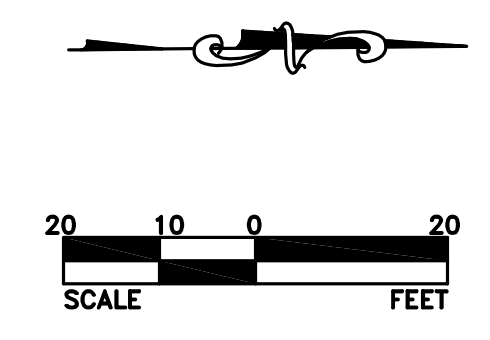


PARKING SUMMARY:

PARKING REQUIRED:	
OFFICE SPACE: 8820SF X 1/300SF =	30 SPACES
STORAGE HANGAR PARKING REQUIRED:	5 SPACES
TOTAL:	35 SPACES
ADA PARKING REQUIRED:	3 SPACES
PARKING PROVIDED:	39 SPACES
ADA PARKING PROVIDED:	4 SPACES



LEGEND:

R.O.W.	RIGHT OF WAY
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
F.I.R.	FOUND IRON ROD
XXX.XX NG	NATURAL GROUND
XXX.XX PV	PAVEMENT
XXX.XX EP	EDGE OF PAVING
XXX.XX SW	SIDEWALK
XXX.XX TC	TOP OF CURB
VOL.	VOLUME
PG	PAGE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
---	ACCESSIBLE PATH TO PUBLIC R.O.W.

AS-BUILT
10/25/2018

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR LISSIAK, JR., P.E. 30565 ON 10/25/2018



ACTION

APPROVED	DENIED
STAFF _____	DATE _____ INITIALS _____
P&Z _____	DATE _____ INITIALS _____

REVISED: 04/21/17

SITE PLAN	
MEHRDAD HANGAR	
ADDISON AIRPORT	
LEASEHOLD ESTATES TRACT II 1458 ACRES GROUND LEASE #080A-29 ALP#U23 4700 WESTGROVE DRIVE	
ADDISON, TEXAS	
VIEWTECH INC. TEXAS FIRM REGISTRATION NO. F2658	
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172	
DESIGN	DRAWN
DATE	SCALE
JOB #	SHEET
AW	AW
10/24/16	1"=20'
2015-224	C2

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII: ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION: THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE - N 00'28'24" E.

FLOODPLAIN:
NO FLOODPLAIN EXISTS ON THE SITE

BENCHMARK:
1. SQUARE CUT ON THE CURB INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF SUNBELT DRIVE AND WESTGROVE DRIVE. ELEVATION=628.54
2. LIGHT POLE CONCRETE BASE IN THE EXCEL PARKWAY MEDIAN WEST OF ADDISON ROAD. ELEVATION=644.41

4820 WESTGROVE DR
ZONING: A-318
USAGE: MULTI-FAMILY

4641 - 4661 WESTGROVE DR
16501 - 16541 ADDISON RD
BUILDING HEIGHT: 14'
ZONING: C-1 688
USAGE: RETAIL/OFFICE

16445 ADDISON RD
EX. BUILDING
19,906 S.F.
BUILDING HEIGHT: 25'
ZONING: I-3
USAGE: OFFICE/WAREHOUSE

4570 WESTGROVE DR
EX. BUILDING
33,357 S.F.
BUILDING HEIGHT: 28'
ZONING: PD85-083

EXISTING SEWER M.H.
TOP: 640.44
FL: 630.23

PLATTED LINE
ADDISON AIRPORT
VOL. 2005131, PG. 82
M.R.D.C.T.

ROADWAY & UTILITY EASEMENT
VOL. 2005131, PG. 82
M.R.D.C.T.

CL. TR&U EASEMENT
VOL. 4437, PG. 541
D.R.D.C.T.

ADDISON ROAD
(60' R.O.W.)

EXISTING ADA RAMP
S 45'34'08" E
21.21'

EXISTING 20" WATER LINE

EXISTING 20" WATER LINE

EXISTING 16" WATER LINE

ZONING:
PD-CC-707

ELEVATION=644.41