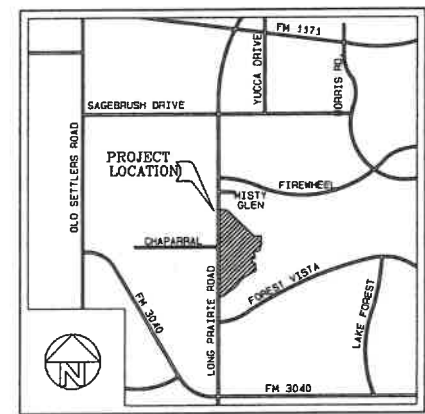
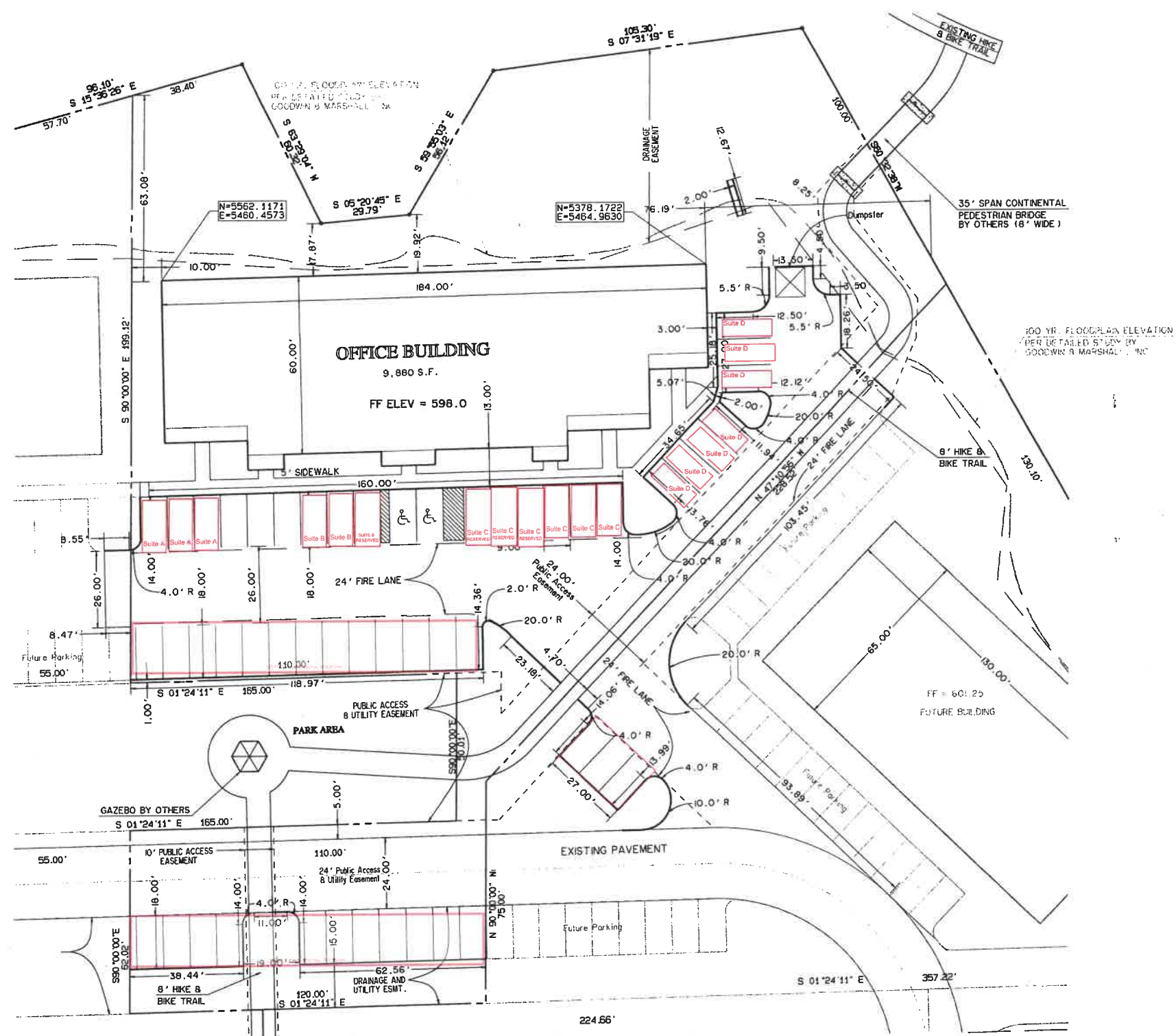


