

NOTES  
 1. \*APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECTION 6-51 TO 6-80.\*  
 2. \*APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.\*

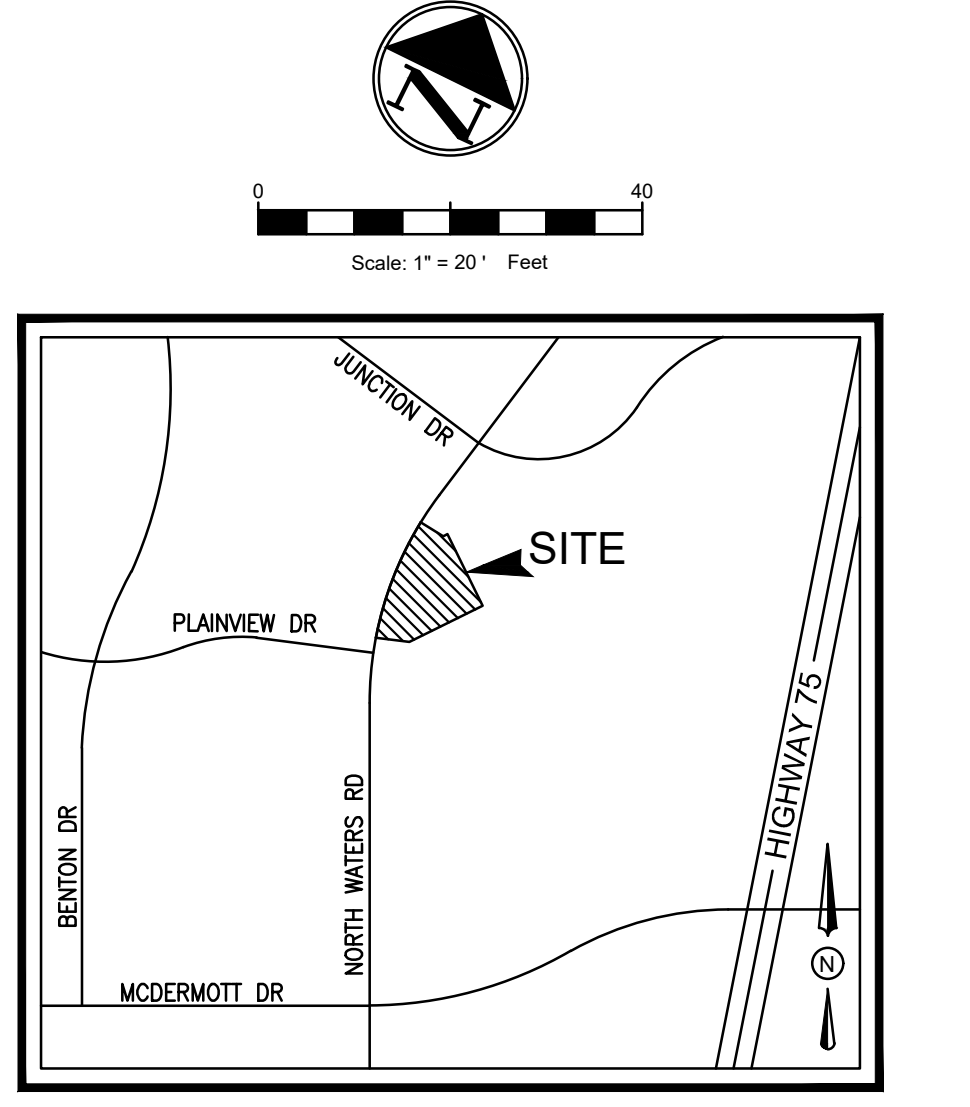
EASEMENT / SETBACK LEGEND	
ACCESS EASEMENT	A.E.
BUILDING SETBACK	B.S.
DRAINAGE & DETENTION EASEMENT	D.D.E.
ELECTRICAL EASEMENT	E.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
LANDSCAPE AREA	L.A.
LANDSCAPE SETBACK	L.S.
MUTUAL ACCESS EASEMENT	M.A.E.
RISER ROOM	R.R.
SANITARY SEWER EASEMENT	S.S.E.
SIDEWALK EASEMENT	S.E.
UTILITY EASEMENT	U.E.
WATER EASEMENT	W.E.

