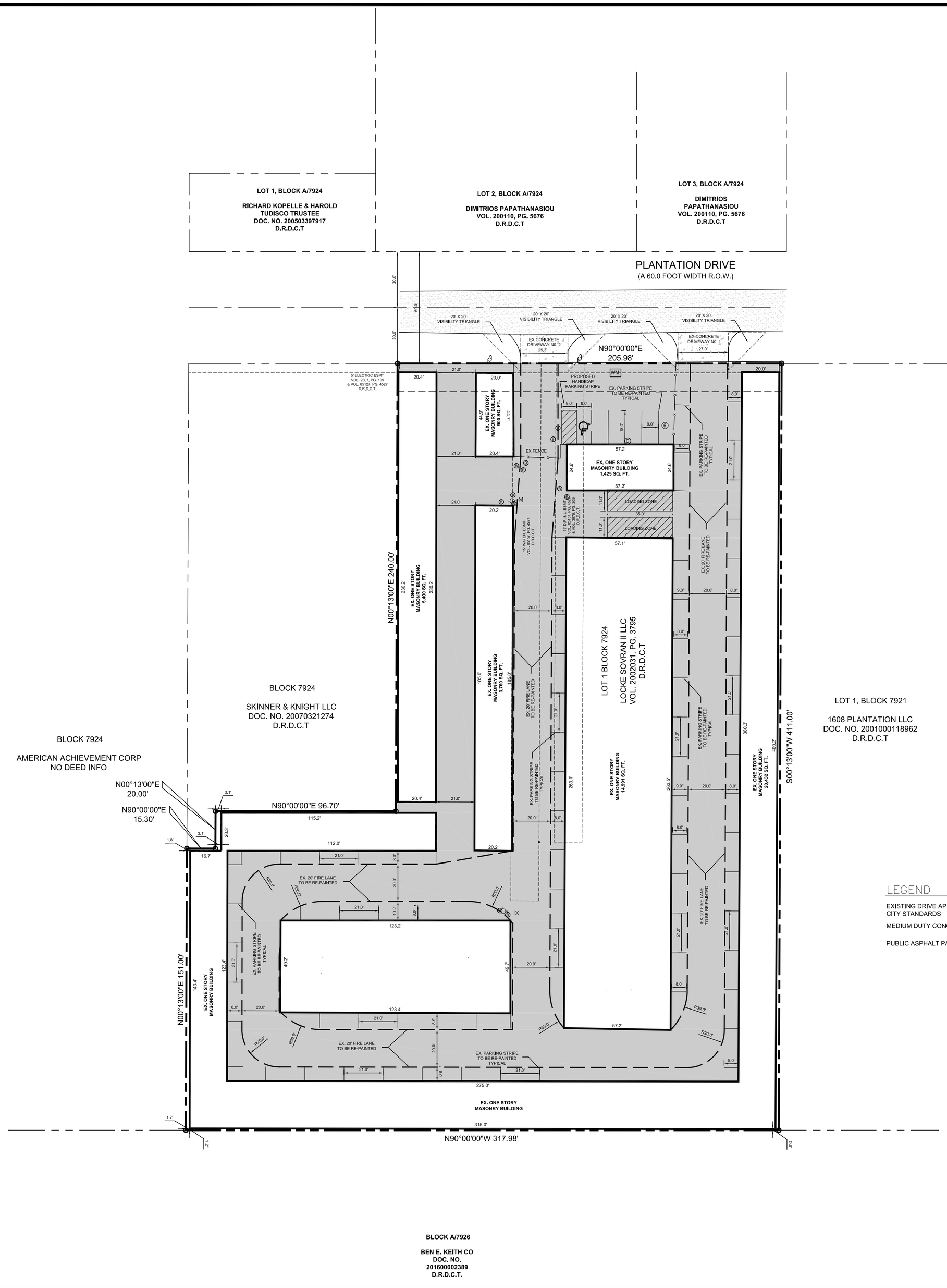

SITE PLAN GENERAL NOTES

1. Prior to beginning construction, Contractor shall verify all dimensions in the field and report any conflicts to Owner's Engineer.
2. Contractor shall implement and maintain erosion control devices throughout construction.
3. All work and materials shall comply with all City/County regulations and codes as well as O.S.H.A. Standards.
4. The contractor shall be responsible for maintaining the site until work is accepted by the owner.
5. All signs shall be per M.U.T.C.D.
6. Contractor is responsible for providing and maintaining adequate traffic control throughout the project, including proper traffic control devices and/or personnel as required. This includes both vehicular and pedestrian traffic control. Traffic control shall be in accordance with M.U.T.C.D.
7. Contractor shall refer to the architectural plans for exact locations and dimensions of vestibules, slope paving, sidewalks, exit porches, truck docks, precise building dimensions and exact building utility entrance locations.
8. All curbing shall be Type B per detail Type B curb, unless otherwise noted.
9. All curbed radii are to be 2' or 10' unless otherwise noted.
10. All dimensions and radii are to the face of curb unless otherwise noted.
11. Existing structures within construction limits are to be abandoned, removed or relocated as necessary, unless otherwise noted. all cost shall be included in base bid.
12. Contractor shall be responsible for all relocation (unless otherwise noted on plans) including but not limited to, all utilities, storm drainage, signs, traffic signals, & poles etc. as required. All work shall be in accordance with governing authorities requirements and project sitework specifications and shall be approved by such. All cost shall be included in base bid.
13. Site boundary, topography, utility and road information taken from a survey by land surveyor.
14. The Contractor is cautioned that local City standard details may differ from those shown herein. Construction is to be performed in accordance with local City, State or Federal specifications and details should they be more stringent than those represented herein.
15. The existing site lighting is provided by existing wall mounted lights.
16. All existing building were constructed in one phase.

