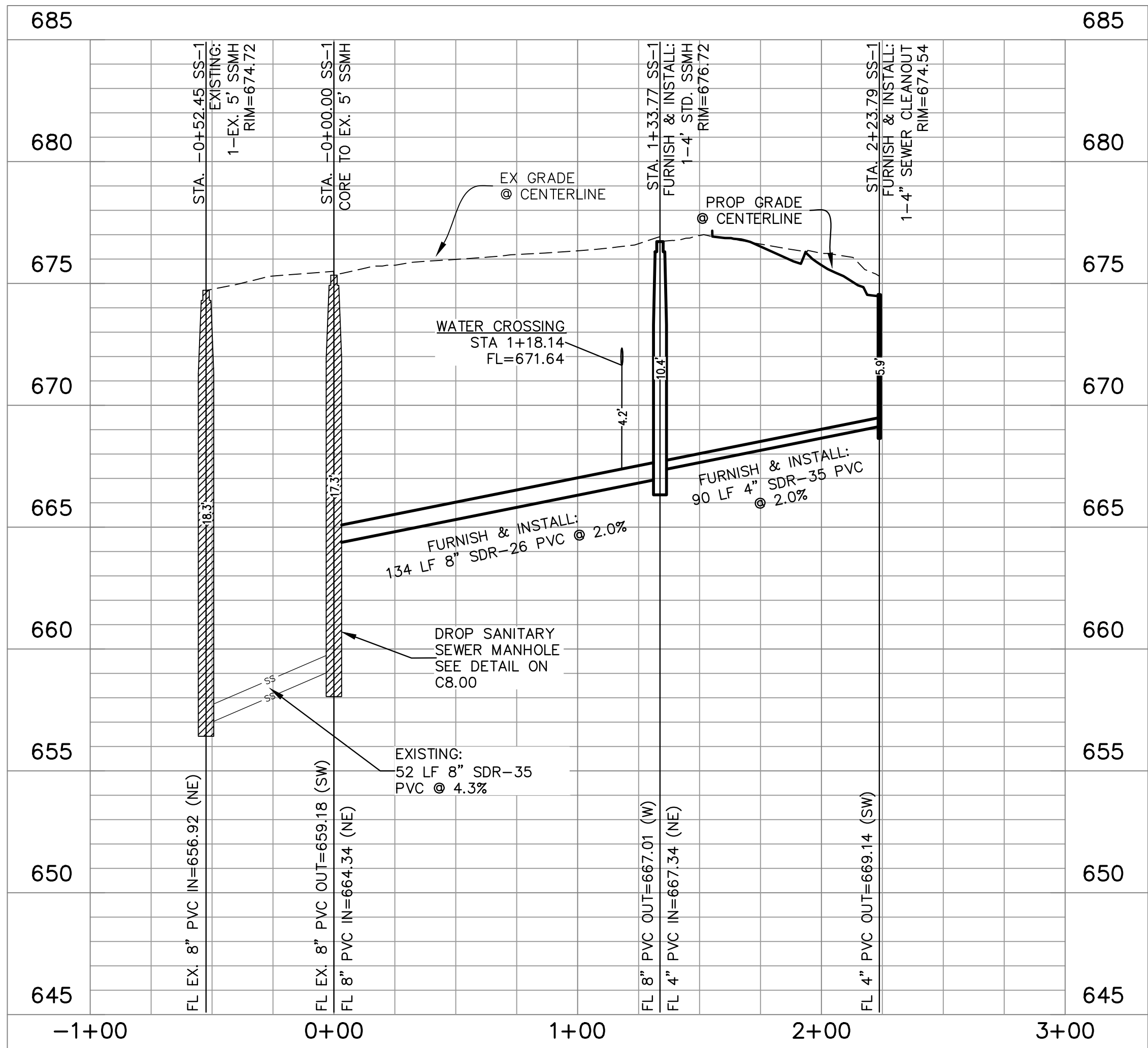
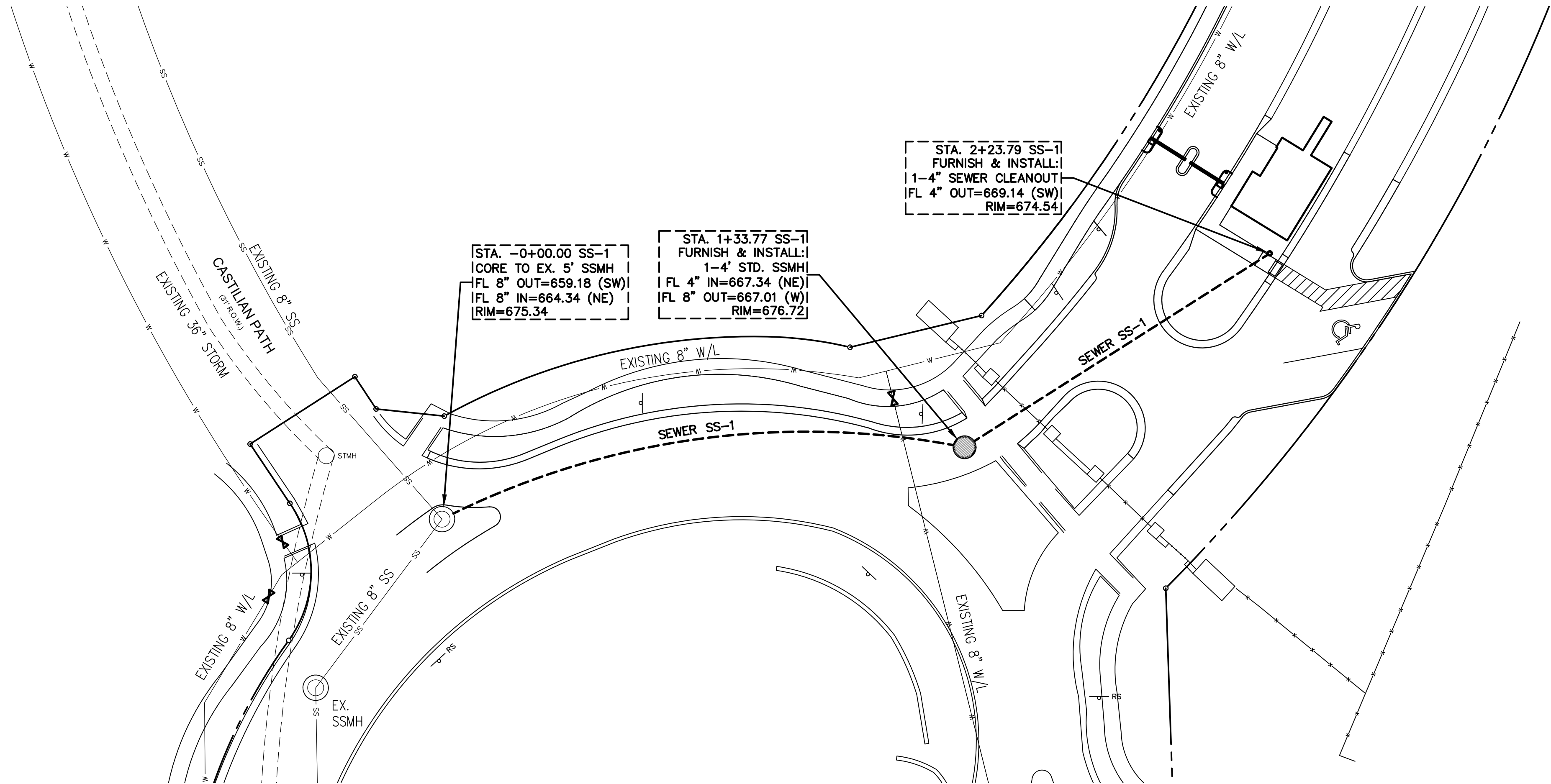
**GRANADA GUARD HOUSE**  
**FINAL PLAT**  
**Lot 88X, Block A**  
**4.7258 Acres**  
in the  
C.M. THROOP SURVEY, ABSTRACT NO. 150  
TOWN OF WESTLAKE  
TARRANT COUNTY, TEXAS

