

SITE PLAN NOTES:

1. SIDEWALK (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
2. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE.
3. A MINIMUM OF 15% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WITH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.
4. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LEGEND

- PROPERTY LINE
- FUTURE PROPOSED RIGHT-OF-WAY
- EXISTING CONTOUR
- 523.98 EXISTING SPOT ELEVATION
- SIGN ○ EXISTING SIGN
- PP ○ EXISTING POWER POLE
- Ex OHE --- EXISTING OVERHEAD ELECTRIC
- Ex Gas --- EXISTING GAS LINE
- Ex W --- EXISTING WATER LINE
- WV ○ EXISTING WATER VALVE
- FH ○ EXISTING FIRE HYDRANT
- Ex SS --- EXISTING SANITARY SEWER
- EXISTING STORM
- 528 --- PROPOSED CONTOUR
- 523.60 --- PROPOSED SPOT ELEVATION
- TW --- TOP OF RETAINING WALL
- BW --- BOTTOM FACE OF RETAINING WALL @ FINISH PAVEMENT OR GROUND SURFACE ELEVATION
- TP --- TOP OF PAVEMENT
- ← STORM DRAINAGE FLOW DIRECTION
- PROPOSED WATER LINE
- SS --- PROPOSED SANITARY SEWER
- PROPOSED STORM

SITE DATA SUMMARY CHART

NAME	POINT 135 / 90 BUILDING 1	
ADDRESS	2643 N IH 35E, CARROLLTON, TX 75007	
COUNTY	DALLAS COUNTY	
ZONING	FWY	FREEWAY
CURRENT LAND USE	VACANT	
PROPOSED LAND USE	DISTRIBUTION WAREHOUSE	
GROSS ACREAGE	20.94 ACRES	
BUILDING SQUARE FOOTAGE	178,500 SQ. FT.	
	PERCENTAGE (%)	SQUARE FEET (SQ. FT.)
BUILDING COVERAGE	19.57%	178,500
IMPERVIOUS COVERAGE	23.84%	217,460
PERVIOUS COVERAGE	56.59%	516,186
REQUIRED PARKING SPACES	56	
PROVIDED PARKING SPACES	220	
REQUIRED ACCESSIBLE PARKING	7	
PROVIDED ACCESSIBLE PARKING	7	
FUTURE TRAILER PARKING	105	

OWNER
 PROTERRA PROPERTIES, INC.
 8214 WESTCHESTER DRIVE
 DALLAS, TEXAS 75225
 REP: DAN LAWSON
 PHONE: 214-346-6944
 EMAIL: DLAWSON@PROTERRAPROPERTIES.COM

ARCHITECT
 HALFF ASSOCIATES
 1201 NORTH BOWSER ROAD
 RICHARDSON, TEXAS 75081
 REP: DEREK DOWNS, AIA
 PHONE: 214-346-6200
 EMAIL: DDOWNS@HALFF.COM

CIVIL ENGINEER
 HALFF ASSOCIATES
 1201 NORTH BOWSER ROAD
 RICHARDSON, TEXAS 75081
 REP: ROBERT GOSSETT, P.E.
 PHONE: 214-346-6200
 EMAIL: RGOSSETT@HALFF.COM

CASE NUMBER 04-19SUP1

SEE SHEET C0.01 FOR GENERAL NOTES

POINT 35/190
 2643 I.H. 35E
 CARROLLTON, TEXAS



Revision No.	Date	Description

PRELIMINARY
 FOR INTERIM REVIEW ONLY

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ROBERT E. GOSSETT 107349
 NAME P.E. NO.
 DATE 3/21/2019
 TYPE FIRM # F-312

