

R=20.00'
D=97°39'30"
L=34.09'
CB=N87°35'09"W
C=30.11'

R=220.00'
D=27°38'59"
L=106.17'
CB=S29°45'11"W
C=105.14'

R=280.00'
D=14°36'06"
L=71.36'
CB=S41°17'03"W
C=71.16'

R=7726.18'
D=4°28'26"
L=603.273'
CB=N36°30'46"W
C=603.120'

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.

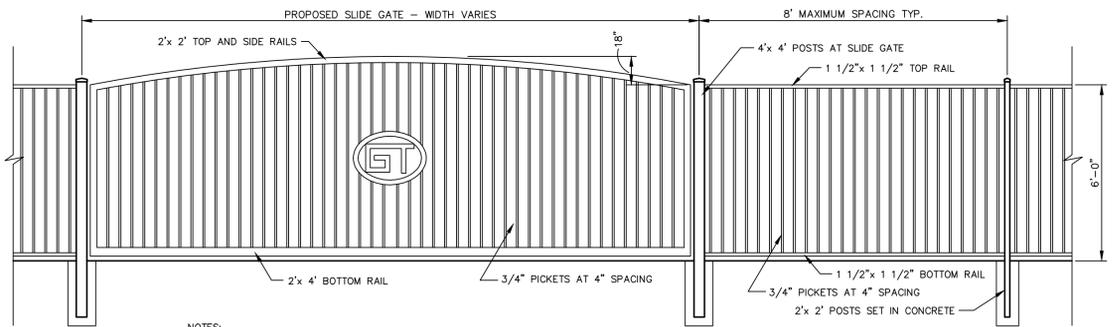
ACCESSIBILITY NOTES:

- 1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

NOTE: THE EXISTING SHEET METAL FENCE ON LOT 1, BLOCK A, IS TO BE REMOVED AND RECONSTRUCTED ON TOP OF PROPOSED RETAINING WALL ALONG COMMON LOT LINE. COORDINATE WITH PROPERTY OWNERS.

NOTE: THE EXISTING METAL FENCE AROUND LOT 1, BLOCK A SHALL BE REMOVED AND RECONSTRUCTED ON TOP OF PROPOSED RETAINING WALL ALONG PROPERTY LINE. THE RETAINING WALL SHALL HAVE METAL SLEEVES INSTALLED MATCHING THE EXISTING FENCE POST SPACING TO ALLOW INSTALLATION.

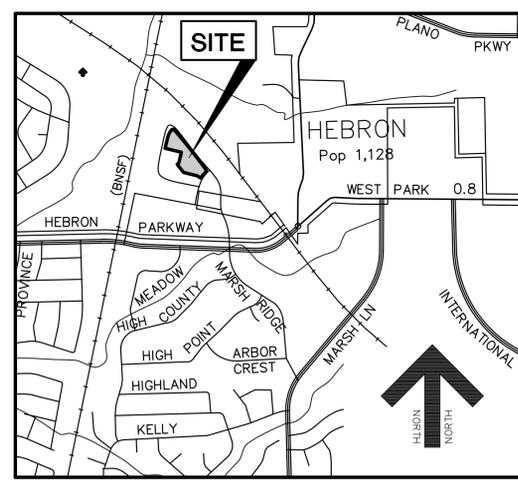
NOTE: DRIVE AISLES SHALL BE STRIPED AS "DRIVE LANE NO PARKING" OR FOR FIRE LANES, STRIPED "FIRE LANE NO PARKING."



NOTES:

- 1. FENCE PANELS TO BE WELDED CONSTRUCTION AND FINAL WIDTH TO BE FIELD ADJUSTED TO FIT BETWEEN COLUMNS.
2. ALL METAL POSTS, RAILS AND PICKETS TO BE PRIMED AND PAINTED WITH EXTERIOR ENAMEL PAINT (COLOR TO BE SELECTED BY OWNER).
3. ALL GATES TO HAVE KNOX LOCKS PER CITY FIRE CODE.

TUBULAR STEEL FENCE DETAIL NOT TO SCALE



VICINITY MAP MAPSCO NO. 654-V

SITE DATA

Table with 2 columns: Category and Value. Includes Site Area (110,894 SQ. FT.), Zoning (PD-091 C/W), Existing Use (UNDEVELOPED), Proposed Use (GARAGE CONDOS), Building Area (37,758 SQ. FT.), Building Height (ONE STORY - 36 FEET), Building Units (37 TOTAL), Parking Required (1/2 UNITS = 19 SPACES), Parking Provided (19 SPACES), Building Coverage (34.05%), Floor Area Ratio (0.3405), Impervious Area (94,265 SQ. FT. OR 85.00%), Landscape Area (16,629 SQ. FT. OR 15.00%).

Revisions table with columns for Date, Description, and Reviewer. Shows two revisions from 2/17/17 and 3/23/17.



Signature of James Dewey, Jr. dated 03/23/2017.

CASE NO. 03-17SUP1

EXHIBIT C: CONCEPTUAL SITE PLAN GARAGES OF TEXAS PROPOSED LOT 1, BLOCK A HIGH COUNTRY BUSINESS PARK PHASE 10 CARROLLTON, TEXAS

PREPARED BY: JDJR ENGINEERS & CONSULTANTS, INC. TSBP REGISTRATION NUMBER F-8627

DATE: JAN. 23, 2017 DRAWN BY: ADL SHEET NO. 1 OF 1

OWNER: HCBP PARTNERS LTD CRAIG GODFREY 17480 DALLAS PARKWAY SUITE 100 DALLAS, TEXAS 75287 TEL: 972-978-3670

APPLICANT: CORNERSTONE DEVELOPMENT 5310 HARVEST HILL RD SUITE 297 DALLAS, TEXAS 75230 TEL: 214-341-9621