**MCADAMS**  
The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
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291 Oak Ridge Road  
Rowlett, Texas 75082  
940.240.1012  
TBPE: 19762 TBPLS: 10194440  
www.mcadamsco.com

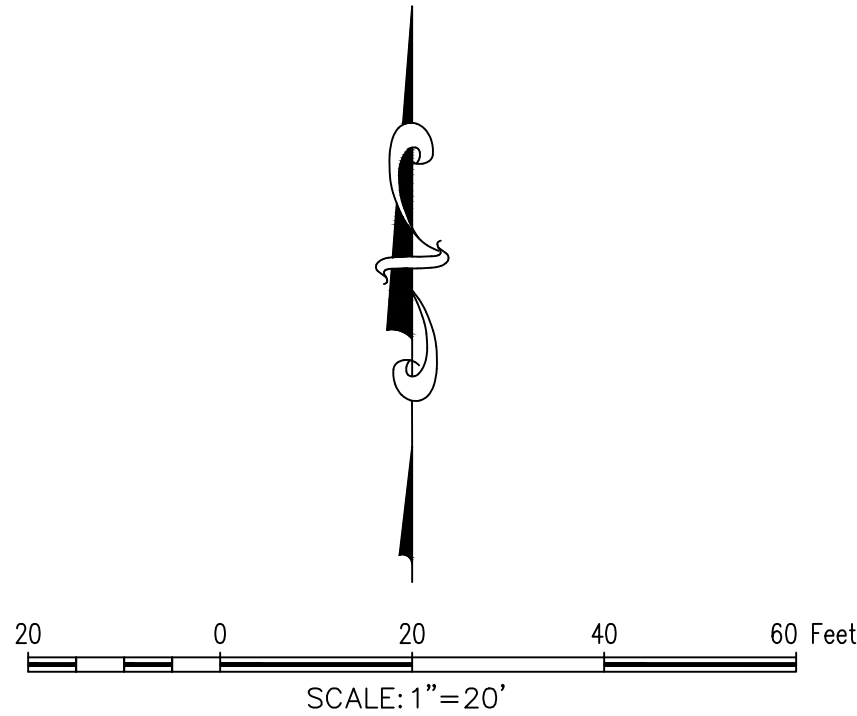
GRANADA GUARD HOUSE



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Author: B. Key  
Checked: B. Key  
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40 0 40 80 120 Feet  
SCALE: 1"=40'