EXISTING LEGEND		
BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
WATER LINE	—W—	"X" CUT SET
SANITARY SEWER LINE	—SS—	WATER METER
STORM DRAIN LINE (AS NOTED)	—SD—	FIRE HYDRANT
OVERHEAD ELECTRIC LINE	—OHE—	SANITARY SEWER MAN HOLE
BENCH MARK	⊕	CABLE VAULT
CONTROL MONUMENT	⊙	UTILITY VAULT
O.P.R.C.C.T.	⊙	FIBER OPTIC MARKER
M.R.C.C.T.	⊙	WATER VALVE
	⊙	TRAFFIC SIGN
	⊙	STORM MAN HOLE
	⊙	LIGHT POLE

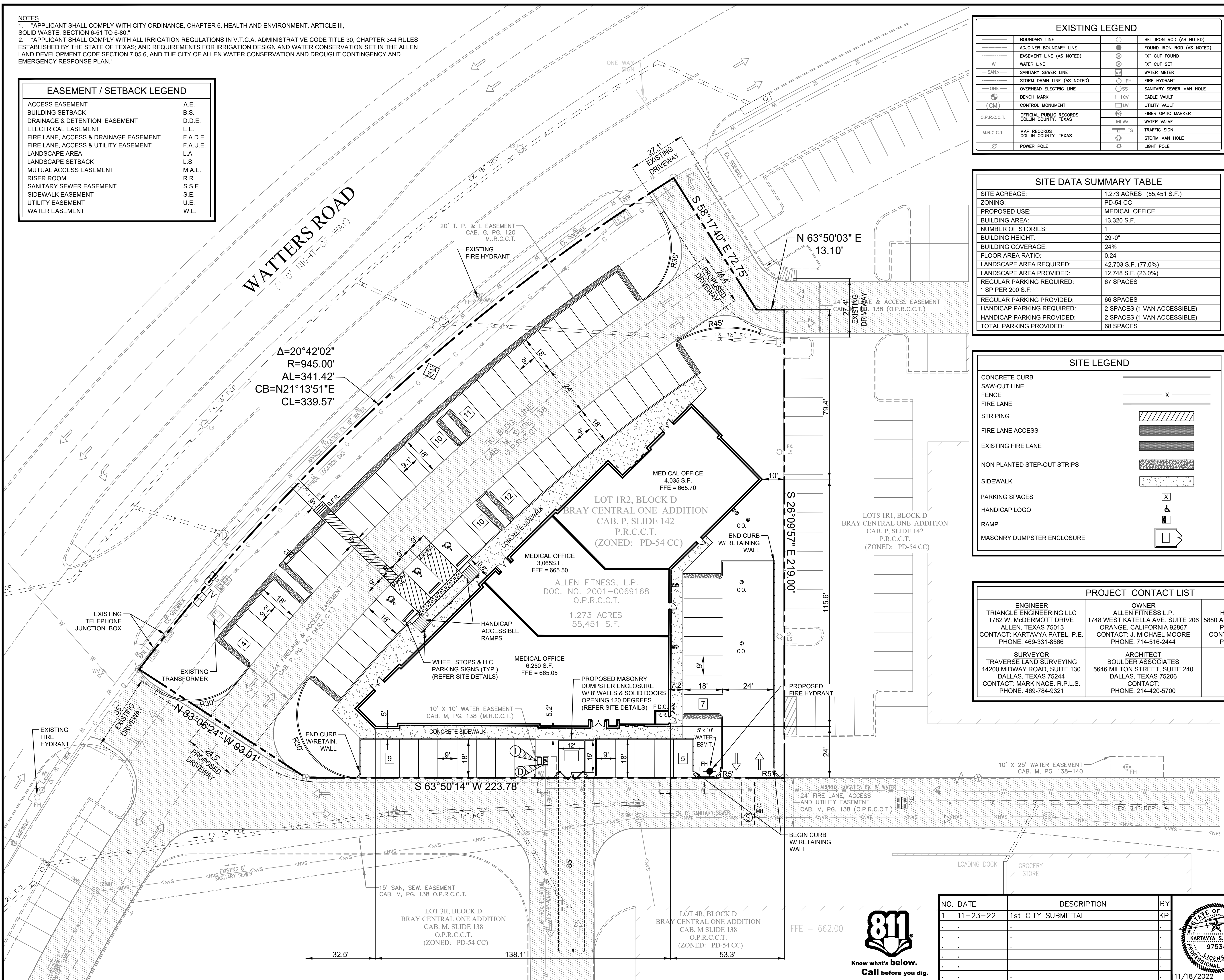
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.273 ACRES (55,451 S.F.)
ZONING:	PD-54 CC
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	13,320 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	29'-0"
BUILDING COVERAGE:	24%
FLOOR AREA RATIO:	0.24
LANDSCAPE AREA REQUIRED:	42,703 S.F. (77.0%)
LANDSCAPE AREA PROVIDED:	12,748 S.F. (23.0%)
REGULAR PARKING REQUIRED:	67 SPACES
REGULAR PARKING PROVIDED:	66 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	68 SPACES

