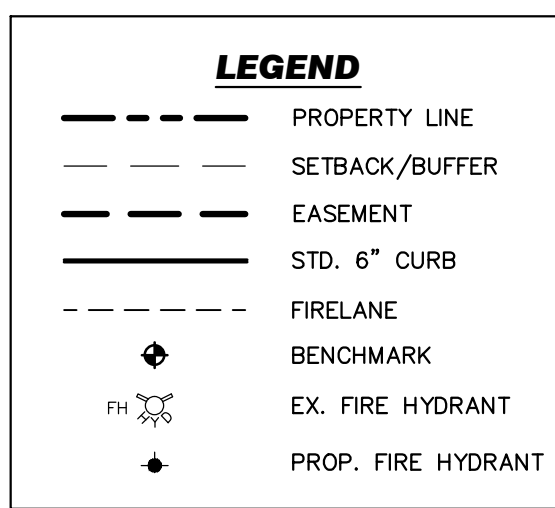


**BENCHMARKS:**  
 TEMPORARY/SITE BENCHMARK - MAG NAIL WITH A WASHER STAMPED "JPH LAND SURVEYING" SET ON THE SOUTHWEST CURB LINE OF LANDMARK BLVD APPROX 876' SOUTHEASTERLY OF THE INTERSECTION OF LANDMARK BLVD AND LANDMARK PL. NAVD '88 ELEV. 627.37'  
 CONTROL POINT NO. COA-14 - 2" BRASS DISK STAMPED "TXDOT COA-14 GPS" 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PL. & LANDMARK BLVD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE & 70.5' EAST OF STREET SIGN NAVD '88 ELEV. 623.19' N 7,030,466.478 E 2,482,171.600 (STATE PLANE) DALLAS COUNTY SCALE FACTOR 1.000136506

**CAUTION!!!!**  
 EXISTING PHONE, GAS, ELECTRICAL, FIBER OPTIC & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY TEXAS ONE CALL AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.  
 811

CALL BEFORE YOU DIG!  
 TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP CALL  
 Texas One Call System  
 811

- SITE PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
  - SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING.
  - ALL EXISTING PUBLIC UTILITIES ARE TO REMAIN IN PLACE.
  - PROPOSED BUILDING USE: OFFICE
  - BUILDING WILL BE FULLY SPRINKLED.
  - FOR EACH GROUPING OF ACCESSIBLE PARKING ONE VAN SPACE SHALL BE PROVIDED FOR EVERY FRACTION OF 6 SPACES.
  - PARKING SPACES ARE 18' DEEP AND 9' WIDE TYPICALLY. COVERED PARKING SPACE WIDTH VARIES.
  - REFER TO LANDSCAPE HARDSCAPE PLANS FOR CROSSWALK PAVER SPECIFICATIONS.
  - DRIVEWAY CURB RAMPS SHALL BE TYPE 10 ON LANDMARK BLVD AND TYPE 7 ON DALLAS PKWY PER TXDOT PED-12A PEDESTRIAN FACILITIES CURB RAMPS WITH NON-PAVER (ARMORCAST PLATE OR APPROVED EQUAL).



**SITE DATA SUMMARY TABLE**

Item	
<b>General Site Data</b>	
Addison Zoning	PD Planned Development
Farmers Branch Zoning	Light Industrial
Lot Area	6,484 AC
Setbacks	Front: 25' min. no side or rear
<b>Building Data</b>	
Building Floor Area	203,473 SF
Construction Type	1 A
Parking Garage Area	74,628 SF
Existing coverage	3.5%
Total coverage (building + parking garage)	BLDG FOOTPRINT 34,269 SF > 108,897 SF = 39%
<b>Parking</b>	
Parking Ratio	1/300 SF
Required Parking	679 SPACES
Provided Parking	473 GARAGE + 296 UNCOVERED = 769 SPACES
Accessible Parking Required	9 GARAGE + 7 UNCOVERED = 16 SPACES
Accessible Parking Provided	7+2VAN+1EV + 5+2VAN+1EV = 18 SPACES

Walter P. Moore and Associates, Inc.  
 TBPE Firm Registration No. 1856



**WALTER P MOORE**  
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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SLH	SLH	APRIL 2015	1" = 50'			14-11