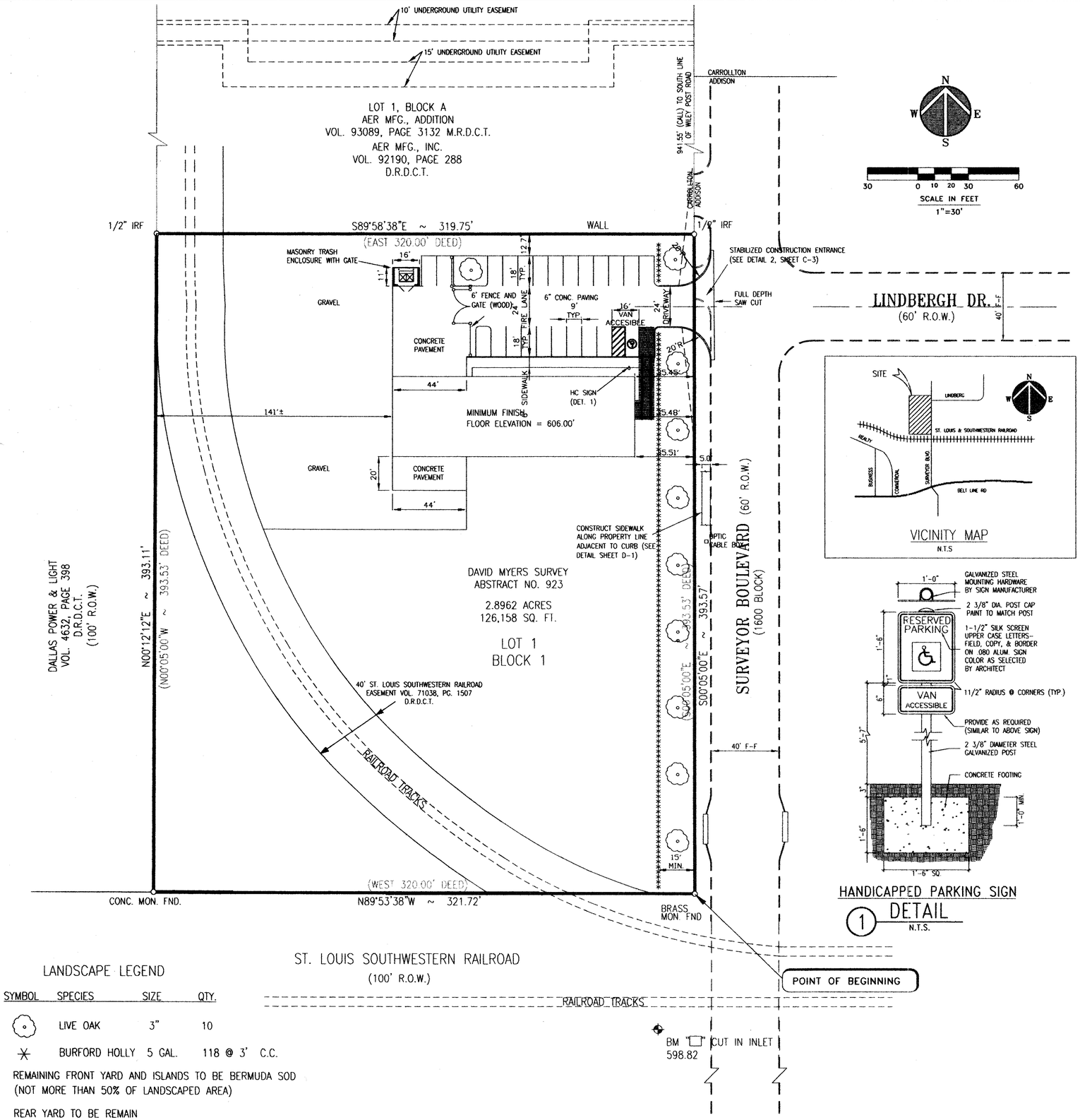

LEGEND

EXISTING	PROPOSED	
630TW	630TW	TOP OF WALL ELEVATION
630TC	630TC	TOP OF CURB ELEVATION
630G	630G	GUTTER ELEVATION
630TP	630TP	TOP OF PAVEMENT ELEVATION
F.F. 630	F.F. 630	FINISHED FLOOR ELEVATION
FL 630	FL 630	FLOW LINE ELEVATION
630	630	CONTOUR LINE
W.M.	W.M.	WATER METER
W.V.	W.V.	WATER VALVE
M.H.	M.H.	MANHOLE
		UTILITY POLE OR POWER POLE
		TELEPHONE PEDESTAL
F.H.	F.H.	FIRE HYDRANT
I.R.F.		IRON ROD FOUND
	I.R.S.	IRON ROD SET
		CHAIN-LINK FENCE
		WIRE FENCE
		WOOD FENCE
L.P.		LIGHT POLE
G.M.		GAS METER
P.T.		PAY TELEPHONE
T.S.		TRAFFIC SIGNAL
G	G	UNDERGROUND GAS LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
TEL	TEL	UNDERGROUND TELEPHONE LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
		STREET

SITE DATA

PROPERTY ADDRESS: 1601 TEMP SURVEYOR BLVD.

ADDITION NAME: LEIDNER ADDITION
LOT 1, BLOCK 1

CITY/COUNTY/STATE: CARROLLTON, DALLAS COUNTY, TX

ZONING CLASSIFICATION: LIGHT INDUSTRIAL

OCCUPANCY TYPE: OFFICE

	REQUIRED	PROPOSED