TBM BOX CUT WITH "X" ON THE EASTERN NOSE OF AN EXISTING CONCRETE MEDIAN LOCATED ON SOLANA BOULEVARD 1,415± EAST OF THE INTERSECTION OF DAVIS BOULEVARD AND SOLANA BOULEVARD, 105± NORTHWEST OF THE ENTRANCE TO THE GRANADA SUBDIVISION. ELEVATION: 652.70'

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TBP#: 19762 TPLS: 10194440  
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GRANADA GUARD HOUSE

GRANADA GUARD HOUSE

FINAL PLAT

Lot 88X, Block A

4.7258 Acres

in the

C.M. THROOP SURVEY, ABSTRACT NO. 1510

TOWN OF WESTLAKE

TARRANT COUNTY, TEXAS

PLAN AND PROFILE -  
SS-1

PRELIMINARY PLANS

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THE JOHN R. McADAMS  
COMPANY, INC.  
TBP#: 19762  
R. VON BEOUGHIER,  
P.E. #69087  
DATE: 1/25/2023

Drawn By: -  
Date: 01/25/2023  
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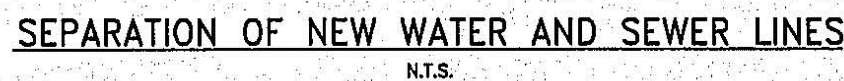
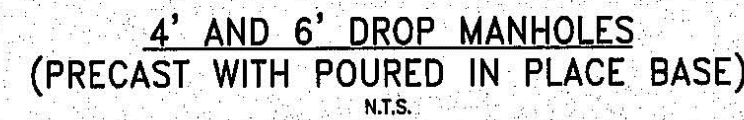
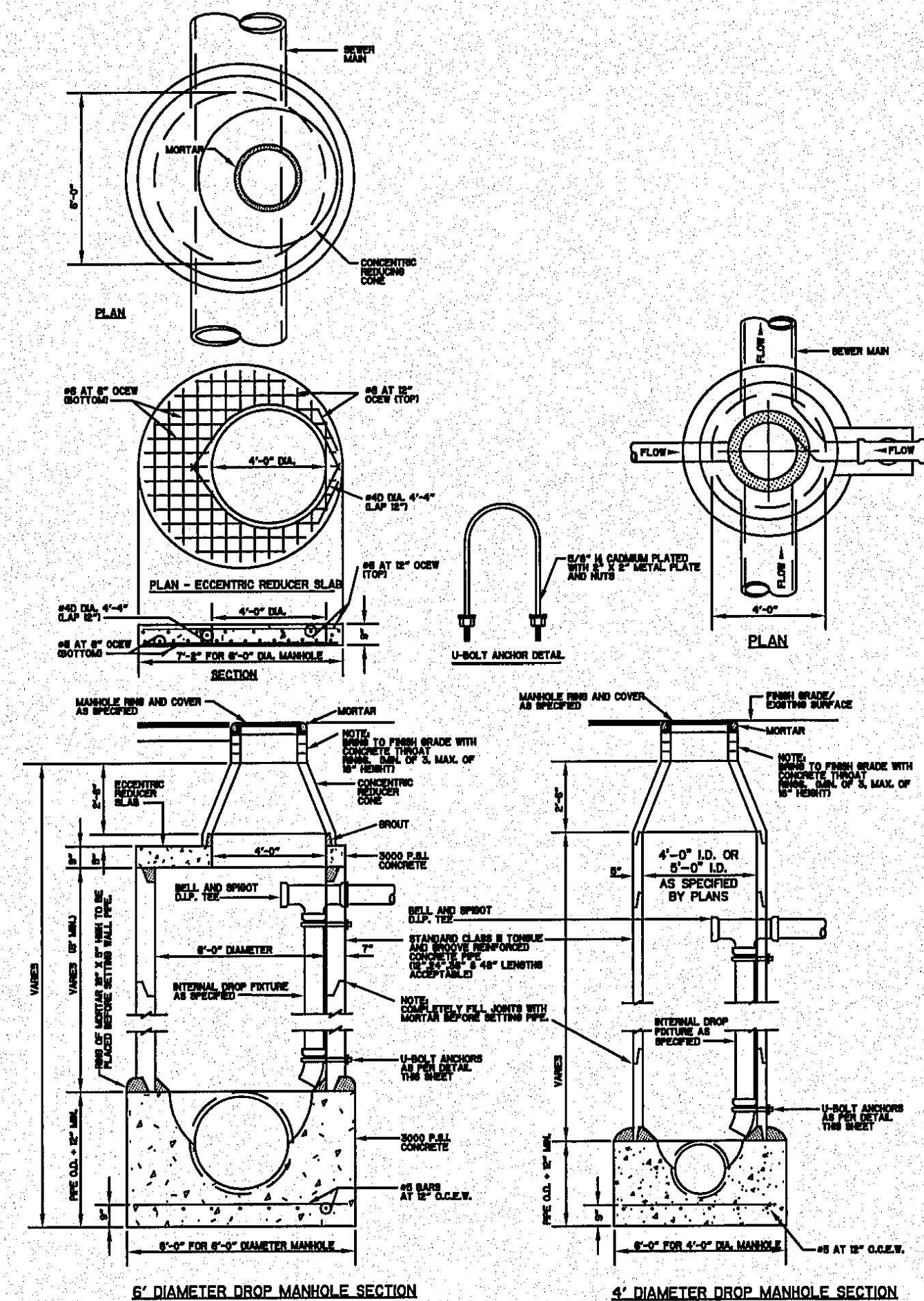
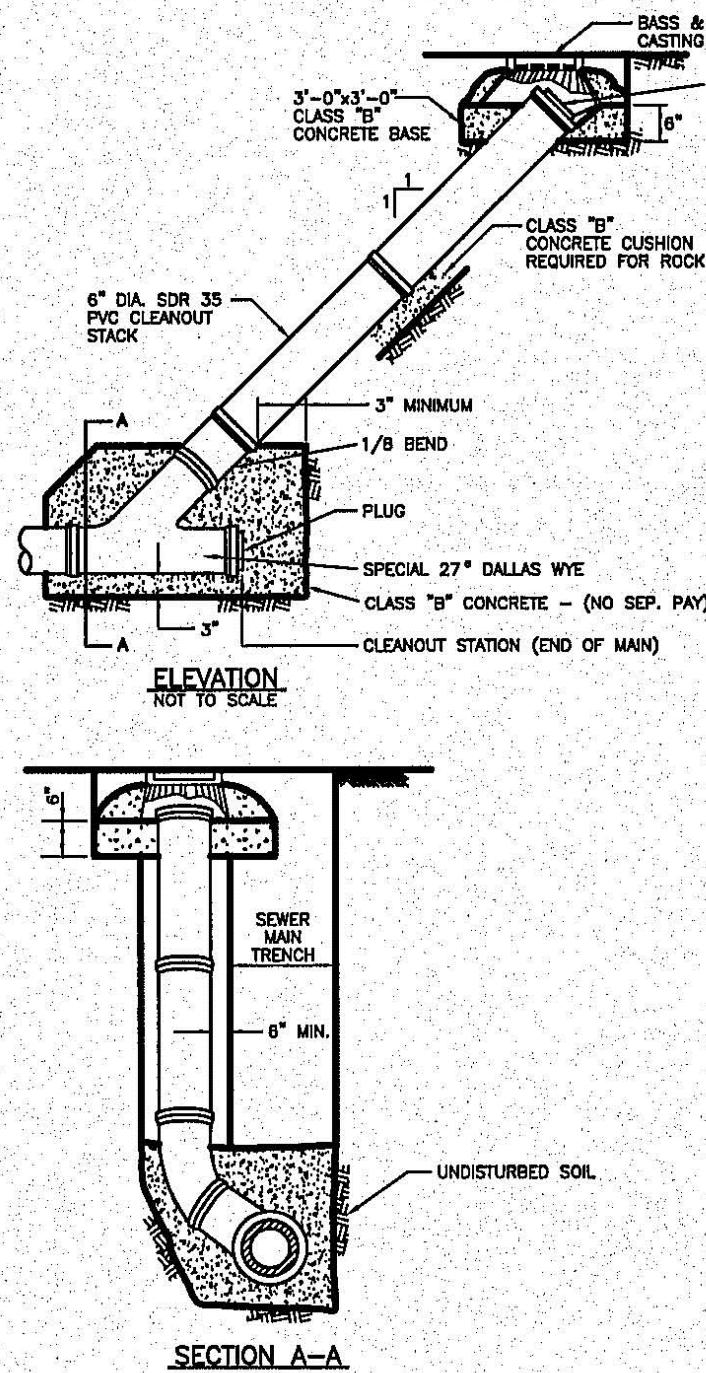
SPEC22347

