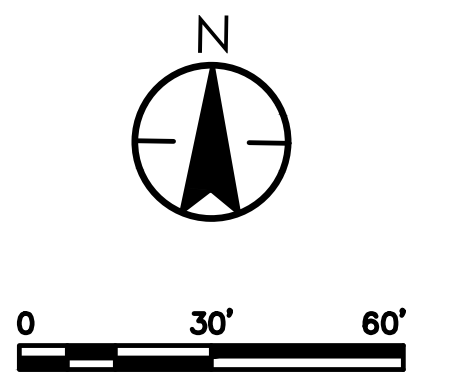


CAUTION !!
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



GENERAL NOTES - LAYOUT & DIMENSIONAL CONTROL

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
3. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
4. **DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
5. **CURB RADII:** ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. **BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
7. **TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
 STANTEC CONSULTING SERVICES INC.
 12222 MERIT DRIVE, SUITE 400
 DALLAS, TEXAS 75251
 PH: (972) 991-0011
 CONTACT: DAVID DE WEIRD, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10194229
8. **HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
9. **FIRE LANE:** FIRE LANE SHALL BE CONSTRUCTED AND MARKED PER TOWN STANDARDS. FIRE LANE SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
10. **SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.
11. **PARKING STALL DIMENSIONS:** ALL PARKING STALLS SHALL BE 9'X18' UNLESS OTHERWISE NOTED.
12. **PAVEMENT MARKINGS:** CONTRACTOR SHALL USE SHERWIN WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (WHITE). CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR SURFACE PREPARATION AND APPLICATION.

SITE LEGEND

[Symbol]	PROPOSED FIRE LANE, ACCESS, AND UTILITY EASEMENT (REFER TO SHEET C2.3 FOR STRIPING DETAIL)
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SITE DATA SUMMARY			
LOT 2R, BLOCK 1			
PROPOSED USE:	OFFICE		
LOT AREA:	417,466 SQ. FT. = 9.593 AC		
ZONED:	PLANNED DEVELOPMENT		
	OFFICE A	HUB	TOTAL
BUILDING FOOTPRINT	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.
BUILDING AREA (NET)	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.
MAX. BUILDING HEIGHT	6 STORY	3 STORY	N/A
TOTAL LOT COVERAGE	12.09%		
TOTAL FLOOR AREA RATIO	0.615		
PARKING REQUIRED	257,000/300 = 857 SPACES REQUIRED		
PARKING PROVIDED	360 SURFACE+729 GARAGE = 1,089 SPACES PROVIDED		
PARKING PERCENTAGES:	729 GARAGE/1,089 = 66.9% GARAGE 360 SURFACE/1,089 = 33.1% SURFACE		
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS. NOTE: • BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.			

PROJECT RECORD

To the best of North Texas Contracting, Inc. belief and knowledge the as-built conditions shown on this drawing constitute an accurate and complete depiction of the manner in which this portion of the work was actually installed.
 North Texas Contracting, Inc.
 7/16/18
 Carson Collier, Project Manager

BENCHMARKS:

REFERENCE BENCHMARK:
 TOWN OF ADDISON CONTROL POINT NO. 00A-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19'

SITE BENCHMARK:
 3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'

CITY OF DALLAS FILE NO: 311T-9310



DATE	DESCRIPTION	BY	APPROVED BY
18.03.18	ISSUED	YY.MM.DD	
17.08.01			
17.07.27			
17.06.29			
17.06.28			
	Revised		
	Appr.		

Client/Project
 CAWLEY PARTNERS

Cawley - Fourteen555
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Title
 LAYOUT & DIMENSIONAL CONTROL PLAN

Permit Seal



Project Number: 222210632
 File Name: 10432dim.dwg

JOB	JAM	JAM	18.03.19
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. C2.1

Revision Sheet

C2.1