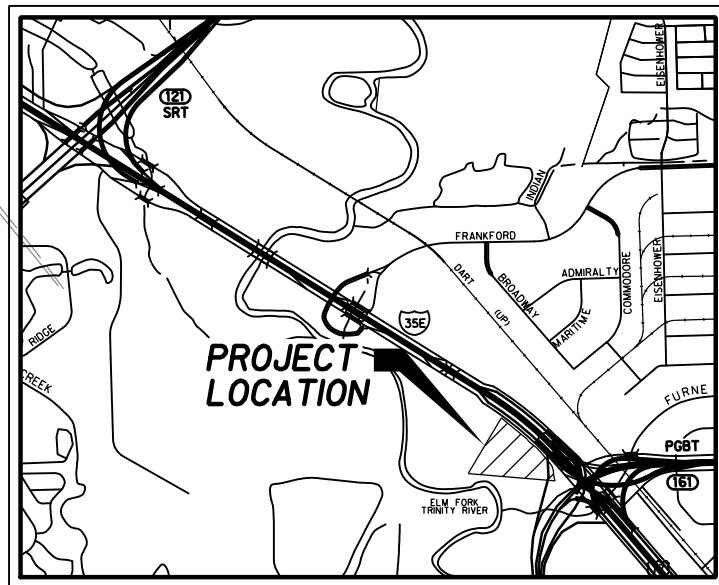
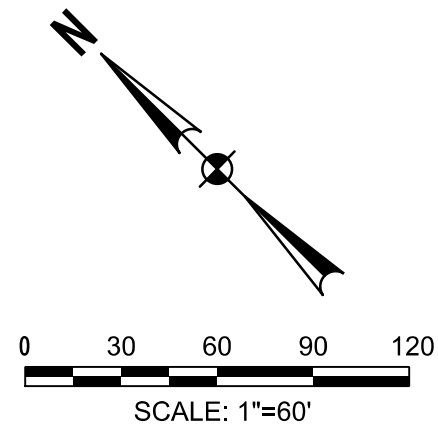
