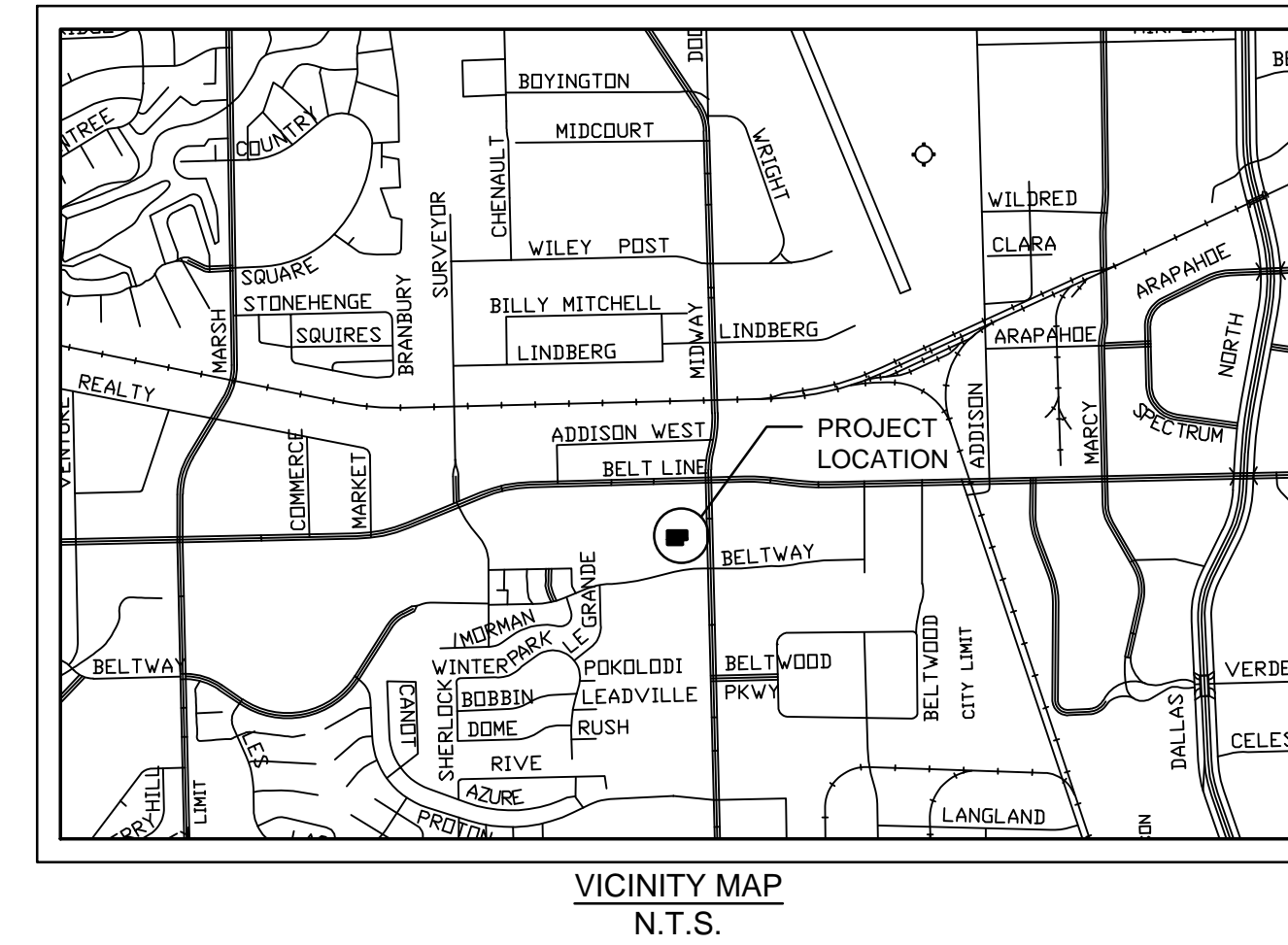
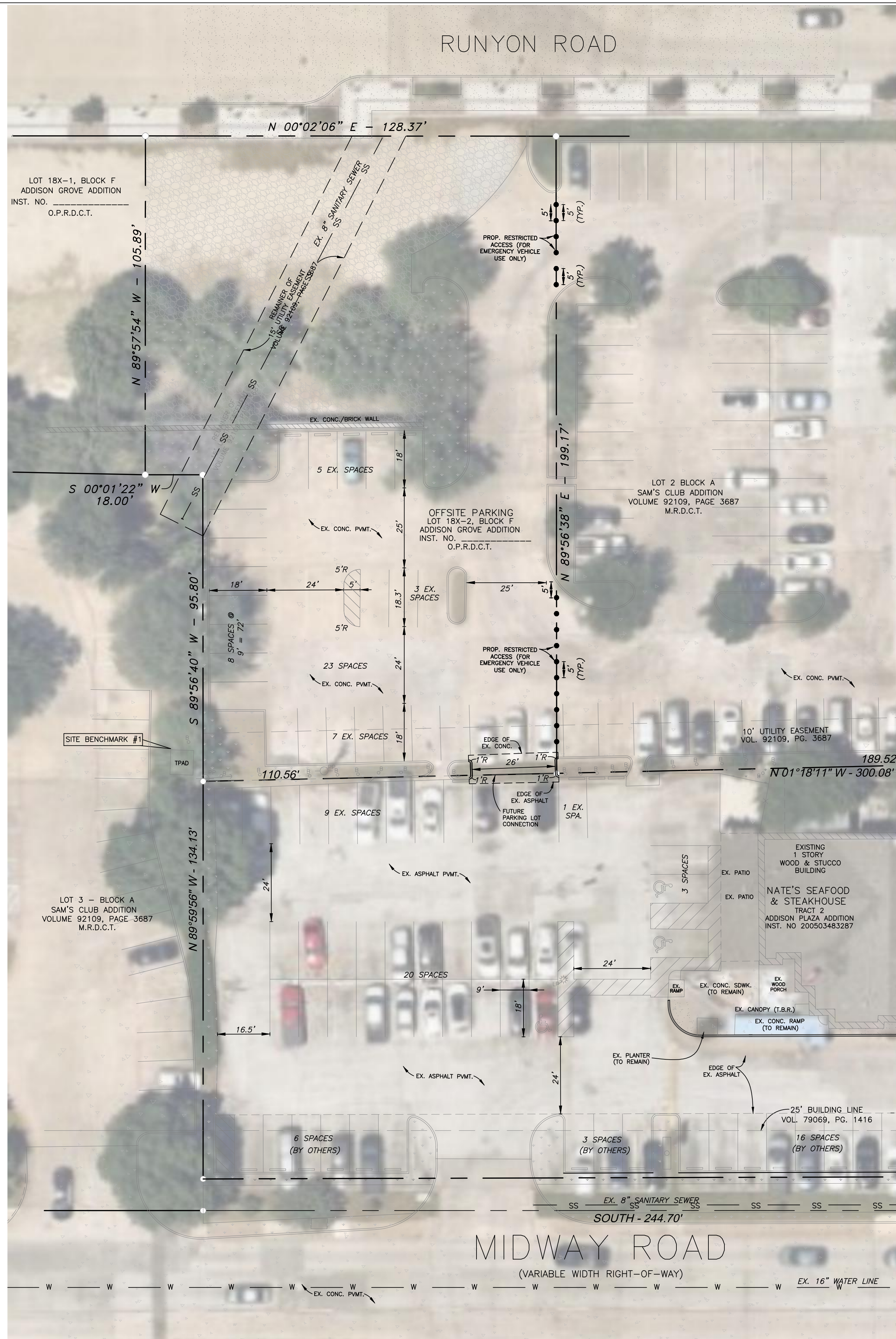
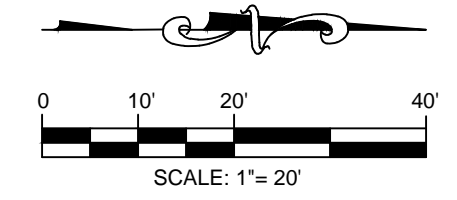