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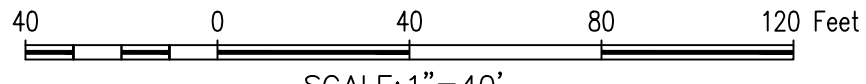












**OWNER/DEVELOPER**  
**GREENSTREET**  
**112 E 82ND STREET**  
**LUBBOCK, TEXAS 79404**  
**Ph. 806-620-2009**  
**Contact: BRIAN KEY**

**SPEC22347**

**L1.00**

**GRANADA GUARD HOUSE**  
**FINAL PLAT**  
**Lot 88X, Block A**  
**4.7258 Acres**  
in the  
C.M. THROOP SURVEY, ABSTRACT NO. 1510  
TOWN OF WESTLAKE  
TARRANT COUNTY, TEXAS

# DEMO LANDSCAPE PLAN

**GRANADA GUARD HOUSE**  
**FINAL PLAT**



The John R. McAdams  
Company, Inc.  
(DBA, G&A [McAdams])  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712

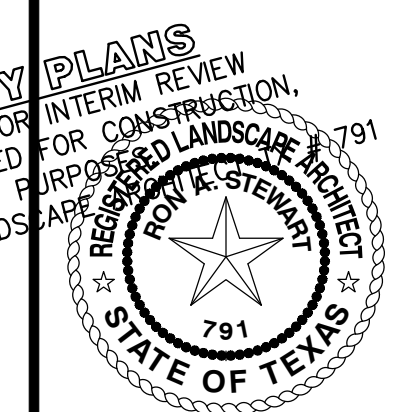
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201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012

