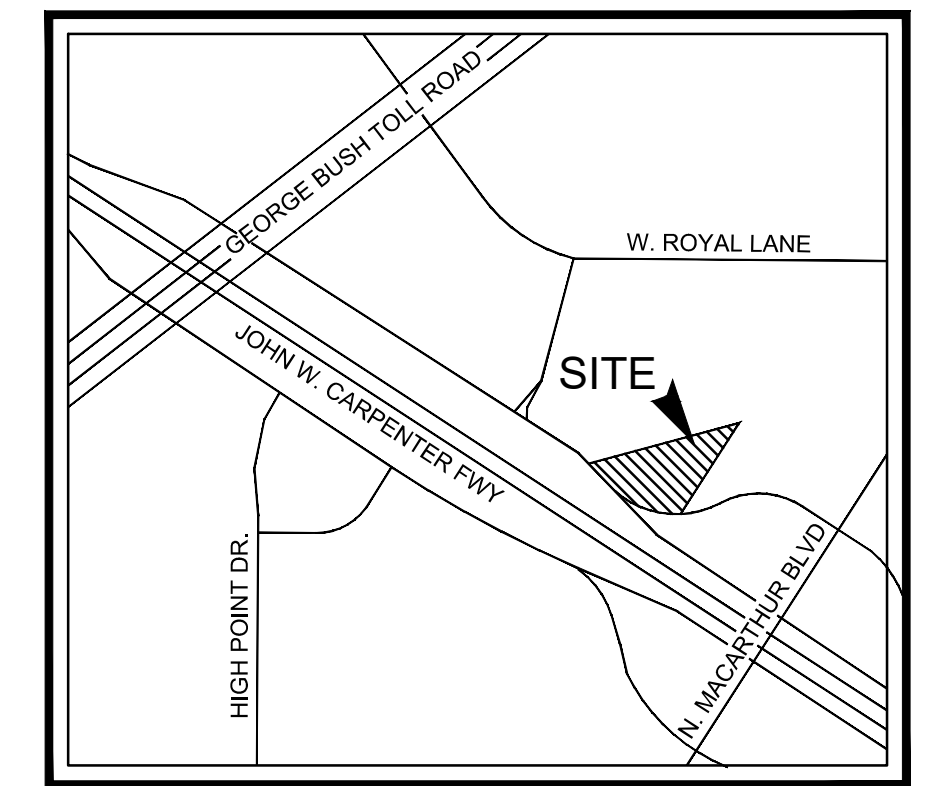
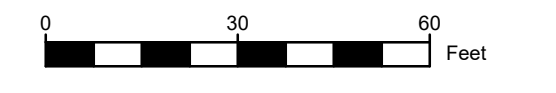
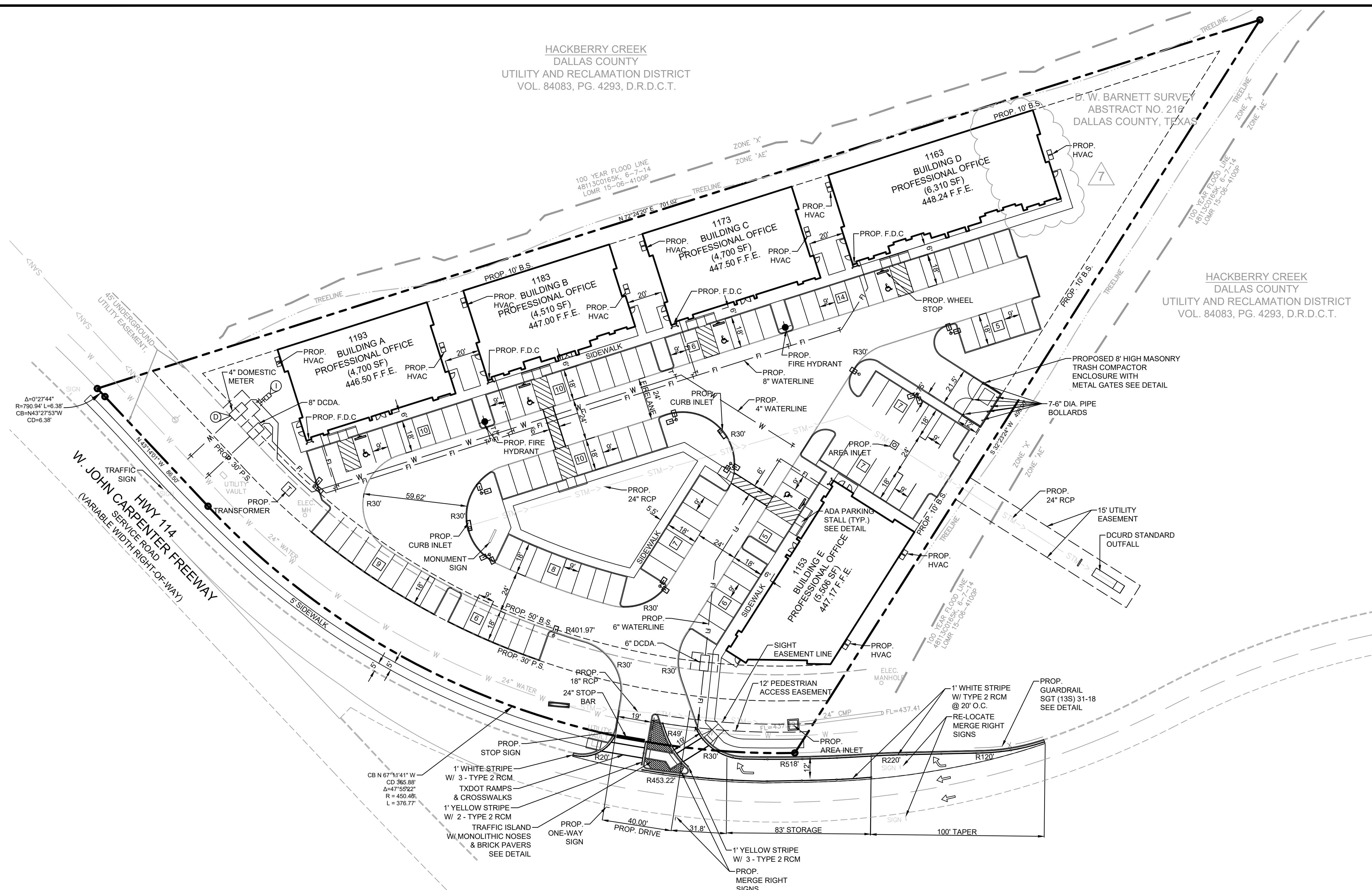