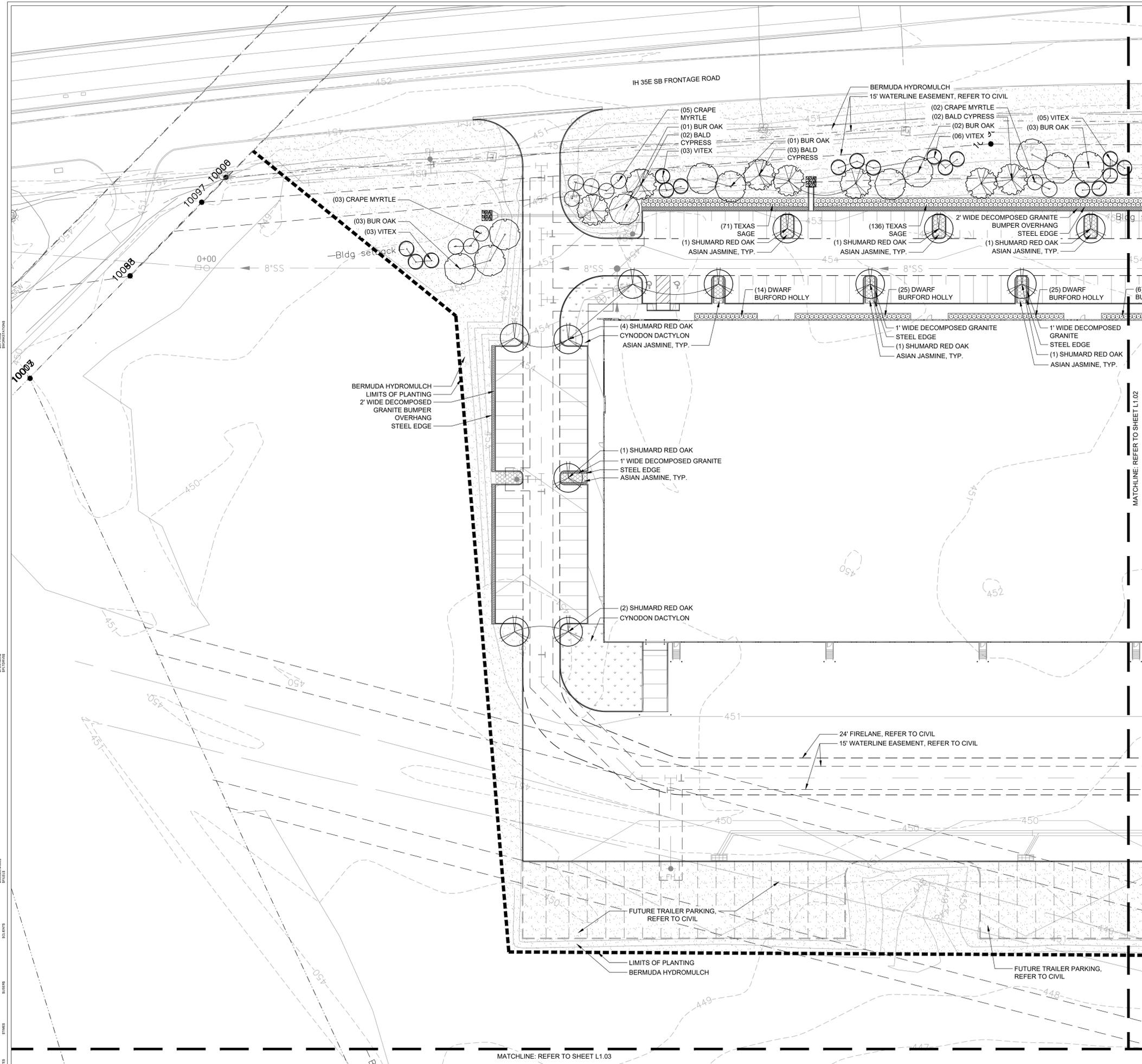
Project No.: 35175
 Issued: FEBRUARY 2019
 Drawn By: CAD
 Checked By: REG
 Scale: AS SHOWN
 Sheet Title
 CONCEPTUAL SITE PLAN
C0.02
 Sheet Number