\*BPE: 1762 TPI-S: 1019444C  
[www.gaicon.com](http://www.gaicon.com)  
[www.mcadamsco.com](http://www.mcadamsco.com)

**GRANADA GUARD HOUSE**  
[www.imcatalmsco.com](http://www.imcatalmsco.com)

**PRELIMINARY PLANS**  
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RON STEWART LANDSCAPE ARCHITECT  
RON STEWART LANDS  
DATED 1/25/2023

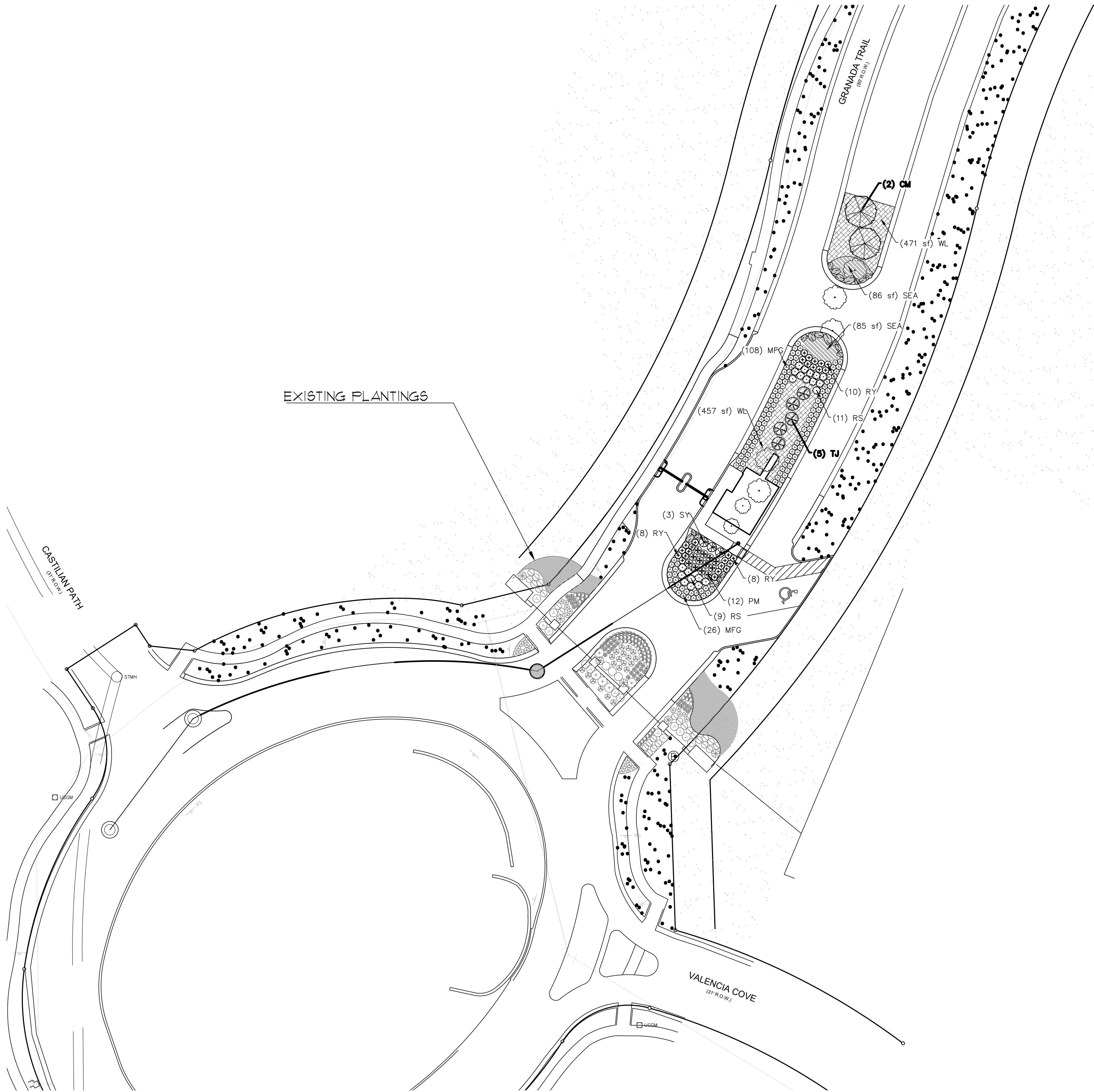


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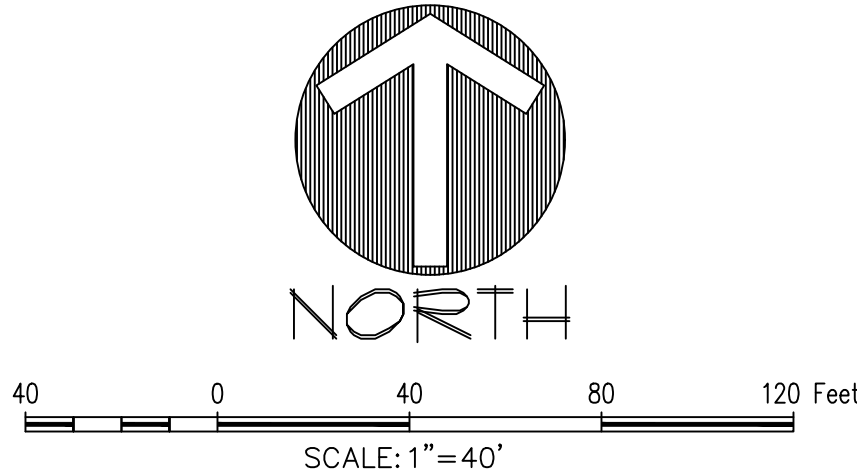


