

SITE PLAN GENERAL NOTES:

1. ARCHITECTURE SITE PLAN IS FOR GENERAL INFORMATION ONLY. REFER TO CIVIL DRAWINGS FOR GRADING PLAN, DIMENSIONAL CONTROL & ON-SITE UTILITIES
2. G.C. SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TO INCLUDE ALL UTILITY CONNECTIONS, ROUGH AND FINE GRADING, CONCRETE PAVINGS, CONCRETE CURB AND GUTTER, CONCRETE WALKS, AND REWORK OF CURB AND BUTTER WITHIN THE R.O.W BELONGING TO THE CITY OF CARROLLTON.
3. G.C. SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH ANY APPROPRIATE COVERING AGENCIES.
4. G.C. SHALL BE RESPONSIBLE TO LEVEL THE FINAL GRADING APPROPRIATE FOR THE LANDSCAPE CONTRACTOR TO COMPLETE HIS WORK WITHOUT MAJOR REWORK OF THE GRADING.
5. REFER TO CIVIL DRAWINGS FOR SPECIFIC INFORMATION CONCERNING ALL EXISTING UTILITIES, DIMENSIONAL CONTROL FOR ALL PAVING AND CURBING, PAVING INFORMATION, RETENTION AND DRAINAGE ISSUES, GRADING, AND GENERAL SITE INFORMATION.
6. REFER TO CIVIL DRAWINGS FOR SPECIFIC INFORMATION CONCERNING ALL EXISTING UTILITIES, DIMENSIONAL CONTROL FOR ALL PAVING AND CURBING, PAVING INFORMATION, RETENTION AND DRAINAGE ISSUES, GRADING, AND GENERAL SITE INFORMATION.
7. ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.
8. ALL HANDICAP PARKING AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
9. THE GENERAL CONTRACTOR SHALL PROTECT ALL COMPLETED SITE WORK IMPROVEMENTS DURING BUILDING CONSTRUCTION.
10. PROVIDE FIRE LANE STRIPING AS REQUIRED BY THE FIRE MARSHAL OR LOCAL FIRE AUTHORITY HAVING JURISDICTION.
11. SPACE SIDEWALK CONTROL JOINTS (C.J.) @ 5'-0" O.C. TYP. AND EXPANSION JOINTS (E.J.) @ 20'-0" O.C. MAX.
12. REFER LANDSCAPING AND IRRIGATION PLANS FOR PLANTING AND IRRIGATION WORK SCOPE. COORDINATE LOCATION OF IRRIGATION METER WITH CIVIL. CONFIRM LOCATION OF IRRIGATION CONTROLLER WITH OWNER PRIOR TO ROUGH-IN. COORDINATE LOCATION(S) OF ALL REQUIRED IRRIGATION LINES/ CONDUIT PRIOR TO PAVING INSTALLATION.

CONCEPTUAL
XX.XX.2021
Not for regulatory approval, permitting, or construction

PROJECT:
OLD DENTON & JACKSON RETAIL CENTER
CARROLLTON, TEXAS

PROJECT NUMBER:
2106

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This sheet is only one component of the total document package which consists of all sheets of drawings and the project manual.

ISSUE:
DESIGN DEVELOPMENT

ISSUE DATE:
XX SEPTEMBER 2021

REVISIONS:

