

**REFERENCES:**  
 1. ARNOLD LAND SURVEYING - TOPOGRAPHIC SURVEY - DATE 02/10/2023

**LOT 4**  
 MCCOY INVESTMENTS, LTD ET. AL.  
 CABINET B, SLIDE 187A  
 (DOC. # 2016-05908 OPRECT)  
 (LOT 4)

**2.72 ACRES**  
 DNJ'S INVESTMENT, LLC  
 DOC. # 2022-02955 OPRECT  
**LOT 1**

**PHYSICAL ADDRESS:**  
 3015 NORTHWEST LOOP  
 STEPHENVILLE, TX. 76401

CHARLES W. GILCHRIST ET. AL.  
 DOC. # 2021-06824 OPRECT

UNITED TELEPHONE OF TEXAS, INC  
 VOL. 646, PG. 448 DRECT

**NORTHWEST LOOP**  
 (A.K.A. FARM TO MARKET ROAD NO. 988)  
 (ASPHALT SURFACE ROADWAY)

**WM. MOTLEY SURVEY,**  
**ABSTRACT NO. 515**  
 LINDA HARDIN, TRUSTEE  
 VOL. 1409, PG. 957 RRECT

12" ELM TREE  
 6" ELM TREE  
 8" ELM TREE  
 12" ELM TREE  
 24" ELM TREE  
 6" ELM TREE  
 8" OAK TREE  
 24" OAK TREE

8" DEAD OAK TREE  
 12" DEAD OAK TREE  
 24" DEAD OAK TREE  
 18" DEAD OAK TREE  
 6" DEAD OAK TREE

34" OAK TREE  
 18" OAK TREE  
 30" OAK TREE  
 34" OAK TREE  
 34" OAK TREE  
 24" OAK TREE  
 12" ELM TREE  
 6" ELM TREE  
 8" ELM TREE  
 8" OAK TREE  
 8" ELM TREE

EXISTING 16" DOMESTIC WATER MAIN  
 EXISTING SAFETY END TREATMENT  
 EXISTING OVERHEAD ELECTRIC  
 EXISTING 20" DRIVE APPROACH

20' B.L.  
 7.5' U.E. & R.O.W.  
 26" CULVERT (TYPICAL)  
 79.13'

EXISTING SAFETY END TREATMENT  
 EXISTING COMMUNICATION UTILITY  
 P.O.B.

**HOLIDAY INN**  
 3015 NORTHWEST LOOP  
 ERATH COUNTY  
 STEPHENVILLE, TEXAS

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
 MERRITT ENGINEERING, LLC  
 TEXAS REGISTERED  
 ENGINEERING FIRM F-23159  
 THIS DOCUMENT IS PROVISIONAL  
 AND FOR REVIEW ONLY. IT IS NOT INTENDED  
 FOR CONSTRUCTION, BIDDING OR PERMIT  
 PURPOSES.  
 CHARLES MERRITT, PE, CFM  
 TEXAS P.E. 110118  
 RELEASED ON: 08/10/2023

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 RIESEL, TX 76682 TEXAS REGISTERED  
 ENGINEERING FIRM F-23159

**GENERAL NOTES:**

- Prior to any construction, the Contractor shall familiarize himself with the Contract Documents and Specifications, the Plans, including all notes, the City of Stephenville Standard Details and Specifications and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to familiarize himself with all Standards and Specifications pertaining to this work shall in no way relieve the Contractor of responsibility for performing the work in accordance with all such applicable Standards and Specifications.
- The Contractor shall have in his possession, prior to construction, all necessary permits, licenses, etc. The Contractor shall have at least one set of approved Engineering Plans and Specifications on-site at all times. The Contractor shall notify the City of Stephenville 48 hours prior to the commencement of any work.
- The Contractor shall be responsible for providing the required construction staking necessary to complete the construction in accordance with the plans and specifications.
- The Contractor shall be responsible for providing and maintaining all necessary barricading and all other warning and safety devices to protect the public safety and health until all work has been completed and accepted.
- If unforeseen problems or conflicts are encountered in the course of construction, for which an immediate solution is not apparent, the Engineer and Owner shall be notified in writing immediately.
- The Contractor shall be responsible for field locating existing utilities and improvements prior to construction. The locations of existing utilities shown on these plans are approximate. The Contractor shall call 1-800-344-8377 (DIG-TESS), other utility locating services or the underground utility companies a minimum of 48 hours prior to beginning work.
- The existing utilities shown on these plans have been located from reference information obtained from the respective owner of the utility. The Engineer and Owner do not accept responsibility for the utility locations as shown. It shall be the responsibility of the Contractor to verify the location of all existing utilities prior to construction, to take necessary precautions to protect all facilities encountered and to notify the Engineer promptly of any conflicts with existing facilities.