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Revised: 1/25/2023 2:31 PM, by briankey



### PLANT SCHEDULE

ORNAMENTAL TREES	CODE	COMMON / BOTANICAL NAME
	CM	Grape Myrtle <i>Lagerstroemia indica</i>
	TJ	Taylor Juniper <i>Juniperus virginiana</i> 'Taylor'
SHRUBS	CODE	COMMON / BOTANICAL NAME
	MFG	Mexican Feather Grass <i>Nassella tenuissima</i>
	PM	Pink Muhly <i>Muhlenbergia capillans</i>
	RY	Red Yucca <i>Hesperaloe parviflora</i>
	RS	Russian Sage <i>Perovskia abrotanoides</i>
	SY	Soft Leaf Yucca <i>Yucca pendula</i>
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	WL	Weeping Lovegrass <i>Eragrostis curvula</i>



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PURPOSES. LANDSCAPE ARCHITECT  
RON STEWART LANDSCAPE ARCHITECT  
DATED 1/25/2023

Drawn By: LH  
Date: 01/25/2023  
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Revisions:

**SPEC22347**

**OWNER/DEVELOPER**  
GREENSTREET  
112 E 82ND STREET  
LUBBOCK, TEXAS 79404  
Ph. 806-620-2009  
Contact: BRIAN KEY

L2.00

## LANDSCAPE PLAN

**GRANADA GUARD HOUSE**  
**FINAL PLAT**  
**Lot 88X, Block A**  
**4.7258 Acres**  
**in the**  
**C.M. THROOP SURVEY, ABSTRACT NO. 1510**  
**TOWN OF WESTLAKE**  
**TARRANT COUNTY, TEXAS**

The John R. McAdams  
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(DBA, G&A | McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Round Rock, Texas 78662  
TBP#: 07962 TBP#: S-10194440  
www.mcadamsco.com



**GRANADA GUARD HOUSE**



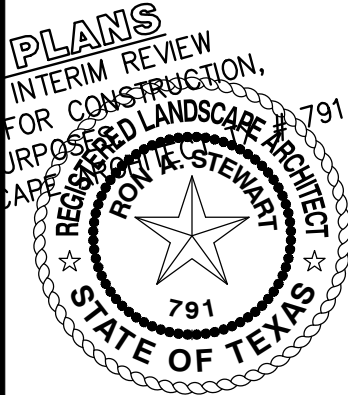




IRRIGATION  
FORTHCOMING

OWNER/DEVELOPER  
GREENSTREET  
112 E 82ND STREET  
LUBBOCK, TEXAS 79404  
Ph. 806-620-2009  
Contact: BRIAN KEY

PRELIMINARY PLANS  
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RON STEWART LANDSCAPE ARCHITECT  
DATED 1/25/2023



Drawn By: LH  
Date: 01/25/2023  
Scale: #####  
Revisions:

SPEC22347

L4.00

IRRIGATION

GRANADA GUARD HOUSE  
FINAL PLAT  
Lot 88X, Block A  
4.7258 Acres  
in the  
C.M. THROOP SURVEY, ABSTRACT NO. 1510  
TOWN OF WESTLAKE  
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McADAMS

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201 Country View Drive  
Round Rock, Texas 78662  
TBP# 18762 TBP# S. 10194440  
www.mcadamsco.com

GRANADA GUARD HOUSE



LANDSCAPE SPECIFICATIONS

PART I - GENERAL CONDITIONS

QUALITY ASSURANCE

- Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
- Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
- Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
- Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z601, "American Standard for Nursery Stock".
- Measurements: Take caliper measurements 6" above ground for trees. Measure main body of tree or shrub for height and spread dimensions, do not measure from branch or root tip-to-tip.
- Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

JOB CONDITIONS

- Timing Coordination with Irrigation System: The underground irrigation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
- In order to minimize conflict, secure location of all underground utility lines and other structures.

LANDSCAPE WARRANTY

- Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
- At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
- Damage to lawns or planting during the replacement shall be repaired without cost to owner.

PART II - PRODUCTS:

GENERAL

- Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
- Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
- Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z601 for kind and type of plant material required.

BALLED AND BURLAPPED STOCK

- Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
- Provide ball size of not less than diameter and depth recommended by ANSI Z601 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non-typical conditions of growth, soil conditions or horticultural practices.

CONTAINER GROWN STOCK

- Where specified as acceptable, provide healthy, vigorous, well-rooted trees or shrubs established in container in which they are sold.
- Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
- Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z601 for kind, type and size of plant material required.

SOIL UPGRADE

- Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
- Topsoil:
  - Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
  - Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
  - Topsoil shall be free of growth of reproductive parts of weeds, and free of subsoil, stones, stumps, roots or similar substances.

MULCH

- Double shredded hardwood mulch free of sticks, dirt and other debris.

