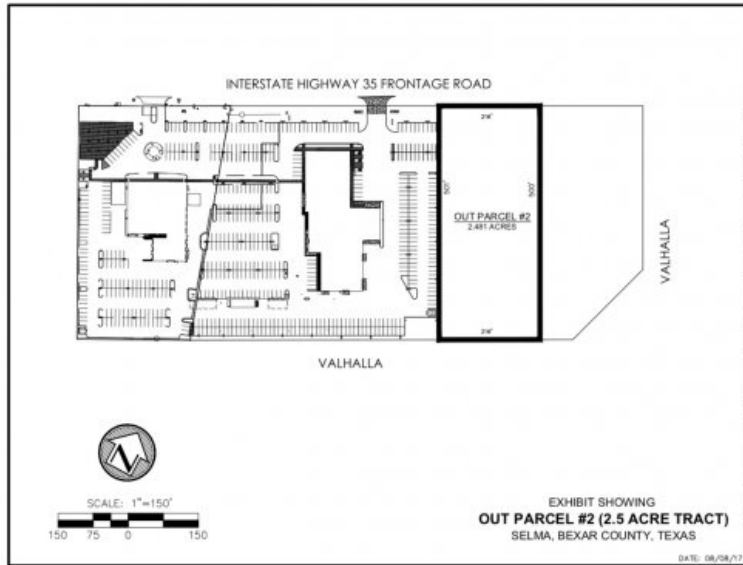




Facts

Acreage	2.481 AC
County	Bexar
State	TEXAS
Listing Price	2,160,576
Listing #	

2.481 acre tract surveyed out of a 10.386 Acres tract of land located on the IH 35 access road adjacent to the City of Selma visitor center and park. North Park Audi is to the south. Retama Park Race Track is across IH 35 from this site. This property will have shared access with the adjoining 2.2 Acres. No detention is required. Selma is a business friendly city. Much of the site work on this site has been completed.

Zoned Commercial, may be used for automotive. Located in the City of Selma.

Floodplain: Please see maps for floodplain information.