SITE LEGEND	
CONCRETE CURB	—
SAW-CUT LINE	—X—
FENCE	—X—
FIRE LANE	—
STRIPING	—
FIRE LANE ACCESS	—
EXISTING FIRE LANE	—
NON PLANTED STEP-OUT STRIPS	—
SIDEWALK	—
PARKING SPACES	—
HANDICAP LOGO	—
RAMP	—
MASONRY DUMPSTER ENCLOSURE	—

PROJECT CONTACT LIST		
<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<b>OWNER</b> ALLEN FITNESS L.P. 1748 WEST KATELLA AVE. SUITE 206 ORANGE, CALIFORNIA 92867 CONTACT: J. MICHAEL MOORE PHONE: 714-516-2444	<b>DEVELOPER</b> HUFFMAN BUILDERS 5880 ASHILL DRIVE, SUITE 100 PLANO, TEXAS 75024 CONTACT: JERRY HUFFMAN PHONE: 214-552-1445
<b>SURVEYOR</b> TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: MARK NACE, R.P.L.S. PHONE: 469-784-9321	<b>ARCHITECT</b> BOULDER ASSOCIATES 5646 MILTON STREET, SUITE 240 DALLAS, TEXAS 75206 CONTACT: PHONE: 214-420-5700	



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. 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.
  - 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 WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - 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, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - 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.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



"NO PROTECTED TREES ON SITE"

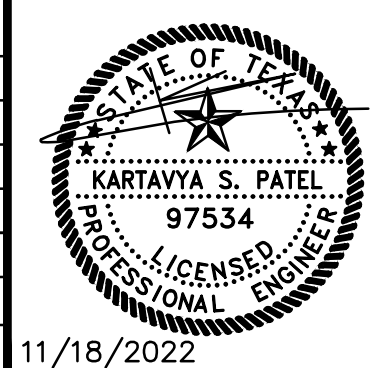
**SITE PLAN**  
**ALLEN MOB CORE & SHELL**  
 504 NORTH WATTERS RD  
 CITY OF ALLEN  
 COLLIN COUNTY, TEXAS 75013  
 BRAY CENTRAL ONE ADDITION - LOT 1R2, BLOCK A

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	11-23-22	SCALE BAR	113-22	<b>C-3.0</b>

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	11-23-22	1st CITY SUBMITTAL	KP



11/18/2022