CASE NO. _____

THIS TECHNICAL SITE PLAN WAS APPROVED ON _____ SUBJECT TO TECHNICAL CHANGES REQUIRED BY THE CITY OF CARROLLTON, TO THE BEST OF MY KNOWLEDGE, THOSE CHANGED HAVE BEEN MADE, AND THIS SITE PLAN IS THE FINAL, APPROVED PLAN FOR DEVELOPMENT. NO CHANGES MAY BE MADE TO THIS SITE PLAN WITHOUT CITY APPROVAL, UNLESS NECESSARY TO MEET ZONING, SUBDIVISION, BUILDING CODE, OR OTHER APPLICABLE ORDINANCES. MAJOR CHANGES TO THIS SITE PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION, WILL REQUIRE A REAPPROVAL BY THE PLANNING AND ZONING COMMISSION, ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

A COPY OF THIS SITE PLAN MUST BE SUBMITTED WITH ALL COPIES OF BUILDING AND CONSTRUCTION PLANS THAT ARE SUBMITTED TO THE CITY.

FOR PLANNING DEPARTMENT _____ DATE _____



POINT 35/190
 2643 I.H. 35E
 CARROLLTON, TEXAS
 CASE NUMBER (04-19SUP1)



Revision No.	Date	Description

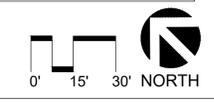
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 MARK E. DENNIS 2963
 NAME R.L.A. NO.
 DATE MARCH 2019

Project No.: 35175
 Issued: FEBRUARY 2019
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 Checked By: MED
 Scale: AS SHOWN
 Sheet Title
CONCEPTUAL LANDSCAPE LAYOUT PLAN
L1.01
 Sheet Number

LEGEND

	BALD CYPRESS <i>TAXODIUM DISTICHUM</i>
	SHUMARD RED OAK <i>QUERCUS SHUMARDII</i>
	BUR OAK <i>QUERCUS MACROCARPA</i>
	CRAPE MYRTLE <i>LAGERSTROEMIA INDICA</i>
	VITEX <i>VITEX AGNUS-CASTUS</i>
	TEXAS SAGE 'CIMARRON' <i>LEUCOPHYLLUM</i> ZYGOPHYLLUM 'CIMARRON'
	MEXICAN FEATHERGRASS <i>NASSELLA TENUISSIMA</i>
	DWARF BURFORD HOLLY <i>ILEX CORNUTA 'DWARF BURFORD'</i>
	ASIAN JASMINE <i>TRACHELOSPERMUM SPP.</i>
	BERMUDA GRASS <i>CYNODON DACTYLON</i>
	DECOMPOSED GRANITE
	BERMUDA HYDROMULCH <i>CYNODON DACTYLON</i>

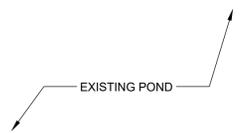
NOTE: REFER TO SHEET L2.01 FOR PLANTING DETAILS AND SCHEDULE. REFER TO SHEET L3.01 FOR IRRIGATION PLAN.



MATCHLINE: REFER TO SHEET L1.01

MATCHLINE: REFER TO SHEET L1.02

NO PROPOSED PLANTING THIS SHEET

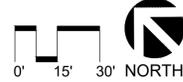


100008

LEGEND

-  BALD CYPRESS
TAXODIUM DISTICHUM
-  SHUMARD RED OAK
QUERCUS SHUMARDII
-  BUR OAK
QUERCUS MACROCARPA
-  CRAPE MYRTLE
LAGERSTROEMIA INDICA
-  VITEX
VITEX AGNUS-CASTUS
-  TEXAS SAGE 'CIMARRON'
LEUCOPHYLLUM 'CIMARRON'
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-  BERMUDA GRASS
CYNODON DACTYLON
-  DECOMPOSED GRANITE
-  BERMUDA HYDROMULCH
CYNODON DACTYLON

NOTE: REFER TO SHEET L2.01 FOR PLANTING DETAILS AND SCHEDULE. REFER TO SHEET L3.03 FOR IRRIGATION PLAN.