LOT AREA (S.F.):	12,500 (MIN.)	126,158
DEVELOPED AREA:	---	2.45 AC.
SETBACKS:		
FRONT (MIN.)	25'	35.48'
SIDE (L) (MIN.)	20' (UBC)	35.51'
SIDE (R) (MIN.)	20' (UBC)	35.45'
REAR (MIN.)	10'	141'±
BLDG COVERAGE: (FLOOR AREA RATIO)	65% (MAX.)	5.5%
IMPERVIOUS COVERAGE:	90% (MAX.)	14.6%
LANDSCAPE AREA (S.F.):		
10% OF SITE:	12,616	26,716
WITHIN FRONT YARD (50% MIN.):	6,308	8,096
WITHIN FRONT HALF (70% MIN.):	8,831	9,716
LANDSCAPE PARKING AREA:		
PARKING AREA (S.F.)		7,302
LANDSCAPE PARKING LOT (5% MIN.)		
SECTION B5(B) LANDSCAPE ORD.:	365	472
EXTERIOR MASONRY FACING		
STREET (MIN.):	60%	100%

TYPE OF CONSTRUCTION: III

FLOOR AREAS:
OFFICE USES: 4,800 S.F.
STORAGE-WORK AREA: 2,112 S.F.
TOTAL: 6,912 S.F.

PARKING SPACES:
OFFICE: 16 (@ 1 PER 300 S.F.)
STORAGE: 5 (@ 1 PER 500 S.F.)
TOTAL REQUIRED: 21 (1 HANDICAPPED ACCESSIBLE)

SPACES PROVIDED: 22 (1 HANDICAPPED ACCESSIBLE)

CODE: CARROLLTON ZONING ORDINANCE (UPDATED JANUARY, 1998)

LANDSCAPE LEGEND

SYMBOL	SPECIES	SIZE	QTY.
	LIVE OAK	3"	10
	BURFORD HOLLY	5 GAL.	118 @ 3' C.C.

