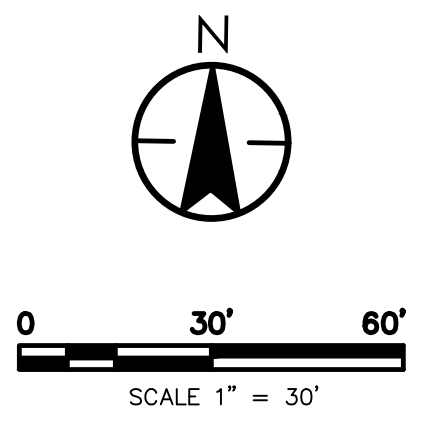


CAUTION !!
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE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



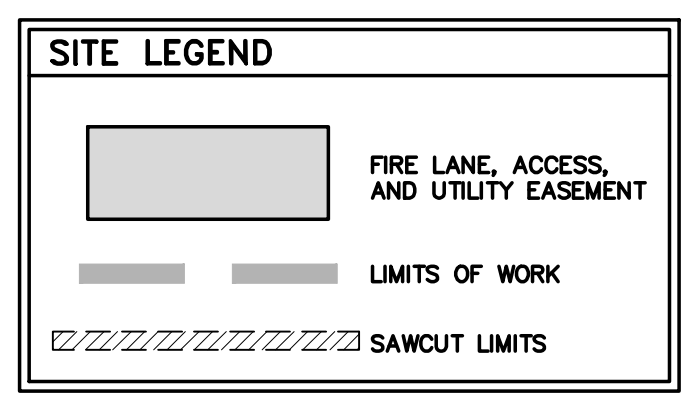
GENERAL NOTES - LAYOUT & DIMENSIONAL CONTROL

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- 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.
- 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.
- 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.
- CURB RADII:** ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- 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
- HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER TOWN STANDARDS. FIRE LANES 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.
- SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.
- PARKING STALL DIMENSIONS:** ALL PARKING STALLS SHALL BE 9'X18' UNLESS OTHERWISE NOTED.
- 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 DATA SUMMARY

LOT 3, BLOCK 1	
PROPOSED USE:	OFFICE
LOT AREA:	290,858 SQ. FT. = 6.677 AC
ZONED:	PLANNED DEVELOPMENT
BUILDING FOOTPRINT:	42,000 SQ. FT.
BUILDING AREA (NET):	245,000 SQ. FT.
MAX. BUILDING HEIGHT:	6 STORY
TOTAL LOT COVERAGE:	14.44%
TOTAL FLOOR AREA RATIO:	0.842
PARKING REQUIRED:	245,000/300 = 817 SPACES REQUIRED
PARKING PROVIDED:	338 SURFACE+813 GARAGE = 1,151 SPACES PROVIDED
PARKING PERCENTAGES:	813 GARAGE/1,151 = 70.6% GARAGE 338 SURFACE/1,151 = 29.4% 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.	



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 7.30' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60'



Revision	By	Appd.	Y/M/MD

Client/Project: CAWLEY PARTNERS
 CAWLEY - FOURTEEN555 PHASE 2
 14555 DALLAS PARKWAY
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 Title: LAYOUT & DIMENSIONAL CONTROL PLAN

Permit-Seal

PRELIMINARY
 FOR REVIEW ONLY
 Not for Construction or Permit Purposes

Engineer: JOSHUA A. MILLSAP
 P.E. No. 100118 Date: 02/12/2019

Project Number: 222011532
 File Name: 11532_c2_01_h2.dwg

RR	JM	JM	19.02.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. C2.1
 Revision Sheet
 C2.1