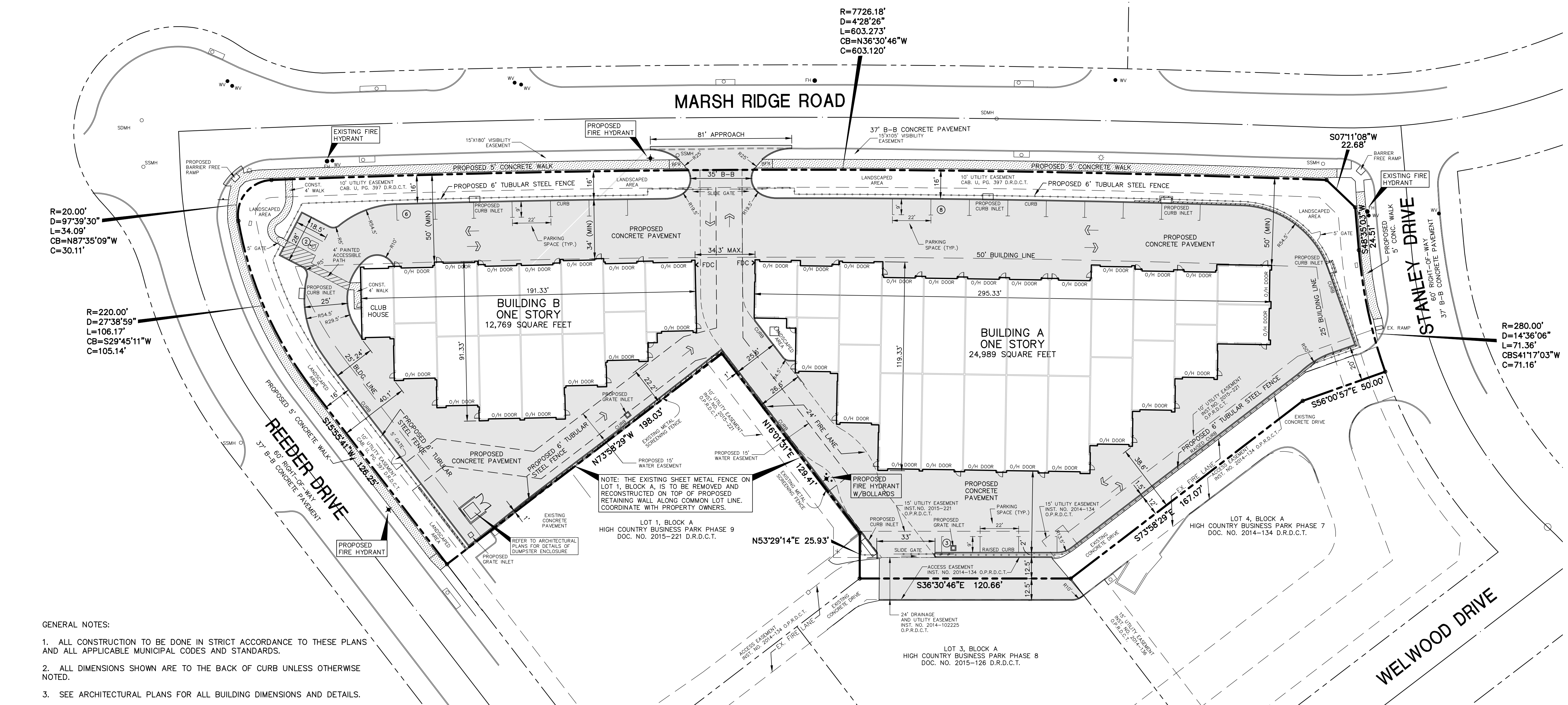
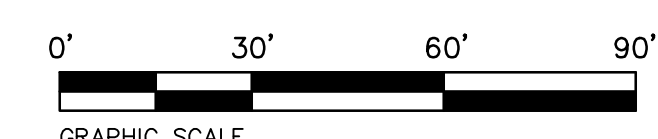
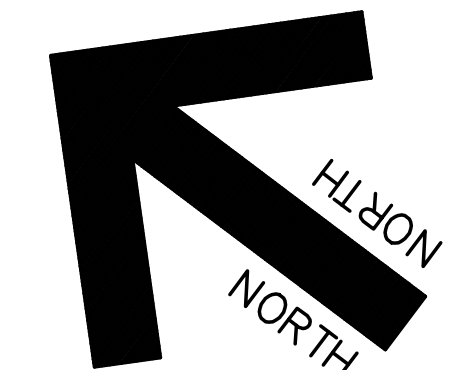




GENERAL NOTES:

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.