STEEL EDGING

- Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

PART 3 - EXECUTION:

EXCAVATION

- Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
- Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
- If rock, underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

SHRUB INSTALLATION

- Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto-till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
- Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
- Top dress with 3" double shredded hardwood mulch

TREES

- Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
- Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation.
- When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
- Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

PRUNING

- Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice.
- Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
- Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

STAKING

- Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.

SODDING

- General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
- Tillage: The areas to be sodded shall be thoroughly tilled adding and 20-10-5 fertilizer at the rate of 1 lb./100 sq. ft. to a depth of at least 4 inches by plowing, disking, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
- Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
- Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

CLEAN UP

- Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
- Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

IRRIGATION SPECIFICATIONS

PART I - GENERAL

SCOPE OF WORK

- Provide a complete and operating lawn sprinkler installation as shown on the plans including, but not limited to, the following items:
- Pipe and fittings.
  - Sprinkler heads.
  - Control system and connection to electrical supply.
  - Trenching, installation of system, connection to water source, testing, and backfilling.

GENERAL CONDITIONS SPECIFICALLY FOR LANDSCAPE IRRIGATION

- The Contractor will flag the location of all heads, electric valves, quick coupler valves, gate valves, automatic controllers, backflow preventors, etc. prior to construction for the representative's approval. The Contractor shall report to the representative any deviations between the irrigation plan, specifications, and the site. Failure to do so prior to the installation of the equipment (which subsequently requires replacement or relocation of the equipment) will result in the work being done at the Contractor's expense.
- All local, municipal and state laws, ordinances, codes and regulations relating to, or governing any portion of this work are hereby incorporated into and made a part of these specifications and will be carried out by the Contractor. The Contractor must have a valid license, as issued by the Texas Board of Irrigators, must carry sufficient insurance coverage, and must be active in Irrigation Installation for a minimum of 5 years.
- Any permits needed for construction of the work included in this contract, which is required by any legally constituted authority having jurisdiction, shall be obtained by the Contractor. The Contractor shall pay for all costs in connection with any inspections or examinations required by these authorities. The representative will be notified when these inspections are required. Any necessary work needed to be done by the Contractor as a result of these inspections will be performed at the Contractor's expense. Copies of all permits and inspections reports shall be forwarded to the representative.

GUARANTEE AND MAINTENANCE

- Material and workmanship shall be fully guaranteed for one year after the date of Substantial Completion Inspection; replacement of defective material or repair of work shall be done at no expense to the owner during the first year, except for repairs or replacements necessitated by damage of any kind not of the Contractor's making. Any reimbursement for repairs must have prior approval of the representative.

SUBSTITUTIONS

- The sprinkler system has been designed according to the operating characteristics of the specified equipment. Therefore, no substitutions of equipment will be allowed except with written approval.

PART 2 - PRODUCTS

POLYVINYL CHLORIDE PIPE

- Polyvinyl chloride pipe (hereinafter referred to as PVC pipe) shall have been manufactured in accordance with the Product Standards as follows: Product Standard PS-22-10 shall apply and be the governing authority as applicable to main line piping and shall be SDR-21 (Class 200) specification. 2 1/2" and smaller main line and lateral line piping will be solvent weld joints.

PIPE FITTINGS

- 2 1/2" and smaller pipe fittings shall be PVC Schedule 40, as manufactured by the Lasco Company, or equal. All PVC fittings shall be of the same material as the PVC pipe specified and shall be compatible with the PVC pipe furnished. Only solvent recommended by the manufacturer of the PVC pipe and the manufacturer of the PVC fittings shall be used.

WIRE

- All valve wiring shall be 14 gauge copper single-conductor wire with 4/64" vinyl insulation as approved for direct underground burial in 30 volt AC or less service by the National Electrical Code. Where Valve wired from two or more controllers are in the same ditch, wired are to be color coded. This color coding to be noted on record drawings.

EXPANSION COILS

- Expansion coils, which are to consist of approximately 10 wraps of wire around 1" pipe, will be provided on each wire approximately every 100 feet. Wires are to be bundled and taped together every 10 feet. Provide expansion coil at each electric valve inside the valve box.

WIRE SPLICES

- All wire splices shall be made with a mechanical connector and waterproofed according to the manufacturer's specification. The wire splice shall be Spear's "Dry Splice," 3M "Scotch Lock," or 3M DBY wire splice. All wire splices shall be in valve boxes, and no directly buried or underground splices will be accepted.

PART 3 - EXECUTION

INSTALLATION GENERAL

- Before installation is started, the Contractor shall place a flag where each sprinkler head, quick coupler valve, and electric valves are to be located in accordance with the plans. The flagging shall be approved by the representative before the installation is started. Should a discrepancy in the plans become apparent at this time, such discrepancy shall be pointed out to the representative. Work must not proceed until the representative approves any design changes made necessary by such discrepancy. Should such changes create extra cost to the Contractor, approval for extra compensation shall be obtained in writing from the representative before commencing work. Should such changes create a savings in cost to the Contractor, a written reduction in the contract price shall be approved by the representative in writing before commencing work.
- The Contractor is cautioned to provide adequate protection to those using the site. Provide barricades as necessary.
- All material shall be installed in strict accordance to the manufacturer's installation specifications that shall be considered a supplement to these specifications.
- Piping layout indicated is diagrammatic only. Route piping to avoid plants and structures. Provide full and complete coverage.
- Review layout requirements with other effected work. Coordinate locations of sleeves (under paving) to accommodate system.