REMAINING FRONT YARD AND ISLANDS TO BE BERMUDA SOD (NOT MORE THAN 50% OF LANDSCAPED AREA)

REAR YARD TO BE REMAIN NATIVE GRASSES (UNIRRIGATED)

GENERAL NOTES:

1. ALL CONSTRUCTION ON-SITE TO BE IN ACCORDANCE WITH THESE PLANS AND THE GENERAL NOTES, STANDARDS OF THE CITY OF CARROLLTON, LATEST EDITION. INCLUDED IN THESE STANDARDS ARE THE FOLLOWING DETAILS:
   - D-4 STORM DRAIN PIPE EMBEDMENT
   - D-7 CONCRETE HEADWALLS FOR PIPE CULVERTS
   - P-4 CURB DETAILS
   - P-10 JOINT DETAILS
   - P-11 EXPANSION JOINT DETAILS
   - P-14 FIRE LANE PAVING DETAILS
   - P-15 COMMERCIAL DRIVE APPROACH
   - P-22 SIDEWALK DETAILS
   - P-26 MISCELLANEOUS PAVING STANDARDS
2. ALL CONSTRUCTION OFF-SITE (IN R.O.W. OF SURVEYOR BLVD.) SHALL CONFORM TO THE STANDARDS OF THE CITY OF ADDISON.
3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO "TXDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF CARROLLTON, CITY OF ADDISON AND THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PUBLIC UTILITY COMPANIES FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
6. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

CONDITIONS OF SITE PLAN APPROVAL:

1. THE FOLLOWING ITEMS REQUIRE SEPARATE BUILDING PERMITS: EACH SIGN OR BANNER, FIRE SPRINKLER SYSTEMS, LAWN SPRINKLER SYSTEMS, FENCES, TEMPORARY CONSTRUCTION TRAILERS, TENANT FINISH-OUT.
2. BUILDING, RESTROOMS & SITE ACCESSIBILITY REQUIREMENTS SHALL COMPLY WITH CHAPTER 11 OF THE 1994 U.B.C. AND C.A.B.O./A.N.S.I. A117.1-1992. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AT ALL ACCESSIBLE PARKING SPACES. ONE (1) ACCESSIBLE SPACE IS REQUIRED; ONE (1) HANDICAP SPACE SHALL BE VAN ACCESSIBLE.
3. ALL REQUIRED SIDEWALKS IN THE CITY R.O.W. SHALL BE AS SPECIFIED FOR CITY OF ADDISON (SEE CONCRETE SIDEWALK DETAIL, SHEET D-1).
4. THE FIRE LANE SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
5. 10% OF THE SITE IS REQUIRED TO BE LANDSCAPED, WITH 50% OF THE 10% IN THE REQUIRED FRONT YARD, AND 70% OF THE 10% IN THE FRONT HALF OF THE LOT.
6. NO USE OR OPERATION SHALL PRODUCE GLARE OR ILLUMINATION ACROSS A PROPERTY LINE IN EXCESS OF 0.4 FOOTCANDLES. PARKING LOT LIGHTING FACILITIES SHALL BE PLACED, MASKED OR ARRANGED SO THAT GLARE OR ILLUMINATION WILL NOT CREATE A HAZARD TO MOTORISTS ON STREETS, ALLEYS OR PUBLIC WAYS.
7. TWO-FOOT (2') OVERHANG SHALL BE PROVIDED OVER FLOOR DRAINS LOCATED OUTSIDE THE BUILDING, AND FLOOR SHALL BE SLOPED IN SUCH A WAY THAT STORM WATER RUNOFF CANNOT ENTER THE SANITARY SEWER.
8. WHEEL STOPS SHALL BE REQUIRED 2' FROM THE CURB TO ACCOUNT FOR VEHICLE OVERHANG WHEN PARKING SPACES ABUT: INTERNAL SIDEWALKS LESS THAN 6' WIDE, PUBLIC PROPERTY, STREETS, SIDEWALKS OR R.O.W., OR REQUIRED 15 FT. LANDSCAPE BUFFER.
9. ALL TRASH RECEPTACLES SHALL BE SCREENED ON ALL SIDES BY AN OPAQUE FENCE OR WALL EXCEPT THE SIDE USED FOR ACCESS. DUMPSTER PAD SHALL BE 10' X 10' CLEAR SPACE AND SHALL BE DESIGNED PER GENERAL DESIGN STANDARDS. NO PIPES, CURBS, SCREENING WALL OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN THE 10' X 10' DUMPSTER PAD.
10. ALL UTILITIES WITHIN 200 FEET OF FRONT PROPERTY LINE SHALL BE UNDERGROUND.
11. ALL MAIN BUILDINGS IN THE LI DISTRICT SHALL BE 60% OF THE TOTAL EXTERIOR WALLS WHICH FACE ANY THOROUGHFARE CONSTRUCTED OF BRICK, STONE, MASONRY OR PRECAST CONCRETE PANELS, UNLESS OTHERWISE APPROVED BY CITY COUNCIL.
12. OUTSIDE STORAGE OF MATERIALS SHALL BE SCREENED FROM THE VIEW OF ANY ADJACENT PUBLIC STREET BY A SOLID, OPAQUE WALL OR FENCE OF AT LEAST 6 FT. IN HEIGHT.
13. GRAVEL IS NOT AN APPROVED SURFACE FOR ANY TYPE OF VEHICLE TRAFFIC, HOWEVER GRAVEL IS ACCEPTABLE FOR STORAGE OF LANDSCAPE MATERIALS.
14. ACCESSIBLE REQUIREMENTS FOR RAMPS SHALL BE AS FOLLOWS:
   - -SLOPE OF RAMPS SHALL NOT EXCEED 1:12
   - -RISE OF ANY RAMP SHALL NOT EXCEED 30 INCHES.
   - -MINIMUM CLEAR WIDTH SHALL BE 36 INCHES.
   - -HANDRAILS ARE REQUIRED ON BOTH SIDES AT 34" IN HEIGHT, SHOULD BE CONTINUOUS THE ENTIRE LENGTH OF THE RAMP AND SHALL EXTEND IN THE DIRECTION OF THE RAMP RUN NOT LESS THAN 12" BEYOND THE TOP AND BOTTOM OF RAMP.
   - -RAMP SURFACE SHALL BE SLIP-RESISTANT.
15. FENCES, BERMS, WALLS, SHRUBS, TREES, SIGNS, STRUCTURES, ETC. ARE LIMITED TO A MAXIMUM HEIGHT OF 30 INCHES ABOVE THE ADJACENT CURB WITHIN DESIGNATED TRAFFIC VISIBILITY AREAS.