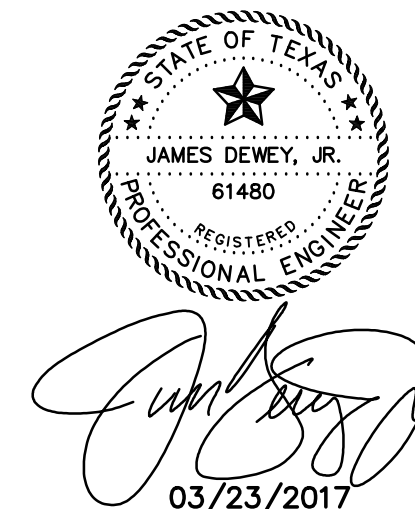
NOTE: THE EXISTING METAL FENCE AROUND LOT 1, BLOCK A SHALL BE REMOVED AND RECONSTRUCTED ON TOP OF PROPOSED RETAINING WALL ALONG PROPERTY LINE. THE RETAINING WALL SHALL HAVE METAL SLEEVES INSTALLED MATCHING THE EXISTING FENCE POST SPACING TO ALLOW INSTALLATION.

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

SITE DATA

SITE AREA	110,894 SQ. FT. (2.5458 ACRES)
ZONING	PD-091 C/W
EXISTING USE	UNDEVELOPED
PROPOSED USE	GARAGE CONDOS
BUILDING AREA	37,758 SQ. FT. (TOTAL)
BUILDING HEIGHT	ONE STORY - 36 FEET
BUILDING UNITS	37 TOTAL (36 CONDOS & 1 CLUBHOUSE)
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:	
2/17/17	PER CITY REVIEW
3/23/17	PER CITY REVIEW



CASE NO. 03-17SUP1

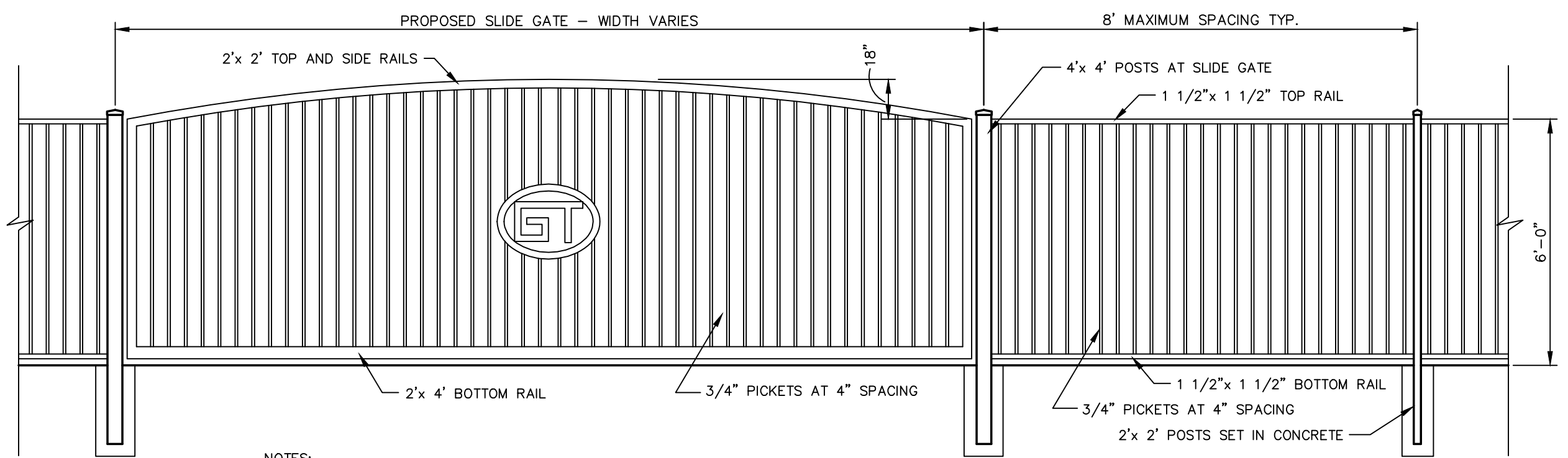
SHEET TITLE:
**EXHIBIT C: CONCEPTUAL SITE PLAN
GARAGES OF TEXAS
PROPOSED LOT 1, BLOCK A
HIGH COUNTRY BUSINESS PARK PHASE 10
CARROLLTON, TEXAS**

