

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS PROVIDED BY:
DAVID PETREE
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
LAWRENCE A. CATES & ASSOCIATES, LLP WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.
 3. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 4. REFER TO ARCHITECTURAL PLANS FOR SIDEWALK BETWEEN BLDG. AND CURB & EXACT BUILDING DIMENSIONS
 5. CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING DESIGN ENGINEER OF ANY BENCHMARK DISCREPANCIES.
 6. BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH & WEST PROPERTY LINES.
 7. WACHOVIA USES A TRASH SERVICE IN LIEU OF A DUMPSTER.

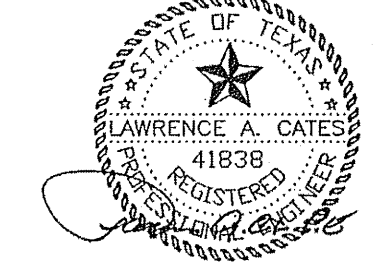
SITE DATA	
ZONING:	PD-193 (GR)
PROPOSED USE:	BANK W/ DRIVE THRU
AREA:	0.5208 ACRES (22,686 S.F.)
BUILDING AREA:	2,944 S.F.
PARKING REQUIRED:	2,944 @ 1 SP./386 S.F. = 9 SPACES
PARKING PROVIDED:	22 SPACES (2 H.C.)
BUILDING HEIGHT:	28'-4" (1 STORY)
LOT COVERAGE	12.98% (0.1298:1 F.A.R.)

BENCH MARK: STANDARD CITY OF DALLAS BENCH MARK ON CONCRETE CURB ALONG THE RADIUS AT THE NORTHEAST CORNER OF INTERSECTION OF HOWELL STREET @ CEDAR SPRINGS ROAD. ELEVATION = 481.22'

- LEGEND**
- ⊕ F.H. FIRE HYDRANT
 - ⊗ CHISELED "X" SET
 - ⊗ F.X. CHISELED "X" FOUND
 - ⊗ I.R. IRON ROD FOUND (SIZE AS NOTED)
 - ⊗ O.H.R. OVERHEAD UTILITY POLE W/ GUY
 - ⊗ U.G. UNDERGROUND ELECTRIC OR TELEPHONE
 - ⊗ L.P. LIGHT POLE
 - ⊗ S.M.H. SANITARY SEWER MANHOLE
 - ⊗ S.O. SAN. SWR. CLEAN OUT
 - ⊗ G.V. GAS VALVE
 - ⊗ W.V. WATER VALVE
 - ⊗ T. TREE
 - ▨ FULL DEPTH SAWCUT & REMOVE EX. P.V.M.T
 - ⊕ ACCESSIBLE SPACE
 - ⊕ VAN ACCESSIBLE PARKING SPACE

AS BUILT
DATE 12-7-07

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 8-20-07



CIVIL ENGINEER:
LAWRENCE A. CATES & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PHONE: (972) 385-2272
CONTACT: BRYAN M. BURGER, P.E.

OWNER/APPLICANT:
WACHOVIA CORPORATION
5080 SPECTRUM DRIVE, SUITE 400
ADDISON, TEXAS 75001
PHONE: (972) 419-3140
CONTACT: KEN CLAUSEN

BLOCK 5/944
SUNDANCE ROW @ STATE THOMAS
TWO ADDITION
ANNUITY BOARD OF THE
SOUTHERN BAPTIST CONVENTION
VOL. 91251, PG. 4252
D.R.D.C.T.

BLOCK 5/944
PAUL J. BLACK
VOL. 97123, PG. 2533
D.R.D.C.T.

BLOCK 953
J.M. HOWELL'S SECOND ADDITION
VOL. 102, PG. 424
M.R.D.C.T.
GREENWAY-CEDAR SPRINGS, L.P.
VOL. 99238, PG. 1702
D.R.D.C.T.

BLOCK 1/954
MAHON'S SUBDIVISION OF
HOMESTEAD ADDITION
VOL. 90, PG. 610
M.R.D.C.T.
MYRON K. MARTIN
VOL. 88082, PG. 3811
D.R.D.C.T.

LOT 20, BLOCK 3/950
NORTH DALLAS IMPROVEMENT CO. ADDIT
VOL. 106, PG. 258
M.R.D.C.T.
EVAN LANE SHAW
VOL. 94, PG. 7242
D.R.D.C.T.

LOT 19, BLOCK 3/950
NORTH DALLAS IMPROVEMENT CO. ADDIT
VOL. 106, PG. 258
M.R.D.C.T.
GREENWAY MAPLE, L.P.
VOL. 2001052, PG. 6696
D.R.D.C.T.

REV.	DATE	REMARKS
SITE PLAN		
S.E.C. CEDAR SPRINGS ROAD & FAIRMOUNT STREET		
THE CITY OF DALLAS, TEXAS		
LAWRENCE A. CATES & ASSOC., LLP		CONSULTING ENGINEERS
14800 QUORUM DR., SUITE 200 (972) 385-2272		DALLAS, TEXAS
DESIGN	DRAWN	DATE
BMB	CAC	01/08
SCALE	NOTES	FILE
1" = 20'	D.P.	26063 SITE
NO.	C-4	

Z189-358