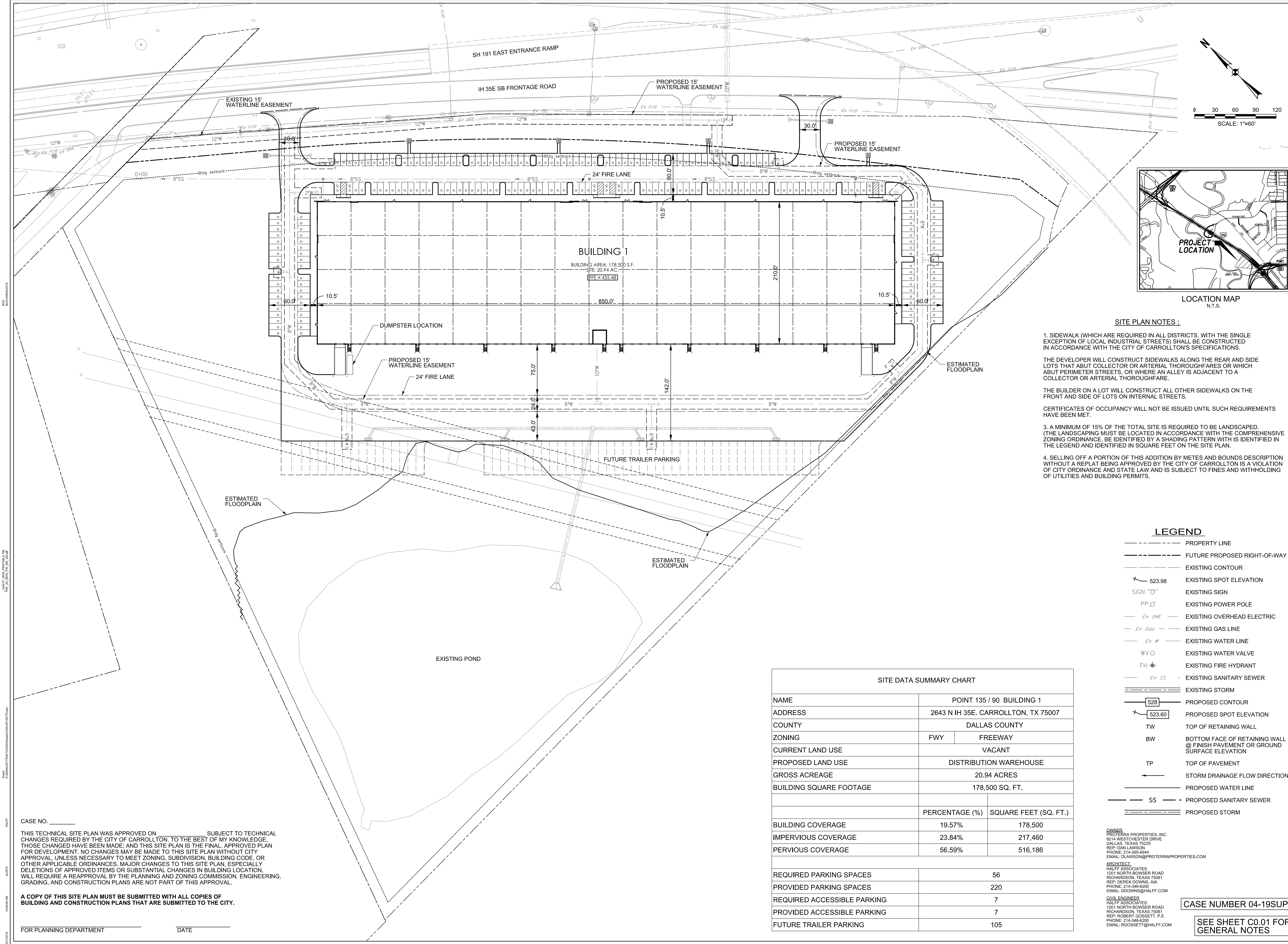