HACKBERRY CREEK  
DALLAS COUNTY  
UTILITY AND RECLAMATION DISTRICT  
VOL. 84083, PG. 4293, D.R.D.C.T.



VICINITY MAP  
N.T.S.  
MAPSCO ~ 21 BE



- SITE GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
  3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
  5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
  6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
  7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
  9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

**EXISTING LEGEND**

● 1/2" IR FOUND	○ 5/8" IR FOUND	○ 3/8" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET	○ 1/2" IP FOUND	○ X-FOUND	○ X-SET	○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER	○ CON. MONUMENT	○ 3/4" IP FOUND	○ TELE. BOX	○ CABLE BOX	○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN	○ STORM DRAIN MH	○ SAN. SEW. CO.	○ BOLLARD POST	○ LIGHT POLE	○ SAN. SEW. MH
○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ OHU - OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL
□ NO PARKING	□ CONCRETE	□ GRAVEL	□ BRICK	□ STONE	□ WOOD DECK	□ BUILDING WALL	□ TILE	□ BUILDING LINE	□ EASEMENT	□ BOUNDARY	□ HIGHBANK LINE	□ PARKING STRIPE	□ HANDICAP SPACE									

**SITE LEGEND**

□ CONCRETE CURB	□ SAW-CUT LINE	□ FENCE	□ FIRE LANE	□ STRIPING	□ PARKING SPACES	□ MONUMENT/PYLON SIGN	□ WHEEL STOPS	□ HANDICAP LOGO	□ HANDICAP SIGN	□ RAMP	□ BOLLARD	□ TRAFFIC ARROW	□ FIRE HYDRANT	□ DUMPSTER	□ LIGHT POLE
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**SITE DATA SUMMARY TABLE**

NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	2.959 ACRES OR 128,913 S.F.
EXISTING ZONING:	FWY
PROPOSED ZONING:	OFFICE
PROPOSED USE:	COMMERCIAL
PROPOSED BUILDING AREA:	25,762 S.F.
PROPOSED NUMBER OF STORIES:	1
PROPOSED BUILDING HEIGHT:	25'-0"
TOTAL PARKING REQUIRED: 8 SP FIRST 1000 SF THEN 1 PER 300 SF	109 PARKING SPACES
HANDICAP PARKING REQUIRED:	5 (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 (5 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	110 PARKING SPACES
ON-SITE PARKING PROVIDED:	110 PARKING SPACES
OFF-SITE SHARED PARKING PROVIDED:	0 PARKING SPACES
IMPERVIOUS COVERAGE:	77,631 S.F. OR 60.21%
PERVIOUS/LANDSCAPE AREA:	51,282 S.F. OR 39.78%

**EASEMENT/SETBACK LEGEND**

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

**WATER METER & SANITARY SEWER SCHEDULE**

ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	4"	1	6"
(I)	IRR.	1"	1	N/A

**SITE PLAN**  
SUMMIT 11 OFFICE PARK  
1153 W. JOHN CARPENTER FWY  
CITY OF IRVING  
DALLAS COUNTY, TEXAS  
SUBDIVISION

**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | C: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

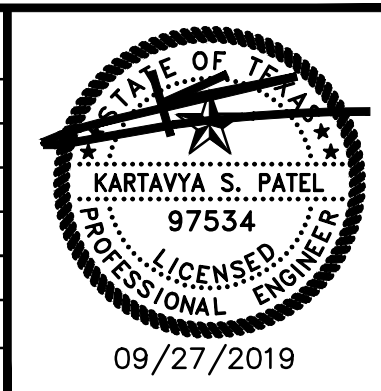
Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	JZ	02/08/19	SCALE BAR	0072-18

TX PE FRM #11525

09/27/2019

C-3.0



NO.	DATE	DESCRIPTION	BY
1	02/08/19	1ST BUILDING PERMIT SUBMITTAL	KP
2	03/25/19	2ND BUILDING PERMIT SUBMITTAL	KP
3	04/23/19	3RD BUILDING PERMIT SUBMITTAL	KP
4	05/13/19	4TH BUILDING PERMIT SUBMITTAL	KP
5	05/29/19	5TH BUILDING PERMIT SUBMITTAL	KP
6	06/07/19	6TH BUILDING PERMIT SUBMITTAL	KP
7	09/27/19	AMENDED BUILDING PERMIT SUBMITTAL	KP