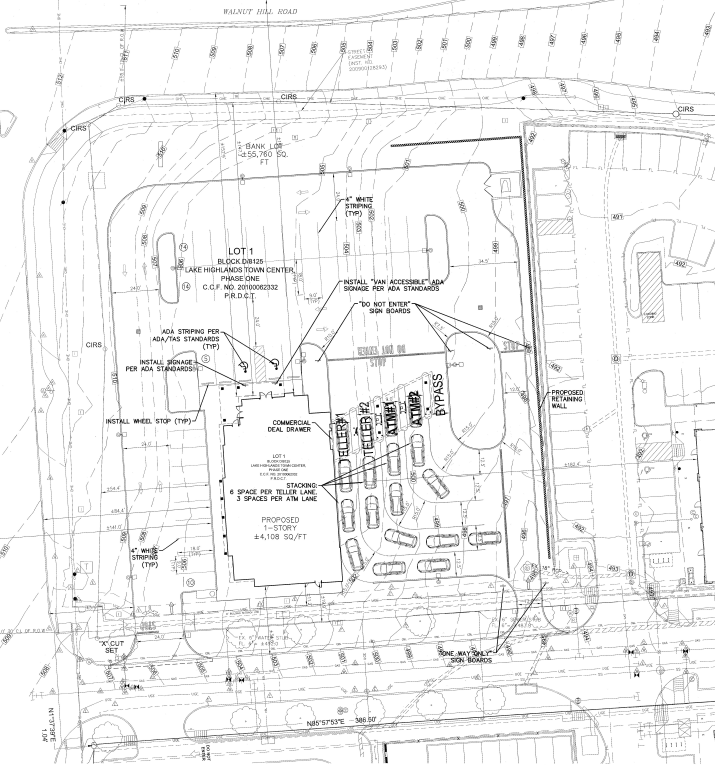


DATE: 01/31/19
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
DESIGNED BY: [unintelligible]
PROJECT: [unintelligible]
SHEET: [unintelligible]

III. CAUTION !!!
UNDERGROUND UTILITIES

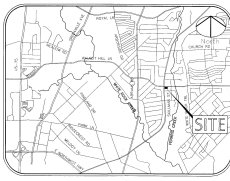
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS AGENCIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO AVOID CAUTIONING BY THE CONTRACTOR TO PROTECT ALL UTILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL UTILITIES ENCOUNTERED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

DATE: 01/31/19
DRAWN BY: [unintelligible]
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PROJECT: [unintelligible]
SHEET: [unintelligible]



- LEGEND**
- EXISTING CURB
 - - - PROPOSED CURB
 - ⊙ PARKING COUNT

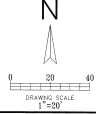
SITE PLAN	
EXISTING ZONING: COM/MIXED USE, PD-708	
LAND USE: FINANCIAL INSTITUTION	
LEASE ACRES: 1.36 ACRES (58,760 SQ FT)	
BUILDING FOOT PRINT (TOTAL): 4,108 SQUARE FEET	
PARKING REQUIRED (1 PER 333 SQ. FT. OF PROPOSED BUILDING): 13 SPACES	
SITE COVERAGE: 4,108/58,760 = 7.36%	
PARKING PROVIDED: 43 SPACES	
ACCESSIBLE PARKING REQUIRED: 2 SPACES	
PARKING PROVIDED (ACCESSIBLE): 2 SPACES	



VICINITY MAP

GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CULVERTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
- THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE, ETC. SITE IRRIGATION WATER LINES, ETC. HAVE BEEN TESTED AND PASSED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
- ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 4% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
- CONTRACTOR TO MATCH EXISTING JOINTS WITH JOINTS IN NEW PAVING WHERE THEY ABUT.
- PARKING AND HANDICAP STRIPING TO BE PER ADA/TAS STANDARDS.
- ALL FRONT OF CURB RAMP ARE 3.0% UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLAMES WHERE THE RAMP ARE 2%).
- CONTRACTOR IS RESPONSIBLE FOR PREPARING AND PERMITTING ANY REQUIRED TRAFFIC CONTROL PLANS.
- WE ARE NOT PROVIDING ANY DEDICATION OR RESERVATION AREA FOR PARKS, SPORT SPACES, PARKWAYS, OR EASEMENTS.
- THERE ARE NO SPECIAL TRAFFIC REGULATIONS FACILITIES PROPOSED.
- NO SCREENING, LANDSCAPING, OR MAJOR TREES GROUPING ARE TO BE RETAINED.



CASE NUMBER: D189-004

Cumulus Design
Firm #14610
2080 N. Highway 360, Suite 240
Dallas, Texas 75260
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THIS DOCUMENT IS
RELEASED FOR
THE PURPOSE OF
REVIEW UNDER THE
AUTHORITY OF
MATTHEW CRAIG,
P.E.
NO ISSUES ON
01/31/19

DEVELOPMENT PLAN
SULLY ST AND WALNUT HILL LN
CITY OF DALLAS
DALLAS COUNTY, TEXAS

PLOT DATE:
01/31/19
DRAWING SCALE:
1"=20'
PROJECT NUMBER:
CDD18077
SHEET NUMBER:
D.P.