

**SITE PLAN NOTES:**

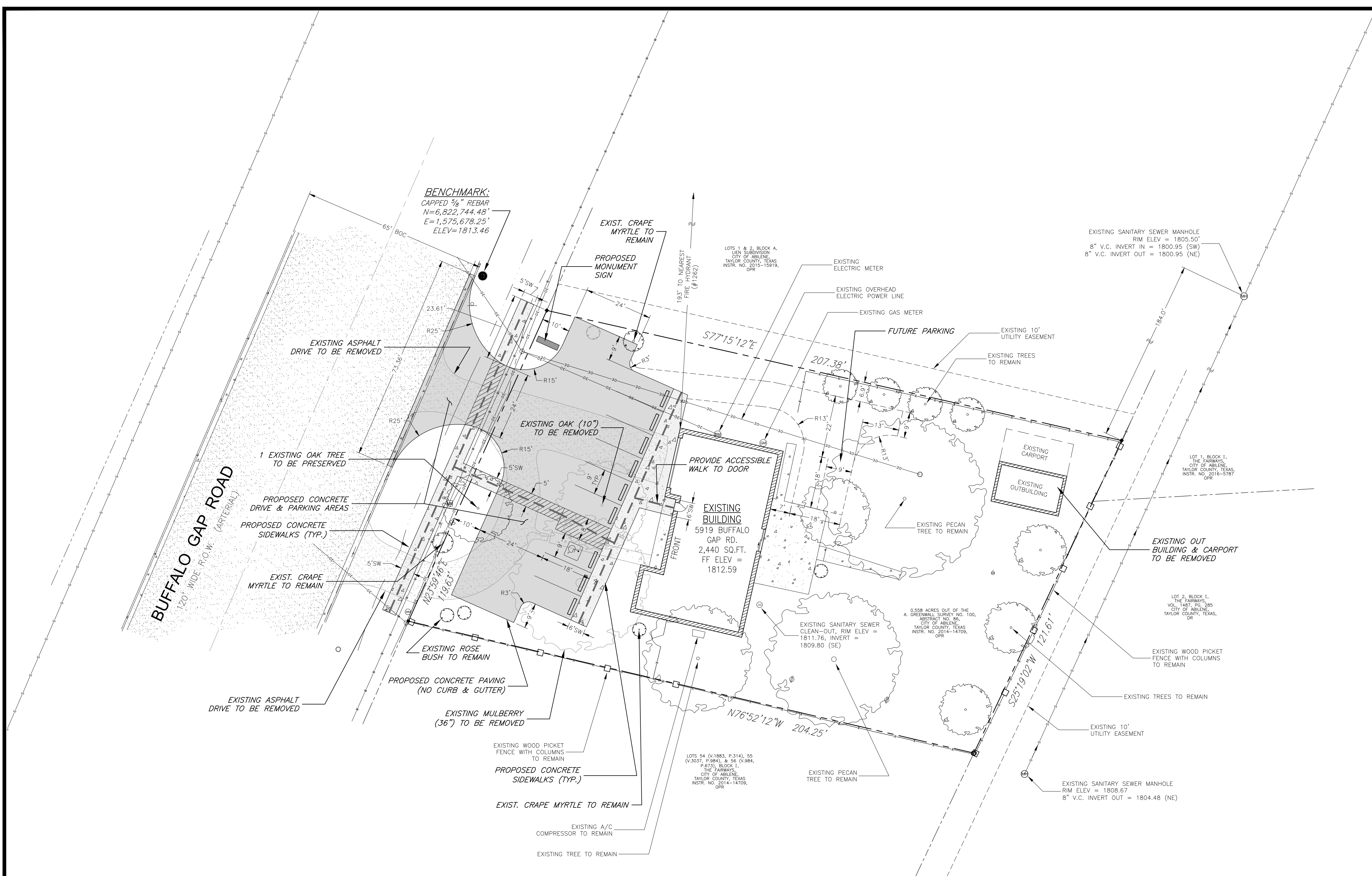
1. PROPOSED USE OF SITE IS OFFICE (GENERAL, PROFESSIONAL). ADDRESS OF SITE IS 5919 BUFFALO GAP ROAD.
2. EXISTING ZONING OF SITE IS "NO-COR".
3. THE EXISTING BUILDING HAS A FOOTPRINT OF 2,440 SQ.FT. AND WILL NOT CHANGE. REQUIRED PARKING IS 1/500 SQ. FT OR 5 SPACES, 9 SPACES WILL BE PROVIDED, 1 OF WHICH IS VAN ACCESSIBLE.
4. OVERALL HEIGHT OF THE SITE ARE EXISTING AND WILL REMAIN. SOME SURFACES WILL BE PROPOSED, TOTAL DISTURBED AREA WILL BE ABOUT 10,500 SQ.FT. OR 43.2% OF THE SITE. ALL AREAS NOT COVERED BY BUILDING FOOTPRINTS OR PAVING WILL BE LANDSCAPED AREAS.
5. SURFACE FOR ALL PARKING & MANEUVERING AREAS SHALL BE ASPHALT OR CONCRETE.
6. THERE ARE TWO EXISTING DRIVEWAYS FOR THIS SITE WHICH WILL BE REMOVED.
7. NO FIRELANES ARE REQUIRED.
8. ACCESSIBLE ROUTES INCLUDE SIDEWALKS AS SHOWN AS WELL AS THE PROPOSED SIDEWALK RAMPS AND PEDESTRIAN CROSSINGS AT THESE RAMPS.
9. THIS SITE SHALL UTILIZE ROLL-OUT REFUSE CONTAINER(S).
10. NO PORTION OF THIS DEVELOPMENT SITE LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP 48441-C-0219-F (JANUARY 6, 2012).
11. ALL LIGHTING SHALL MEET CITY OF ABILENE REQUIREMENTS AND ALL OUTDOOR LIGHTING FIXTURES SHALL BE FULLY SHIELDED.
12. ALL DRIVEWAYS, SIDEWALKS & SIDEWALK RAMPS MUST BE PERMITTED THROUGH THE CITY OF ABILENE ENGINEERING OFFICE. (325-676-6281).
13. A SWPPP SHALL BE PREPARED AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM VIEW FROM STREETS AND PARKING LOTS.
15. INTERNET, TELEPHONE AND CABLE PROVIDERS AS WELL AS IRRIGATION CONTRACTORS TO COORDINATE INSTALLATION OF NECESSARY CONDUIT & SLEEVES PRIOR TO PLACEMENT OF PAVING.