POINT 35/190
2643 I.H. 35E
CARROLLTON, TEXAS
CASE NUMBER (04-19SUP1)

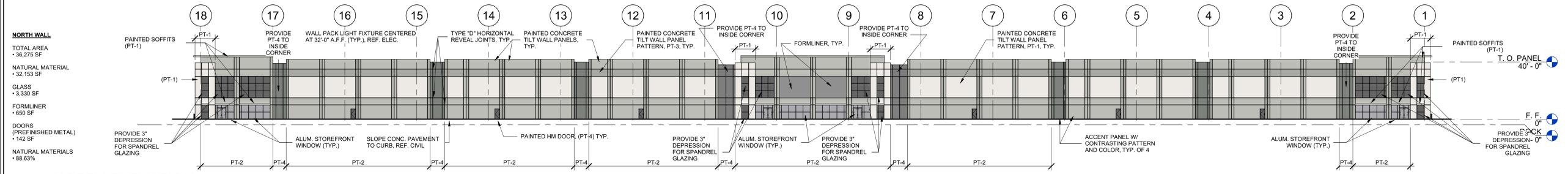


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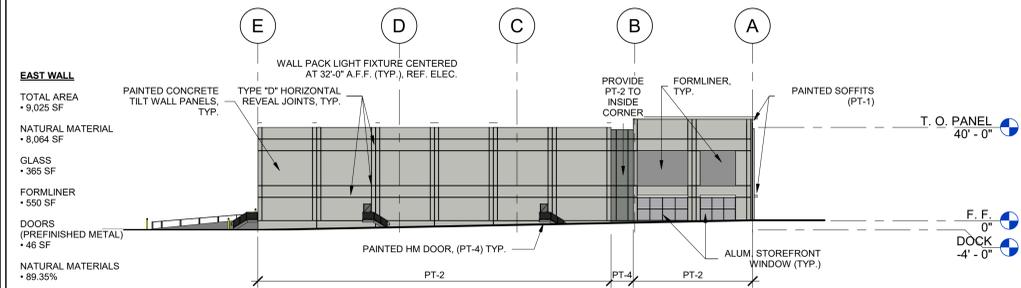
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L1.03
Sheet Number

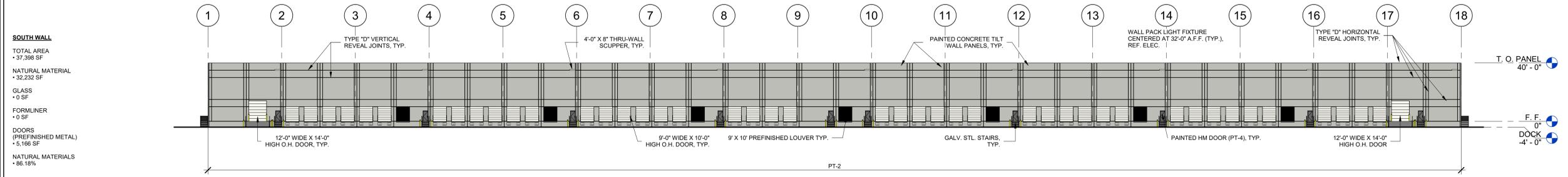
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PROJECT: 35175
SHEET: L1.03



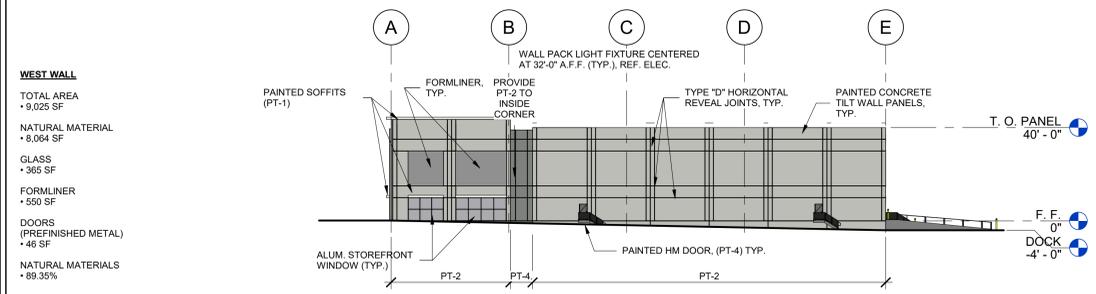
1 NORTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