LOCATION MAP
N.T.S.

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. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.
4. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
5. 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.
6. 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 "O" EXISTING SIGN
- PP "O" EXISTING POWER POLE
- Ex OHE EXISTING OVERHEAD ELECTRIC
- Ex Gas EXISTING GAS LINE
- Ex W EXISTING WATER LINE
- WV "O" EXISTING WATER VALVE
- FH "H" 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

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



Revision No.	Date	Description

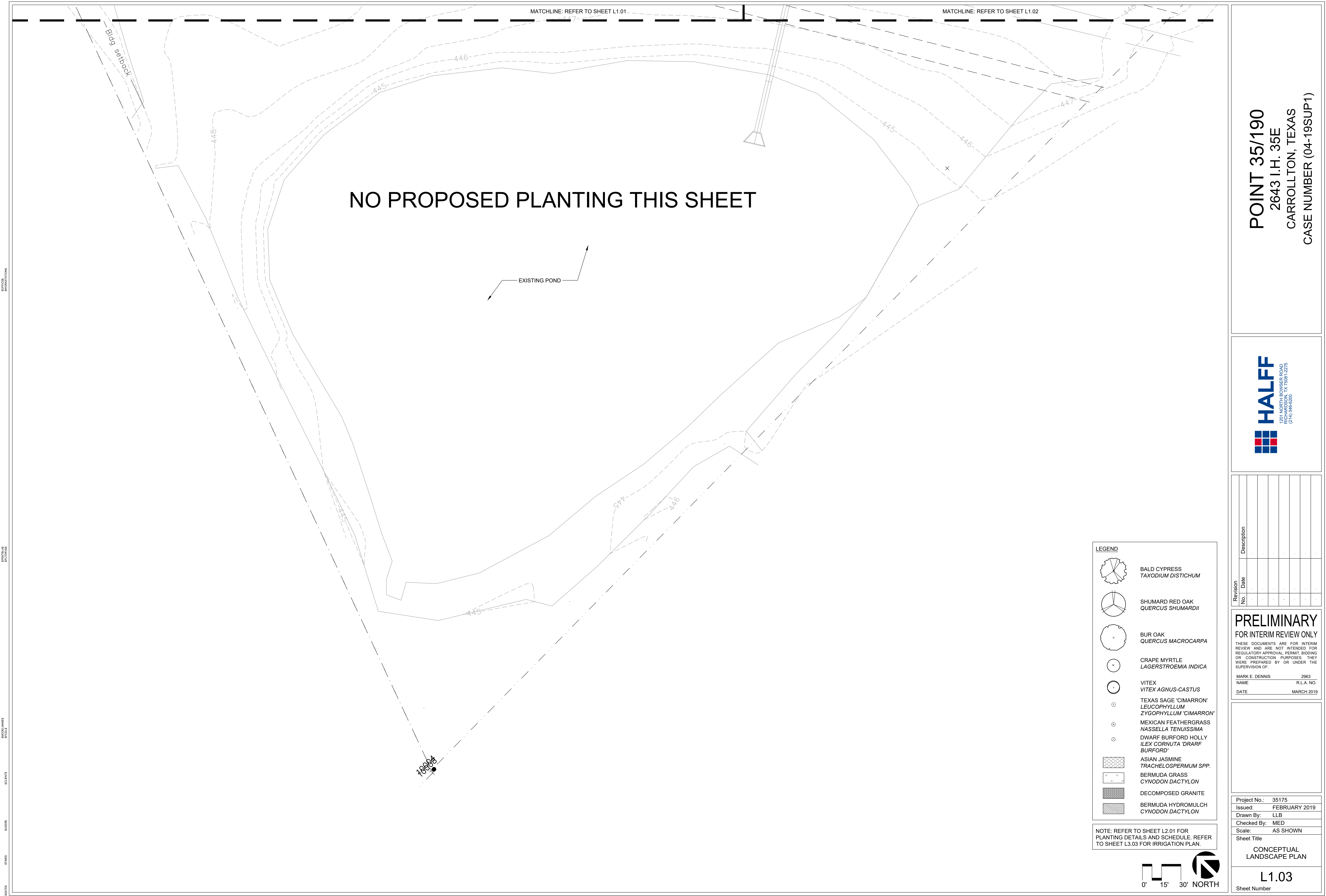
PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

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



NORTH WALL

TOTAL AREA
• 36,275 SF

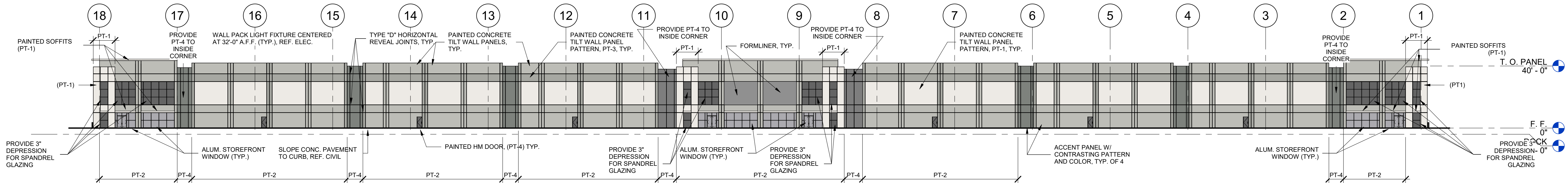
NATURAL MATERIAL
• 32,153 SF

GLASS
• 3,330 SF

FORMLINER
• 650 SF

DOORS
(PREFINISHED METAL)
• 142 SF

NATURAL MATERIALS
• 88.63%



1 NORTH ELEVATION

1" = 30'-0"