BEING A TRACT OUT OF THE
DAVID MYERS SURVEY, ABSTRACT NO. 923
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

OWNER: HAROLD LEIDNER PROPERTY COMPANY.
5930 LBJ FREEWAY, SUITE 310
DALLAS, TEXAS 75240
PH: (972) 387-5506

PREPARED BY: HENNESSEY ENGINEERING, INC.
1417 W. MAIN STREET, SUITE 100
CARROLLTON, TEXAS 75006
PH: (972) 245-9478

NO.	DATE	DESCRIPTION OF REVISION/ISSUE
3	03/18/99	PER TOWN OF ADDISON, PUBLIC WORKS DEPARTMENT COMMENTS
2	03/03/99	PER CITY OF CARROLLTON STAFF COMMENTS & CITY OF ADDISON REVIEW
--	12/30/98	ISSUED FOR OWNER'S REVIEW

SITE PLAN

1601 SURVEYOR BLVD.

HENNESSEY ENGINEERING, INC.
1417 W. MAIN STREET, CARROLLTON, TX 75006
TEL: (972) 245-9478 FAX: (972) 245-7087

CITY OF CARROLLTON, DALLAS CO., TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	ZAM	12/30/98	1"=30'		9876	C-1

<SERVER99> \DRAWINGS\J9876\J9876ALL.DWG
D771 VIEW: C1 (PAPER SPACE)

3-18-99

HENNESSEY SURVEYOR

1-69

1601 Surveyor Utilities (WA)

B9-1