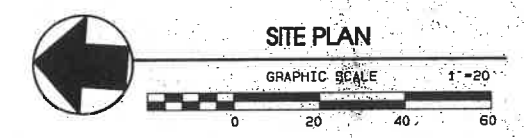
NO.	REVISION	DATE
1	Per City Comment	8/24/98
2		
3		
4		
5		
6		



SITE DATA	
BUILDING USE	OFFICE
ZONING	OFFICE
MAXIMUM HEIGHT	25' 0"
BUILDING HEIGHT	ONE STORY
TOTAL FLOOR AREA	9,880 S.F. (19%)
GROUND COVERAGE	30,535 S.F.
OPEN SPACE	22,782 S.F. (43%)
PARKING REQUIRED	40 SPACES
PARKING PROVIDED	48 SPACES
LOT AREA	53,317 S.F. (1.22 Ac)

NOTE:
SEE ARCHITECTURAL SITE PLAN FOR ALL BUILDING DIMENSIONS

OFFICE BUILDING
LOT 7, BLOCK 1
ZONED - OFFICE
CHAPARRAL COVE
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
1.224 ACRES



PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
6001 Bridge Street, Suite 100, Fort Worth, Texas 76112
Metro (817) 429-4373
Contact: Edward Eckart, E.I.T.
Fax: (817) 446-3116

H & K Development, Limited
3204 Long Prairie Road
Flower Mound, TX 75028
(972) 539-0774
Contact: Ken Prater
Fax: (972) 539-8665

**OFFICE BUILDING
Lot 7, Block 1
CHAPARRAL COVE**

Construction Permit Plans

JOB NO. 9850
DATE MAY 1998

SHEET 1a
OF 6

SITE PLAN

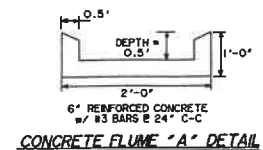
H & K Development, Limited
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THE STATE OF TEXAS
DANIEL M. GOODWIN
60891
REGISTERED

[Handwritten Signature]
JAN 26 1992

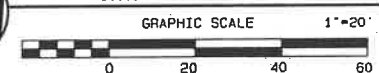
JOB NO. :	9850
DATE :	MAY 1998
SHEET	2
OF	6
SITE PAVING PLAN	



1. Reinforced Portland Cement Concrete Pavement shall be used for all on-site paved areas, with a minimum compressive strength of 3,000 psi in 28 days, and 4% to 6% air entrainment. Pavement materials and construction shall conform to the DOT Specification Item 360. Pavement shall be 5' thick, unless it is within a Fire Lane and then it shall be 6' thick. The subgrade shall be compacted to 95% of Standard Proctor density.
2. Saw-cut dummy joints shall be placed on a maximum of 15 foot centers in transverse directions and along the centerline of the paving section in the longitudinal direction as soon as possible after placement but before shrinkage cracks occur. Joints shall be sharp and clean without showing edges of jointing tool. All joints shall be properly sealed.
3. The Contractor shall saw-cut to full depth of the existing concrete to provide a smooth transition at connections to existing pavement and curbs to insure positive drainage.
4. Provide 3/4 inch isolation joints to isolate all fixed objects abutting or within the paving such as existing pavement, utility appurtenances, pole bases, and sidewalks. Fill joint to full depth with expansion joint material. In paving and curbs, depress joint filler below finished grade and seal exposed joints with joint sealer. Isolation joints shall be the same as expansion joints without the dowels.
5. All pavement shall be reinforced with #3 bars at 24 inch centers each way. All reinforcing shall be chaired to the center of the pavement section.
6. All pavement dimensions are to back of curb unless noted otherwise.
7. Paving contractor to verify and coordinate with all other trades for proper installation of all sleeves under pavement for the electrical, exterior site lighting, signage, etc.
8. All parking areas shall be marked with 4" wide painted white stripes. Handicap space markings shall meet ADA and Texas Accessibility Standards.
9. All materials and workmanship shall conform to Town of Flower Mound standards and specifications.
10. Contractor shall refer to building plans for all building dimensions.
11. The contractor is responsible for proper traffic control and safety during construction.
12. Fire lane pavement shall be marked as per Town of Flower Mound specifications.
13. Dowels used for joining to existing pavement to be 18" #5 bars (smooth) at 18" o.c. spacing with one side lubricated. Contractor to leave 18" long #3 bars bent back with key joint at all locations for future parking areas.

NOTE:
PAVING TO BE 6" THICK WITHIN ANY FIRE LANE AREA AND 5" THICK FOR ALL OTHER PAVING AREAS.

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