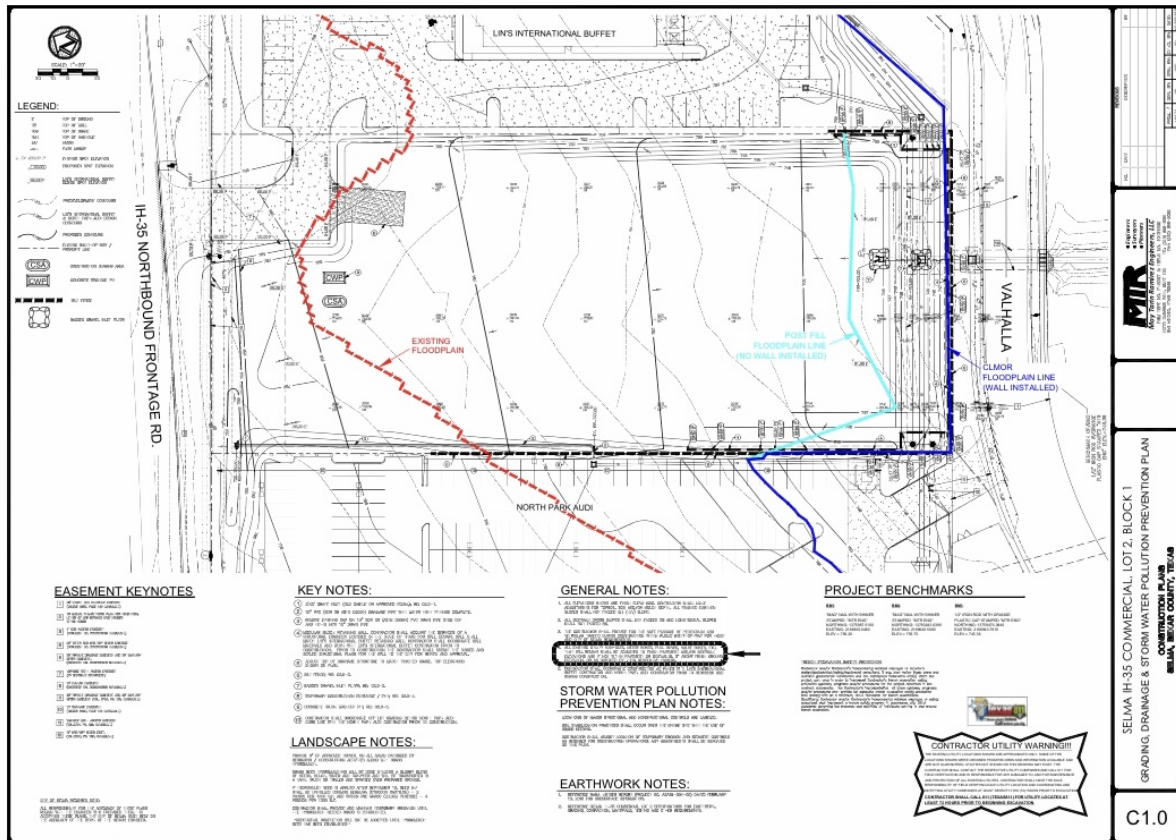
Gallery



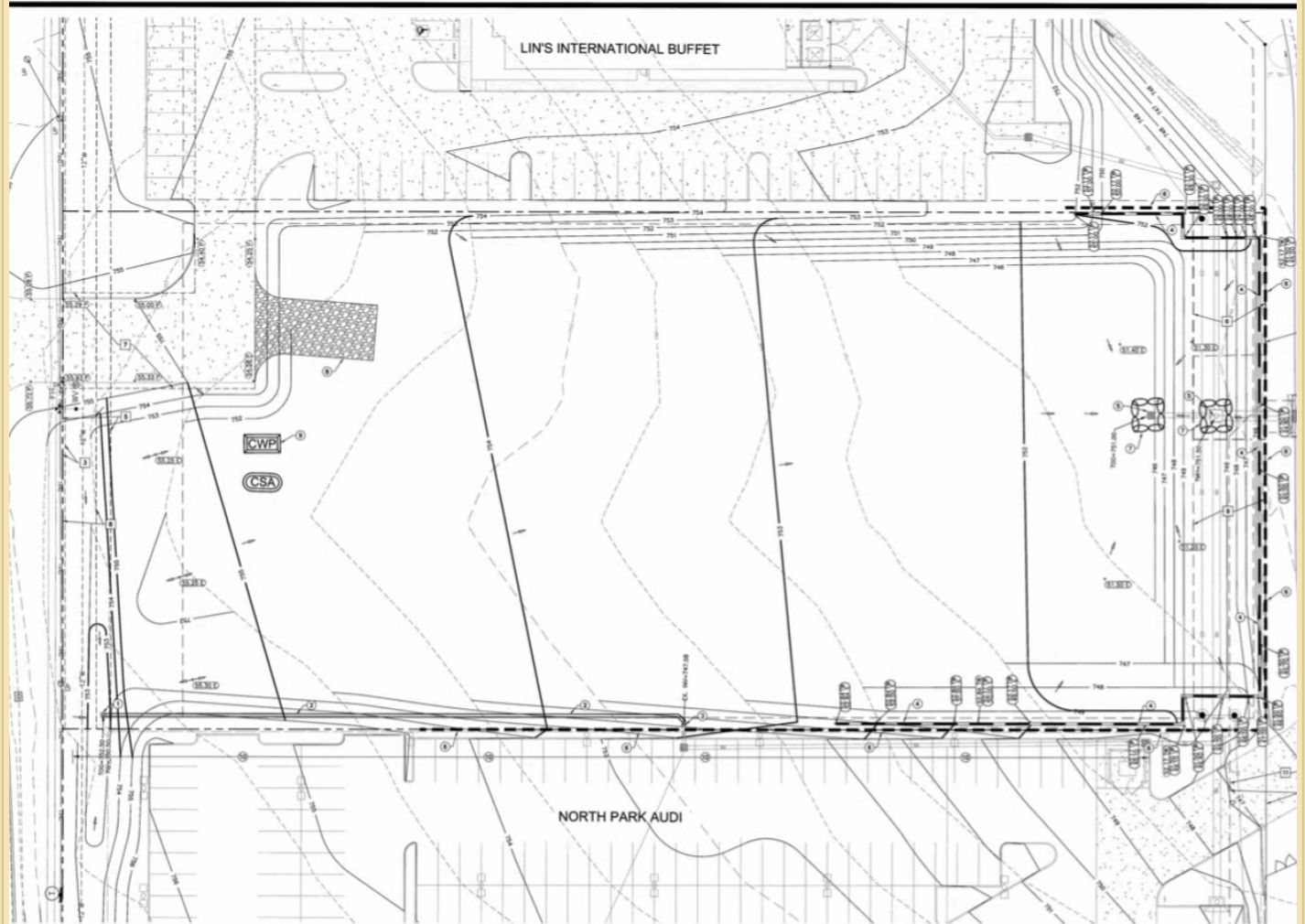
Gallery



Area Maps



Area Maps



ES

KEY NOTES:

1. 24" GRATE INLET (OLD CASTLE OR APPROXIMATE EQUAL); RE: C2-D-1.
2. 15" PVC (SDR 26 ASTM D3034) DRAINAGE PIPE WITH WATER TIGHT FITTINGS COMPLETE.
3. REMOVE EXISTING CAP ON 15" SDR 26 (ASTM D3034) PVC DRAIN PIPE STUB OUT AND 75'-00" NEW 15" DRAIN PIPE.
4. MODULAR BLOCK RETAINING WALL. CONTRACTOR SHALL ACQUIRE THE SERVICES OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR WALL DESIGN. WALL SHALL MATCH LIN'S INTERNATIONAL BUFFET RETAINING WALL. CONTRACTOR SHALL COORDINATE WALL MATERIALS AND WORK WITH LIN'S INTERNATIONAL BUFFET CONTRACTOR PRIOR TO CONSTRUCTION. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT THE SIGNED AND SEALED STRUCTURAL PLANS FOR THE WALL TO THE CITY FOR REVIEW AND APPROVAL.
5. ADJUST TOP OF DRAINAGE STRUCTURE TO MATCH FINISHED GROUND. TOP ELEVATIONS SHOWN ON PLAN.
6. SLY FENCE; RE: C2-D-2.
7. BARRIERS DRAINAGE INLET FILTER; RE: C2-D-3.
8. TEMPORARY CONSTRUCTION ENTRANCE / EXIT; RE: C2-D-4.
9. CONCRETE TRUCK WASHOUT PIT; RE: C2-D-5.
10. CONTRACTOR SHALL COORDINATE OFF LOT GRADING BEHIND NORTH PARK AUDI CURVE LINE WITH THE NORTH PARK AUDI CONTRACTOR PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES:

