

VICINITY MAP
NTS

PAVING NOTES

1. ALL CONCRETE PAVEMENT TO BE AS FOLLOWS:

	SIDEWALK AREA ALONG STREETS	4" THICK CLASS "A" CONCRETE PAVEMENT W/6" COMPACTED SUB-GRADE 3500 P.S.I. #3 REBAR @ 24" O.C. EACH WAY
	PARKING AREA	6" THICK CLASS "C" CONCRETE PAVEMENT W/6" COMPACTED SUB-GRADE 3500 P.S.I. #3 REBAR @ 18" O.C. EACH WAY
	DRIVEWAY	8" THICK CLASS "C" CONCRETE PAVEMENT W/6" COMPACTED SUB-GRADE 3500 P.S.I. #3 REBAR @ 18" O.C. EACH WAY

- REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT SHOULD CONSIST OF PORTLAND CEMENT CONCRETE HAVING A 28-DAY COMPRESSIVE STRENGTH AS STATED ABOVE. THE MIX SHOULD BE DESIGNED IN ACCORDANCE WITH THE A.C.I. CODE 318 USING 3 TO 6 PERCENT AIR ENTRAINMENT.
- ALL REINFORCEMENT SHALL BE MINIMUM GRADE 60 IN ACCORDANCE WITH A.S.T.M. A-615. PLACE ALL REINFORCING BARS ON PLASTIC CHAIRS TO POSITION THE STEEL AT APPROXIMATELY MID POINT IN THE SLAB. OTHER TYPES OF SUPPORT (ROCKS, BRICKS, ETC.) ARE NOT ALLOWED.
- SAWED CONTROL JOINTS SHALL BE PLACED AT 15' MAX. SPACING OR AS SHOWN ON THE PLAN. CONTROL JOINTS SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
- EXPANSION JOINT SPACING TO BE A MAXIMUM OF 60 FEET. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED EVERY 12 TO 15 FEET IN BOTH LONGITUDINAL AND TRANSVERSE DIRECTION.
- ALL PAVEMENTS, SIDEWALKS AND AREA PAVEMENTS SHALL HAVE A MEDIUM BROOM FINISH.
- THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
- ANY EXISTING SITE IMPROVEMENTS OR UTILITIES REMOVED, DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS APPROVED BY THE OWNER OF SUCH UTILITY. ANY SUCH REPAIR OR REPLACEMENT SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
- SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT IS NOTED ON THE STRUCTURAL PLANS.
- STANDARD SUBGRADE COMPACTION IS 98% (95% FOR SIDEWALK) STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.

LANDSCAPING NOTES

SITE TREE REQUIREMENTS:

- REQUIREMENTS:
REQUIRED: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 13,387 s.f.
(4) trees, 2" cal.
(10) trees, 3" cal.
PROVIDED:

STREET REQUIREMENTS

- REQUIREMENTS:
STREET FRONTAGES:
REQUIRED: (1) tree, 3" cal. min., per 50 l.f. of frontage
(3) trees
(3) trees, 3" cal.
PROVIDED:

PARKING LOT REQUIREMENTS:

- REQUIRED:
PROVIDED: All parking spaces must be located within 120' of large canopy tree, 2" cal. minimum

DESIGN REQUIREMENTS:

- REQUIREMENTS: Each site shall comply with at least two design requirements in Section 51A-10.126
1 - Screening of off street parking: Large evergreen shrubs shall screen off-street parking.
2 - Street buffer: 10' wide landscape buffer with (1) large canopy tree and (3) large evergreen shrubs per 50 l.f.
REQUIRED: 3 TREES AND 9 LARGE EVERGREEN SHRUBS
PROVIDED: 3 TREES AND 9 LARGE EVERGREEN SHRUBS

RESIDENTIAL ADJACENCY:

- REQUIREMENT: 10' landscape buffer, 6' high wood fence, (1) large canopy tree per 50 l.f.