No.	DATE	ITEM
△	09/15/2021	SD PROGRESS PRINT
△	09/23/2021	SCHEMATIC DESIGN
△	10/20/2021	DD PROGRESS PRINT

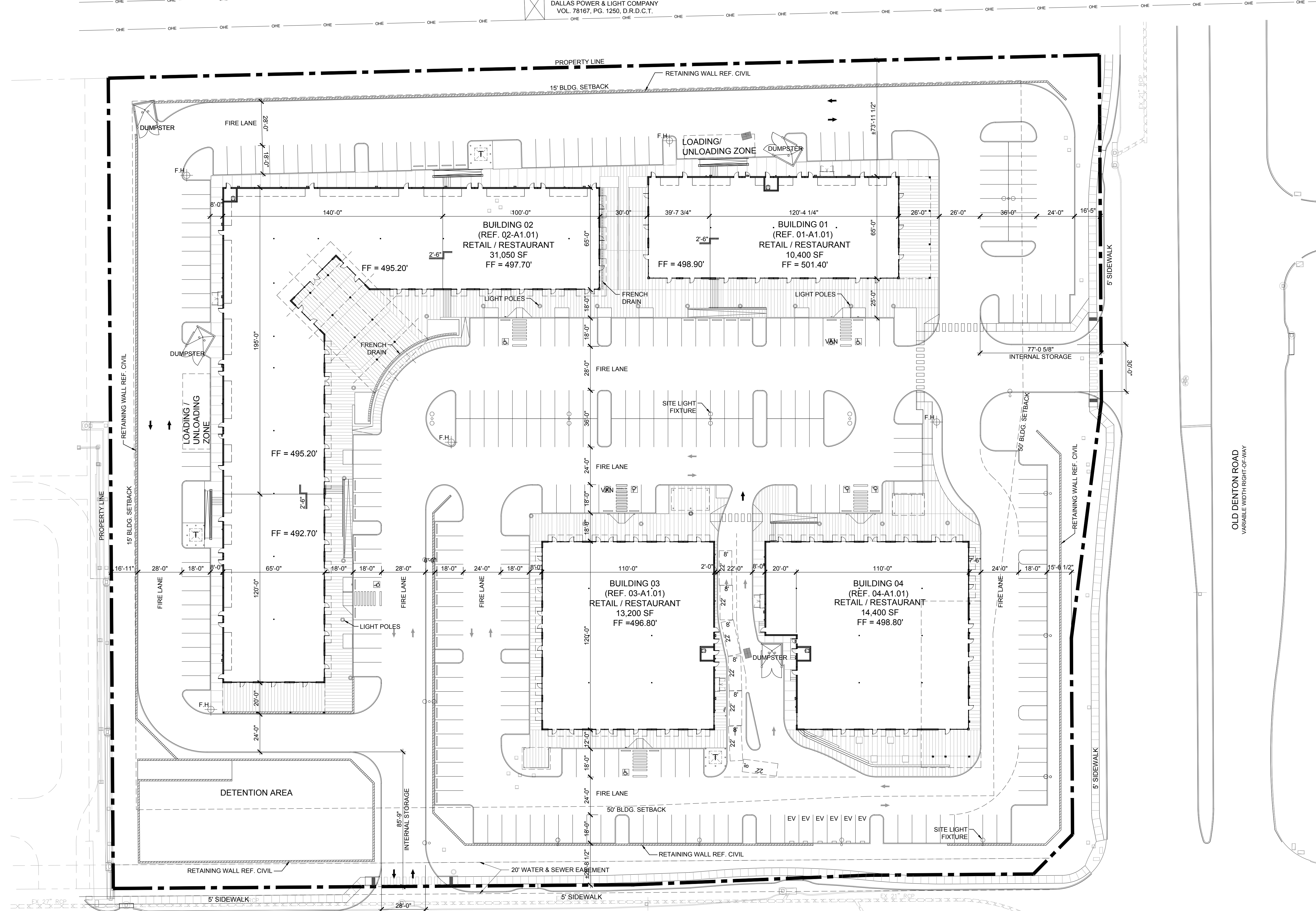
SITE DATE:

NUMBER OF STORY: ONE
TYPE OF CONSTRUCTION: II-B
NO INTERIOR FINISH-OUT
FULLY SPRINKLERED
MAX BUILDING HEIGHT: 75'
OCCUPANCY TYPE: M (MERCANTILE)
ZONING: HC (HEAVY COMMERCIAL), PD-018 (Ord. 673)

SITE AREA:
322,449 SF / 7.40AC
BUILDING 01 - 10,400 SF
BUILDING 02 - 31,050 SF
BUILDING 03 - 13,200 SF (INCLUDING DRIVE-THRU)
BUILDING 04 - 14,400 SF
TOTAL BUILDING @ 69,050 SF
LOT COVERAGE: 21.41%

PARKING ANALYSIS:
PARKING (RETAIL, MIXED/ MULTIPLE USE SHOPPING CENTER):
- 198 SP (@ 1 / 350)
NOT TO EXCEED
- 277P (@ 1 / 250)

PARKING PROVIDED: 277 SP
INCLUDING: HANDICAP SPACES
REQUIRED/ PROVIDED - 7 SP
& VAN SPACES REQUIRED/ PROVIDED - 2 SP
EV CHARGING STATIONS PROVIDED - 6 SP



01 OVERALL SITE PLAN
SCALE: 1" = 30'-0"



SHEET NAME:
OVERALL SITE PLAN

A1.00