

Delta=30°14'05"
 Radius=150.00'
 Length=79.14'
 CB=N29°26'57"E
 Chord=78.24'

WAYPOINT
 160' R.O.W.
 DRIVE

N89°56'40"E 394.37'

GAS
 ELECTRIC

ONE-STORY BUILDING
 85.96' x 130.96'
 11,257 S.F.
 FIN FLR EL = 662.86

30' BLDG. LINE
 15' LANDSCAPE SETBACK
 10' WATER EASEMENT

WESTGROVE DRIVE
 (60' R.O.W.)

CITY OF CARROLLTON
 TOWN OF ADDISON

LEGEND
 PROPOSED SIDEWALK
 PROPOSED FIRELANE
 NUMBER OF PARKING SPACES

DUMPSTER LOCATION
 WITH 6' H SCREENING
 FENCE THREE SIDES

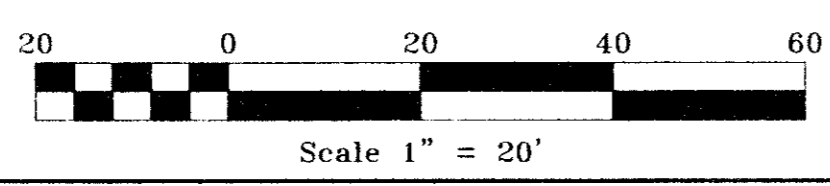
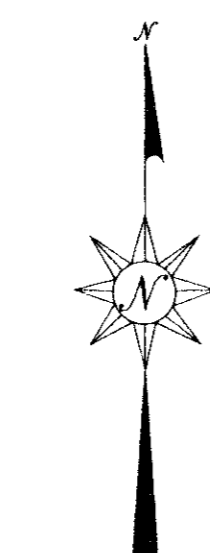
LINE OF DEVELOPMENT

SITE SUMMARY

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ZONING		LI
PROPOSED USE	ANIMAL TRAINING FACILITY	
LOT AREA	1.73 AC. (75,369 SF)	
BUILDING AREA TOTAL	11,050 SF	
BUILDING HEIGHT (1-STORY)	17'-0"	
PARKING		
REQUIRED	1/500 S.F. = 22 SP.	
PROVIDED	26 {24 (REG); 2 (H/C)}	
LANDSCAPING		
PROVIDED-10%	7,529 SF	
REQUIRED-10% OF SITE	7,529 SF	
INTERIOR PARKING LOT LANDSCAPING		
REQUIRED	543 SF	
PROVIDED	550 SF	
IMPERVIOUS COVER	40.2% (30,306 SF)	
FLOOR AREA RATIO (FAR)	0.15:1	

NOTES:

- ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
- LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- SELLING OF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMIT.



18" RCP

15' DRAINAGE & UTIL. ESM.

REVISION	DATE	DESCRIPTION