SITE AND DESIGN DATA

SITE SQ. FT.	103,499 S.F. OR 2.376 ACRES
EXISTING ZONING	"MU-3" Mixed Use 3
EXISTING STORAGE BUILDING SQ. FT. EXISTING OFFICE BUILDING SQ. FT.	51,633 S.F. (General Retail Use & Rest. no drive thru) 1,425 S.F. (General Retail Use & Rest. no drive thru)
OFF-STREET LOADING (EXISTING STORAGE BUILDING) 50,000 SQ. FT. - 100,000 SQ. FT. = 2	2 SPACES [50,000 SQ. FT. - 100,000 SQ. FT. = 2]
PARKING PROVIDED	6 SPACES INCLUDING 1 HANDICAP SPACE
BUILDING COVERAGE	53,058 S.F. OR 51.26% 80% MAXIMUM BUILDING COVERAGE
BUILDING HEIGHT MAX. BUILDING HEIGHT	20 FT. 270 FT. - PER ORDINANCE
BUILDING SETBACKS	15 FEET ON FRONT YARD 0 FEET ON SIDE YARD 0 FEET ON REAR YARD

LEGEND

EXISTING DRIVE APPROACH PER CITY STANDARDS

MEDIUM DUTY CONC. PAVEMENT

PUBLIC ASPHALT PAVEMENT

W E

0 15 30 60

Scale: 1"=30'

LEGEND

EXISTING

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- CM = CONTROLLING MONUMENT
- X = EXISTING CHAIN LINK FENCE
- = EXISTING WOOD FENCE
- OHE = OVERHEAD ELECTRIC
- W = EXISTING WATER
- SS = EXISTING SANITARY SEWER
- G = EXISTING GAS LINE
- T = EXISTING TELEPHONE LINE
- = EXISTING STORM SEWER
- = EXISTING CURB & GUTTER
- = EXISTING PROPERTY LINE
- = EXISTING EASEMENT
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- WM = EXISTING WATER METER
- C = EXISTING SANITARY SEWER CLEANOUT
- S = EXISTING SANITARY SEWER MANHOLE
- = EXISTING LIGHT POLE
- T = EXISTING TELEPHONE RISER
- = EXISTING GAS METER
- = EXISTING POWER POLE
- = EXISTING GUY WIRE
- T = EXISTING TELEPHONE MANHOLE
- B = EXISTING CONCRETE BOLLARD

PROPOSED

- FF=652.60 = PROPOSED FINISH FLOOR
- = PROPOSED WATER
- = PROPOSED FIRE HYDRANT
- = PROPOSED WATER VALVE
- = PROPOSED SANITARY SEWER
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED STORM SEWER
- = PROPOSED CURB INLET
- = PROPOSED LIGHT POLE

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PHONE: 817-721-9066
TEXAS REGISTRATION NUMBER: F-16984

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, ADTM ENGINEERING & CONSTRUCTION, LLC

MICHAEL ALTURK, P.E.

REG. NO.	NAME	DATE
73400		04/12/17

1606 PLANTATION DRIVE
LOT 1, BLOCK 7924
DRYDEN ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS

SITE PLAN

Design: R.M.
Drawn: R.M.
Checked By: M.A.
Date: 04-11-17

No.	Date:	Revisions

Sheet
C1
of Sheets