Dwg Info: F:\Projects\2022\12054_Town_of_Addison\17_Nates_Parking_Lot1400_CAD\12_Midway_Plan_SHEET1212054-01_PlanSheets.dwg - Plotter: 10/14/2022



VICINITY MAP
N.T.S.



SITE DATA	
ZONING:	PD 016-003
LOT AREA:	0.5521 ACRES (24,017 S.F.)
EX. USES:	PARKING LOT
EX. BUILDING AREA:	N/A
F.A.R.:	N/A
BUILDING HEIGHT:	N/A
PARKING PROVIDED:	23 SPACES HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH 404 STANDARDS
LANDSCAPE AREA PROVIDED:	3881 S.F. (16.2%)
IMPERVIOUS AREA:	13,290 S.F.
WATER METERS:	N/A

LEGEND:

- F.H. FIRE HYDRANT
- X CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- UE CUT UNDERGROUND ELECTRIC/TELEPHONE
- LP LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- MH MANHOLE (TYPE AS NOTED)
- SIG. BOX TRAFFIC SIGNAL BOX
- TRANS. ELECTRIC TRANSFORMER BOX
- TOWER ELECTRIC TRANSMISSION STEEL TOWER
- CABLE SIGN UNDERGROUND CABLE MARKER
- TB TRAFFIC BOX
- EM ELECTRIC METER
- GM GAS METER
- EX. BOLLARDS PROP. EMERGENCY ACCESS BOLLARDS, GATES, OR CHAIN

PROJECT NOTES:

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- NO FLOODPLAIN EXISTS ON THIS SITE.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY BLUE SKY SURVEYING & MAPPING, CORP.
- LINE WORK FOR EXISTING & PROPOSED CONDITIONS PROVIDED BY BURGER ENGINEERING CIVIL CONSULTANTS.
- COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
- IF PARKING AREA ON LOT 18X-2 BLOCK F WERE TO EXPAND IN THE FUTURE, THE PROPERTY OWNER WOULD BE RESPONSIBLE FOR:
 - ESTABLISHING A LANDSCAPE PLANTING STRIP (MIN. 3' WIDTH) AT THE COMMON BOUNDARY WITH RUNYON RD/MAGNOLIA ST, WHERE A SIMILARLY SITUATED PLANTING AREA DOES NOT ALREADY EXIST. THIS PLANTING STRIP WOULD BE MAINTAINED BY THE TOWN OF ADDISON.
 - IMMEDIATELY ADJACENT TO THIS PLANTING STRIP AND AT THE COMMON BOUNDARY OF LOT 18X-1 & LOT 18X-2 BLOCK F, THE PROPERTY OWNER WOULD BE RESPONSIBLE FOR INSTALLATION AND PERMANENT MAINTENANCE OF AN 8' TALL MASONRY SCREENING WALL THAT IS COMPATIBLE IN CHARACTER WITH THE HOMES ON THE ADJACENT BLOCK FACE IN THE ADDISON GROVE NEIGHBORHOOD.

OWNER/APPLICANT
TOWN OF ADDISON, TEXAS
16801 WESTGROVE DR.
ADDISON, TX 75001
CONTACT: SHANNON HICKS, P.E.
PH: 972-450-2849
EMAIL: SHICKS@ADDISONTX.GOV

ENGINEER:
BURGER ENGINEERING, LLC.
17103 PRESTON RD, STE 180N
DALLAS, TX 75248
CONTACT: BRYAN BURGER, P.E.
PH: 972-630-3360
EMAIL: BBURGER@BURGERENGINEERING.COM

SITE PLAN PREPARER:
COBB FENDLEY & ASSOCIATES, INC
2801 NETWORK BLVD STE 800
FRISCO, TX 75034
CONTACT: JENNIFER PRAZAK, P.E.
PH: 972-335-3214
EMAIL: JPRAZAK@COBBFENDLEY.COM

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORP.
11015 MIDWAY RD,
DALLAS, TX 75229
PH: 214-358-4500

CobbFendley	TBPELS Firm Registration No. 274 Land Surveying Firm Registration No. 10046700 2801 Network Boulevard, Suite 800 Frisco, Texas 75034 972.335.3214 fax 972.335.3202 www.cobbhendley.com			
PLANNED DEVELOPMENT AMENDMENT SITE PLAN LOT 18X-2, BLOCK F ADDISON GROVE ADDITION	OFFSITE PARKING LOT 0.5521 AC LOT 18X-2, BLOCK F ADDISON GROVE ADDITION TOWN OF ADDISON, DALLAS COUNTY TX			
DESIGN BY: J.P. DATE: October 2022 SHEET	DRAWN BY: QM JOB NUMBER: 2212-054-01	1		