EXCAVATION, BACKFILL, AND PROTECTION OF PLANT MATERIALS

- All excavation in this contract shall be unclassified and is to include earth, loose rock, rock, or any combination thereof, in wet or dry state. All trenches shall be backfilled with the material removed, except that no rock or debris that can damage the pipe shall be used as backfill. In this case, the special backfill specifications shall take precedence over this general specification (see 3.07). All trench backfill shall be water settled and compacted in order to prevent after settling. Use only the minimum amount of water necessary to settle ditches. Flooding of ditches without compaction will not be permitted. All trenches and adjoining areas shall be hand raked to finish grade. Remove rocks, excess dirt, and debris from the site.

PIPE INSTALLATION

- Main Line Piping: Pipe shall be installed in a 4" wide (minimum) trench with a minimum of 18" of cover.
- Lateral Piping: All PVC lateral line piping shall be solvent weld type. Install in 4" wide (minimum) trench deep enough to allow for installation of sprinkler heads and valves, but in no case with less than 12" of cover for rotary and/or spray zone laterals.
- PVC Pipe Installation:
  - All lumber, rubbish, and large rocks (over 2" diameter) shall be removed from the trenches. Pipe shall have a firm uniformed bearing for the entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Pad the trenches with sand if the trench is rocky. Never lay PVC pipe when there is water in the trench. Never lay PVC pipe when the temperature is 32 degrees F. or below. Maximum 2 pipes per trench, with 1" horizontal clearance between pipes.
  - PVC Pipe and Fitting Assembly: Contractor shall use only the solvent supplied and recommended by the manufacturer of the PVC pipe to be installed on this project site to make any solvent welded joints. The pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent. PVC pipe and fittings shall be cleaned with PVC primer or sanded with plumber's cloth before solvent welding. The Contractor shall make solvent welds with a non-synthetic bristly brush. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded. Teflon tape will be used on threads.

AUTOMATIC CONTROLLER

- Automatic controller shall be supplied in accordance with the materials list and shall be located as shown on the plan. Contractor shall provide service into the controllers as part of this contract.

ELECTRIC VALVES

- Electric remote valves shall be supplied in accordance with the specifications and sized according to the plan. Valves shall be installed in a level position. Valves shall be installed deep enough so that there will be at least 10" of cover over the valve. Manufacturer's specifications and installation instructions for the valve supplied shall become a part of these specifications. A plastic valve box (with extension if necessary) shall be installed over the valve with the stem centered in the box to enable flow adjustment to be easily operated. A green plastic top shall be installed on the valve box flush with the final grade. Place 6" of gravel under each valve before installing valve box.

HEAD INSTALLATION

- Important: Backfill shall be specially tamped under the head flange and around the head for a distance of one foot by a suitable means, after trench backfill has dried from water settling. The purpose is to eliminate loose heads in the ground that would move when run over with mowers thereby creating a possible source of damage. All sprinkler heads shall be located 4" from back of vehicular curb and checked for proper operation and proper alignment for direction of throw. Rotary Heads: All rotary heads shall be installed 4" from back of vehicular curb using a full swing join with schedule 40 PVC threaded fittings and schedule 80 PVC nipples. The top of the head shall be no more than 1/4" above finished grade. Adjust partial circle arcs as required to complete coverage.

FINAL CLEAN-UP

- Upon completion of the work and before acceptance and final payment will be made, the Contractor shall clean and remove from the site of the work, his surplus and discarded materials, temporary structures and discarded materials and debris of every kind. He shall leave the site of the work in a neat and orderly condition equal to that which originally existed. Surplus and waste materials removed from the site of the work shall be disposed at locations satisfactory to the representative.

SYSTEM DEMONSTRATION

- Instruct owner's personnel in operation and maintenance of system, including adjusting of sprinkler heads. Use operation and maintenance material as basis for demonstration.

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McADAMS

GRANADA GUARD HOUSE

GRANADA GUARD HOUSE

FINAL PLAT

Lot 88X, Block A

4.7258 Acres

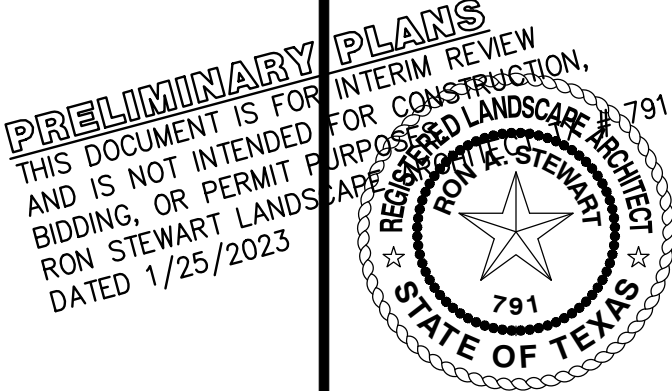
in the

C.M. THROOP SURVEY, ABSTRACT NO. 1510

TOWN OF WESTLAKE

TARRANT COUNTY, TEXAS

IRRIGATION



Drawn By: LH  
Date: 01/25/2023  
Scale: #####  
Revisions:

SPEC22347

L5.00

OWNER/DEVELOPER  
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