**DIMENSIONAL CONTROL NOTES:**

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB, BEGINNING & END OF CURVE RADII, AND EDGE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. CURBS ARE NOMINAL 8" WIDE, THEREFORE THE BACK OF CURB IS 0.50' FROM FACE OF CURB.
3. ALL COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. ELEVATION DATUM IS NAVD83. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.00014105.

**LANDSCAPING NOTES:**

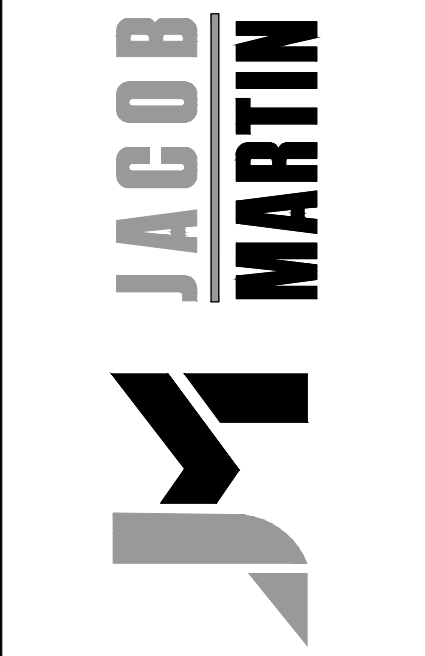
1. TOTAL AREA OF THE SITE IS 24,305 SQ.FT. (0.558 ACRES). THE "DEVELOPED" AREA IS THE AREA BETWEEN THE FAÇADE OF THE BUILDING AND THE STREET R.O.W. OR 7,825 SQ.FT.
2. A MINIMUM OF 10% OF THE "DEVELOPED" AREA MUST BE LANDSCAPED. TOTAL LANDSCAPED AREA WITHIN THE "DEVELOPED" AREA IS 2,567 SQ.FT. OR 32.8%.
3. THE REQUIRED 10' WIDE LANDSCAPE STRIP ALONG BUFFALO GAP ROAD WILL BE PROVIDED. 15% OF THE AREA BETWEEN THE FAÇADE OF THE BUILDING AND THE STREET R.O.W. OR 1,174 SQ.FT. IS REQUIRED TO BE LANDSCAPED.
4. THE MINIMUM REQUIRED LANDSCAPE AREA IS 1,174 SQ.FT.; AT 2 TREES AND 6 SHRUBS MINIMUM ("NO-COR" ZONING) PER 500 SQ.FT. OF REQUIRED LANDSCAPED AREA. A MINIMUM OF 5 TREES AND 15 SHRUBS WILL BE PROVIDED BETWEEN THE BUILDING FAÇADE AND R.O.W.
5. THIS SITE LIES WITHIN A CORRIDOR OVERLAY DISTRICT, THEREFORE 1 STREET TREE PER 40' OF FRONTAGE IS REQUIRED. WITH 119.6' OF FRONTAGE, 3 STREET TREES ARE ALSO REQUIRED.
6. 3 PREMIUM TREES WITHIN THE "DEVELOPED" AREA WILL BE PRESERVED FOR 6 TREE CREDITS. THEREFORE, 1 INTERIOR TREE AND 1 STREET TREE WILL BE REQUIRED.
7. ANY REQUIRED IRRIGATION SYSTEM WILL BE PROVIDED.
8. TOTAL PRE-DEMOLITION IMPERVIOUS AREA WITHIN THE "DEVELOPED" AREA WAS 2,192 SQ.FT. IMPERVIOUS AREA REMOVED BY DEMOLITION = 2,082. PROPOSED IMPERVIOUS AREA ADDED = 5,258 SQ.FT. NET GAIN OF IMPERVIOUS AREA = 3,066 SQ.FT.



SITE PLAN LEGEND			
	SITE BOUNDARY		PROPOSED ACCESSIBLE ROUTE
	ADJACENT R.O.W. & BOUNDARIES		HANDICAP ACCESSIBLE PARKING
	BUILDING SETBACK LINE		PROPOSED ACCESSIBLE CURB RAMP
	UTILITY & DRAINAGE EASEMENTS		PROPOSED WHEELSTOPS
	EXISTING WATER LINE		EXISTING CONCRETE PAVING
	EXISTING WATER METER		EXISTING ASPHALT PAVING
	EXISTING FIRE HYDRANT		PROPOSED CONCRETE PAVING
	EXISTING SANITARY SEWER		PROPOSED ASPHALT PAVING
	EXISTING SANITARY CLEAN-OUTS		EXISTING CONTOURS
	EXISTING OVERHEAD ELECTRIC		
	EXISTING STREET LIGHTS		
	EXISTING ELECTRIC METER		
	EXISTING GAS METER		

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WEATHERFORD, TX 76086  
817-594-9880  
[FIRM# F-2448]



HEART OF TEXAS HEARING CENTER  
SITE IMPROVEMENTS, 5919 BUFFALO GAP ROAD  
SITE PLAN

SCALE	1" = 20'
PROJECT #	18479
DESIGNED	K.R.
DRAWN	K.R.
CHECKED	T.F.
NO. / REVISION	
SHEET	C1.0
SEQ.	1 OF 1

X:\GM\_Heart\_of\_Texas\_Hearing\_Centers\18479-5919 Buffalo Gap Road\Drafting\Plans\Civil\C1.0\_SITE\_PLAN.dwg  
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