EAST WALL

TOTAL AREA
• 9,025 SF

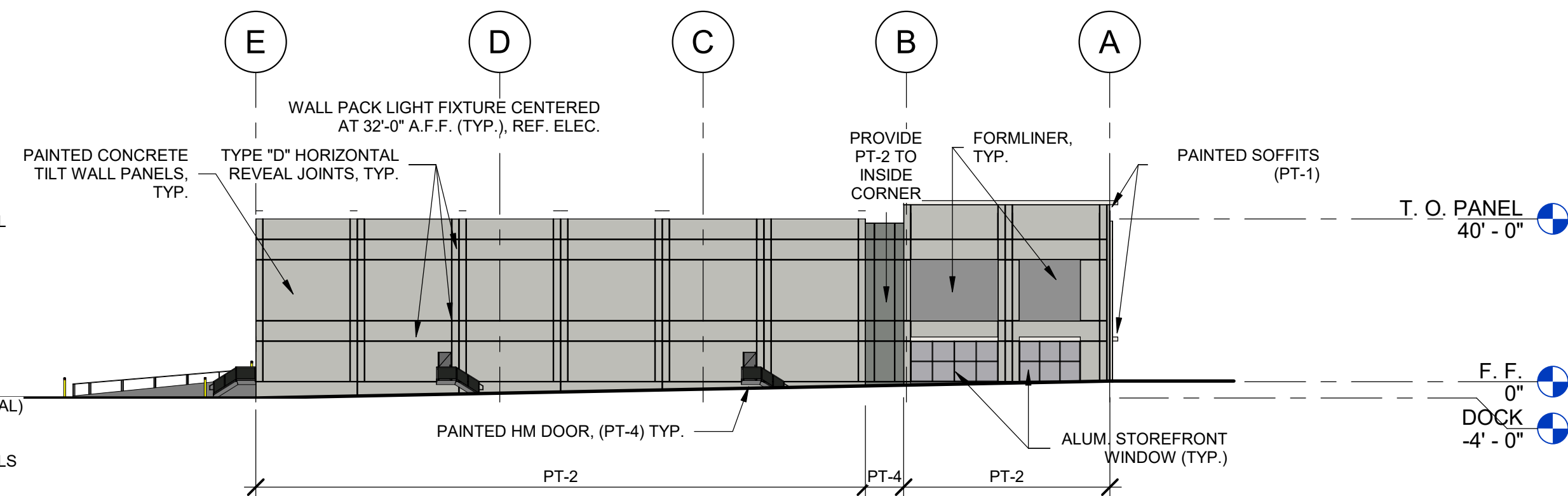
NATURAL MATERIAL
• 8,064 SF

GLASS
• 365 SF

FORMLINER
• 550 SF

DOORS
(PREFINISHED METAL)
• 46 SF

NATURAL MATERIALS
• 89.35%



2 EAST ELEVATION

1" = 30'-0"

SOUTH WALL

TOTAL AREA
• 37,398 SF

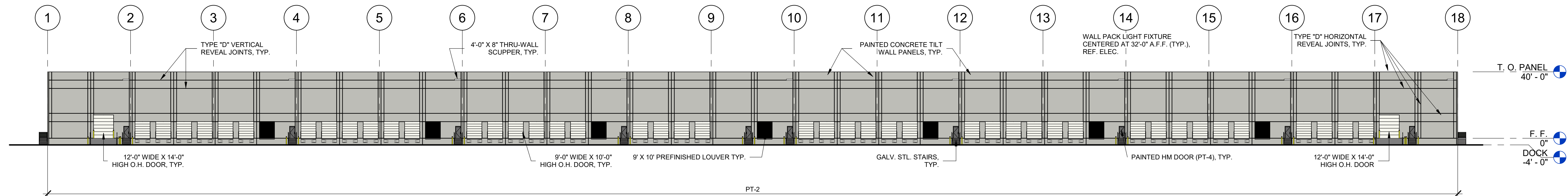
NATURAL MATERIAL
• 32,232 SF

GLASS
• 0 SF

FORMLINER
• 0 SF

DOORS
(PREFINISHED METAL)
• 5,166 SF

NATURAL MATERIALS
• 86.18%



3 SOUTH ELEVATION

1" = 30'-0"