**Know what's below.  
 Call before you dig.**

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

THESE PLANS AND THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2012A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83 (NA2011)). BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202.

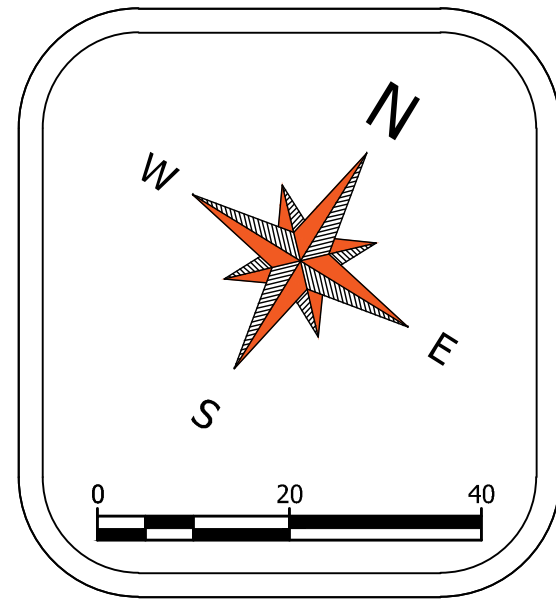
DRAWING INSERTION UNITS = 2

REVISIONS	
DATE	DESCRIPTION

File Save Date: 8/10/2023 3:48 PM	JOB #: 23001
Property Address: 3015 NORTHWEST LP STEPHENVILLE, TX	Prepared For: ASHIRWAD PROPERTY MANAGEMENT, INC.
<b>EXISTING SITE PLAN</b>	
SHEET #: <b>C03.01</b>	

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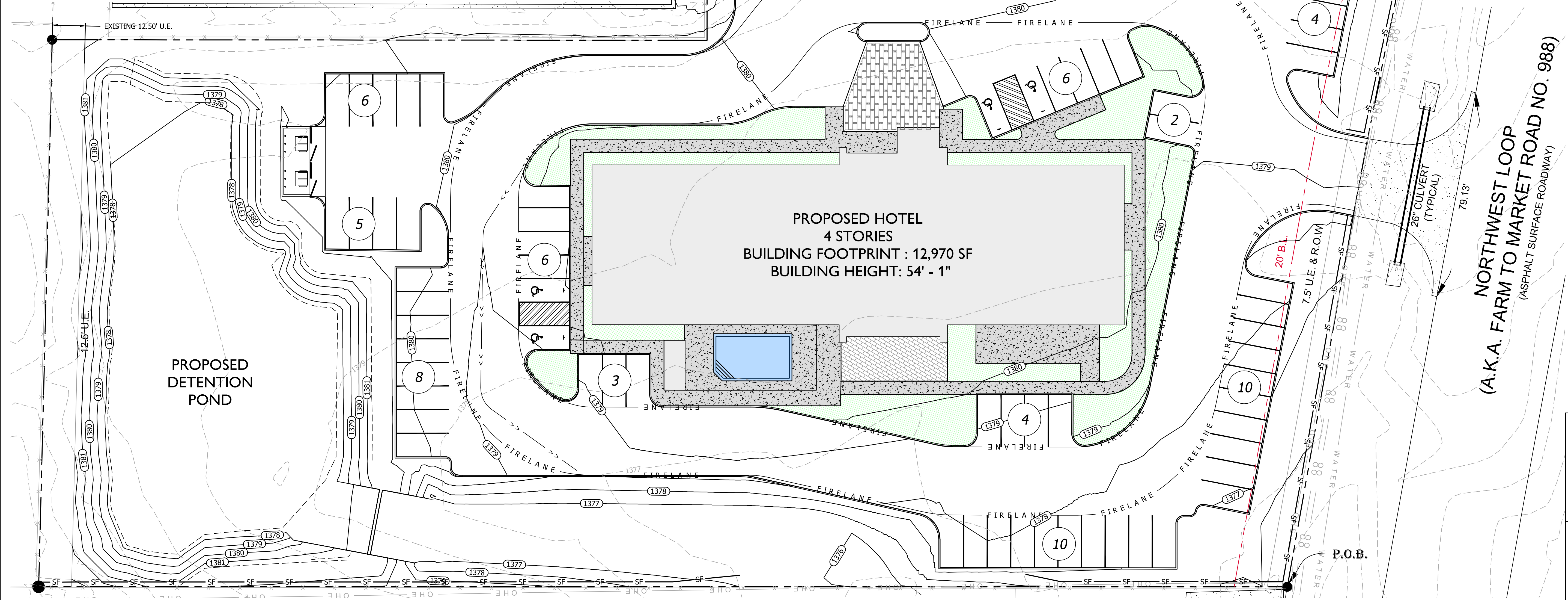


