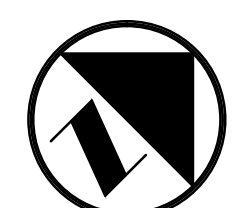


VICINITY MAP  
N.T.S.



0 15 30 60 90  
GRAPHIC SCALE IN FEET  
SCALE: 1" = 30'

**LEGEND**

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CH	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY GUTTER
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EXISTING SPOT GRADES
---	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

BENCHMARK = 450.17  
A CUT "X" SET ON THE TOP OF CURB AT THE CURB INTERSECTION BEING LOCATED APPROXIMATELY 20 FEET NORTH OF THE NORTHERLY CURB LINE OF THE WESTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY NO. 30 (ALSO BEING KNOWN AS R.L. THORNTON FREEWAY) AND APPROXIMATELY 82 FEET SOUTHEAST OF THE SOUTHEASTERLY CURB LINE OF GURLEY AVENUE.

15' ALLEY ABANDONMENT AUTHORIZED BY ORDINANCE NO. 13499 VOL. 72038, PG. 835 D.R.D.C.T. (UTILITY EASEMENTS RETAINED)

HENDERSON AVENUE ABANDONMENT AUTHORIZED BY ORDINANCE NO. 17343 VOL. 82083, PG. 2565 D.R.D.C.T. 20' FIRE LINE EASEMENT RELEASED BY CITY OF DALLAS 5-14-2013 (UTILITY EASEMENTS RETAINED)

REMODEL OF EXISTING 2 STORY COMERICA BANK BUILDING HT. 36' LOT 1C, BLOCK D/1610 156,571 SQ. FT. 3.594 ACRES FF=483.33

7' ALLEY ABANDONMENT AUTHORIZED BY ORDINANCE NO. 17343 VOL. 82083, PG. 2565 D.R.D.C.T. (UTILITY EASEMENTS RETAINED)

**BUILDING AREA:**  
EXISTING: 37,220 SF  
PROPOSED: 38,020 SF

**PARKING COUNT:**  
EXISTING PARKING: 114 SPACES  
PROPOSED PARKING: 171 SPACES

**NOTE:**  
ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.

LOT 3A, BLOCK B/1610  
BROOMFIELD ADDITION NO. 2  
INST. NO. 201000212999  
O.P.R.D.C.T.

LOT 1A, BLOCK B/1610  
BROOMFIELD ADDITION NO. 2  
VOL. 2002068, PG. 46  
D.R.D.C.T.

**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-245-4545  
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

**BENCH MARK LIST:**  
BENCHMARK = 450.17  
A CUT "X" SET ON THE TOP OF CURB AT THE CURB INTERSECTION BEING LOCATED APPROXIMATELY 20 FEET NORTH OF THE NORTHERLY CURB LINE OF THE WESTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY NO. 30 (ALSO BEING KNOWN AS R.L. THORNTON FREEWAY) AND APPROXIMATELY 82 FEET SOUTHEAST OF THE SOUTHEASTERLY CURB LINE OF GURLEY AVENUE.

NO.	DATE	REVISION / DESCRIPTION
1	9/14/15	PLANNING REVISIONS

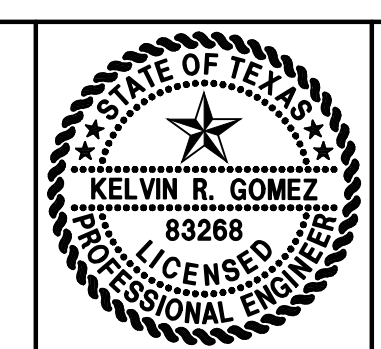
  

DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	7-27-15	AS SHOWN	-

**PROJECT INFORMATION**  
3.594 ACRE TRACT  
5201 E. RL THORNTON FWY.  
DALLAS, TEXAS 75223  
COMERICA-RLT  
GRAND BANK ADDITION  
DALLAS COUNTY

**ARCHITECT**  
NELSON  
7105 CORPORATE DRIVE  
BUILDING B, 3RD FLOOR  
PLANO, TEXAS 75024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 89948 ON 09/14/2015. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



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(972) 529-7002 FAX  
KELLY@KRCIVIL.COM  
FIRM REGISTRATION F-9131

**DETAILED DEVELOPMENT PLAN**  
PLANNED DEVELOPMENT DISTRICT No.135  
COMERICA BANK REMODEL  
5201 EAST RL THORNTON FWY.  
DALLAS, TEXAS 75223

SHEET NO.

C1.01