WESTERN PROPERTY LINE: 105 LINEAR FEET

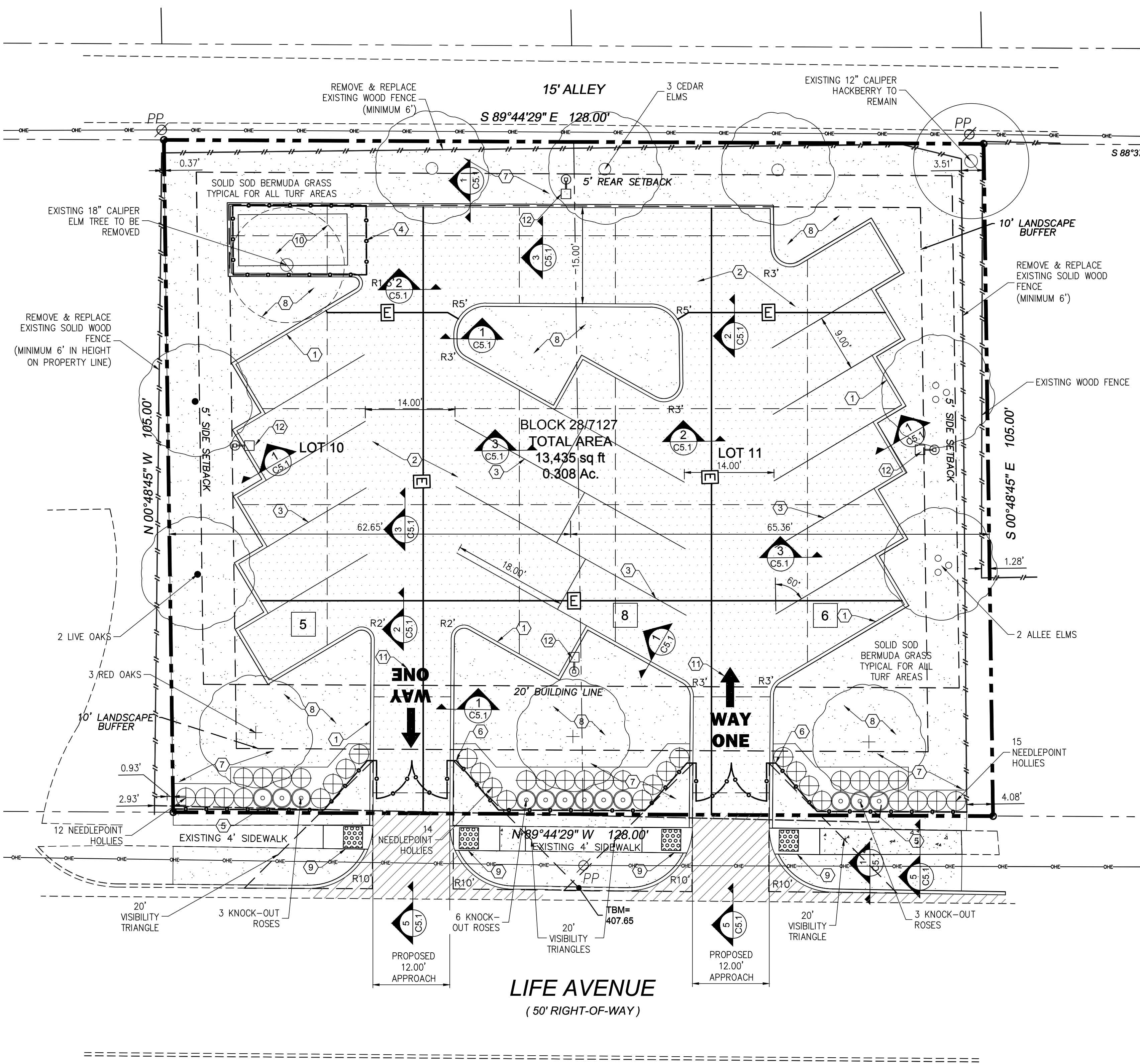
- REQUIRED: 6' WOODEN FENCE AND 2 TREES
PROVIDED: EXISTING WOODEN FENCE AND 2 TREES

EASTERN PROPERTY LINE: 105 LINEAR FEET

- REQUIRED: 6' WOODEN FENCE AND 2 TREES
PROVIDED: EXISTING WOODEN FENCE AND 2 TREES

TREE MITIGATION

- REQUIRED: (1) EXISTING 18" CALIPER ELM TO BE REMOVED
PROVIDED: 30 CALIPER INCHES OF TREES TO BE PLANTED BACK ON SITE.



GENERAL NOTES

- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
- EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
- THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.
- THE SOURCES OF LIGHT MUST BE INDIRECT, DIFFUSED OR COVERED BY SHIELDED TYPE FIXTURES.
- FENCE ALONG THE FRONT YARD SETBACK MAXIMUM HEIGHT SHALL BE 4'. AT NO TIME SHOULD THERE BE A SEPARATION OF FENCES ON THE SITE AND SHALL BE CONTINUOUS FOR THE ENTIRE SITE.

SITE PLAN KEYNOTES:

- CONSTRUCT 6" CURB & GUTTER
- CONSTRUCT 6" CONCRETE PAVEMENT SECTION
- 4" WHITE PAVEMENT SOLID PARKING STRIPES
- CONSTRUCT CHAIN-LINK FENCE WITH GATE
- CONSTRUCT NEW 8' HEIGHT SOLID FENCE
- CONSTRUCT NEW GATE 20'-0" FROM STREET CURB
- LANDSCAPE BUFFER AREA
- GRASS AREA
- INSTALL TRUNCATED BARRIER-FREE RAMP
- CHURCH VAN PARKING AREA
- PAVEMENT MARKING
- SITE LIGHTING (POLE HEIGHT IS 18 FEET)

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DATA SUMMARY TABLE

ZONING	EXISTING - R-5(A)
PROPOSED USE	PROPOSED - P(A)
LOT AREA	SURFACE PARKING LOT
TOTAL IMPERVIOUS SURFACE	13,435 S.F. (0.308 ACRES)
PARKING AREA	7,539 S.F. OR 56%
	6,844 S.F.

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CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

No.	DATE	REVISION DESCRIPTION

project no.: 16-494
date: 02/10/2017
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approved:

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STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
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SITE PLAN

GREATER PROGRESSIVE BAPTIST CHURCH
1963 & 1967 LIFE AVENUE
DALLAS, TEXAS 75212

CITY FILE No. Z156-301

SHEET

C3.0