SITE DATA	
ZONING:	B-2 RETAIL AND COMMERCIAL BUSINESS
PARKING PROVIDED:	86 SPACES
HANDICAP SPACES PROVIDED:	4 SPACES
TOTAL LOT AREA:	118,483.2 S.F., 2.72 AC.
CONCRETE PAVEMENT :	47,299.44 S.F., 1.09 AC.
BUILDING FOOTPRINT:	12,943.26 S.F., 0.30 AC.
SIDEWALKS:	5,955.52 S.F., 0.14 AC.
LOT COVERAGE:	55.87 %
DETENTION POND WEIR NOT INCLUDED IN LOT COVERAGE CALCULATION ESTIMATE.	

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DRAWING INSERTION UNITS = 2

NOTES:  
1) ALL SIGNAGE BY SEPARATE PERMIT.



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STEPHENVILLE, TEXAS

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CHARLES MERRITT, PE, CFM  
TEXAS P.E. 110118

RELEASED ON: 08/10/2023

**PAVEMENT RECOMMENDATIONS**

- CONCRETE PAVEMENT**  
DUMPSTER PAD :
- 7" 3,600 PSI CONC. W/ #4 BARS @ 12" O.C.E.W.
  - 8" LIME TREATED BASE
- FIRELANE/HEAVY DUTY DRIVE AISLE :**
- 6" 3,600 PSI CONC. W/ #4 BARS @ 12" O.C.E.W.
  - 8" LIME TREATED BASE
- PARKING AREAS : (PER ADDENDUM #1)**  
(MIDTEX TESTING - PROJECT NO. 220301-1)
- 2" HOT MIX ASPHALT CONCRETE
  - 6" CRUSHED LIMESTONE BASE MATERIAL
  - 8" LIME STABILIZED SOIL
- SIDEWALKS**
- 4" 3,500 PSI CONC. W/ #3 BARS @ 18" O.C.E.W.
  - BASE - 4" ENGINEER FILL.