PROVIDE 6" OF APPROVED TOPSOIL ON ALL AREAS DISTURBED BY REGRADING / CONSTRUCTION ACTIVITIES ALONG WITH GRASS HYDROMULCH.

GRASS SEED HYDROMULCHING WILL BE DONE UTILIZING A SLURRY BLEND OF SEED, MULCH, WATER AND FERTILIZER AND WILL BE TRANSPORTED IN A TRUCK, TRUCK OR TRAILER AND SPILLED OVER PREPARED GROUND.

IF HYDROMULCH SEED IS APPLIED AFTER SEPTEMBER 15, SEED MAY BE UNUSUAL COMMON BENEATH (COMMON CAUTION) - 3 POUNDS PER 1000 S.F. AND WINTER RYE GRASS (COMMON PERENNIAL) - 4 POUNDS PER 1000 S.F.

CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY IRRIGATION UNTIL THE HYDROMULCH SEEDED GRASS IS ESTABLISHED.

SUBSTANTIAL COMPLETION WILL NOT BE ACCEPTED UNTIL HYDROMULCH SEED HAS BEEN ESTABLISHED

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE FINISH ELEVATIONS. CONTRACTOR SHALL MAKE ADJUSTMENTS FOR TOPSOIL, 300' MINIMUM BENCH DEPTH. ALL FINISHED EARTHWORK SLOPES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
2. ALL SIDEWALK CROSSES SLOPES SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPES SHALL NOT EXCEED 5%.
3. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE PASSAGE OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY PER TxDOT 2014-2015 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. ALL EXISTING SLOPES SHOWN WITHIN BOUNDARY SHALL BE MAINTAINED, EXCEPT WHERE SHOWN OTHERWISE. ALL EXISTING SLOPES SHALL BE MAINTAINED AND IF NOT WITHIN TOLERANCE OF SIDEWALK, 3" ABOVE FINISH GROUND ELEVATION, OR AS DIRECTED BY THEIR RESPECTIVE PROVIDER.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

LOCATIONS OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS ARE LABELED.

SOIL STABILIZATION PRACTICES SHALL OCCUR OVER THE ENTIRE SITE WITH THE USE OF GRASS SEEDING.

CONTRACTOR SHALL ADJUST LOCATION OF TEMPORARY EROSION AND SEDIMENT CONTROLS AS REQUIRED FOR CONSTRUCTION OPERATIONS. ANY ADJUSTMENTS SHALL BE INDICATED ON THIS PLAN.

EARTHWORKS NOTES:

REFERENCE FINA VESTER REPORT (PROJECT NO. 4549-04-04) DATED FEBRUARY 10, 2016 FOR FILL MATERIAL, DRAINAGE, EXCAVATION AND COMPACTION REQUIREMENTS.

PROJECT BENCHMARKS

BM	DESCRIPTION	ELEVATION
BM1	"NAD" NAIL WITH SHIMMER STAMPED "NTR ENP" NORTHING 1278877.5800 EASTING 2108040.5800 ELEV = 758.20	758.20
BM2	"NAD" NAIL WITH SHIMMER STAMPED "NTR ENP" NORTHING 1278877.5800 EASTING 2108040.5800 ELEV = 758.75	758.75
BM3	10" RICH PLASTIC NORTHING EASTING ELEV = 7	7

TRENCH EXCAVATION SAFETY PROTECTION

Contractor shall determine the independently retained engineer or structural design professional (design/inspect/construct), if any, and review those plans and include performance information and the professional seal/initials with the project work area in order to implement Contractor's trench excavation safety protection system, engineer and/or inspection for the project location in the contract documents. The Contractor shall determine the trench excavation safety protection and/or provisions and provide for adequate trench excavation safety protection that comply with all applicable codes, standards and best practices.

Specifically, Contractor shall determine the independently retained engineer or safety consultant and implement a trench safety program in accordance with OSHA regulations governing the protection and activities of individuals working in and around trench excavations.

CONTRACTOR

THE EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE NOT GUARANTEED. THE CONTRACTOR SHALL CONDUCT FIELD VERIFICATION AND IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES. CONTRACTOR SHALL MAINTAIN AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

Area Maps

