



LEGEND

- = PROPERTY LINE
- - - - = EX. WATER
- - - - = EX. SANITARY SEWER
- (S) = EX. SS MANHOLE
- (CO) = EX. SS CLEARHOLE
- (G) = EX. GAS METER
- (M) = EX. WATER METER
- (FH) = EX. FIRE HYDRANT
- (V) = EX. WATER VALVE
- T = EX. EXISTING
- = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB CENTERLINE
- = PROP. FIRE HYDRANT
- = PROPOSED FIRELANE & ACCESS ESMT
- ▨ = PROPOSED 8" PAVING

AS-BUILT
OCTOBER 27, 2009
GERALD E. MONK, P.E.



SITE & DIMENSION CONTROL PLAN

THOMAS DEVELOPMENTS

LOTS 1 & 2, BLOCK 1, 2.16 Acres
Town of Addison, Dallas County, Texas

3211 Valley Forge Drive, McKinney, Texas 75070
972-928-9088 Fax 972-481-1940

DEVELOPER: **TOM SPANOLA**
DESIGNED BY: **MONK CONSULTING ENGINEERS**
1200 W. Shattuck Ave., Suite 200, Dallas, TX 75204
972-272-1763 Fax 972-272-8761

PROJECT NO.: 2009-24
DATE: 8/13/08
SCALE: 1" = 30'
SHEET: C101

- GENERAL NOTES**
- Buildings 500 square feet or greater shall be sprinkled.
 - Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per town standards. Handicapped parking areas shall be designed and provided per town standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department Approval.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.
 - Sidewalks and accessible routes shall have a slope no greater than 5% and a cross fall of no greater than 2% unless otherwise noted.

CONSTRUCT 5' SIDEWALK W/ BARRIER FREE RAMP AT CORNER. (TADOT, TYPE 7)

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CONNALLY & ASSOCIATES, INC. OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE ACTUAL CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (P&S&E) WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NOTES:

- 1) ALL WORK MUST CONFORM TO TOWN OF ADDISON STANDARDS.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO TOWN OF ADDISON STANDARDS AND DETAILS.
- 3) SEE STD. DETAILS SHEETS FOR PRIVATE DETAILS.
- 4) ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD TOWN DETAILS.
- 5) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 6) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

INSTALL WHEELSTOPS ON HANDICAPPED & ANY SPACES CLOSER THAN 2' TO BLDG. (SEE D101)

HANDICAP PARKING W/ SIGN (TYP) & ACCESS RAMP

SITE DATA LOT 1:

LOT AREA: 1,248 Acres, 55,084.63 sq. ft.
LOT COVERAGE: 32.31%
FLOOR TO AREA RATIO: 3.1:1
BUILDING AREA: 17,797 sq.ft.
BUILDING HEIGHT: (One Story)
BUILDING SETBACKS: Front: 25' along Midway Rd. Rear & Side: none
PROPOSED USE: Office/Warehouse IMPERVIOUS AREA (including buildings): 48,537.30 sq.ft.
ZONING:

SITE DATA LOT 2:

LOT AREA: 1,248 Acres, 55,084.63 sq. ft.
LOT COVERAGE: 32.31%
FLOOR TO AREA RATIO: 3.1:1
BUILDING AREA: 14,899 sq.ft.
BUILDING HEIGHT: (One Story)
BUILDING SETBACKS: Front: none Rear & Side: none
PROPOSED USE: Office/Warehouse IMPERVIOUS AREA (including buildings): 33,893.11 sq.ft.
ZONING:

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE TOWN OF ADDISON TO BE USED FOR CONSTRUCTION.

WARNING:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER OF RECORD FOR ALL PARTIES ARE INVOLVED IN THE PROJECT TO OBTAIN A SET OF CONSTRUCTION DOCUMENTS.

BENCHMARK: NORTHING 7,035,436.612
EASTING 2,466,177.089
ELEVATION 531.46