3 SOUTH ELEVATION
1" = 30'-0"



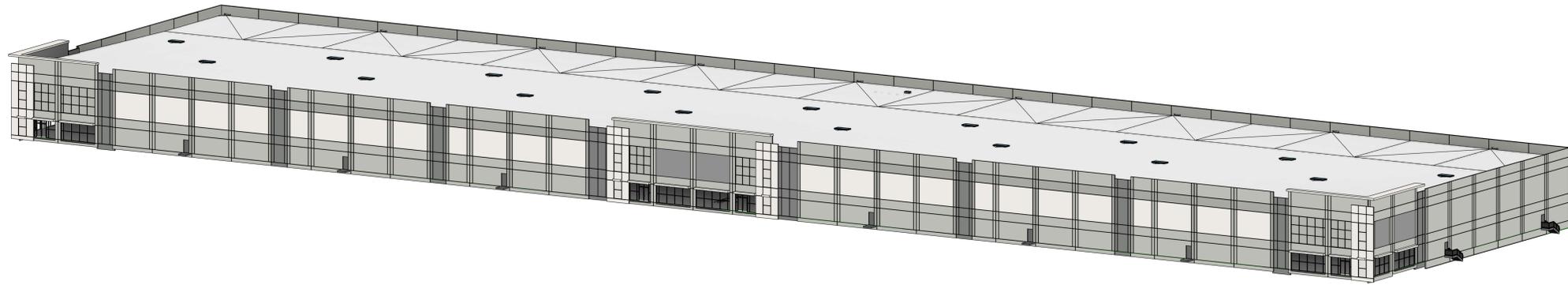
4 WEST ELEVATION
1" = 30'-0"

PAINT TYPE LEGEND

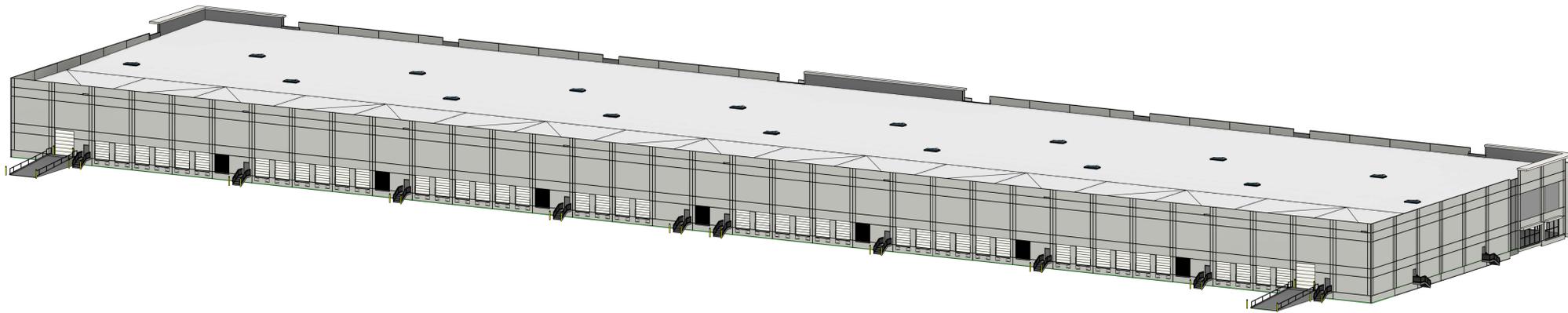
- PT-1 SW 7004 - SNOWBOUND (WHITE)
- PT-2 SW 7065 - ARGOS (LIGHT GRAY)
- PT-3 SW 7066 - GRAY MATERS (MEDIUM GRAY)
- PT-4 SW 7067 - CITYSCAPE (DARK GRAY)

Revision No.	Date	Description

AVO:	035175.001
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Scale:	As indicated
Sheet Title	CONCEPTUAL BUILDING ELEVATIONS
Sheet Number	AA201



1 FRONT



2 BACK



Point 35/190
Longpoint / Proterra
N Interstate 35E,
Carrollton, TX 75006



Revision No.	Date	Description

AVO:	035175.001
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04-19SUP1



POINT 35/190



04-19SUP1



04-19SUP1



POINT 35/190