- NOTES**
- SEE THE GEOTECHNICAL REPORT FOR COMPLETE PAVEMENT CONSTRUCTION REQUIREMENTS.
  - LIME STABILIZATION MAY BE ELIMINATED IF CONCRETE PAVEMENT THICKNESSES ARE INCREASED BY 1 IN.
  - THICKNESS LISTED ABOVE ARE MINIMUM, NOT AVERAGES.
  - STRIP THE EXISTING PAVEMENT, NATIVE SUBGRADE TO REMOVE TOPSOIL, VEGETATION, AND OTHER DELETERIOUS MATERIALS. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED BEFORE COMPACTION OR TREATMENT FOLLOWING TXDOT ITEM 216 EXCEPT FOR ROLLER SIZE. THE USE OF A FULLY LOADED DUMP TRUCK IS RECOMMENDED. AREAS, WHICH PROVE UNSTABLE SHOULD BE CUT OUT AND REPLACED. POSITIVE SURFACE DRAINAGE SHOULD BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION (ESPECIALLY IN LOW AREAS) TO HELP KEEP PAVEMENT SUBGRADE IN A DRY AND STABLE CONDITION. NATIVE CLAYS (NO RESTRICTION ON PLASTICITY INDEX) OR IMPORTED FILL WITH A LIQUID LIMIT OF 50 OR LESS MAY BE USED AS FILL TO BRING THE SITE TO GRADE IN PAVEMENT AND OTHER GENERAL AREAS, BUT PROPER PROCESSING, PLACEMENT, AND TESTING OF THIS MATERIAL ARE ESSENTIAL.
  - SUBGRADE SOILS SHOULD BE PROCESSED SOIL PLACED IN LOOSE LIFTS NOT EXCEEDING 9 INCHES IN THICKNESS AND COMPACTED TO >95% ASTM D 698 (STANDARD PROCTOR) AND MAINTAIN MOISTURE AT-1 TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE. THE FILL MUST NOT BE ALLOWED TO DRY BEFORE PLACEMENT OF SUCCEEDING LIFTS.
  - PAVEMENT SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH THE REQUIREMENTS OF ITEM 360, CONCRETE PAVEMENT, TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES, LATEST EDITION (EXCEPT AS AMENDED BY RECOMMENDATIONS HEREIN). CONCRETE SHOULD BE SPECIFIED TO MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,600 PSI.
  - SAWCUT 0.125-INCH-WIDE CONTROL JOINTS TO A MINIMUM DEPTH OF ONE-THIRD THE SLAB THICKNESS TO CONTROL CRACKING. JOINTS SHOULD LATER BE WIDENED TO CREATE A RESERVOIR FOR SEALANT (WIDTH AND DEPTH DEPEND UPON THE TYPE OF SEALANT TO BE USED AS WELL AS JOINT SPACING - TO BE DETERMINED BY OTHERS). THE LAYOUT OF JOINTS SHOULD FORM PANELS THAT ARE AS SQUARE AS POSSIBLE (MAXIMUM ASPECT RATIO OF 1.25 RECOMMENDED). TIMING OF THE CUTTING OF JOINTS IS CRITICAL TO THEIR PERFORMANCE AND SHOULD BE WITHIN 4 TO 18 HOURS OF CONCRETE PLACEMENT. SEALING OF JOINTS AND CRACKS AND MAINTENANCE OF THE SEAL IS CRITICAL FOR SATISFACTORY PERFORMANCE.
  - DOWELS SHOULD BE SPACED A MAXIMUM OF 12 INCHES APART. DOWEL BARS SHOULD BE SMOOTH, EPOXY-COATED BARS, A MINIMUM OF 16 INCHES LONG, SHOULD BE PLACED AT THE CENTER OF THE SLAB, AND SHOULD BE HELD IN ALIGNMENT DURING CONCRETE PLACEMENT USING DOWEL BASKETS.
  - SLABS SHOULD BE ISOLATED FROM ANY SHRINKAGE RESTRAINTS SUCH AS UTILITY BOXES, FOOTINGS, BOLLARDS, ETC. BY THE FULL-DEPTH COMPRESSIBLE MATERIAL.
  - ADEQUATE SITE DRAINAGE TO PREVENT PONDING ON OR NEAR THE PAVEMENT.
  - CURE CONCRETE VIA THE USE OF LIQUID MEMBRANE CURING COMPOUND.
  - ALLOW A MINIMUM OF 7 DAYS CURING TIME BEFORE PERMITTING TRAFFIC ON THE PAVEMENT.
  - CONCRETE TO BE AIR ENTRAINED 5% +/- 1%.
  - CONCRETE REINFORCEMENT INSTALLMENT SHALL BE IN ACCORDANCE WITH THE C.O.W. STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECT. 5.1 "CONCRETE AND REINFORCEMENT."
  - CONSTRUCTION TRAFFIC SHOULD NOT DRIVE ON NEWLY PLACED CONCRETE UNTIL IT HAS REACHED 75% OF ITS DESIGN STRENGTH. CONCRETE AND REINFORCEMENT MATERIALS PLACEMENT MUST COMPLY WITH SECTION 5.1 OF THE CITY OF WACO STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2013.
  - A BURLAP DRAG FINISH IS REQUIRED BY THE CITY OF WACO FOR CONCRETE PAVEMENT.

**Texas 811**

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REVISIONS	
DATE	DESCRIPTION

**MERRITT ENGINEERING, LLC**

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ENGINEERING FIRM F-23159

File Save Date: 8/10/2023 3:48 PM  
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Property Address: 3015 NORTHWEST LP STEPHENVILLE, TX  
Prepared For: ASHIRWAD PROPERTY MANAGEMENT, INC.

**PROPOSED SITE PLAN**

SHEET #: **C03.02**