WEST WALL

TOTAL AREA
• 9,025 SF

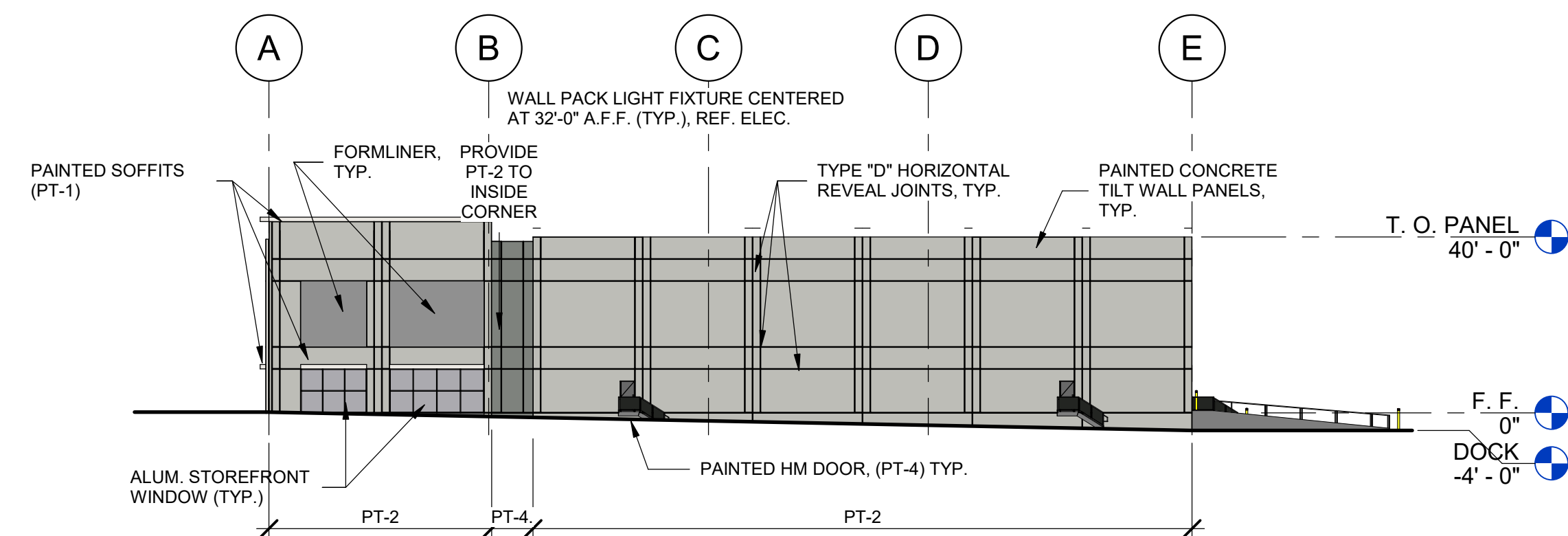
NATURAL MATERIAL
• 8,064 SF

GLASS
• 365 SF

FORMLINER
• 550 SF

DOORS
(PREFINISHED METAL)
• 46 SF

NATURAL MATERIALS
• 89.35%



4 WEST ELEVATION

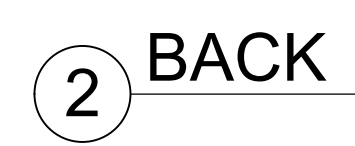
1" = 30'-0"

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
Issued:	2019-02-22
Drawn By:	JLL
Checked By:	JAM
Scale:	As indicated
Sheet Title	CONCEPTUAL BUILDING ELEVATIONS
AA201	Sheet Number



04-19SUP1



04-19SUP1



04-19SUP1