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8627
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-6357 Fax 972-252-8958

DATE: JAN. 23, 2017
SCALE: 1" = 30'

DRAWN BY: ADL
CHECKED BY: JDJR

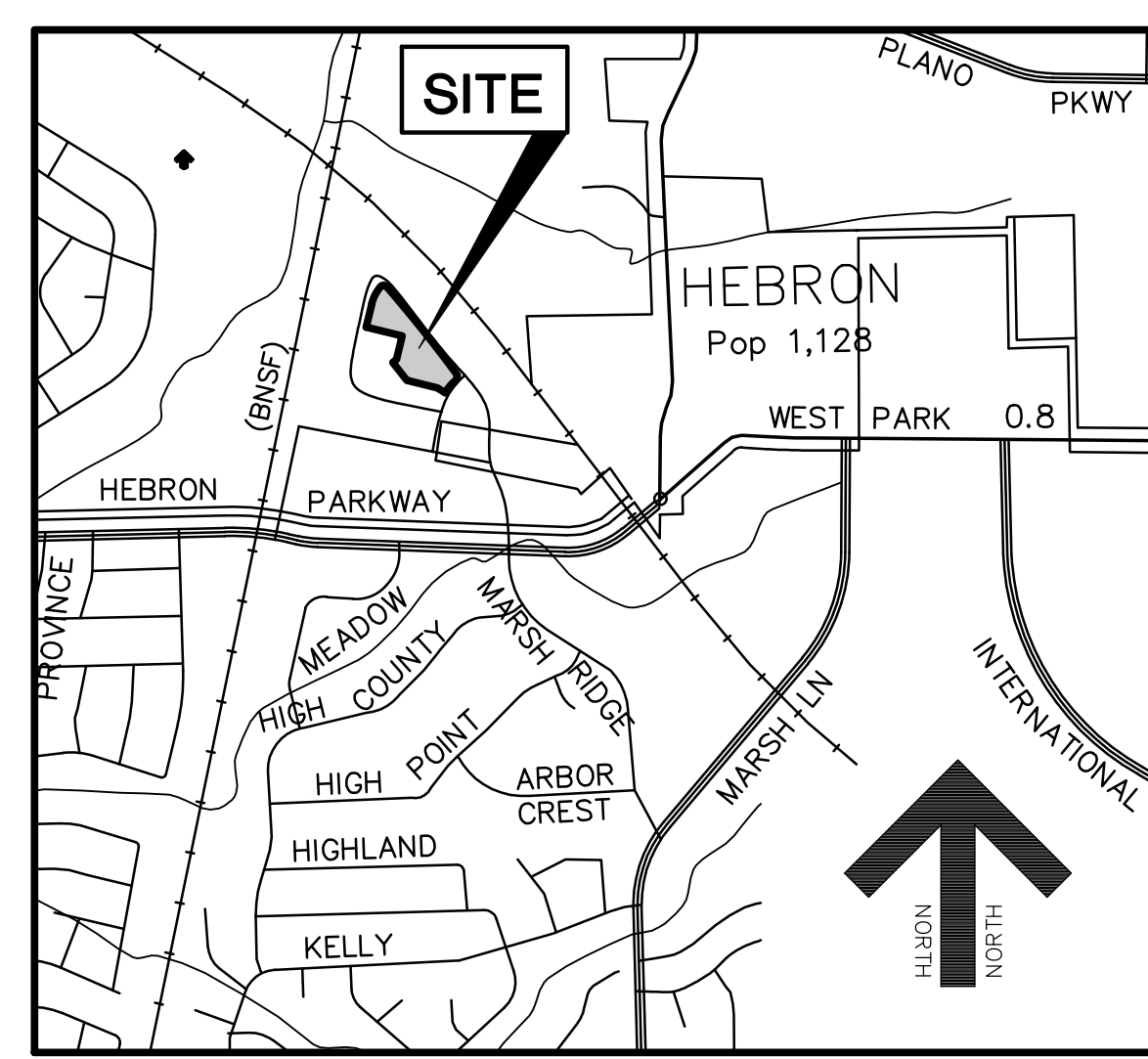
SHEET NO.
1 OF 1



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

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

APPLICANT:
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TEL: 214-341-9621